# *MEADOW VIEW*
# *AT TWIN CREEKS*

*Community Development District*

*NOVEMBER 4, 2021*

*AGENDA*

**Meadow View at Twin Creeks**
**Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.meadowviewattwincreekscdd.com

October 28, 2021

Board of Supervisors
Meadow View at Twin Creeks CDD
**Staff Call In # 1-888-757-2790 Code 380298**

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors Meeting is scheduled for Thursday, November 4, 2021 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.
Following is the agenda for the meeting:

I. Roll Call

II. Public Comment

III. Consideration of Quit Claim Deed

IV. Consideration of Resolution 2022-01 Declaring the 2016A Project, 2018 Project, 2019 Project and 2020 Project Complete

V. Matters Related to Issuance of Series 2021 Bonds
   A. Presentation of Final Pricing Numbers

   B. Consideration of Resolution 2022-02 Supplemental Assessment Resolution for Series 2021 Debt Assessments (Phase 3B)

   C. Consideration of Resolution 2022-03 Supplemental Assessment Resolution for Series 2021 Debt Assessments (Phase 4)

   D. Consideration of Issuer's Counsel Documents for Series 2021 Bonds
      1. Collateral Assignment Agreement – Phase 3B
      2. Completion Agreement – Phase 3B
      3. True-Up Agreement – Phase 3B
      4. Supplemental Declaration of Consent – Phase 3B
      5. Ratification of First Amendment to Acquisition Agreement
      6. Collateral Assignment Agreement – Phase 4
      7. Completion Agreement – Phase 4

8. True-Up Agreement – Phase 4
9. Supplemental Declaration of Consent – Phase 4
10. Acquisition Agreement – Phase 4
11. Supplemental Notice of Special Assessments
12. Supplemental Disclosure of Public Finance

VI. Construction Related Matters
   A. Series 2021, Phase 3B
      1. Consideration of Requisition #1 for Payment of Advanced Funds

   B. Series 2021, Phase 4
      1. Consideration of Temporary Construction & Maintenance Easement
      2. Consideration of Assignment of Site Work Contract
      3. Consideration of Acquisition of Work Product

VII. Approval of the Minutes of the August 19, 2021 Meeting

VIII. Ratification of Engagement Letter from Grau & Associates for the Fiscal Year 2021 Audit

IX. Consideration of Resolution 2022-04, Instructing the St. Johns County Supervisor of Elections Office to Begin Conducting the District's General Election (November 2022)

X. Consideration of Resolution 2022-05, Authorizing and Approving Change of Designated Registered Agent and Registered Office

XI. Consideration of Resolution 2022-06, Waiving a Portion of Rule 1.3 Relating to Regular Meeting Notices

XII. Consideration of Resolution 2022-07, Amending the Fiscal Year 2021 Budget

XIII. Consideration of Proposals for Pool Maintenance

XIV. Consideration of Revisions to Amenity Policies

XV. Staff Reports
   A. District Counsel

   B. District Engineer – Requisition Summary

   C. District Manager

   D. Amenity Manager – Memorandum

   E. Operations Manager – Report

XVI. Financial Reports

A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

D. Ratification of Funding Request Nos. 55 & 56 and Construction Funding Request Nos. 26 & 27

XVII. Supervisors' Requests and Audience Comments

XVIII. Next Scheduled Meeting – November 18, 2021 at 10:00 a.m. at the offices of GMS

XIX. Adjournment

*THIRD ORDER OF BUSINESS*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32301-6386

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**QUIT-CLAIM DEED**
**WITH GRANT AND RESERVATION OF EASEMENTS**

THIS QUIT CLAIM DEED WITH GRANT AND RESERVATION OF EASEMENTS is made to be effective as of the _____ day of _____ 2021, by and between:

**Heartwood 23, LLC,** a Florida limited liability corporation, the owner and developer of lands within the boundary of the District, and whose mailing address is P.O. Box 39000, Fort Lauderdale, Florida 39000 ("**Grantor**"); and

**Meadow View at Twin Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**Grantee**").

(Wherever used herein, the terms "Grantor(s)" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**QUIT-CLAIM GRANT OF TITLE**

WITNESS THAT GRANTOR(S), for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly below ("**Property**"):

**Roadways designated Bourget Court, Constance Lane, Garda Court, Lucerne Court, Ness Circle, and Windermere Way, as well as Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, as identified on the plat entitled Beacon Lake Phase 2A, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 100, Pages 1 et seq., and**

**Roadway designated Ness Circle, as well as Tracts 1, 2, 3, and 4, as identified on the plat entitled Beacon Lake Phase 2B, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 100, Pages 12 et seq.**

**Roadway designated Lomond Court, Ness Court, Starnberg Court and Windmere Way, as well as Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, as identified on the plat entitled Beacon Lake Phase 2C, and recorded in**

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**the Public Records of St. Johns County, Florida, at Plat Book 100, Pages 22 et seq.**

**Roadway designated Awlleaf Court, Cutgrass Lane, Horsetail Court, Hydrilla Court, Loosestrife Way, and Snowbell Court, as well as Tracts 1, 2, 3, 4, 5, 6, 7, 9, and 10, as identified on the plat entitled Beacon Lake Phase 3A, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 101, Pages 79 et seq.**

**Tracts C, D, and E, as identified on the plat entitled Beacon Lake Phase 3A Replat, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 103, Pages 8 et seq.**

**Roadway designated Charlie Way and Tamar Court, as well as Tracts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, as identified on the plat entitled Beacon Lake Townhomes, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 99, Pages 22 et seq.**

**Tracts A and B, as identified on the plat entitled Beacon Lake Townhomes Replat, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 103, Pages 11 et seq.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

**QUIT-CLAIM GRANT OF EASEMENTS**

FURTHER WITNESS THAT GRANTOR(S), for good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remise, release and quit-claim to Grantee forever, the following non-exclusive, perpetual easement rights, which may be assignable to other third-parties by Grantee in its sole discretion, as more particularly described below ("**Easements**"):

**All Unobstructed Drainage and Access Easements, and Unobstructed Drainage, Access and Maintenance Easements, as identified on the plat entitled Beacon Lake Phase 2A, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 100, Pages 1 et seq., and**

**All Unobstructed Drainage and Access Easements and Unobstructed Drainage, Access, and Maintenance Easements as identified on the plat entitled Beacon Lake Phase 2B, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 100, Pages 12 et seq.**

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**All Unobstructed Drainage and Access Easements, and Unobstructed Drainage, Access and Maintenance Easements, as identified on the plat entitled Beacon Lake Phase 2C, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 100, Pages 22 et seq.**

**All Unobstructed Drainage and Access Easements, and Unobstructed Drainage, Access and Maintenance Easements, as identified on the plat entitled Beacon Lake Phase 3A, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 101, Pages 79 et seq.**

**All Unobstructed Drainage and Access Easements, and Unobstructed Drainage, Access and Maintenance Easements, as identified on the plat entitled Beacon Lake Townhomes, and recorded in the Public Records of St. Johns County, Florida, at Plat Book 99, Pages 22 et seq.**

**With respect to all of the foregoing, the rights of ingress and egress over, across, upon, and through the foregoing Easement areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing stormwater, hardscape, landscape, irrigation and other District improvements that comprise the District's capital improvement plan.**

TOGETHER with all rights of Grantor, if any, to such stormwater, hardscape, landscape, irrigation and other District improvements that are located on the Easement areas and part of the District's capital improvement plan;

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the Easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

**RESERVATION OF EASEMENT**

GRANTOR(S) hereby reserve unto themselves and their successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor(s) and their successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easements, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easements; provided, however, that Grantor(s)' reservation of rights hereunder shall not be deemed to impose any obligations on Grantor(s) to maintain, repair or replace any part of the Property or Easements or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

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**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

| **WITNESS** | **HEARTWOOD 23, LLC** |
|---|---|
| By: _____<br>Name: _____ | By: _____<br>Name: _____<br>Title: _____ |
| By: _____<br>Name: _____ | |

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as _____ of Heartwood 23, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

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*FOURTH ORDER OF BUSINESS*

**RESOLUTION 2022-01**

**[PROJECT COMPLETION RESOLUTION FOR 2016 PROJECTS, 2018 PROJECTS, 2019 PROJECTS AND 2020 PROJECTS]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING THE CERTIFICATE OF THE DISTRICT ENGINEER THAT THE 2016 PROJECTS, 2018 PROJECTS, 2019 PROJECTS AND 2020 PROJECTS ARE COMPLETE; ACCEPTING THE CERTIFICATE OF THE ASSESSMENT CONSULTANT REGARDING SPECIAL ASSESSMENTS; DECLARING THE 2016 PROJECTS, 2018 PROJECTS, 2019 PROJECTS AND 2020 PROJECTS COMPLETE; PROVIDING DIRECTION TO THE TRUSTEE TO RELEASE FUNDS AND PAY FINAL REQUISITIONS; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S 2016 BONDS, 2018 BONDS, 2019 BONDS AND 2020 BONDS; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

***Background***

**WHEREAS,** the Meadow View at Twin Creeks Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

***2016 Bonds & 2016 Projects***

**WHEREAS,** on November 3, 2016, the District issued its $6,640,000 Special Assessment Bonds, series 2016A-1, and $5,390,000 Special Assessment Bonds, Series 2016A-2 (together, "**2016A Bonds**"), in order to finance the District's "**2016A Projects,"** and its $9,405,000 Special Assessment Bonds, Series 2016B ("**2016B Bonds,**" together with the 2016A Bonds, the "**2016 Bonds**") in order to finance the District's "**2016B Project"** (together with the 2016A Projects, the "**2016 Projects**"); and

**WHEREAS**, the 2016A Bonds and 2016B Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *First Supplemental Trust Indenture* (with respect to the 2016A Bonds) and the *Second Supplemental Trust Indenture* (with respect to the 2016B Bonds), each between the District and U.S. Bank National Association ("**Trustee**") and dated November 1, 2016 (collectively, the "**2016 Indenture**"); and

**WHEREAS,** the 2016 Projects are described in the *First Supplemental Engineer's Report for Master Infrastructure – Phase I and Future Phases Capital Improvement Plan*, dated October 6, 2016 ("**2016 Engineer's Report**"); and

**WHEREAS**, the 2016 Projects include, among other things, public roadways, stormwater management, utilities (water & sewer), landscaping/lighting, and other public infrastructure; and

**WHEREAS**, in order to secure repayment of the 2016A Bonds, and pursuant to Resolutions 2017-01 and 2017-04 (together, "**2016A Assessment Resolution**"), the District levied and imposed special assessment lien(s) (together, "**2016A Assessments**"), which are levied and imposed on all benefitted lands within the "**2016A Assessment Area**" described in the hereinafter defined 2016A Assessment Report; and

**WHEREAS**, the 2016A Assessments are further described in the *Revised Master Special Assessment Methodology Report,* dated October 6, 2016, and *Supplemental Special Assessment Methodology Report for Special Assessments Bonds Series 2016A-2 and Series 2016A-2,* dated October 27, 2016 (together, "**2016A Assessment Report**"); and

**WHEREAS**, generally stated, the 2016A Project specially benefits the assessable lands in the 2016A Assessment Area, as set forth in the 2016A Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2016A Project financed with the 2016A Bonds to the specially benefited properties within the District as set forth in the 2016A Assessment Resolution and this Resolution; and

**WHEREAS**, in order to secure repayment of the 2016B Bonds, and pursuant to Resolutions 2017-01 and 2017-05 (together, "**2016B Assessment Resolution**"), the District levied and imposed special assessment lien(s) (together, "**2016B Assessments,**" together with the 2016A Assessments, the "**2016 Assessments**"), which were levied and imposed on all benefitted lands within the "**2016B Assessment Area**" described in the hereinafter defined 2016B Assessment Report; and

**WHEREAS**, the 2016B Assessments are further described in the *Revised Master Special Assessment Methodology Report,* dated October 6, 2016, and *Supplemental Special Assessment Methodology Report for Special Assessments Bonds Series 2016B,* dated October 27, 2016 (together, "**2016B Assessment Report,**" together with the 2016A Assessment Report, the "**2016 Assessment Report**"); and

**WHEREAS**, generally stated, the 2016B Project specially benefits the assessable lands in the 2016B Assessment Area, as set forth in the 2016B Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2016B Project financed with the 2016B Bonds to the specially benefited properties within the District as set forth in the 2016B Assessment Resolution and this Resolution; and

***2018 Bonds & 2018 Projects***

**WHEREAS,** on November 19, 2018, the District issued its $8,955,000 Special Assessment Bonds, Series 2018A-1 and $7,535,000 Special Assessment Bonds, Series 2018A-2 (together, "**2018 Bonds**"), to finance a portion of the public infrastructure for what is known as Phase 2 and the Townhomes a/k/a "**2018 Projects;"** and

**WHEREAS**, the 2018 Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *Third Supplemental Trust Indenture*, each between the District and U.S. Bank National Association ("**Trustee**") and dated November 1, 2016 and November 1, 2018 respectively (collectively, the "**2018 Indenture**"); and

**WHEREAS,** the 2018 Projects are described in the *Second Supplemental Engineer's Report for Series 2018 and 2019 Projects,* dated September 17, 2018 ("**2018/2019 Engineer's Report**"); and

**WHEREAS**, the 2018 Projects include, among other things, public roadways, stormwater management, utilities (water & sewer), landscaping/lighting, and other public infrastructure; and

**WHEREAS**, in order to secure repayment of the 2018 Bonds, and pursuant to Resolutions 2018-03, 2018-07 and 2019-05 (together, "**2018 Assessment Resolution**"), the District levied and imposed special assessment lien(s) (together, "**2018 Assessments**"), which are levied and imposed on certain benefitted lands, as applicable, within Phase 2 and the Townhomes a/k/a "**2018 Assessment Area**" of the District; and

**WHEREAS**, the 2018 Assessments are further described in the in (i) the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018; and (ii) the *1st Amendment to the "Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2018A-1 & A-2, Beacon Lake Phase 2 and Beacon Lake Townhomes and Phase 3A (the "Series 2018 Assessment Area") dated August 16, 2018" for the 2018 Projects FINAL NUMBERS,* dated October 10, 2018 (together, "**2018 Assessment Report**"); and

**WHEREAS**, generally stated, the 2018 Projects specially benefit the assessable lands in the 2018 Assessment Area, as set forth in the 2018 Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2018 Projects financed with the 2018 Bonds to the specially benefited properties within the District as set forth in the 2018 Assessment Resolution and this Resolution; and

***2019 Bonds & 2019 Projects***

**WHEREAS,** on February 25, 2019, the District issued its $3,660,000 Special Assessment Bonds, Series 2019A-1 and $4,450,000 Special Assessment Bonds, Series 2019A-2 (together, "**2019 Bonds**"), to finance its "**2019 Projects,"** which consisted of public improvements associated with Beacon Lake Phase 3A as well as other public improvements; and

**WHEREAS**, the 2019 Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *Fourth Supplemental Trust Indenture*, each between the District and U.S. Bank National Association ("**Trustee**") and dated November 1, 2016 and February 1, 2019 respectively (collectively, the "**2019 Indenture");** and

**WHEREAS,** the 2019 Projects are described in the 2018/2019 Engineer's Report; and

**WHEREAS**, the 2019 Projects include, among other things, public roadways, stormwater management, utilities (water & sewer), landscaping/lighting, and other public infrastructure; and

**WHEREAS**, in order to secure repayment of the 2019 Bonds, and pursuant to Resolutions 2018-3, 2018-07 and 2019-06 (together, "**2019 Assessment Resolution**"), the District levied and imposed special assessment lien(s) (together, "**2019 Assessments**"), which are levied and imposed on certain benefitted lands known as Phase 3A a/k/a "**2019 Assessment Area;**" and

**WHEREAS**, the 2019 Assessments are further described in the *2nd Amendment to the "Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2018A-1 & A-2 Beacon Lake Phase 2 and Beacon Lake Townhomes and Phase 3A dated August 16, 2018" for the 2019 Projects – FINAL NUMBERS,* dated October 10, 2018 ("**2019 Assessment Report**"); and

**WHEREAS**, generally stated, the 2019 Projects specially benefit the assessable lands in the 2019 Assessment Area, as set forth in the 2019 Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2019 Projects financed with the 2019 Bonds to the specially benefited properties within the District as applicable and as set forth in the Assessment Resolution and this Resolution; and

***2020 Bonds & 2020 Projects***

**WHEREAS,** on May 26, 2020, the District issued its $1,685,000 Special Assessment Bonds, Series 2020A-1, $2,480,000 Special Assessment Bonds, Series 2020A-2 and $4,410,000 Special Assessment Bonds, Series 2020A-3 (together, "**2020 Bonds**"), to finance a portion of its "**2020 Projects,"** which financed a portion of the public improvements for Phases 2, 2B and 3A of the District's master project; and

**WHEREAS**, the 2020 Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *Fifth Supplemental Trust Indenture*, and *Sixth Supplemental Trust Indenture,* each between the District and U.S. Bank National Association ("**Trustee**") and dated November 1, 2016 and May 1, 2020 respectively (collectively, the "**2020 Indenture,**" together with the 2016 Indenture, 2018 Indenture and 2019 Indenture, the "**Indenture**"); and

**WHEREAS,** the 2020 Projects are described in the *Third Supplemental Engineer's Report for Series 2020 Projects*, dated April 23, 2020 ("**2020 Engineer's Report**"); and

**WHEREAS**, the 2020 Projects include, among other things, public roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other public infrastructure for Phases 2, 2B and 3A; and

**WHEREAS**, in order to secure repayment of the 2020 Bonds, and pursuant to Resolutions 2018-03, 2018-07, 2020-05 and 2020-06 (together, "**2020 Assessment Resolution**" and together with the 2016 Assessment Resolution, 2018 Assessment Resolution, and 2019 Assessment Resolution, "**Assessment Resolution**"), the District levied and imposed special assessment lien(s) (together, "**2020 Assessments**"), which are levied and imposed on certain benefitted lands, as applicable, within Phase 2B and Phases 2 & 3A a/k/a "**2020 Assessment Areas**" of the District; and

**WHEREAS**, the 2020 Assessments are further described in the *Supplemental Special Assessment Methodology Report for the Special Assessment Bonds Series 2020A-1, A-2 and A-3 Beacon Lake Phase 2B, Phases 2 & 3A Final Numbers*, dated May 14, 2020 ("**2020 Assessment Report**"); and

**WHEREAS**, generally stated, the 2020 Projects specially benefit the assessable lands in their respective 2020 Assessment Areas, as set forth in the 2020 Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2020 Projects financed with the 2020 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution and this Resolution; and

***Completion of Projects***

**WHEREAS,** the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects (together, "**Completed Capital Improvement Plan**" or "**CCIP**"), and all components thereof, have been completed; and

**WHEREAS**, as outlined in **Exhibit A,** and except as noted therein, the District has acquired all real property interests and/or permits necessary for ownership and operation of the CCIP; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered an Engineer's Certificate dated _____, 2021 ("**Engineer's Certificate**"), attached hereto as **Exhibit C**, wherein the District Engineer certified the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer's Certificate, the District's Board desires to certify the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects complete in accordance with the Indenture and pursuant to Chapter 170, *Florida Statutes*; and

**WHEREAS,** pursuant to Chapter 170, *Florida Statutes,* the District's Assessment Consultant has also executed and delivered an Assessment Consultant's Certificate dated _____, 2021 ("**Assessment Consultant's Certificate**"), attached hereto as **Exhibit D,** certifying that the actual costs of the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects have exceeded the amount of the 2016 Assessments, 2018 Assessments, 2018 Assessments and 2020 Assessments, respectively, such that no credit for the 2016 Assessments, 2018 Assessments, 2018 Assessments and 2020 Assessments is due; and

***Contributions for Target Assessment Levels***

**WHEREAS**, as set forth in **Exhibit D,** the 2016 Assessments, 2018 Assessments, 2018 Assessments and 2020 Assessments that were passed onto end users were all consistent with the District's established Equivalent Assessment Unit factors, and, accordingly, the Developer is not required to make any further contributions of infrastructure, work product and/or land to address target assessment levels; and

***Reserve Account Releases***

**WHEREAS,** as set forth in **Exhibit D,** the District's Assessment Consultant has certified that there are no further releases of funds anticipated from the applicable debt serve reserve accounts for the 2016 Bonds, 2018 Bonds, 2019 Bonds or 2020 Bonds; and

***Remaining Payments***

**WHEREAS**, as shown in **Exhibit D,** the District has spent all monies from the applicable construction accounts for the 2016 Bonds, 2018 Bonds, 2019 Bonds and 2020 Bonds, with the exception of certain nominal amounts, as shown in **Exhibit D** (together, "**Remaining Construction Funds**"); and

**WHEREAS**, the Developer has contributed additional monies to complete the 2016 Projects, 2018 Projects, 2019 Projects, and 2020 Projects, above and beyond what the Developer has been paid to date from the proceeds of the 2016 Bonds, 2018 Bonds, 2019 Bonds and 2020 Bonds, as shown in **Exhibits C and D;** and

**WHEREAS**, specifically, the Developer is still owed at least $6,848,993 for such costs ("**Remaining Costs**") associated with the CCIP, as shown in **Exhibit D**; and

**WHEREAS,** the desires to direct the Trustee to make payment ("**Remaining Payment**") for a portion of the Remaining Costs with any Remaining Construction Funds, and then close all applicable acquisition and construction accounts associated with the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects; and

**WHEREAS,** in addition to those portions identified in Exhibits 8 and 10 of the District's *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021, there are certain portions of the District's overall Capital Improvement Plan that are not yet complete, as identified in Exhibit 9 of the District's *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021 ("**Remaining Project**"); and

**WHEREAS**, the District is in the process of issuing additional bonds to include, among others, the *Special Assessment Bonds, Series 2021 (Phase 3B)* to fund a portion of the District's Capital Improvement Plan as shown in Exhibit 8 and/or 9 of the *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021 ("**2021 Phase 3B Bonds**") and, pursuant to that prior *Acquisition Agreement (Master Project)*, dated November 3, 2016 (as amended by the *First Amendment to Acquisition Agreement (Master Project),* dated April 1, 2021 (together, "**Acquisition Agreement**"), the District has already agreed to fund any unfunded amounts of the Capital Improvement Plan, including the CCIP, to the extent funds are available from the 2021 Phase 3B Bonds and subject to the terms of the Acquisition Agreement; and

**WHEREAS**, in connection with the issuance of the 2021 Phase 3B Bonds, the Developer will enter into a *Completion Agreement (2021 Bonds - Phase 3B Project),* whereby the Developer will agree to complete the Remaining Project and the portion of the Capital Improvement Plan shown on Exhibits 8 and 9 of the *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021 (which agreement excludes any portions of the Capital Improvement Plan to be funded all or in part by the District's Special Assessment Bonds, Series 2021 (Phase 4) and shown in Exhibit 10 of the *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021); and

**WHEREAS**, based on the Engineer's Certificate and the Assessment Consultant's Certificate, and subject to the terms of this Resolution, the Board desires to declare the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects complete for purposes of the Indenture and Chapter 170, *Florida Statutes;*

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. REAL ESTATE CONVEYANCES; PERMITS.** As outlined in **Exhibit A,** and certified in **Exhibit C,** and subject to the exceptions stated therein, the District has acquired all real property interests and/or

permits necessary for ownership and operation of the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects.

**4. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND ASSESSMENT CONSULTANT'S CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit C**, and the Assessment Consultant's Certificate, attached hereto as **Exhibit D,** and, subject to making the Remaining Payment, certifies the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects complete in accordance with the Assessment Resolution, the Indenture and Chapter 170 of the *Florida Statutes*. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date identified in the Engineer's Certificate.

**5. DIRECTION TO TRUSTEE FOR TRANSFER OF FUNDS; AUTHORIZATION TO PAY REMAINING COSTS.** District Staff is authorized to issue a letter in the form of **Exhibit E** and direct the Trustee to make the Remaining Payment for a portion of the Remaining Costs, and using the Remaining Construction Funds, as described in **Exhibits C and D**, and otherwise effect the transfer of funds in the applicable trust estates for the 2016 Bonds, 2018 Bonds, 2019 Bonds and 2020 Bonds according to the terms of **Exhibits C and D,** and the Indenture.

**6. FINALIZATION OF 2016 ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the 2016 Assessment Resolution, and because the 2016 Projects are complete, the 2016 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2016 Projects, as applicable. Because the lands subject to the 2016 Assessments receive a benefit from the completed 2016 Projects (as applicable) equal to at least the amount of the 2016 Assessments (as applicable), no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the 2016 Assessments are hereby finalized in the amount of the debt represented by the 2016 Bonds, and are hereby apportioned in accordance with the 2016 Assessment Report and the Final Assessment Lien Roll, all as set forth in **Exhibit F**.

**7. FINALIZATION OF 2018 ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the 2018 Assessment Resolution, and because the 2018 Projects are complete, the 2018 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2018 Projects, as applicable. Because the lands subject to the 2018 Assessments receive a benefit from the completed 2018 Projects (as applicable) equal to at least the amount of the 2018 Assessments (as applicable), no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the 2018 Assessments are hereby finalized in the amount of the debt due on the 2018 Bonds, and are hereby apportioned in accordance with the 2018 Assessment Report and the Final Assessment Lien Roll, all as set forth in **Exhibit F**.

**8. FINALIZATION OF 2019 ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the 2019 Assessment Resolution, and because the 2019 Projects are complete, the 2019 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2019 Projects, as applicable. Because the lands subject to the 2019 Assessments receive a benefit from the completed 2019 Projects (as applicable) equal to at least the amount of the 2019 Assessments (as applicable), no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the 2019 Assessments are hereby finalized in the amount of the debt due on the 2019 Bonds, and are hereby apportioned in

accordance with the 2019 Assessment Report and the Final Assessment Lien Roll, all as set forth in **Exhibit F**.

**9. FINALIZATION OF 2020 ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the 2020 Assessment Resolution, and because the 2020 Projects are complete, the 2020 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2020 Projects, as applicable. Because the lands subject to the 2020 Assessments receive a benefit from the completed 2020 Projects (as applicable) equal to at least the amount of the 2020 Assessments (as applicable), no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the 2020 Assessments are hereby finalized in the amount of the debt due on the 2020 Bonds, and are hereby apportioned in accordance with the 2020 Assessment Report and the Final Assessment Lien Roll, all as set forth in **Exhibit F**.

**10. TERMINATION AGREEMENT.** Because the CCIP is complete, the District hereby authorizes execution of the Termination Agreement, attached hereto as **Exhibit G**.

**11. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the final special assessments shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**12. TRUE-UP PAYMENTS.** Pursuant to the Assessment Resolutions, among other documents, there may be required from time to time certain true-up payments due to re-plats. Nothing herein shall be deemed to amend or alter the requirement to make true-up payments as and when due because of a re-plat.

**13. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**14. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Assessment Resolution which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**15. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**16. EFFECTIVE DATE.** This Resolution shall take effect after adoption by the District's Board of Supervisors and prepayment by the Developer of the District's 2016B Assessments.

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**PASSED AND ADOPTED** this ___ day of _____, 2021.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary

_____
By: _____
Its: _____

**Exhibit A:** Real Property Conveyances; Permits
**Exhibit B:** Financial Summary
**Exhibit C:** District Engineer's Certificate
**Exhibit D:** Assessment Consultant's Certificate
**Exhibit E:** Direction Letter to Trustee
**Exhibit F:** Final Assessment Lien Roll(s)
**Exhibit G:** Termination Agreement

**EXHIBIT A**
**REAL ESTATE CONVEYANCES & PERMITS**

The following deeds and easements, along with applicable plats and other documents, grant the District certain real property rights in the CCIP:

- Non-Exclusive Grant of Easement (Drainage), dated April 16, 2019, and between the District and Mattamy Jacksonville LLC, and recorded in the Public Records of St. Johns County, Florida at Instr #2019026291.
- Quit Claim Deed, dated March 14, 2018, and between the District and Heartwood 23, LLC, and recorded in the Public Records of St. Johns County, Florida at Instr #2018019112.
- Quit Claim Deed, dated March 14, 2018, and between the District and Beacon Lake Community Association, Inc., and recorded in the Public Records of St. Johns County, Florida at Instr #2018019112.
- Underground Easement, dated June 18, 2018, and between the District and Florida Power & Light, and recorded in the Public Records of St. Johns County, Florida at Instr #20180432627.
- Access Easement Agreement, dated April 29, 2020, and between the District and Dream Finders Homes, LLC, and recorded in the Public Records of St. Johns County, Florida at Instr #2020034302.
- Access Easement Agreement, dated April 29, 2020, and between the District and Heartwood 23, LLC, and recorded in the Public Records of St. Johns County, Florida at Instr #2020034303.
- Master Dock Easement Agreement, dated June 28, 2021, and between the District and Beacon Lake Community Association, Inc., and recorded in the Public Records of St. Johns County, Florida at Instr #2021072501.
- Quit Claim Deed, dated August 9, 2021, and between the District and Dream Finders Homes, LLC, and recorded in the Public Records of St. Johns County, Florida at Instr #2021088111.
- Quit Claim Deed with Grant and Reservation of Easements, dated _____, 2021, and between the District and Heartwood 23, LLC, and recorded in the Public Records of St. Johns County, Florida at Instr #_____.

The following permits are necessary for the District's operation of the CCIP and have been transferred into the District's name, or are in the process of being transferred into the District's name:

- [ROW PERMIT]
- [ERP PERMIT]
- [WATER USE PERMIT]

**EXHIBIT B**
**FINANCIAL SUMMARY**

| As Of Date | Account Number | Account Name | Total Cash Plus Equivalents |
|---|---|---|---|
| 09/17/2021 | 215628010 | MEADOWVIEW TWIN CREEKS 2020A ACQCON | 14,005.06 |
| 09/17/2021 | 229519005 | MEADOWVIEW TWIN CREEKS 2016B ACQCON | 3,472.14 |
| 09/17/2021 | 238311010 | MEADOWVIEW TWIN CREEKS 2018A ACQCONS | 412.08 |
| 09/17/2021 | 249781005 | MEADOWVIEW TWIN CREEKS 2020A3 ACQCON | 5.06 |
| 09/17/2021 | 261058010 | MEADOWVIEW TWIN CREEKS 2019A ACQCONS | 5,598.19 |
| 09/17/2021 | 276793010 | MEADOWVIEW TWIN CREEKS 2016A ACQCONS | 356.43 |

**EXHIBIT C**
**ENGINEER'S CERTIFICATE**

ENGINEER'S CERTIFICATE
COMPLETION OF 2016 PROJECTS, 2018 PROJECTS, 2019 PROJECTS AND 2020 PROJECTS

_____, 2021

Board of Supervisors
Meadow View at Twin Creeks Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "**2016 Projects**," as described in the *First Supplemental Engineer's Report for Master Infrastructure – Phase I and Future Phases Capital Improvement Plan*, dated October 6, 2016, "**2018 Projects,**" and "**2019 Projects**," as described in the *Second Supplemental Engineer's Report for Series 2018 and 2019 Projects,* dated September 17, 2018, and "**2020 Projects,**" as described in the *Third Supplemental Engineer's Report for Series 2020 Projects*, dated April 23, 2020 (together, "**Engineer's Reports**"). This Certificate is intended to evidence the completion of the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects, and, related, completion of the public infrastructure necessary for the development of Beacon Lake Amenity as well as Phases 1, 2A, 2B, 2C, Townhomes, and 3A (together, "**Completed Projects**") as described in the Engineer's Reports. The undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. I have reviewed certain available documentation, including, but not limited to, agreements, invoices, plans, plats, deeds, bills of sale, and other documentation relating to the District's Completed Projects and have had an opportunity to inspect the improvements and work product comprising the Completed Projects.

2. It is my professional opinion that:

   a. The Completed Projects, and all components thereof, have been acquired, constructed and installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
   b. To the best of my knowledge and belief, and after reasonable inquiry, all labor, services, materials, and supplies used in the Completed Projects have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
   c. The purchase price paid by the District for the Completed Projects is no more than the lesser of: (i) the fair market value of such improvements and work product at the time of construction, and (ii) the actual cost of construction of such improvements and creation of the work product.
   d. The Completed Projects, as completed, each continue to provide benefit to each of the respective assessment areas.

3. The District did not fund any improvements that generated impact fee credits or similar credits.

4. All plans and specifications necessary for the operation and maintenance of the improvements made for the Completed Projects are complete, in good standing, and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance. The following permits are the only permits necessary for the District's operation of the Completed Projects, and they have been transferred into the District's name, or are in the process of being transferred into the District's name:

- [ROW PERMIT]
- [ERP PERMIT]
- [WATER USE PERMIT]

5. The Date of Completion of the Completed Projects shall be the date on which the Remaining Payment is made, as defined under Resolution 2022-___.

6. Notwithstanding the foregoing, there are certain portions of the District's overall capital improvement plan that are not yet complete, as identified in Tables 8, 9 and 10 of, and as otherwise described in, the District's *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021, and such remaining portions are not intended to be addressed by this certificate.

[CONTINUED ON NEXT PAGE]

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

**ENGLAND THIMS & MILLER, INC.**

_____
Scott Lockwood, P.E.
Florida Registration No. _____
District Engineer

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by Scott Lockwood, P.E., District Engineer of the Meadow View at Twin Creeks Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

**EXHIBIT D**
**ASSESSMENT CONSULTANT'S CERTIFICATE**

ASSESSMENT CONSULTANT'S CERTIFICATE
COMPLETION OF 2016 PROJECTS, 2018 PROJECTS, 2019 PROJECTS AND 2020 PROJECTS
_____, 2021

Board of Supervisors
Meadow View at Twin Creeks Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and section 5.01(c) of the *Master Trust Indenture*, between the Meadow View at Twin Creeks Community Development District ("**District**") and U.S. Bank National Association, as Trustee, and in connection with the District's:

- $6,640,000 Special Assessment Bonds, Series 2016A-1, and $5,390,000 Special Assessment Bonds, Series 2016A-2 (together, "**2016A Bonds**");
- $9,405,000 Special Assessment Bonds, Series 2016B ("**2016B Bonds**," together with the 2016A Bonds, the "**2016 Bonds**");
- $8,955,000 Special Assessment Bonds, Series 2018A-1, and $7,535,000 Special Assessment Bonds, Series 2018A-2 (together, "**2018 Bonds**");
- $3,660,000 Special Assessment Bonds, Series 2019A-1, and $4,450,000 Special Assessment Bonds, Series 2019A-2 (together, "**2019 Bonds**"); and
- $1,685,000 Special Assessment Bonds, Series 2020A-1, $2,480,000 Special Assessment Bonds, Series 2020A-2 and $4,410,000 Special Assessment Bonds, Series 2020A-3 (together, "**2020 Bonds**").

This Certificate is intended to address certain matters in connection with the completion of the 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects (together, "**Completed Projects**"), which completion process is described in the applicable trust indentures for the 2016 Bonds, 2018 Bonds, 2019 Bonds and 2020 Bonds (together, "**Completed Project Bonds**").

The undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

***1.*** ***Finalization of Assessments*** **-** After reviewing the Engineer's Certificate dated _____, and issued in connection with the completion of the Completed Projects, as well as the District's financial records, the following statements are true and correct:

a. The 2016 Projects cost at least the amount of the acquisition and construction proceeds available from the 2016 Bonds, as applicable. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the debt assessments securing the 2016 Bonds ("**2016 Assessments**"), and the Assessment Roll attached as **Exhibit F** to Resolution 2022-___ reflects the finalized 2016 Assessments.

The benefit to the lands subject to the 2016 Assessments from the completed 2016 Projects is sufficient to support the 2016 Assessments, as applicable, and as set forth in **Exhibit F,** and the 2016 Assessments are fairly and reasonably allocated consistent with the Assessment Report. Further, the 2016 Assessments, as presented in **Exhibit F**, are sufficient to pay the remaining debt service on the 2016 Bonds.

b. The 2018 Projects cost at least the amount of the acquisition and construction proceeds available from the 2018 Bonds. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the debt assessments securing the 2018 Bonds ("**2018 Assessments**"), and the Assessment Roll attached as **Exhibit F** to Resolution 2022-___ reflects the finalized 2018 Assessments. The benefit to the lands subject to the 2018 Assessments from the completed 2018 Projects is sufficient to support the 2018 Assessments, as applicable and as set forth in **Exhibit F,** and the 2018 Assessments are fairly and reasonably allocated consistent with the Assessment Report. Further, the 2018 Assessments, as presented in **Exhibit F**, are sufficient to pay the remaining debt service on the 2018 Bonds.

c. The 2019 Projects cost at least the amount of the acquisition and construction proceeds available from the 2019 Bonds. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the debt assessments securing the 2019 Bonds ("**2019 Assessments**"), and the Assessment Roll attached as **Exhibit F** to Resolution 2022-___ reflects the finalized 2019 Assessments. The benefit to the lands subject to the 2019 Assessments from the completed 2019 Projects is sufficient to support the 2019 Assessments, as applicable and as set forth in **Exhibit F,** and the 2019 Assessments are fairly and reasonably allocated consistent with the Assessment Report. Further, the 2019 Assessments, as presented in **Exhibit F**, are sufficient to pay the remaining debt service on the 2019 Bonds.

d. The 2020 Projects cost at least the amount of the acquisition and construction proceeds available from the 2020 Bonds. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the debt assessments securing the 2020 Bonds ("**2020 Assessments**"), and the Assessment Roll attached as **Exhibit F** to Resolution 2022-___ reflects the finalized 2020 Assessments. The benefit to the lands subject to the 2020 Assessments from the completed 2020 Projects is sufficient to support the 2020 Assessments, as applicable and as set forth in **Exhibit F,** and the 2020 Assessments are fairly and reasonably allocated consistent with the Assessment Report. Further, the 2020 Assessments, as presented in **Exhibit F**, are sufficient to pay the remaining debt service on the 2020 Bonds.

2. ***Contributions*** – There are no contributions of infrastructure or work product due in connection with the 2016 Assessments, 2018 Assessments, 2019 Assessments or 2020

Assessments in order to meet target assessment levels, and all such debt assessments are fairly and reasonably allocated.

3. ***Release of Reserve Accounts*** – No monies are due to be released from the Reserve Accounts associated with the 2016 Bonds, 2018 Bonds, 2019 Bonds or 2020 Bonds and in order to pay for costs of the Completed Projects.

4. ***Remaining Construction Funds; Payment of Remaining Costs –*** Upon review of the applicable financial records of the District, the following monies will be available as the "**Remaining Construction Funds**:"

- Series 2016A Acquisition and Construction Account(s): $ 356.43
- Series 2016B Acquisition and Construction Account(s): $ 3,472.14
- Series 2018A Acquisition and Construction Account(s): $ 412.08
- Series 2019A Acquisition and Construction Account(s): $ 5,598.19
- Series 2020A Acquisition and Construction Account(s): $ 14,005.06
- Series 2020A3 Acquisition and Construction Account(s): $ 5.06
- TOTAL Remaining Construction Funds: $ 23,848.96

Further, as shown in the attached spreadsheet, the Developer is owed at least $6,848,993.01 of Remaining Costs in funding from the District pursuant to the *Acquisition Agreement (Master Project)*, dated November 3, 2016, as amended. Accordingly, it is appropriate at this time to pay the Remaining Construction Funds to the Developer in an amount not to exceed the Remaining Costs, and afterward, close the acquisition and construction accounts associated with the 2016 Bonds, 2018 Bonds, 2019 Bonds and 2020 Bonds.

***5.*** ***True-Up Payments –*** Based on a review of the applicable plats for all lands within the District, no true-up is due and owing at this time under the Assessment Resolutions, as defined in Resolution 2022-____.

6. ***Rebate –*** As of the date hereof, no rebate amount is due and owing to the federal government with respect to the 2016 Bonds, 2018 Bonds, 2019 Bonds or 2020 Bonds.

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**WHEREFORE**, the undersigned authorized representative of the District's Assessment Consultant executes this Assessment Consultant's Certificate.

**GOVERNMENTAL MANAGEMENT SERVICES**

_____

By: _____

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, on behalf of _____ as Assessment Consultant for the Meadow View at Twin Creeks Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____

Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

# MEADOW VIEW AT TWIN CREEKS CDD - DEVELOPER CONTRIBUTIONS

| DATE PAID | REQ | PAYEE | AMOUNT |
|---|---|---|---|
| Dec-19 | 92 | County Materials Corp 3A | **$42,963** |
| Dec-19 | 110 | Ferguson Water Works | **$53,496** |
| Dec-19 | 111 | Del Zotto Products of Florida Inc | **$30,050** |
| Dec-19 | 112 | Ferguson Water Works | **$11,801** |
| Dec-19 | 117 | Hughes Brothers Construction Inc - 2B | **$378,705** |
| Dec-19 | 118 | Hughes Brothers Construction Inc - 3A | **$130,691** |
| Dec-19 | 119 | Hughes Brothers Construction Inc - TH | **$173,715** |
| Dec-19 | 120 | Hughes Brothers Construction Inc - 2 | **$570,641** |
| Dec-19 | 121 | J2W Services LLC | **$52,656** |
| Dec-19 | 122 | J2W Services LLC | **$83,300** |
| Dec-19 | 169 | Ferguson Water Works - TH | **$12,245** |
| Jan-20 | 123 | England Thims & Miller | **$3,223** |
| Jan-20 | 124 | England Thims & Miller | **$1,639** |
| Jan-20 | 125 | England Thims & Miller | **$9,000** |
| Jan-20 | 126 | England Thims & Miller | **$730** |
| Jan-20 | 127 | England Thims & Miller | **$1,274** |
| Jan-20 | 128 | England Thims & Miller | **$21,211** |
| Jan-20 | 129 | Environmental Resource Solutions Inc | **$2,258** |
| Jan-20 | 130 | Environmental Services Inc | **$5,000** |
| Jan-20 | 131 | Del Zotto Products of Florida Inc | **$8,340** |
| Jan-20 | 132 | Del Zotto Products of Florida Inc | **$1,860** |
| Jan-20 | 133 | Ferguson Water Works - 3A Prkwy | **$78,899** |
| Jan-20 | 134 | Ferguson Water Works - TH | **$816** |
| Jan-20 | 135 | Ferguson Water Works - 2B | **$60** |
| Jan-20 | 136 | Quantum Electrical Contractors Inc | **$145,600** |
| Jan-20 | 137 | ECS Florida LLC | **$4,076** |
| Jan-20 | 138 | Hughes Brothers Construction Inc - 3A | **$244,020** |
| Jan-20 | 139 | Hughes Brothers Construction Inc - 2 | **$661,465** |
| Jan-20 | 140 | Hughes Brothers Construction Inc - TH | **$221,545** |
| Jan-20 | 141 | Hughes Brothers Construction Inc - 2B | **$167,143** |
| Jan-20 | 142 | West Orange Plant Installation | **$42,336** |
| Jan-20 | 143 | Quantum Electrical Contractors Inc | **$36,400** |
| Jan-20 | 144 | Basham & Lucas Design Group Inc | **$10,770** |
| Jan-20 | 145 | ECS Florida LLC | **$5,506** |
| Jan-20 | 146 | Harbinger | **$37,445** |
| Jan-20 | 147 | Gemini Engineering & Sciences, Inc | **$4,950** |
| Jan-20 | 148 | ECS Florida LLC | **$941** |
| Jan-20 | 149 | ECS Florida LLC | **$853** |

| | | | |
|---|---|---|---|
| Jan-20 | 150 | Hughes Brothers Construction Inc - 3A | **$134,130** |
| Jan-20 | 59 | Hughes Brothers Ph1 Retainage | **$56,207** |
| Jan-20 | 151 | Environmental Resource Solutions Inc | **$1,039** |
| Jan-20 | 152 | ECS Florida LLC | **$853** |
| Jan-20 | 153 | ECS Florida LLC | **$941** |
| Jan-20 | 154 | Hughes Brothers Construction Inc - 2 | **$373,424** |
| Jan-20 | 155 | Hughes Brothers Construction Inc - TH | **$30,384** |
| Jan-20 | 156 | Hughes Brothers Construction Inc - 2B | **$99,542** |
| Jan-20 | 157 | Hughes Brothers Construction Inc - 3A | **$114,256** |
| Jan-20 | 158 | Hughes Brothers Construction Inc - 3A | **$139,865** |
| Jan-20 | 159 | England Thims & Miller | **$3,998** |
| Jan-20 | 160 | England Thims & Miller | **$5,125** |
| Jan-20 | 161 | England Thims & Miller | **$17,224** |
| Jan-20 | 162 | England Thims & Miller | **$1,500** |
| Jan-20 | 163 | England Thims & Miller | **$3,750** |
| Jan-20 | 164 | England Thims & Miller | **$2,775** |
| Jan-20 | 165 | England Thims & Miller | **$4,528** |
| Jan-20 | 166 | Clary & Associates Inc | **$550** |
| Jan-20 | 167 | Clary & Associates Inc | **$1,050** |
| Jan-20 | 168 | Clary & Associates Inc | **$2,250** |
| Jan-20 | 170 | Clary & Associates Inc | **$1,500** |
| Jan-20 | 171 | Clary & Associates Inc | **$1,500** |
| Jan-20 | 172 | Clary & Associates Inc | **$1,500** |
| Feb-20 | 173 | Layman Well Drilling Inc | **$23,670** |
| Mar-20 | 174 | Harbinger | **$378** |
| Mar-20 | 175 | ECS Florida LLC | **$952** |
| Mar-20 | 176 | Basham & Lucas Design Group Inc | **$10,740** |
| Mar-20 | 177 | England Thims & Miller | **$1,490** |
| Mar-20 | 178 | England Thims & Miller | **$4,573** |
| Mar-20 | 179 | England Thims & Miller | **$8,705** |
| Mar-20 | 180 | England Thims & Miller | **$2,250** |
| Mar-20 | 181 | England Thims & Miller | **$2,728** |
| Mar-20 | 182 | England Thims & Miller | **$1,163** |
| Mar-20 | 183 | England Thims & Miller | **$6,486** |
| Mar-20 | 184 | Environmental Resource Solutions Inc | **$1,774** |
| Mar-20 | 185 | Hughes Brothers Construction Inc - TH | **$50,941** |
| Mar-20 | 186 | Hughes Brothers Construction Inc - 2B | **$54,930** |
| Mar-20 | 187 | Hughes Brothers Construction Inc - 3A | **$285,698** |
| Mar-20 | 188 | Hughes Brothers Construction Inc - 3A | **$351,511** |
| Mar-20 | 189 | Hughes Brothers Construction Inc - 2 | **$249,265** |
| Mar-20 | 190 | Smith Manus | **$7,056** |

| | | | |
|---|---|---|---|
| Mar-20 | 191 | Clary & Associates Inc | **$2,325** |
| Mar-20 | 192 | Clary & Associates Inc | **$3,825** |
| Mar-20 | 193 | Clary & Associates Inc | **$5,740** |
| Mar-20 | 194 | Sterling Specialties Inc | **$7,680** |
| Mar-20 | 195 | Environmental Resource Solutions Inc | **$4,635** |
| Mar-20 | 196 | Gemini Engineering & Sciences, Inc | **$3,250** |
| Mar-20 | 197 | Hughes Brothers Construction Inc - 2B | **$38,907** |
| Mar-20 | 198 | Ferguson Water Works - 3A Prkwy | **$13,206** |
| Mar-20 | 199 | Del Zotto Products of Florida Inc - 3A Pkwy | **$1,155** |
| Mar-20 | 200 | Ferguson Water Works - 3A Sub | **$288,976** |
| Mar-20 | 201 | Xylem Water Solutions USA Inc - 3A Sub | **$20,018** |
| Mar-20 | 202 | Ferguson Water Works - P2 | **$20,654** |
| Mar-20 | 203 | West Orange Plant Installation | **$280,045** |
| Mar-20 | 204 | Layman Well Drilling Inc | **$12,170** |
| Mar-20 | 205 | England Thims & Miller | **$2,736** |
| Mar-20 | 206 | England Thims & Miller | **$750** |
| Mar-20 | 207 | England Thims & Miller | **$2,136** |
| Mar-20 | 208 | England Thims & Miller | **$3,619** |
| Mar-20 | 209 | England Thims & Miller | **$3,707** |
| Mar-20 | 210 | England Thims & Miller | **$1,179** |
| Mar-20 | 211 | England Thims & Miller | **$5,826** |
| Mar-20 | 212 | ECS Florida LLC | **$941** |
| Mar-20 | 213 | Hughes Brothers Construction Inc - 3A | **$209,270** |
| Mar-20 | 214 | Hughes Brothers Construction Inc - 2 | **$203,799** |
| Mar-20 | 215 | Hughes Brothers Construction Inc - TH | **$0** |
| Mar-20 | 216 | Hughes Brothers Construction Inc - TH | **$297,856** |
| Mar-20 | 217 | Hughes Brothers Construction Inc - 2B | **$29,770** |
| Mar-20 | 218 | Hughes Brothers Construction Inc - 3A | **$271,212** |
| Mar-20 | 219 | ECS Florida LLC | **$84** |
| Mar-20 | 220 | ECS Florida LLC | **$587** |
| Mar-20 | 221 | Mailbox Specialist | **$24,174** |
| Mar-20 | 222 | Mailbox Specialist | **$12,178** |
| Mar-20 | 223 | Clary & Associates Inc | **$350** |
| Mar-20 | 224 | Clary & Associates Inc | **$1,500** |
| Mar-20 | 225 | Clary & Associates Inc | **$11,440** |
| Mar-20 | 226 | Clary & Associates Inc | **$11,440** |
| Mar-20 | 227 | Mailbox Specialist | **$18,480** |
| Mar-20 | 228 | ECS Florida LLC | **$2,789** |
| Mar-20 | 229 | ECS Florida LLC | **$3,295** |
| Mar-20 | 230 | St Johns Sod Services LLC | **$6,270** |
| Mar-20 | 231 | Ferguson Water Works - 3A Sub | **$23,831** |

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| Mar-20 | 232 | Ferguson Water Works - P2 | **$24,580** |
| Mar-20 | 233 | Kad Electric Co | **$23,700** |
| Mar-20 | 234 | Top Line Recreation | **$39,150** |
| Mar-20 | 235 | Xylem Water Solutions USA Inc - 3A Sub | **$1,299** |
| Mar-20 | 236 | Environmental Resource Solutions Inc | **$280** |
| May-20 | 237 | West Orange Plant Installation | **$251,951** |
| May-20 | 238 | Clary & Associates Inc | **$4,050** |
| May-20 | 239 | Clary & Associates Inc | **$1,750** |
| May-20 | 240 | Hughes Brothers Construction Inc - 3A Pkwy | **$93,942** |
| May-20 | 241 | Hughes Brothers Construction Inc - 3A | **$425,713** |
| May-20 | 242 | Ferguson Water Works - P2 | **$1,072** |
| May-20 | 243 | Ferguson Water Works - 3A Sub | **$115** |
| May-20 | 244 | Hughes Brothers Construction Inc - 2 | **$42,284** |
| May-20 | 245 | England Thims & Miller | **$1,731** |
| May-20 | 246 | England Thims & Miller | **$2,878** |
| May-20 | 247 | England Thims & Miller | **$2,011** |
| May-20 | 248 | England Thims & Miller | **$1,995** |
| May-20 | 249 | England Thims & Miller | **$3,858** |
| May-20 | 250 | Environmental Resource Solutions Inc | **$908** |
| May-20 | 251 | Sterling Specialties Inc - gate | **$600** |
| May-20 | 252 | Harbinger | **$215** |
| May-20 | 253 | ECS Florida LLC | **$4,521** |
| May-20 | 254 | Basham & Lucas Design Group Inc | **$3,800** |
| May-20 | 255 | Kad Electric Co | **$415** |
| May-20 | 256 | West Orange Nurseries Inc | **$2,970** |
| May-20 | 257 | West Orange Nurseries Inc | **$49,974** |
| May-20 | 258 | West Orange Nurseries Inc | **$78,750** |
| May-20 | 259 | West Orange Nurseries Inc | **$16,565** |
| May-20 | 260 | West Orange Nurseries Inc | **$19,450** |
| May-20 | 261 | Hughes Brothers Construction Inc - 3A Pkwy Ret | **$49,958** |
| May-20 | 262 | Hughes Brothers Construction Inc - 3A | **$83,393** |
| May-20 | 263 | Environmental Resource Solutions Inc | **$2,500** |
| May-20 | 264 | England Thims & Miller | **$13,054** |
| Jun-20 | 265 | England Thims & Miller | **$2,640** |
| Jun-20 | 266 | England Thims & Miller | **$330** |
| Jun-20 | 267 | England Thims & Miller | **$4,333** |
| Jun-20 | 268 | England Thims & Miller | **$180** |
| Jun-20 | 269 | Ferguson Water Works - 3A Sub | **$23,115** |
| Jun-20 | 270 | Hughes Brothers Construction Inc - 3A Pkwy | **$61,082** |
| Jun-20 | 271 | Hughes Brothers Construction Inc - 2B | **$42,299** |
| Jun-20 | 272 | Hughes Brothers Construction Inc - 2 | **$58,499** |

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| Jun-20 | 273 | Hughes Brothers Construction Inc - 3A | **$283,365** |
| Jun-20 | 274 | ECS Florida LLC | **$825** |
| Jun-20 | 275 | ECS Florida LLC | **$961** |
| Jun-20 | 276 | Hopping Green & Sams | **$523** |
| Jun-20 | 277 | Hopping Green & Sams | **$1,299** |
| Jun-20 | 278 | Environmental Resource Solutions Inc | **$1,021** |
| Jun-20 | 279 | West Orange Nurseries Inc | **$277,959** |
| Jul-20 | 280 | Hughes Brothers Construction Inc - 3A Pkwy | **$23,222** |
| Jul-20 | 281 | Hughes Brothers Construction Inc - 2 | **$22,621** |
| Jul-20 | 282 | Hughes Brothers Construction Inc - 2B | **$5,216** |
| Jul-20 | 283 | Hughes Brothers Construction Inc - 3A | **$61,786** |
| Jul-20 | 284 | England Thims & Miller | **$935** |
| Jul-20 | 285 | England Thims & Miller | **$10,455** |
| Jul-20 | 286 | England Thims & Miller | **$4,455** |
| Jul-20 | 287 | England Thims & Miller | **$2,036** |
| Jul-20 | 288 | Clary & Associates Inc | **$3,100** |
| Jul-20 | 289 | Clary & Associates Inc | **$9,090** |
| Jul-20 | 290 | Clary & Associates Inc | **$13,635** |
| Jul-20 | 291 | Environmental Resource Solutions Inc | **$424** |
| Jul-20 | 292 | J2W Services LLC | **$49,808** |
| Jul-20 | 293 | Hughes Brothers Construction Inc - Ph1 Extra Work | **$6,636** |
| Jul-20 | 294 | Basham & Lucas Design Group Inc | **$5,600** |
| Jul-20 | 295 | West Orange Nurseries Inc | **$289,084** |
| Jul-20 | 296 | Basham & Lucas Design Group Inc | **$8,675** |
| Jul-20 | 297 | Ferguson Water Works - 3A Sub | **$630** |
| Aug-20 | 298 | Hughes Brothers Construction Inc - 3A | **$174,769** |
| Aug-20 | 299 | Hughes Brothers Construction Inc - 3A Pkwy | **$29,213** |
| Aug-20 | 300 | Hughes Brothers Construction Inc - 2B | **$13,357** |
| Aug-20 | 301 | Hughes Brothers Construction Inc - 2 | **$9,248** |
| Aug-20 | 302 | England Thims & Miller | **$6,447** |
| Aug-20 | 303 | England Thims & Miller | **$4,069** |
| Aug-20 | 304 | England Thims & Miller | **$5,556** |
| Aug-20 | 305 | England Thims & Miller | **$1,107** |
| Aug-20 | 306 | Clary & Associates Inc | **$1,900** |
| Aug-20 | 307 | Clary & Associates Inc | **$1,900** |
| Aug-20 | 308 | ECS Florida LLC | **$726** |
| Aug-20 | 309 | Polywood | **$4,215** |
| Aug-20 | 311 | Southern Recreation | **$2,000** |
| Aug-20 | 312 | West Orange Plant Installation | **$64,663** |
| Aug-20 | 313 | Harbinger | **$40** |
| Aug-20 | 314 | United Landscapes | **$30,150** |

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| Aug-20 | 315 | Basham & Lucas Design Group Inc | **$10,500** |
| Aug-20 | 316 | Quantum Electrical Contractors Inc | **$87,780** |
| Sep-20 | 317 | Southern Recreation | **$20,150** |
| Sep-20 | 318 | West Orange Nurseries Inc | **$45,250** |
| Sep-20 | 319 | West Orange Nurseries Inc | **$22,353** |
| Sep-20 | 320 | Clary & Associates Inc | **$1,550** |
| Sep-20 | 321 | Clary & Associates Inc | **$3,690** |
| Sep-20 | 322 | Clary & Associates Inc | **$5,535** |
| Sep-20 | 323 | Basham & Lucas Design Group Inc | **$14,980** |
| Sep-20 | 324 | Hughes Brothers Construction Inc - 3A Pkwy | **$26,911** |
| Sep-20 | 325 | Hughes Brothers Construction Inc - 3A | **$168,085** |
| Sep-20 | 326 | Hughes Brothers Construction Inc - 2B | **$1,104** |
| Sep-20 | 327 | Hughes Brothers Construction Inc - 2 | **$51,047** |
| Sep-20 | 328 | Hughes Brothers Construction Inc - 2 | **$419,986** |
| Sep-20 | 329 | Basham & Lucas Design Group Inc | **$6,700** |
| Sep-20 | 330 | Smith Trucking Company Inc | **$549** |
| Sep-20 | 331 | Dream Group USA | **$7,503** |
| Sep-20 | 332 | Gemini Engineering & Sciences, Inc | **$10,300** |
| Sep-20 | 333 | Environmental Resource Solutions Inc | **$495** |
| Sep-20 | 334 | ECS Florida LLC | **$1,239** |
| Sep-20 | 335 | ECS Florida LLC | **$200** |
| Sep-20 | 336 | England Thims & Miller | **$10,361** |
| Sep-20 | 337 | England Thims & Miller | **$1,746** |
| Sep-20 | 338 | England Thims & Miller | **$3,429** |
| Sep-20 | 339 | England Thims & Miller | **$1,330** |
| Sep-20 | 340 | England Thims & Miller | **$2,513** |
| Oct-20 | 310 | Southern Recreation | **$2,000** |
| Oct-20 | 341 | St Johns County Utility Dept | **$16,250** |
| Oct-20 | 342 | Hughes Brothers Construction Inc - TH EXTRAS | **$30,512** |
| Oct-20 | 343 | Duval Asphalt | **$130,320** |
| Oct-20 | 344 | ECS Florida LLC | **$3,086** |
| Oct-20 | 345 | Environmental Resource Solutions Inc | **$1,790** |
| Oct-20 | 346 | Environmental Resource Solutions Inc | **$668** |
| Oct-20 | 347 | Xylem Water Solutions USA Inc - TH PS #4 | **$745** |
| Oct-20 | 348 | England Thims & Miller | **$1,202** |
| Oct-20 | 349 | England Thims & Miller | **$817** |
| Oct-20 | 350 | England Thims & Miller | **$2,984** |
| Oct-20 | 351 | England Thims & Miller | **$3,314** |
| Oct-20 | 352 | England Thims & Miller | **$6,368** |
| Oct-20 | 353 | West Orange Plant Installation | **$71,755** |
| Oct-20 | 354 | Clary & Associates Inc | **$1,725** |

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| Oct-20 | 355 | Clary & Associates Inc | **$1,500** |
| Oct-20 | 356 | Clary & Associates Inc | **$1,725** |
| Oct-20 | 357 | Clary & Associates Inc | **$1,500** |
| Oct-20 | 358 | England Thims & Miller | **$5,900** |
| Oct-20 | 359 | Hughes Brothers Construction Inc - 3A | **$64,503** |
| Oct-20 | 360 | Hughes Brothers Construction Inc - P2 Final Retainage | **$271,664** |
| Oct-20 | 361 | Hughes Brothers Construction Inc - 2B Final Retainage | **$49,101** |
| Oct-20 | 362 | Hughes Brothers Construction Inc - 3A Pkwy | **$2,520** |
| Oct-20 | 363 | Basham & Lucas Design Group Inc | **$1,400** |
| Nov-20 | 364 | Harbinger | **$380** |
| Nov-20 | 365 | Environmental Resource Solutions Inc | **$985** |
| Nov-20 | 366 | Hughes Brothers Construction Inc - 3A | **$7,515** |
| Nov-20 | 367 | Hughes Brothers Construction Inc P1 - Extra Work | **$6,227** |
| Nov-20 | 368 | Hughes Brothers Construction Inc - P2 Extra Work | **$5,604** |
| Nov-20 | 371 | Quantum Electrical Contractors Inc | **$55,300** |
| Nov-20 | 372 | Quantum Electrical Contractors Inc | **$4,620** |
| Nov-20 | 373 | Quantum Electrical Contractors Inc | **$64,520** |
| Nov-20 | 375 | England Thims & Miller | **$178** |
| Nov-20 | 376 | England Thims & Miller | **$623** |
| Nov-20 | 377 | England Thims & Miller | **$1,454** |
| Nov-20 | 378 | England Thims & Miller | **$327** |
| Nov-20 | 379 | England Thims & Miller | **$5,125** |
| Nov-20 | 369 | J2W Services LLC P1 & P2 Wash out Reparis on Pond Slopes | **$39,325** |
| Nov-20 | 370 | J2W Services LLC P2 Curb Repairs | **$22,770** |
| Nov-20 | 374 | West Orange Plant Installation | **$58,086** |
| Nov-20 | 380 | West Orange Plant Installation | **$92,925** |
| Nov-20 | 381 | Harbinger | **$1,191** |
| Oct-20 | 382 | Sterling Specialties Inc | **$863** |
| Dec-20 | 383 | ETM | **$225** |
| Dec-20 | 384 | Duval Asphalt | **$2,240** |
| Dec-20 | 385 | Clary & Associates | **$4,650** |
| Dec-20 | 386 | Clary & Associates | **$6,570** |
| Dec-20 | 387 | Clary & Associates | **$9,855** |
| Dec-20 | 388 | Southern Recreation | **$20,150** |
| Dec-20 | 389 | ECS Florida LLC | **$377** |
| Dec-20 | 390 | Harbinger | **$40** |
| Dec-20 | 391 | ETM | **$1,890** |
| Dec-20 | 392 | Clary & Associates | **$450** |
| Dec-20 | 393 | Atlantic Companies | **$698** |
| Dec-20 | 394 | West Orange Nurseries Inc | **$53,100** |
| Jan-21 | 395 | ETM | **$2,651** |

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|---|---|---|---|
| Jan-21 | 396 | ETM | **$4,958** |
| Jan-21 | 397 | ETM | **$3,250** |
| Jan-21 | 398 | Quantum Electrical | **$6,800** |
| Jan-21 | 399 | Quantum Electrical | **$1,200** |
| Jan-21 | 400 | Quantum Electrical | **$2,650** |
| Jan-21 | 401 | ECS Florida LLC | **$450** |
| Jan-21 | 402 | OR Dicky Smith | **$83,235** |
| Jan-21 | 403 | OR Dicky Smith | **$75,963** |
| Jan-21 | 404 | Basham & Lucas Design Group Inc | **$500** |
| Jan-21 | 405 | Basham & Lucas Design Group Inc | **$3,750** |
| Feb-21 | 406 | Basham & Lucas Design Group Inc | **$1,875** |
| Feb-21 | 407 | Harbinger | **$1,191** |
| Feb-21 | 408 | ECS Florida LLC | **$350** |
| Feb-21 | 409 | Sofitco | **$732** |
| Feb-21 | 410 | Gemini Engineering and Sciences Inc | **$1,500** |
| Feb-21 | 411 | Basham & Lucas Design Group Inc | **$1,875** |
| Feb-21 | 412 | West Orange Nurseries Inc | **$171,675** |
| Feb-21 | 413 | ETM | **$1,382** |
| Feb-21 | 414 | ETM | **$46** |
| Feb-21 | 415 | ETM | **$6,007** |
| Feb-21 | 416 | ETM | **$346** |
| Feb-21 | 417 | ETM | **$15** |
| Feb-21 | 418 | Hughes Brothers Construction | **$12,901** |
| Feb-21 | 419 | Hughes Brothers Construction | **$7,437** |
| Feb-21 | 420 | OR Dicky Smith | **$32,876** |
| Feb-21 | 421 | OR Dicky Smith | **$34,877** |
| Mar-21 | 422 | ETM | **$315** |
| Mar-21 | 423 | ETM | **$4,365** |
| Mar-21 | 424 | ETM | **$3,750** |
| Mar-21 | 425 | ETM | **$2,013** |
| Mar-21 | 426 | ETM | **$630** |
| Mar-21 | 427 | Harbinger | **$16,694** |
| Mar-21 | 428 | OR Dicky Smith | **$107,962** |
| Mar-21 | 429 | OR Dicky Smith | **$62,005** |
| Mar-21 | 430 | Hughes Brothers Construction | **$67,274** |
| Mar-21 | 431 | Hughes Brothers Construction | **$105,651** |
| Mar-21 | 432 | West Orange Nurseries Inc | **$240,777** |
| Mar-21 | 433 | ETM | **$27** |
| Mar-21 | 434 | ETM | **$3,750** |
| Mar-21 | 435 | ETM | **$1,665** |
| Mar-21 | 436 | ETM | **$3,031** |

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| Mar-21 | 437 | Basham & Lucas Design Group Inc | **$500** |
| Mar-21 | 438 | Basham & Lucas Design Group Inc | **$200** |
| Mar-21 | 439 | West Orange Nurseries Inc | **$76,354** |
| May-21 | 440 | ETM | **$3,138** |
| May-21 | 441 | ETM | **$1,350** |
| May-21 | 442 | ETM | **$3,750** |
| May-21 | 443 | ETM | **$297** |
| May-21 | 444 | ETM | **$1,500** |
| May-21 | 445 | Basham & Lucas Design Group Inc | **$340** |
| May-21 | 446 | OR Dicky Smith | **$81,460** |
| May-21 | 447 | OR Dicky Smith | **$76,732** |
| May-21 | 448 | West Orange Nurseries Inc | **$139,277** |
| Jun-21 | 449 | ETM | **$7,000** |
| Jun-21 | 450 | ETM | **$2,250** |
| Jun-21 | 451 | ETM | **$2,854** |
| Jun-21 | 452 | ETM | **$810** |
| Jun-21 | 453 | ETM | **$1,412** |
| Jun-21 | 454 | J2W Services LLC | **$64,019** |
| Jun-21 | 455 | ECS Florida LLC | **$391** |
| Jun-21 | 456 | OR Dicky Smith | **$161,955** |
| Jun-21 | 457 | OR Dicky Smith | **$3,568** |
| Jun-21 | 458 | Southern Recreation, Inc. | **$47,070** |
| Jun-21 | 459 | Basham & Lucas Design Group Inc | **$5,800** |
| Jun-21 | 460 | Basham & Lucas Design Group Inc | **$500** |
| Jun-21 | 461 | Basham & Lucas Design Group Inc | **$200** |
| Jun-21 | 462 | Clary & Associates Inc | **$1,895** |
| Jun-21 | 463 | Clary & Associates Inc | **$1,085** |
| Jun-21 | 464 | Clary & Associates Inc | **$9,965** |
| Jul-21 | 465 | ETM | **$1,500** |
| Jul-21 | 466 | ETM | **$14,831** |
| Jul-21 | 467 | ETM | **$6,402** |
| Jul-21 | 468 | ETM | **$720** |
| Jul-21 | 469 | ETM | **$450** |
| Jul-21 | 470 | Basham & Lucas Design Group Inc | **$8,275** |
| Jul-21 | 471 | Basham & Lucas Design Group Inc | **$665** |
| Jul-21 | 472 | Basham & Lucas Design Group Inc | **$500** |
| Jul-21 | 473 | Quantum Electrical Contractors Inc | **$4,500** |
| Jul-21 | 474 | Quantum Electrical Contractors Inc | **$11,652** |
| Jul-21 | 475 | Meadow View at Twin Creeks CDD | **$1,575** |
| Jul-21 | 476 | Basham & Lucas Design Group Inc | **$8,125** |
| Jul-21 | 477 | ETM | **$585** |

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| Jul-21 | 478 | ETM | **$443** |
| Jul-21 | 479 | ETM | **$765** |
| Jul-21 | 480 | ETM | **$585** |
| Jul-21 | 481 | ETM | **$14,156** |
| Sep-21 | 482 | Basham & Lucas Design Group Inc | **$10,100** |
| Sep-21 | 483 | ETM | **$6,285** |
| Sep-21 | 484 | ETM | **$495** |
| Sep-21 | 485 | ETM | **$2,070** |
| Sep-21 | 486 | Harbinger | **$14,781** |
| Sep-21 | 487 | Clary & Associates Inc | **$10,860** |
| Sep-21 | 488 | OR Dicky Smith | **$35,112** |
| Sep-21 | 489 | OR Dicky Smith | **$55,037** |
| Sep-21 | 490 | OR Dicky Smith | **$28,935** |
| Sep-21 | 491 | ETM | **$1,845** |
| Sep-21 | 492 | ETM | **$360** |
| Sep-21 | 493 | ETM | **$1,835** |
| Sep-21 | 494 | ETM | **$795** |
| Sep-21 | 495 | Basham & Lucas Design Group Inc | **$635** |
| Sep-21 | 496 | Smith Trucking Company Inc | **$5,625** |
| Sep-21 | 497 | Atlantic Pipe Services LLC | **$2,885** |
| Sep-21 | 498 | J2W Services LLC | **$90,283** |

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| **TOTAL ADVANCE FUNDED BY DEVELOPER** | $14,232,887 |
| **LESS AMOUNTS PAID TO DEVELOPER** | $7,383,894 |
| **BALANCE** | $6,848,993 |

**EXHIBIT E**
**LETTER TO TRUSTEE**

**MEADOW VIEW AT TWIN CREEKS**
**COMMUNITY DEVELOPMENT DISTRICT**

c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

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_____, 2021

Stacey Johnson
**U.S. Bank Global Trust Services**
225 E. Robinson Street, Suite 250
Orlando, FL 32801
Stacey.johnson4@usbank.com
VIA EMAIL

RE:

- $6,640,000 Special Assessment Bonds, series 2016A-1, and $5,390,000 Special Assessment Bonds, Series 2016A-2 (together, "**2016A Bonds**");
- $9,405,000 Special Assessment Bonds, Series 2016B ("**2016B Bonds**," together with the 2016A Bonds, the "**2016 Bonds**");
- $8,955,000 Special Assessment Bonds, Series 2018A-1, and $7,535,000 Special Assessment Bonds, Series 2018A-2 (together, "**2018 Bonds**");
- $3,660,000 Special Assessment Bonds, Series 2019A-1, and $4,450,000 Special Assessment Bonds, Series 2019A-2 (together, "**2019 Bonds**"); and
- $1,685,000 Special Assessment Bonds, Series 2020A-1, $2,480,000 Special Assessment Bonds, Series 2020A-2 and $4,410,000 Special Assessment Bonds, Series 2020A-3 (together, "**2020 Bonds**").

Dear Stacey,

Pursuant to the applicable trust indentures for the 2016 Bonds, 2018 Bonds, 2019 Bonds and 202 Bonds, please find the enclosed Resolution 2022-___ by which the Board of Supervisors of the Meadow View at Twin Creeks Community Development District accepted an Engineer's Certificate and, consistent therewith, declared the District's 2016 Projects, 2018 Projects, 2019 Projects and 2020 Projects (each as defined in Resolution 2022-___) complete. As directed by the District's Board under the Resolution, please make payment to the Developer of the Remaining Construction Funds and for a portion of the Remaining Costs (each as defined in Resolution 2022-___), and close the applicable construction accounts for the above-referenced bonds. Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact us at _____.

**Meadow View at Twin Creeks**
**Community Development District**

_____
By: Jim Oliver, District Manager

**EXHIBIT F**
**FINAL ASSESSMENT LIEN ROLL(S)**

**EXHIBIT G**
**TERMINATION AGREEMENT**

**TERMINATION AGREEMENT**

This Termination Agreement ("**Agreement**") is made as of the ___ day of _____, 2021 between Meadow View at Twin Creeks Community Development District ("**District**") and Heartwood 23, LLC ("**Master Developer**"). All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in Resolution No. 2022-___ adopted by the District on ____, 2021 (the "**Completion Resolution**").

**RECITALS**

A. The District and the Master Developer have previously entered into the following written agreements:

With respect to the District's 2016 Bonds (collectively the "**2016 Projects Agreements**"):

- A Continuing Disclosure Agreement (the **"2016 Continuing Disclosure Agreement**"), which provided for the Master Developer to be obligated thereunder only so long as it was an "Obligated Person" within the meaning of the Continuing Disclosure Agreement;
- A Completion Agreement (2016 Bonds) (the "**2016 Completion Agreement**"), which provided for the Master Developer's obligations thereunder to terminate upon certain conditions, including without limitation those in Section 2.d. thereof;
- A True-Up Agreement (2016 Bonds);
- An Acquisition Agreement (Master Project) (which has been amended by [describe amendment]) (the "**Acquisition Agreement**"); and
- A Collateral Assignment and Assumption Agreement (2016 Bonds) (the "**2016 Collateral Assignment**"), which provided for the Master Developer's obligations thereunder to terminate upon certain conditions, including without limitation those in Section 7.a. thereof.

With respect to the District's 2018 Bonds (collectively, the "**2018 Projects Agreements**"):

- A Continuing Disclosure Agreement, which provided for the Master Developer to be obligated thereunder only so long as it was an "Obligated Person" within the meaning of the Continuing Disclosure Agreement (the "**2018 Continuing Disclosure Agreement**");
- A 2018 Amendment to the 2016 Completion Agreement, which modified the 2016 Completion Agreement, including the termination provisions of Section 2.d. thereof, to take into account matters relating to the 2018 Bonds;
- A True-Up Agreement (2018 Bonds/2018 Assessment Area); and
- A 2018 Amendment to the 2016 Collateral Assignment, which modified the 2016 Collateral Assignment, including the termination provisions of Section 7.a. thereof, to take into account matters relating to the 2018 Bonds.

With respect to the District's 2019 Bonds (collectively, the "**2019 Projects Agreements**"):

- A Continuing Disclosure Agreement, which provided for the Master Developer to be obligated thereunder only so long as it was an "Obligated Person" within the meaning of the Continuing Disclosure Agreement;
- A 2019 Amendment to the 2016 Completion Agreement, which modified the 2016 Completion Agreement, as amended, including the termination provisions of Section 2.d. thereof, to take into account matters relating to the 2019 Bonds;
- A True-Up Agreement (2019 Bonds/2019 Assessment Area); and

- A 2019 Amendment to the 2016 Collateral Assignment, which modified the 2016 Collateral Assignment, as amended, including the termination provisions of Section 7.a. thereof, to take into account matters relating to the 2019 Bonds.

With respect to the District's 2020 Bonds (collectively, the "**2020 Projects Agreements**"):

- Two Continuing Disclosure Agreements, which provided for the Master Developer to be obligated thereunder only so long as it was an "Obligated Person" within the meaning of the applicable Continuing Disclosure Agreements;
- A 2020 Amendment to the 2016 Completion Agreement, which modified the 2016 Completion Agreement, as amended, including the termination provisions of Section 2.d. thereof, to take into account matters relating to the 2020 Bonds;
- A True-Up Agreement (2020-1/A-2 Bonds/2020-1/A-2 Assessment Area);
- A True-Up Agreement (2020A-3 Bonds/2020A-3 Assessment Area); and
- A 2020 Amendment to the 2016 Collateral Assignment, which modified the 2016 Collateral Assignment, as amended, including the termination provisions of Section 7.a. thereof, to take into account matters relating to the 2020 Bonds.

The 2016 Projects Agreements, the 2018 Projects Agreements, the 2019 Projects Agreements and the 2020 Projects Agreements are referred to collectively as the "**Prior Project Agreements**."

B. Pursuant to the Completion Resolution, the District has determined that the portions of the District's Capital Improvement Plan financed by the 2016 Bonds, the 2018 Bonds, the 2019 Bonds and the 2020 Bonds (collectively, the "**Prior Projects**") are complete. In addition, as of the date hereof, all of the assessable lands subject to the 2016 Assessments, the 2018 Assessments, the 2019 Assessments and the 2020 Assessments (recognizing that the 2016B Assessments have been prepaid in full) are platted. The parties hereto desire to provide herein for certain matters relating to the Prior Projects and the Prior Project Agreements as set forth herein.

**NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFCIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREES AS FOLLOWS:**

**1.** The District acknowledges that the Master Developer has satisfied its obligations under the 2016 Completion Agreement, as amended in connection with the 2018 Bonds, the 2019 Bonds and the 2020 Bonds, and shall have no further obligations thereunder. The District further acknowledges that it is obligated to pay to the Master Developer the Remaining Payment as contemplated by the Completion Resolution and agrees to pay the Remaining Payment to the Developer within sixty (60) days following the date hereof. The District additionally acknowledges that the conditions to the termination of the 2016 Completion Agreement and the 2016 Collateral Assignment, as each has been amended in connection with the 2018 Bonds, the 2019 Bonds and the 2020 Bonds, have occurred and accordingly such agreements are terminated as of the date hereof (the "**Terminated Prior Project Agreements**"). The District further recognizes that the Master Developer has no further obligations under: (i) the True-Up Agreements included in the Prior Project Agreements with respect to any land not owned by it and, with respect to any such land owned by it, only to the extent provided in the applicable assessment proceedings in the event of a re-plat; and (ii) the 2016 Continuing Disclosure Agreement and the 2018 Continuing Disclosure

Agreement, to the extent that the Developer is no longer an Obligated Person for purposes of that agreement.

**2.** The Master Developer agrees to cooperate, to the extent reasonably necessary, with the District to facilitate the District's ownership and operation of the Prior Projects, including but not limited to by transferring any remaining permits to the District necessary for operation of the Prior Projects as identified in the District Engineer's Certificate attached to Resolution 2022-____.

**3.** Subject to the District making the Remaining Payment to the Master Developer in the amount of the Remaining Construction Funds, subject to the last sentence of this paragraph 3. and subject to paragraph 4. below, the Master Developer and District hereby agree that: (i) the Master Developer has been paid in full for any amounts owed in connection with the Prior Projects; (ii) there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and whether pursuant to the Prior Project Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Prior Projects or 2016 Bonds, 2018 Bonds, 2019 Bonds or 2020 Bonds; and (iii) the Master Developer hereby waives the right to receive payment of the balance of the Remaining Costs related to the Prior Projects (which, prior to payment of the Remaining Payment in the approximate amount of $23,848.96 and prior to the payment to be made from the District's anticipated *Special Assessment Bonds, Series 2021 (Phase3B)*, is at least equal to $6,848,993). In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Master Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Prior Projects, or any portions thereof, and any of the Terminated Prior Project Agreements. Nothing herein shall be construed as limiting the District's ability to fund a portion of the Remaining Costs related to the Prior Projects from the District's anticipated, *Special Assessment Bonds, Series 2021 (Phase 3B).*

**4.** The parties recognize that the Master Developer and the District will enter into certain agreements with respect to the District's Special Assessment Bonds, Series 2021 (Phase 3B), which shall not be affected by the matters addressed in this Agreement, and that the Acquisition Agreement shall continue in full force and effect; however, the same shall be construed in all respects to take into account this Agreement and the matters addressed

herein.[1] In the event of an inconsistency between this Agreement and the Acquisition Agreement, the provisions of this Agreement shall control.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year first written above.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

By:_____
Its:_____

**HEARTWOOD 23, LLC**

By:_____
Its:_____

[1] For example, there are certain portions of the District's overall capital improvement plan that are not yet complete, as identified in Tables 8 and 9 of the District's *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021.

*FIFTH ORDER OF BUSINESS*

*B*.

**RESOLUTION 2022-02**

**[SUPPLEMENTAL ASSESSMENT RESOLUTION – SERIES 2021 BONDS (PHASE 3B)]**

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 3B); MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 3B); ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 3B); ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Meadow View at Twin Creeks Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, on September 20, 2018, the District's Board of Supervisors ("**Board**") adopted, after notice and public hearing, Resolution 2018-07, relating to the imposition, levy, collection and enforcement of debt service special assessments to secure the repayment of future bonds, including but not limited to the Phase 3B Bonds (defined herein); and

**WHEREAS**, on October 27, 2021, and in order to finance what is known as the "**Phase 3B Project**," the District entered into that certain *Bond Purchase Contract* with MBS Capital Markets, LLC, whereby the District agreed to sell its $5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B) ("**Phase 3B Bonds**"); and

**WHEREAS**, pursuant to and consistent with Resolution 2018-07, the District desires to set forth the particular terms of the sale of the Phase 3B Bonds.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2018-07. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in Resolution 2018-07.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

a. On September 20, 2018, the District, after due notice and public hearing, adopted Resolution 2018-07 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

b. The *Engineer's Report Capital Improvement Plan,* dated March 17, 2016, as supplemented by the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021, attached to this Resolution as **Exhibit A** (together, "**Engineer's Report**"), identifies and describes, among other things, the presently expected components of the Phase 3B Project. The Engineer's Report sets forth the estimated costs of the Phase 3B Project. The District hereby confirms that the Phase 3B Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Phase 3B Bonds.

c. The *Second Revised Master Special Assessment Methodology Report,* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021, and attached to this Resolution as **Exhibit B** ("**Assessment Report**"), applies to the Phase 3B Project and the actual terms of the Phase 3B Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Phase 3B Bonds.

d. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B,** the Phase 3B Project – as a portion of the Master Project – benefits all developable property within the District, including but not limited to the **"Phase 3B Assessment Area"**, as further described in **Exhibit C** attached hereto, but are levied only on the assessable lands within the Phase 3B Assessment Area. Such benefits from the Master Project – including the Phase 3B Project – equal or exceed the Revised Master Assessments, as defined in Resolution 2018-08, which include the special assessments securing the Phase 3B Bonds ("**Phase 3B Assessments**"), as described in **Exhibit B.** Moreover, such Phase 3B Assessments are fairly and reasonably allocated across the Phase 3B Assessment Area. It is reasonable, proper, just and right to assess the Phase 3B Assessments to the specially benefited properties within the Phase 3B Assessment Area as set forth in Resolution 2018-07 and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE PHASE 3B BONDS.** As provided in Resolution 2018-07, this Resolution is intended to set forth the terms of the Phase 3B Bonds and the final amount of the lien of the Phase 3B Assessments. **Composite Exhibit D** shows: (i) the rates of interest and maturity on the Phase 3B Bonds, (ii) the estimated sources and uses of funds of the Phase 3B Bonds, and (iii) the debt service due on the Phase 3B Bonds. The lien of the Phase 3B Assessments shall be the principal amount due on the Phase 3B Bonds, together with interest and collection costs.

5. **COLLECTION OF THE PHASE 3B ASSESSMENTS.**

a. The Phase 3B Assessments shall be allocated in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the Phase 3B Bonds.

b. Debt service payments are reflected on **Composite Exhibit D**. The District shall begin annual collection of the Phase 3B Assessments using the methods available to it by law, and in time (taking into account any capitalized interest period) to meet the debt service obligations set forth in **Composite Exhibit D.**

c. Section 8 of Resolution 2018-07 sets forth the terms for collection and enforcement of the Phase 3B Assessments. The District hereby certifies the Phase 3B Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit D**. Subject to the requirements of the applicable trust indenture, the District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service. Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Phase 3B Assessments and present same to the Board as required by law.

6. **PREPAYMENT OF PHASE 3B ASSESSMENTS.** Section 8 of Resolution 2018-07, together with the Assessment Report, shall address prepayments for the Phase 3B Assessments. To the extent that a prepayment is to be used to redeem a related Phase 3B Bond, and in the event the amount in the applicable Series Debt Service Reserve Account will exceed the applicable Debt Service Reserve Requirement as a result of the prepayment in accordance with, and the resulting redemption in accordance with, the applicable Supplemental Indenture for the Phase 3B Bonds, the excess amount above the applicable Debt Service Reserve Requirement shall be transferred from the applicable Debt Service Reserve Account to the applicable Series Prepayment Account of the applicable Series Bond Redemption Fund, as a credit against the applicable prepayment otherwise required to be paid by the owner of such lot or parcel, provided however that the other requirements of the applicable Supplemental Indenture are satisfied.

7. **APPLICATION OF TRUE-UP PAYMENTS.** Section 9 of Resolution 2018-07, together with the Assessment Report, shall govern true-up as it relates to the Phase 3B Assessments and Phase 3B Bonds.

8. **IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Phase 3B Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Phase 3B Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. **CONFLICTS**. This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect and is applicable to the Phase 3B Bonds except to the extent set forth herein. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give

full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

10. **SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

11. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED** and **ADOPTED** this 4th day of November, 2021.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary

_____
Chairman

| | |
|---|---|
| **Exhibit A:** | *Engineer's Report Capital Improvement Plan,* dated March 17, 2016, as supplemented by the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 |
| **Exhibit B:** | *Second Revised Master Special Assessment Methodology Report,* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021 |
| **Exhibit C:** | Legal Description of the Phase 3B Assessment Area |
| **Comp. Exhibit D:** | Maturities and Coupon of Phase 3B Bonds<br>Sources and Uses of Funds for Phase 3B Bonds<br>Annual Debt Service Payment Due on Phase 3B Bonds |

**Exhibit A:**

*Engineer's Report Capital Improvement Plan,* dated March 17, 2016, as supplemented by the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021

**Exhibit B:**

*Second Revised Master Special Assessment Methodology Report,* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021

**Exhibit C:**

Legal Description of the Phase 3B Assessment Area

**Comp. Exhibit D:**

Maturities and Coupon of Phase 3B Bonds
Sources and Uses of Funds for Phase 3B Bonds
Annual Debt Service Payment Due on Phase 3B Bonds

*C*.

**RESOLUTION 2022-03**

**[SUPPLEMENTAL ASSESSMENT RESOLUTION – SERIES 2021 BONDS (PHASE 4)]**

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 4); MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 4); ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 4); ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Meadow View at Twin Creeks Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, on September 20, 2018, the District's Board of Supervisors ("**Board**") adopted, after notice and public hearing, Resolution 2018-07, relating to the imposition, levy, collection and enforcement of debt service special assessments to secure the repayment of future bonds, including but not limited to the 2020 Bonds (defined herein); and

**WHEREAS**, on October 27, 2021, and in order to finance what is known as the "**Phase 4 Project**," the District entered into that certain *Bond Purchase Contract* with MBS Capital Markets, LLC, whereby the District agreed to sell its $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) ("**Phase 4 Bonds**"); and

**WHEREAS**, pursuant to and consistent with Resolution 2018-07, the District desires to set forth the particular terms of the sale of the Phase 4 Bonds.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2018-07. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in Resolution 2018-07.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

a. On September 20, 2018, the District, after due notice and public hearing, adopted Resolution 2018-07 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

b. The *Engineer's Report Capital Improvement Plan,* dated March 17, 2016, as supplemented by the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021, attached to this Resolution as **Exhibit A** (together, "**Engineer's Report**"), identifies and describes, among other things, the presently expected components of the Phase 4 Project. The Engineer's Report sets forth the estimated costs of the Phase 4 Project. The District hereby confirms that the Phase 4 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Phase 4 Bonds.

c. The *Second Revised Master Special Assessment Methodology Report,* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021, and attached to this Resolution as **Exhibit B** ("**Assessment Report**"), applies to the Phase 4 Project and the actual terms of the Phase 4 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Phase 4 Bonds.

d. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B,** the Phase 4 Project – as a portion of the Master Project – benefits all developable property within the District, including but not limited to the **"Phase 4 Assessment Area"**, as further described in **Exhibit C** attached hereto, but are levied only on the assessable lands within the Phase 4 Assessment Area. Such benefits from the Master Project – including the Phase 4 Project – equal or exceed the Revised Master Assessments, as defined in Resolution 2018-08, which include the special assessments securing the Phase 4 Bonds ("**Phase 4 Assessments**"), as described in **Exhibit B.** Moreover, such Phase 4 Assessments are fairly and reasonably allocated across the Phase 4 Assessment Area. It is reasonable, proper, just and right to assess the Phase 4 Assessments to the specially benefited properties within the Phase 4 Assessment Area as set forth in Resolution 2018-07 and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE PHASE 4 BONDS.** As provided in Resolution 2018-07, this Resolution is intended to set forth the terms of the Phase 4 Bonds and the final amount of the lien of the Phase 4 Assessments. **Composite Exhibit D** shows: (i) the rates of interest and maturity on the Phase 4 Bonds, (ii) the estimated sources and uses of funds of the Phase 4 Bonds, and (iii) the debt service due on the Phase 4 Bonds. The lien of the Phase 4 Assessments shall be the principal amount due on the Phase 4 Bonds, together with interest and collection costs.

5. **COLLECTION OF THE PHASE 4 ASSESSMENTS.**

a. The Phase 4 Assessments shall be allocated in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the Phase 4 Bonds.

b. Debt service payments are reflected on **Composite Exhibit D**. The District shall begin annual collection of the Phase 4 Assessments using the methods available to it by law, and in time (taking into account any capitalized interest period) to meet the debt service obligations set forth in **Composite Exhibit D.**

c. Section 8 of Resolution 2018-07 sets forth the terms for collection and enforcement of the Phase 4 Assessments. The District hereby certifies the Phase 4 Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit D**. Subject to the requirements of the applicable trust indenture, the District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service. Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Phase 4 Assessments and present same to the Board as required by law.

6. **PREPAYMENT OF PHASE 4 ASSESSMENTS.** Section 8 of Resolution 2018-07, together with the Assessment Report, shall address prepayments for the Phase 4 Assessments. To the extent that a prepayment is to be used to redeem a related Phase 4 Bond, and in the event the amount in the applicable Series Debt Service Reserve Account will exceed the applicable Debt Service Reserve Requirement as a result of the prepayment in accordance with, and the resulting redemption in accordance with, the applicable Supplemental Indenture for the Phase 4 Bonds, the excess amount above the applicable Debt Service Reserve Requirement shall be transferred from the applicable Debt Service Reserve Account to the applicable Series Prepayment Account of the applicable Series Bond Redemption Fund, as a credit against the applicable prepayment otherwise required to be paid by the owner of such lot or parcel, provided however that the other requirements of the applicable Supplemental Indenture are satisfied.

7. **APPLICATION OF TRUE-UP PAYMENTS.** Section 9 of Resolution 2018-07, together with the Assessment Report, shall govern true-up as it relates to the Phase 4 Assessments and Phase 4 Bonds.

8. **IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Phase 4 Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Phase 4 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. **CONFLICTS**. This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect and is applicable to the Phase 4 Bonds except to the extent set forth herein. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any

conflict, this resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

10. **SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

11. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED** and **ADOPTED** this 4th day of November, 2021.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary

_____
Chairman

| | |
|---|---|
| **Exhibit A:** | *Engineer's Report Capital Improvement Plan,* dated March 17, 2016, as supplemented by the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 |
| **Exhibit B:** | *Second Revised Master Special Assessment Methodology Report,* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021 |
| **Exhibit C:** | Legal Description of the Phase 4 Assessment Area |
| **Comp. Exhibit D:** | Maturities and Coupon of Phase 4 Bonds<br>Sources and Uses of Funds for Phase 4 Bonds<br>Annual Debt Service Payment Due on Phase 4 Bonds |

**Exhibit A:**

*Engineer's Report Capital Improvement Plan,* dated March 17, 2016, as supplemented by the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021

**Exhibit B:**

*Second Revised Master Special Assessment Methodology Report,* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 4) and Series 2021 (Phase 4),* dated _____

**Exhibit C:**

Legal Description of the Phase 4 Assessment Area

**Comp. Exhibit D:**

Maturities and Coupon of Phase 4 Bonds
Sources and Uses of Funds for Phase 4 Bonds
Annual Debt Service Payment Due on Phase 4 Bonds

*D*.

*1.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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**COLLATERAL ASSIGNMENT AGREEMENT**
**(2021 Bonds – Phase 3B Project)**[1]

**THIS COLLATERAL ASSIGNMENT AGREEMENT** ("**Agreement**") is made and entered into, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**Heartwood 23, LLC,** a Florida limited liability company, the majority owner and primary developer of lands within the boundary of the District, and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 (**"Developer"**).

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District proposes to issue $5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B) ("**Phase 3B Bonds**") to finance a portion of certain public infrastructure for what is known as "Phase 3B Project" and/or certain additional master project components (together, **"Project**"), as shown in Exhibits 8 and 9 in that certain *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021; and

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[1] This Agreement relates only to the Developer's obligation to complete the Project. Simultaneous with the issuance of the Phase 3B Bonds, the District also intends to issue its $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) to fund the District's Phase 4 Project and is entering into a separate "Collateral Assignment Agreement" ("**Phase 4 Collateral Assignment**") with DFH Land, LLC, the developer of Phase 4. The Developer has no obligations with respect to the development of the Phase 4 Project, and no exercise of the District's rights under the Phase 4 Collateral Assignment can impact the Developer.

**WHEREAS,** the Project is anticipated to cost $14,000,000 (for Phase 3B improvements) plus $2,000,000 (for the remaining master improvements) (as shown in Tables 8 and 9 of the Engineer's Report, respectively), and is described in the Engineer's Report; and

**WHEREAS**, the security for the repayment of the Phase 3B Bonds is the special assessments ("**Assessments**") levied against benefitted lands within Phase 3B ("**Property**"), the legal description of which is attached hereto as **Exhibit A**; and

**WHEREAS**, the District is presently planned to include certain planned product types and units[2] (as used herein with respect to the planned units and/or the undeveloped lands within the Property that may be developed into the planned units, "**Lots**") within the Property; and

**WHEREAS**, "**Development Completion**" will occur when the District's Project is complete, all Lots have been developed, and all other infrastructure work necessary to support the Lots has been completed; and

**WHEREAS**, prior to Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Assessments securing the Bonds; and

**WHEREAS**, in the event of default in the payment of the Assessments, the District has certain remedies – namely, if the Assessments are direct billed, the remedy available to the District would be an action in foreclosure, or if the Assessments are collected pursuant to Florida's uniform method of collection, the remedy for non-payment of the Assessments is the sale of tax-certificates (collectively, "**Remedial Rights**"); and

**WHEREAS**, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development Rights (defined below) to complete development of the community; and

**WHEREAS**, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Property.

**NOW, THEREFORE,** in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Developer and the District agree as follows:

1. **COLLATERAL ASSIGNMENT**.

***Development Rights.*** The Developer hereby collaterally assigns to the District, to the extent assignable and to the extent that they are owned or controlled by the Developer at execution of this Agreement or subsequently acquired by the Developer, all of the Developer's development rights relating

[2] The number and type of Lots may vary based on final development. Ultimately, and subject to true-up determinations, the Developer is obligated to develop sufficient residential units (i.e., presently planned for 200 residential units, or 193.6 EAUs) that would absorb the full allocation of Assessments securing the 2021 Project - Phase 3B Bonds, where such Assessments are based on the assessment levels for each product type established in the *Supplemental Special Assessment Methodology Report for the Special Assessment Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021.

to development of the Property and/or the Project (herein, collectively, "**Development Rights**"), as security for the Developer's payment and performance and discharge of its obligation to pay the Assessments levied against the Property owned by the Developer from time to time. The Development Rights shall include the items listed in subsections (a) through (i) below as they pertain to development of the Property and/or the Project:

(a) Zoning approvals, density approvals and entitlements, concurrency and capacity certificates, and development agreements.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, wastewater collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for public buildings and other public improvements relating to the Property.

(e) Permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the development within the Property and construction of improvements thereon, or off-site to the extent such off-site improvements are necessary or required for Development Completion.

(f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the development within the Property or the construction of improvements thereon.

(g) All declarant's rights under any homeowner's association or other similar governing entity with respect to the Property.

(h) All impact fee credits.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

***Exclusions.*** Notwithstanding the foregoing, the Development Rights shall not include any rights which relate solely to: (i) Lots for which the Assessments have been prepaid in full, (ii) Lots conveyed to homebuilders or end-users, or (iii) any property which has been conveyed to St. Johns County, Florida, the District, any unaffiliated homebuilder, any utility provider, or any governmental or quasi-governmental entity as may be required by applicable permits, approvals, plats, entitlements or regulations affecting the District, if any (items (i), (ii) and (iii) referred to herein as "**Permitted Transfer**"). As a point of clarification, this Agreement only applies with respect to the Property, and not property outside of Phase 3B.

***Rights Inchoate.*** The assignment and assumption of rights under this Agreement shall be inchoate and shall only become an effective and absolute assignment and assumption of the Development Rights, upon failure of the Developer to pay the Assessments levied against the Property; provided, however, that such assignment shall only be effective and absolute to the extent that: (i) this Agreement has not been terminated earlier pursuant to the term of this Agreement, (ii) a Permitted Transfer has not

already occurred with respect to the Development Rights, or (iii) a Lot is conveyed to a homebuilder or end-user, in which event such Lot shall be released automatically herefrom.

***Rights Severable.*** To the extent that any Development Rights apply to the Property and additional lands, the Developer shall at the request of the District cooperate and take reasonable steps to separate such rights for the District's use.

2. **WARRANTIES BY DEVELOPER.** The Developer represents and warrants to the District that:

(a) Other than Permitted Transfers, the Developer has made no assignment of the Development Rights to any person other than District.

(b) The Developer is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Agreement.

(c) No action has been brought or threatened which would in any way interfere with the right of the Developer to execute this Agreement and perform all of the Developer's obligations herein contained.

(d) Any transfer, conveyance or sale of the Property shall subject any and all affiliated entities or successors-in-interest of the Developer to the Agreement, except to the extent of a Permitted Transfer.

3. **COVENANTS.** The Developer covenants with District that during the Term (as defined herein):

(a) The Developer will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of the Developer relating to the Development Rights and (ii) give notice to the District of any claim of default relating to the Development Rights given to or by the Developer, together with a complete copy of any such claim.

(b) The Developer agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then outstanding Assessments; to take any action to modify, waive, release or terminate the Development Rights in a manner that would materially impair or impede Development Completion; or otherwise take any action that would materially impair or impede Development Completion.

4. **EVENTS OF DEFAULT**. Any breach of the Developer's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof shall, after the giving of written notice and an opportunity to cure (which cure period shall be not more than thirty (30) days), constitute an "**Event of Default**" under this Agreement. An Event of Default shall also include the transfer of title to Lots owned by Developer pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to District (or its designee), or the acquisition of title to such Lots through the sale of tax certificates.

5. **REMEDIES UPON DEFAULT**. Upon an Event of Default, the District may, as the District's sole and exclusive remedies, take any or all of the following actions, at the District's option:

(a) Perform any and all obligations of the Developer relating to the Development Rights and exercise any and all rights of the Developer therein as fully as the Developer could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development Rights.

(c) Further assign any and all of the Development Rights to a third party acquiring title to the Property or any portion thereof from the District or at a District foreclosure sale.

6. **AUTHORIZATION IN EVENT OF DEFAULT**. In the Event of Default, the Developer does hereby authorize and shall direct any party to any agreement relating to the Development Rights to tender performance thereunder to the District upon written notice and request from the District. Any such performance in favor of the District shall constitute a full release and discharge to the extent of such performance as fully as though made directly to the Developer.

7. **SECURITY AGREEMENT.** This Agreement shall be a security agreement between the Developer, as the debtor, and the District, as the secured party, covering the Development Rights that constitute personal property governed by the Florida Uniform Commercial Code ("**Code**"), and the Developer grants to the District a security interest in such Development Rights. In addition to the District's other rights hereunder, and upon an Event of Default, the District shall have the right to file any and all financing statements that may be required by the District to establish and maintain the validity and priority of the District's security interest rights of a secured party under the Code.

8. **TERM; TERMINATION.** Absent this Agreement becoming effective and absolute, this Agreement shall automatically terminate upon the earliest to occur of the following: (i) payment of the Bonds in full; (ii) Development Completion; and (iii) upon occurrence of a Permitted Transfer, but only to the extent that such Development Rights are with respect to lands that are the subject of the Permitted Transfer (herein, the "**Term**").

9. **AMENDMENT.** This Agreement may be modified in writing only by the mutual agreement of all parties hereto, and only after satisfaction of the conditions set forth in Section 15. Notwithstanding the foregoing, the Project may be materially amended pursuant to the written agreement of the parties hereto, provided that the District Engineer provides a written certificate stating that the amendment will not adversely affect the development of the Project or the planned Phase 3B lots.

10. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon the Developer and its successors and assigns as to the Property or portions thereof. Any transferee shall take title subject to the terms of this Agreement and with respect to the portion of the Property so transferred, provided however that this Agreement shall not apply to any portion of the Property that is the subject of a Permitted Transfer.

11. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have

complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

13. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

15. **THIRD PARTY BENEFICIARIES.** Except as set forth in the following, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee shall have the right to directly enforce the provisions of this Agreement, acting at the direction of the Majority Owner(s) of the Phase 3B Bonds. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owner(s) of the Phase 3B Bonds, which consent shall not be unreasonably withheld.

16. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

17. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

18. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

19. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

20. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES TO FOLLOW]

**WHEREFORE,** the parties below execute the *Collateral Assignment Agreement (2021 Bonds – Phase 3B Project)* to be effective as of November 8, 2021.

| **WITNESS** | **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT** |
|---|---|
| By: _____<br>Name: _____ | _____<br>Bruce Parker, Chairperson |
| By: _____<br>Name: _____ | |

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Bruce Parker, Chairperson of the MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AGREEMENT (2021 PROJECT - PHASE 3B BONDS)]

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**HEARTWOOD 23, LLC**

_____
By:_____
Its:_____

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A:** Legal Description for Property

**EXHIBIT A:**
Legal Description for Property

BEACON LAKE PHASE 3B ASSESSMENT AREA

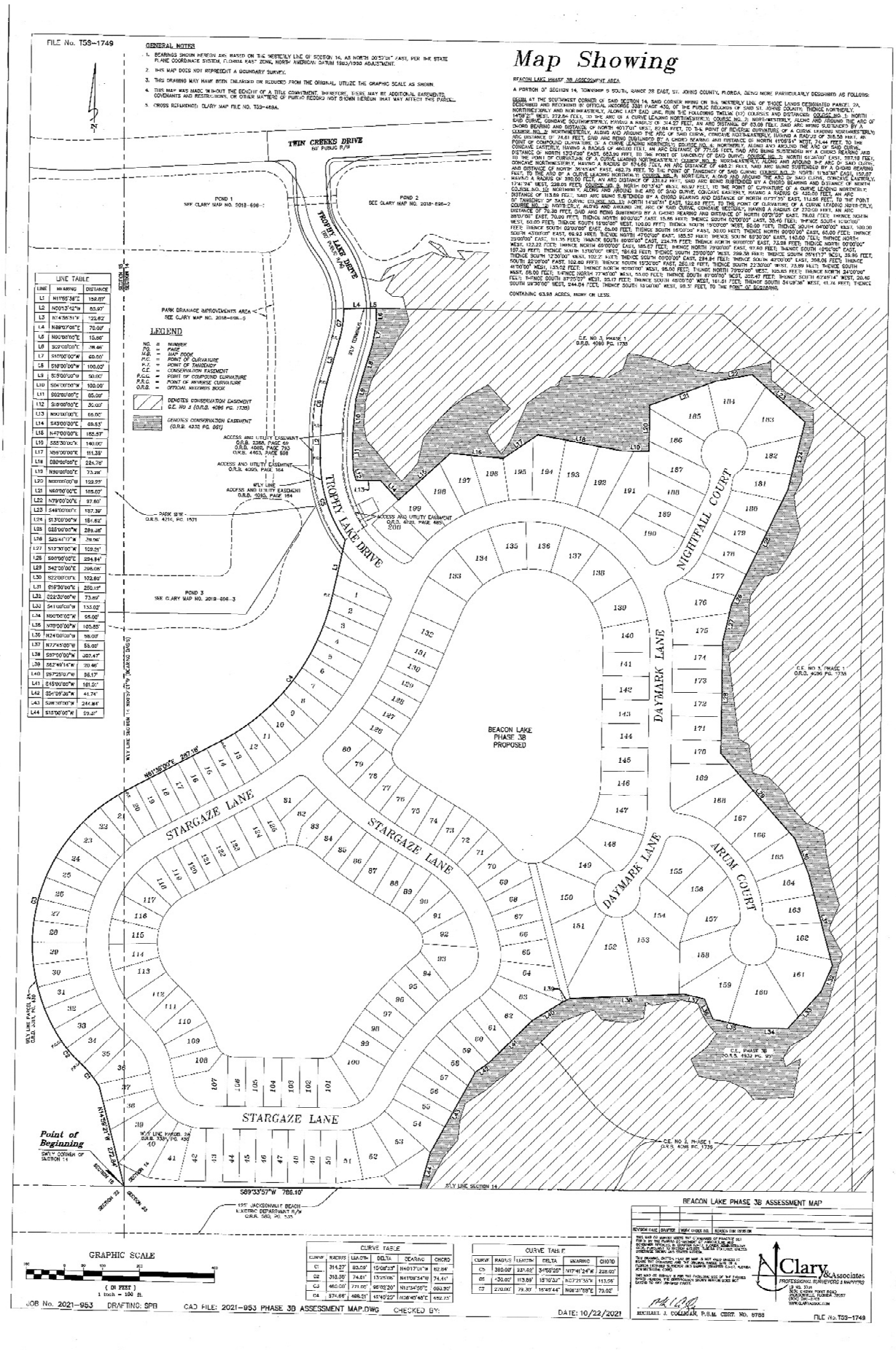
A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'36" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'58" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE

NORTH 90°00'00" EAST, 15.86 FEET; THENCE SOUTH 02°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 16°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 85°30'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 80°00'00" EAST, 224.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.87 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 49°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.62 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.21 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 78°00'00" WEST, 105.85 FEET; THENCE NORTH 24°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 57°25'07" WEST, 95.17 FEET; THENCE SOUTH 45°00'00" WEST, 161.51 FEET; THENCE SOUTH 54°09'36" WEST, 41.74 FEET; THENCE SOUTH 28°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.98 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N11°55'38"E | 152.07' |
| L2 | N00°13'42"W | 83.97' |
| L3 | N74°36'51"E | 122.62' |
| L4 | N89°07'08"E | 70.00' |
| L5 | N00°00'00"E | 15.00' |
| L6 | S02°00'00"E | 38.46' |
| L7 | S10°00'00"W | 60.00' |
| L8 | S10°00'00"W | 100.00' |
| L9 | S10°00'00"W | 50.00' |
| L10 | S00°00'00"W | 100.00' |
| L11 | S02°00'00"E | 85.00' |
| L12 | S10°00'00"E | 30.00' |
| L13 | N00°00'00"E | 66.00' |
| L14 | S43°00'00"E | 69.53' |
| L15 | N47°00'00"E | 165.57' |
| L16 | S55°00'00"E | 140.00' |
| L17 | N59°00'00"E | 111.35' |
| L18 | S80°00'00"E | 224.79' |
| L19 | N30°00'00"E | 73.28' |
| L20 | N00°00'00"W | 122.22' |
| L21 | N60°00'00"E | 185.07' |
| L22 | N79°00'00"E | 97.60' |
| L23 | S49°00'00"E | 197.39' |
| L24 | S13°00'00"W | 181.62' |
| L25 | S25°00'00"W | 289.28' |
| L26 | S26°41'17"W | 39.06' |
| L27 | S13°30'00"W | 122.21' |
| L28 | S00°00'00"E | 234.84' |
| L29 | S42°00'00"E | 298.08' |
| L30 | S22°00'00"E | 102.80' |
| L31 | S18°30'00"E | 250.12' |
| L32 | S22°30'00"W | 73.80' |
| L33 | S41°00'00"W | 133.02' |
| L34 | N50°00'00"W | 55.00' |
| L35 | V70°00'00"W | 105.85' |
| L36 | N24°00'00"W | 98.00' |
| L37 | N77°45'00"W | 55.00' |
| L38 | S37°00'00"W | 302.47' |
| L39 | S52°49'14"W | 20.46' |
| L40 | S57°25'0"W | 96.17' |
| L41 | S15°00'00"W | 181.50' |
| L42 | S54°09'36"W | 41.74' |
| L43 | S38°30'00"W | 244.84' |
| L44 | S15°00'00"W | 59.47' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 314.27' | 83.09' | 15°08'23" | N40°17'31"W | 82.84' |
| C2 | 318.00' | 74.61' | 13°25'06" | N41°08'54"W | 74.41' |
| C3 | 460.00' | 771.05' | 96°03'20" | N12°54'00"E | 683.50' |
| C4 | 574.68' | 488.51' | 48°40'25" | N38°40'48"E | 452.15' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C5 | 380.00' | 231.62' | 34°55'25" | N17°41'24"W | 228.02' |
| C6 | 420.00' | 113.89' | 15°32'32" | N27°21'35"W | 113.55' |
| C7 | 270.00' | 79.30' | 16°49'44" | N08°31'58"E | 79.00' |

COLLATERAL ASSIGNMENT AGREEMENT (2021 BONDS – PHASE 3B PROJECT)

*2.*

**COMPLETION AGREEMENT**
**(2021 Bonds – Phase 3B Project)**

**THIS COMPLETION AGREEMENT** ("**Agreement**") is made and entered into, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**Heartwood 23, LLC,** a Florida limited liability company, the majority owner and primary developer of lands within the boundary of the District, and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 (**"Developer"**).

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the primary developer of Phase 3B of the District; and

**WHEREAS**, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for what is known as the "Phase 3B Project" as well as certain additional master project components (together, **"Project**"); and

**WHEREAS,** the Project is anticipated to cost $14,000,000 (for "**Phase 3B Improvements**") plus $2,000,000 for certain "**Remaining Master Improvements**" (as shown in Tables 8 and 9 of the Engineer's Report) and is described in that certain *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 ("**Engineer's Report**"), which is attached to this Agreement as **Exhibit A**; and

**WHEREAS**, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its $5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B) (**"Phase 3B Bonds"**); and

**WHEREAS**, in order to ensure that the Project is completed, the Developer and the District hereby agree that the District will be obligated to issue no more than $5,140,000 in Phase 3B Bonds to fund the Project and, subject to the terms and conditions of this Agreement, the Developer will make provision for any additional funds that may be needed in the future for the completion of the Project.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COMPLETION OF PROJECT.** The Developer and District agree and acknowledge that the District's proposed Phase 3B Bonds will provide only a portion of the funds necessary to complete the Project. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the improvements in the Project which remain unfunded including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related work product and soft costs (together, "**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. The District and Developer hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and means by which the District has elected to provide any and all portions of the Remaining Improvements not funded by the Phase 3B Bonds.

a. ***Subject to Existing Contract* -** When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.

b. ***Not Subject to Existing Contract* –** When any portion of the Remaining Improvements is <u>not</u> the subject of an existing District contract, the Developer may choose to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements.

c. ***Spending Condition* –** The Developer's obligation hereunder to complete the Remaining Improvements comprising a portion of the Phase 3B Project shall not begin until the District has spent the construction proceeds from the Phase 3B Bonds, unless the District Engineer certifies that either spending such proceeds would not further advance the Project or would otherwise be unreasonable under the circumstances.

d. ***Termination* –** This Agreement shall terminate only, but only with regard to the completion of the Phase 3B Improvements, and the Developer's obligations hereunder to complete such Phase 3B Improvements shall terminate when: (1) the debt assessments securing the Phase 3B Bonds are fully allocated to platted lots, and (2) the earlier of either: (a) all public infrastructure from the Project and supporting the Phase 3B units is complete, as determined by the District's Engineer, or (b) the Phase 3B Bonds are redeemed or refunded. This Agreement shall terminate only, but only with regard to the completion of the Remaining Master Improvements, and the Developer's obligations hereunder to complete such Remaining Master Improvements shall terminate when: (1) the debt assessments securing the Phase 3B Bonds are fully allocated to platted lots, and (2) the earlier of either: (a) all of the Remaining Master Improvements are complete or no longer required, as determined by the District's Engineer, or (b) the District's Series

2016A-1 Bonds, Series 2016A-2 Bonds, Series 2018A-1 Bonds, Series 2018A-2 Bonds, Series 2019A-1 Bonds, Series 2019A-2 Bonds, Series 2020A-1 Bonds, Series 2020A-2 Bonds, Series 2020A-3 Bonds, and Phase 3B Bonds are redeemed or refunded.

**3. OTHER CONDITIONS AND ACKNOWLEDGMENTS**

a. ***Material Changes to Project –*** The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the Project may change from that described in the Engineer's Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Project shall be made by a written amendment to the Engineer's Report, which shall include an estimate of the cost of the changes, and shall require the consent of the Developer and the District, as well as the Trustee to the extent required by Section 9. Such consent is not necessary and the Developer must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the Project is materially changed in response to a requirement imposed by a regulatory agency.

b. ***Conveyances –*** The District and Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances shall done in a manner consistent with the Acquisition Agreement and, without intending to limit the same, shall include all necessary real property interests for the District to own, operate and maintain the Remaining Improvements. Further, and in addition to any requirements under the Acquisition Agreement, such conveyances shall also include all right, title, interest, and benefit of the Developer, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, with respect to the creation of the Remaining Improvements.

4. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Phase 3B Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project with the proceeds of the Phase 3B Bonds in the event of such a default. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide notice to the defaulting party of the default and an opportunity to cure such default within 60 days.

5. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

9. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Phase 3B Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. Except as provided in Section 10, this Agreement may not be assigned or materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Phase 3B Bonds, which consent shall not be unreasonably withheld. The Trustee's consent to an assignment of this Agreement shall not be required in the event of a bona fide sale of the Phase 3B lands (and other lands necessary for the development of the Remaining Master Improvements) by the Developer to an unaffiliated purchaser who agrees to assume any remaining obligations of the Developer under this Agreement, provided however that no such assignment shall be valid where the assignment is being made for the purpose of avoiding the Developer's obligations hereunder.

10. **ASSIGNMENT.** The District and the Developer may only assign this Agreement or any monies to become due hereunder with the prior written approval of the other, and only after satisfaction of the conditions set forth in Section 9 above.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, and only after satisfaction of the conditions set forth in Section 9 above. Notwithstanding the foregoing, the Project may be materially amended pursuant to the written agreement of the parties hereto, provided that the District Engineer provides a written certificate stating that the amendment will not adversely affect the development of the Project or the planned Phase 3B lots.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

13. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

14. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

**WHEREFORE,** the parties below execute the *Completion Agreement (2021 Bonds – Phase 3B Project)* to be effective as of November 8, 2021.

Attest:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Bruce Parker
Chairperson, Board of Supervisors

**HEARTWOOD 23, LLC,**
a Florida limited liability company

_____
Witness

_____
Andrew Meran, Vice President

**Exhibit A:** *Fourth Supplemental Engineer's Report for Series 2021 Project,* dated August 9, 2021

*3.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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**TRUE-UP AGREEMENT**
**(2021 BONDS- PHASE 3B PROJECT)**

**THIS TRUE-UP AGREEMENT (2021 BONDS – PHASE 3B PROJECT)** ("**Agreement**") is made and entered into by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**Heartwood 23, LLC,** a Florida limited liability company, the owner and primary developer of lands within Phase 3B of the District, and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 ("**Developer**").

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS,** the Developer is currently the owner and primary developer of the lands ("**Property**") within the District, as described in **Exhibit A** attached hereto; and

**WHEREAS**, for the benefit of the Property, the District presently intends to finance the planning, design, acquisition, construction, and installation of a portion of certain infrastructure improvements, facilities, and services known as Phase 3B Project (herein, "**Project**") and as shown in Tables 8 and 9, and shown in Exhibits 8 and 9, in the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 ("**Engineer's Report**"); and

**WHEREAS**, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its $5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B) (**"Phase 3B Bonds"**); and

**WHEREAS**, pursuant to Resolution Nos. 2016-21, 2016-24, 2016-30, 2017-01, 2017-04, 2017-05, 2018-03, 2018-07, and 2022-02 (together, "**Assessment Resolutions**"), the District has taken certain steps necessary to impose debt service special assessment lien(s) ("**Debt Assessments**") on the Property pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to secure repayment of the Phase 3B Bonds; and

**WHEREAS**, as part of the Assessment Resolutions, the District adopted the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021 ("**Assessment Report**"), which is on file with the District and expressly incorporated herein by this reference; and

**WHEREAS,** Developer agrees that the Property benefits from the timely design, construction, or acquisition of the Project; and

**WHEREAS,** Developer agrees that the Debt Assessments have been validly imposed and constitute valid, legal, and binding liens upon the Property; and

**WHEREAS,** the Assessment Resolutions together with the Assessment Report provide that as the Property is platted, the allocation of the amounts assessed to and constituting a lien upon the Property would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the Property, which assumptions were provided by Developer; and

**WHEREAS,** Developer intends to plat and develop the Property based on then-existing market conditions, and the actual densities developed may be at some density less than the densities assumed in the Assessment Report; and

**WHEREAS,** as more fully described by the Assessment Resolutions, the Assessment Report anticipates a "true-up" mechanism by which the Developer shall make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the principal amount of assessments to be assigned under the Assessment Report as compared to the amount able to be assigned as reconfigured.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF ASSESSMENTS.** Developer agrees that the Assessment Resolutions have been duly adopted by the District. Developer further agrees that the Debt Assessments imposed as liens by the District are legal, valid, and binding liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Developer waives any defect in notice or publication or in the proceedings to levy, impose, and collect the Debt Assessments on the Property, and further waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Debt Assessments. Developer

further agrees that to the extent Developer fails to timely pay all Debt Assessments collected by mailed notice of the District, said unpaid Debt Assessments (including True-Up Payments) may be placed on the tax roll by the District for collection by the County Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year.

3. **WAIVER OF PREPAYMENT RIGHT.** Developer waives any rights it may have under Section 170.09, *Florida Statutes*, to prepay the Debt Assessments without interest within thirty (30) days of completion of the improvements. Without intending to amend the foregoing, the parties acknowledge and agree that nothing herein is intended to change the Developer's right to prepay the Debt Assessments in whole or in part consistent with the provisions of the Assessment Resolutions, and any such prepayment of Debt Assessments shall reduce the amount of Debt Assessments that must be assigned to platted lots by the corresponding amount of prepaid Debt Assessments and pursuant to this Agreement and the Assessment Resolutions.

*4.* **SPECIAL ASSESSMENT REALLOCATION; TRUE-UP PAYMENTS.** The Assessment Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the Property. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), and subject to the conditions set forth in the Assessment Report, the plat or site plan (either, herein, "**Proposed Plat**") shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or this Agreement. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. If such Proposed Plat is consistent with the development plan as identified in the Assessment Report, the District shall allocate the Debt Assessments to the product types being platted and the remaining unplatted portion of the Property in accordance with the Assessment Report, and cause the Debt Assessments to be recorded in the District's Improvement Lien Book. If a change in development shows a net increase in the overall principal amount of Debt Assessments able to be assigned to the Property, then the District may undertake a pro rata reduction of Debt Assessments for all assessed properties within the Property, or may otherwise address such net increase as permitted by law.

However, if a change in development as reflected in a Proposed Plat results in a net decrease in the overall principal amount of Debt Assessments able to be assigned to the planned units described in the Assessment Report, and located within the Property, and using any applicable test(s) set forth in the Assessment Report (if any), then the District shall, subject to the provisions below, require the Developer(s) of the lands encompassed by the Proposed Plat and the remaining undeveloped lands in the Property (as applicable) to pay a "**True-Up Payment**" equal to the shortfall in Debt Assessments resulting from the reduction of planned units plus any applicable interest and/or collection fees. In considering whether to require a True-Up Payment, the District shall consider any requests for a deferral of true-up. In order to obtain such a deferral, a Developer seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped portion of the Property, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the Property, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion, and such decision may require that the Developer provide additional information. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Debt Assessments to pay debt service on the Phase

3 Bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any True-Up Payment shall become due and payable prior to platting by the Developer of the lands subject to the Proposed Plat (and any other lands in Phase 3B that caused the True-Up Payment as reasonably determined by the District's Assessment Consultant), shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Phase 3B Bonds to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the Phase 3B Bonds)).

All Debt Assessments levied run with the Property, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Debt Assessments shall become due and payable and must be paid. This true-up process applies for both plats and/or re-plats.

The terms of the Assessment Report are expressly incorporated herein by this reference, and, to the extent of any conflict, the Assessment Resolutions and Assessment Report shall control.

5. **ENFORCEMENT.** This Agreement is intended to be an additional method of enforcement of Developer's obligation to pay the Debt Assessments and to abide by the requirements of the reallocation of Debt Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by either party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide notice to the defaulting party of the default and an opportunity to cure such default within 60 days.

6. **ASSIGNMENT; AUTOMATIC TERMINATION.** This Agreement shall constitute a covenant running with title to the Property, binding upon Developer and its successors and assigns as to the Property or portions thereof, and any transferee of any portion of the Property as set forth in this Section. Developer shall not transfer any portion ("**Transferred Property**") of the Property to any third party, without first satisfying any True-Up Payment that results from any true-up determinations made by the District. Regardless of whether the conditions of this subsection are met, any transferee shall take title subject to the terms of this Agreement, but only to the extent this Agreement applies to the portion of the Property so transferred. As a point of clarification, and provided that any True-Up Payment is first made (which may be confirmed from an estoppel letter issued by the District through its District Manager), any platted lot conveyed to an end user with a home that has received a certificate of occupancy is automatically and forever released from the terms and conditions of this Agreement. Also provided that any True-Up Payment is first made (which may be confirmed from an estoppel letter issued by the District through its District Manager), any platted lot that is restricted from re-platting and is conveyed to a homebuilder is automatically and forever released from the terms and conditions of this Agreement, provided however that such platted lot is not in fact re-platted.

a. Notwithstanding the foregoing, the Developer may request an estoppel letter from the District with respect to any proposed bona fide transfer (e.g., not made with the intent to avoid the Developer's obligations hereunder), and, any transfer that is consummated after satisfying any

applicable True-Up Payment, shall, upon the recording in the Official Records of St. Johns County, Florida of a deed transferring such Transferred Lands, and from such date and thereafter: (i) operate as a release of Developer from its obligations under this Agreement as to such Transferred Lands, and (ii) cause the transferee to be the "Developer" hereunder from and to assume the Developer's obligations hereunder in accordance herewith.

b. ***Automatic Termination.*** This Agreement shall be deemed terminated when all of the Property consists of (i) platted lots conveyed to end users with homes that have received certificates of occupancy, and (ii) platted lots that are restricted from re-platting and conveyed to homebuilders, provided however that all True-Up Payments are first satisfied as set forth in this Section 6.

7. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, but only after satisfaction of the conditions set forth in Section 12.

9. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

10. **NOTICE.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein. Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen,

and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

12. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Phase 3B Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. Except as set forth in Section 6, this Agreement may not be assigned or materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Phase 3B Bonds, which consent shall not be unreasonably withheld.

13. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

14. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

17. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may

be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**WHEREFORE,** the parties below execute the *True-Up Agreement (2021 Bonds – Phase 3B Project)* to be effective as of November 8, 2021**.**

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Bruce Parker, Chairperson

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Bruce Parker, Chairperson of the MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE FOR TRUE-UP AGREEMENT (2021 PROJECT - PHASE 3B BONDS)]

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**HEARTWOOD 23, LLC**

_____
By:_____
Its:_____

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A:** Legal Description

**EXHIBIT A:**
Legal Description for Property

BEACON LAKE PHASE 3B ASSESSMENT AREA

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'36" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'58" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE

NORTH 90°00'00" EAST, 15.86 FEET; THENCE SOUTH 02°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 16°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 85°30'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 80°00'00" EAST, 224.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.87 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 49°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.62 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.21 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 78°00'00" WEST, 105.85 FEET; THENCE NORTH 24°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 57°25'07" WEST, 95.17 FEET; THENCE SOUTH 45°00'00" WEST, 161.51 FEET; THENCE SOUTH 54°09'36" WEST, 41.74 FEET; THENCE SOUTH 28°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.98 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

FILE No. T5S-1749

**GENERAL NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 14, AS NORTH 00°57'01" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. CROSS REFERENCE: CLARY MAP FILE NO. T5S-469A.

# *Map Showing*

BEACON LAKE PHASE 3B ASSESSMENT AREA

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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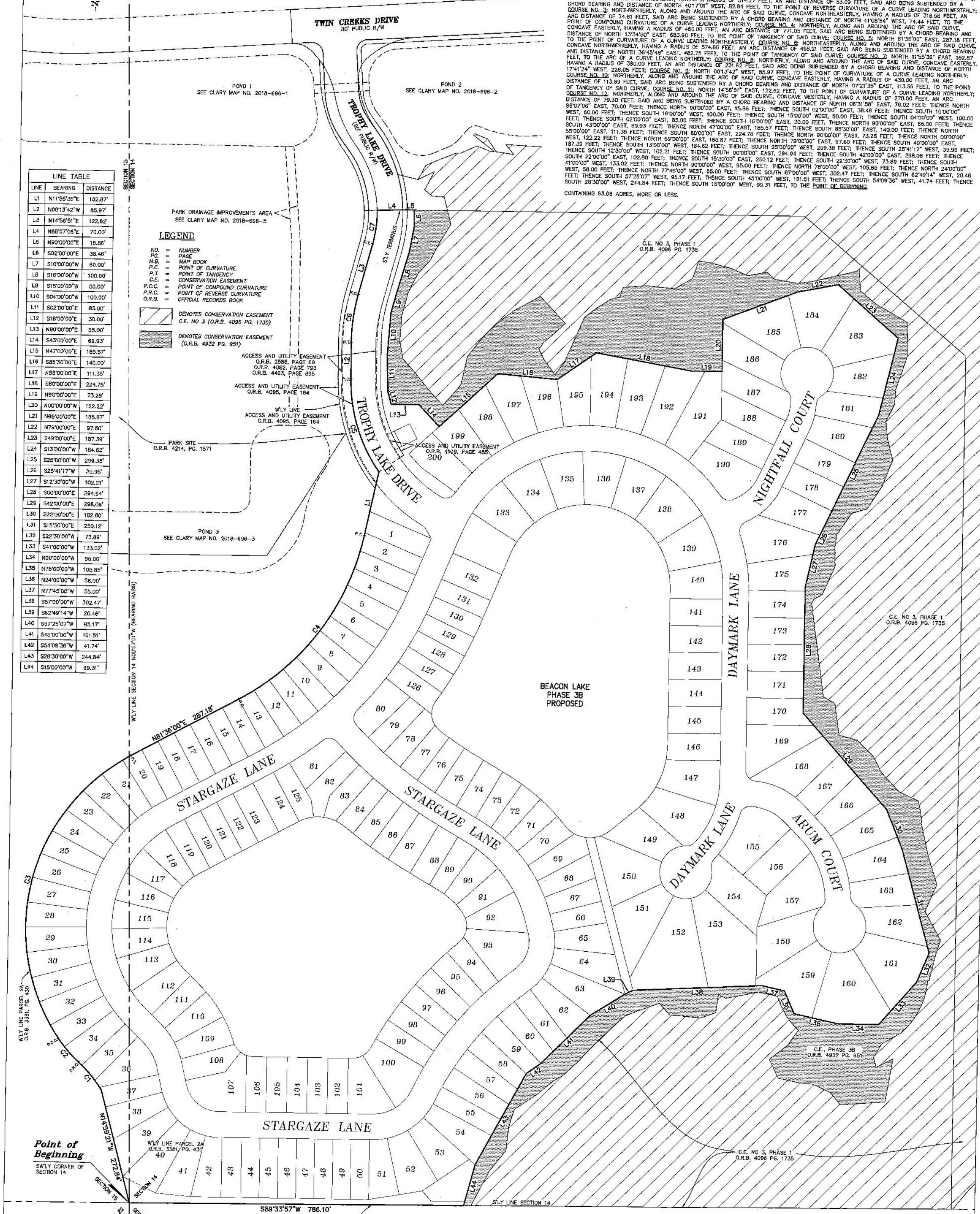


| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N11°55'36"E | 152.87' |
| L2 | N00°13'42"W | 85.97' |
| L3 | N14°56'51"E | 122.62' |
| L4 | N88°07'06"E | 70.00' |
| L5 | N90°00'00"E | 15.86' |
| L6 | S02°00'00"E | 38.46' |
| L7 | S10°00'00"W | 60.00' |
| L8 | S16°00'00"W | 100.00' |
| L9 | S15°00'00"W | 50.00' |
| L10 | S04°00'00"W | 100.00' |
| L11 | S02°00'00"E | 85.00' |
| L12 | S16°00'00"E | 30.00' |
| L13 | N90°00'00"E | 65.00' |
| L14 | S43°00'00"E | 69.93' |
| L15 | N47°00'00"E | 185.57' |
| L16 | S85°30'00"E | 140.00' |
| L17 | N55°00'00"E | 111.35' |
| L18 | S80°00'00"E | 224.78' |
| L19 | N90°00'00"E | 73.28' |
| L20 | N00°00'00"W | 122.22' |
| L21 | N69°00'00"E | 185.87' |
| L22 | N79°00'00"E | 97.60' |
| L23 | S49°00'00"E | 187.39' |
| L24 | S13°00'00"W | 184.62' |
| L25 | S25°00'00"W | 299.38' |
| L26 | S25°41'17"W | 39.96' |
| L27 | S12°30'00"W | 102.21' |
| L28 | S00°00'00"E | 294.94' |
| L29 | S42°00'00"E | 298.06' |
| L30 | S22°00'00"E | 102.80' |
| L31 | S15°30'00"E | 250.12' |
| L32 | S22°30'00"W | 73.89' |
| L33 | S41°00'00"W | 133.02' |
| L34 | N90°00'00"W | 95.00' |
| L35 | N78°00'00"W | 105.85' |
| L36 | N24°00'00"W | 58.00' |
| L37 | N77°45'00"W | 55.00' |
| L38 | S87°00'00"W | 302.47' |
| L39 | S62°49'14"W | 20.46' |
| L40 | S57°25'07"W | 95.17' |
| L41 | S45°00'00"W | 161.51' |
| L42 | S54°09'36"W | 41.74' |
| L43 | S28°30'00"W | 244.84' |
| L44 | S15°00'00"W | 99.31' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 314.27' | 83.09' | 15°08'53" | N40°17'01"W | 82.84' |
| C2 | 318.58' | 74.61' | 13°25'08" | N41°08'54"W | 74.44' |
| C3 | 460.00' | 771.05' | 96°02'20" | N13°34'50"E | 683.90' |
| C4 | 574.66' | 498.21' | 49°40'25" | N36°45'48"E | 482.75' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C5 | 380.00' | 231.62' | 34°55'25" | N17°41'24"W | 228.05' |
| C6 | 430.00' | 113.89' | 15°10'32" | N07°21'35"E | 113.56' |
| C7 | 270.00' | 79.30' | 16°49'44" | N06°31'58"E | 79.02' |

GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

BEACON LAKE PHASE 3B ASSESSMENT MAP

| REVISION DATE | DRAFTER | WORK ORDER NO. | REASON FOR REVISION |
|---|---|---|---|

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

JOB No. 2021-953 DRAFTING: SPB CAD FILE: 2021-953 PHASE 3B ASSESSMENT MAP.DWG CHECKED BY: DATE: 10/22/2021

FILE No. T5S-1749

*4.*

This instrument was prepared by:

KE Law Group, PLLC
PO Box 6386
Tallahassee, Florida 32314

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**
**SUPPLEMENTAL DECLARATION OF CONSENT**
**(2021 BONDS – PHASE 3B PROJECT)**

**Heartwood 23, LLC,** a Florida limited liability company, together with its successors and assigns (together, **"Landowner"**), represents that it is the owner of 100% of the land (**"Property"**) described in **Composite Exhibit A** attached hereto and made a part hereof, and further declares, acknowledges and agrees as follows:

1. This document is intended to supplement that prior *Declaration of Consent (Master & 2016 Assessments)* recorded at Instrument #2016073449, Book 4283, Pages 1606 et seq., recorded in the Official Records of St. Johns County, Florida (**"2016 Declaration"**), that prior *Supplemental Declaration of Consent (Amended Master & 2018 Assessments)* recorded at Instrument #2018083056, Book 4642, Pages 934 et seq., recorded in the Official Records of St. Johns County, Florida (**"2018 Declaration"**), that prior *Supplemental Declaration of Consent (2019 Assessments)* recorded at Instrument #2019013091, Book 4685, Pages 936 et seq., recorded in the Official Records of St. Johns County, Florida (**"2019 Declaration"**), and that prior *Supplemental Declaration of Consent (2020 Assessments)* recorded at Instrument #2020041981, Book 4954, Page 973 et seq., recorded in the Official Records of St. Johns County, Florida (**"2020 Declaration,"** together with the 2016 Declaration, 2018 Declaration, and 2019 Declaration, **"Prior Declaration"**), all of which remain in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Disclosure.

2. The District has lawfully adopted Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, and 2022-02 (together, **"2021 Project – Phase 3B Assessment Resolutions"**) and thereby levied non-ad valorem special assessments (**"2021 Project – Phase 3B Assessments"**) on the lands described in **Exhibit A** and to secure the repayment of the District's $5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B) (**"2021 Project – Phase 3B Bonds"**).

3. Such 2021 Project – Phase 3B Assessments are legal, valid and binding first liens upon the Property, as described in **Composite Exhibit A**, pursuant to the proceedings of the District levying the 2021 Project – Phase 3B Assessments, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid. Further, as part of the 2021 Project – Phase 3B Assessments, the 2021 Project – Phase 3B Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances. The Landowner hereby waives any and all rights, remedies, and other actions now or hereafter contemplated to contest, challenge, or otherwise dispute or object to the establishment and/or existence of the District, the 2021 Project – Phase 3B Assessment Resolutions, the 2021 Project – Phase 3B Assessments, and all proceedings undertaken by the District in connection therewith.

4. The Landowner further acknowledges and agrees that (i) the 2021 Project – Phase 3B Assessments, the 2021 Project – Phase 3B Assessment Resolutions, and the terms of the financing

documents (**"Financing Documents"**) related to the District's issuance of the 2021 Project – Phase 3B Bonds are valid and binding obligations enforceable in accordance with their terms; and (ii) there are no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the 2021 Project – Phase 3B Assessments or claims of invalidity, deficiency or unenforceability of the 2021 Project – Phase 3B Assessments, 2021 Project – Phase 3B Assessment Resolutions, or Financing Documents (and the Landowner hereby expressly waives any such claims, offsets, defenses or counterclaims). Further, the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings relating to enforcement of the 2021 Project – Phase 3B Assessments cannot be commenced until one (1) year after the date of the Landowner's default and agree that, immediate use of remedies in Chapter 170, *Florida Statutes,* is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*.

5. The Landowner hereby waives the right granted in Section 170.09, *Florida Statutes*, to prepay the 2021 Project – Phase 3B Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay 2021 Project – Phase 3B Assessments under the circumstances set forth in the 2021 Project – Phase 3B Assessment Resolutions.

6. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes*, including, without limitation, Section 197.573, *Florida Statutes*. Other information regarding the 2021 Project – Phase 3B Assessments is available from the District's Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

7. This Declaration may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signatures of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

**THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO ALL INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.**

[SIGNATURES ON FOLLOWING PAGE]

To be effective as of the 8th day of November, 2021.

**WITNESS**

**HEARTWOOD 23, LLC,**
a Florida limited liability company

By: _____
Name: _____

_____
Andrew Meran, Vice-President

By: _____
Name: _____

**STATE OF** _____
**COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization, this ___ day of _____, 2021, by Andrew Meran, as Vice-President of Heartwood 23, LLC, on its behalf. He [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

**Exhibit A:** Legal Description of Land Subject to 2021 Project – Phase 3B Assessments

**EXHIBIT A:**
Legal Description for Property

BEACON LAKE PHASE 3B ASSESSMENT AREA

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'36" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'58" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE

NORTH 90°00'00" EAST, 15.86 FEET; THENCE SOUTH 02°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 16°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 85°30'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 80°00'00" EAST, 224.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.87 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 49°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.62 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.21 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 78°00'00" WEST, 105.85 FEET; THENCE NORTH 24°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 57°25'07" WEST, 95.17 FEET; THENCE SOUTH 45°00'00" WEST, 161.51 FEET; THENCE SOUTH 54°09'36" WEST, 41.74 FEET; THENCE SOUTH 28°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.98 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

FILE No. T5S-1749

# Map Showing

BEACON LAKE PHASE 3B ASSESSMENT AREA

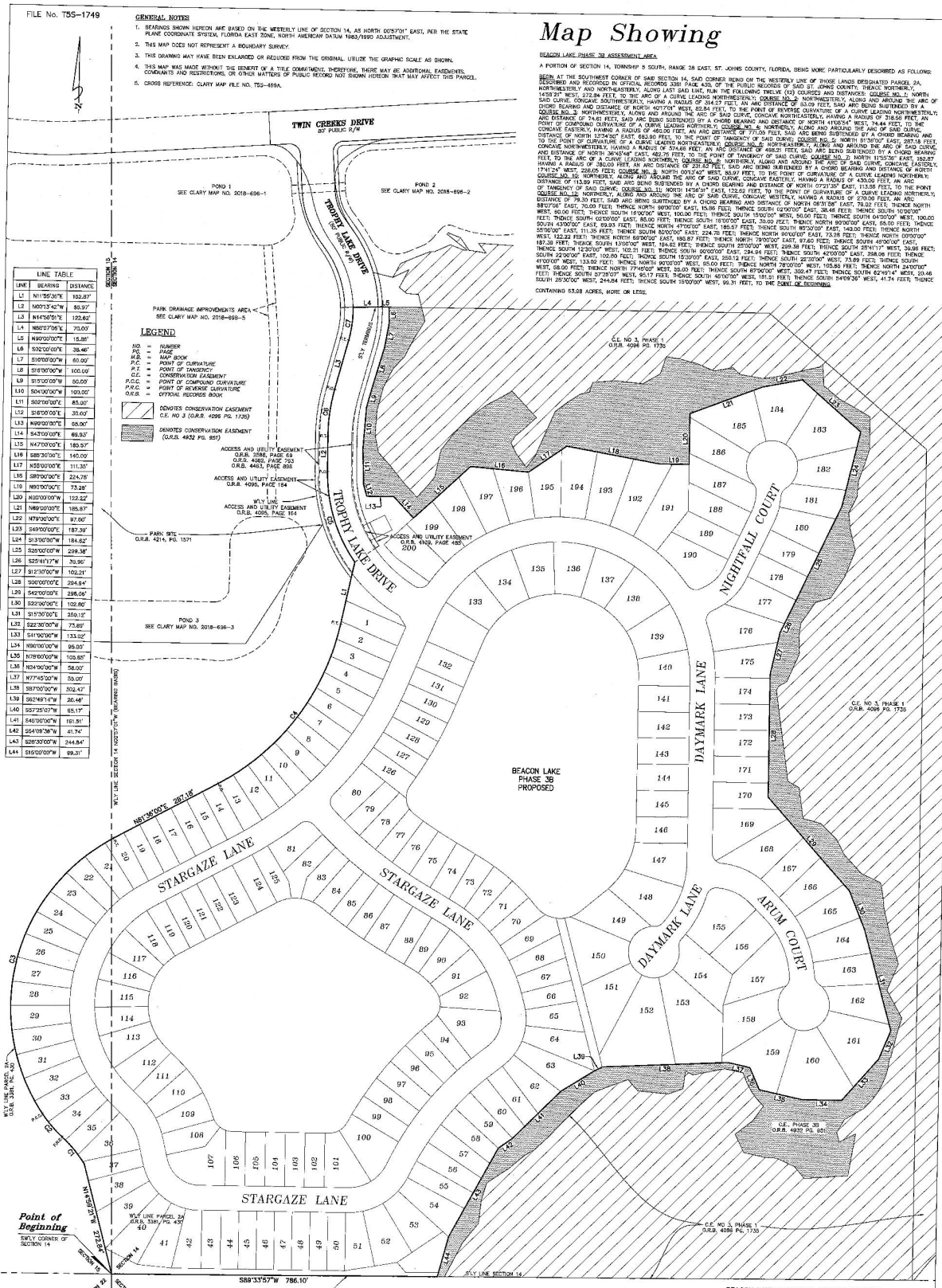
A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 420, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 63.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'04" WEST, 62.94 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°34'50" EAST, 683.60 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°35'00" EAST, 287.18 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°43'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'35" EAST, 150.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'40" WEST, 95.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°54'16" EAST, 172.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'38" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE NORTH 80°00'00" EAST, 15.08 FEET; THENCE SOUTH 02°00'00" EAST, 38.48 FEET; THENCE SOUTH 10°00'00" WEST, 80.00 FEET; THENCE SOUTH 18°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 89.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 85°00'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 50°00'00" EAST, 224.76 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.87 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 49°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.82 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.98 FEET; THENCE SOUTH 22°00'00" EAST, 102.50 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 15°00'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 79°00'00" WEST, 105.80 FEET; THENCE NORTH 24°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 37°25'07" WEST, 65.17 FEET; THENCE SOUTH 54°09'38" WEST, 161.51 FEET; THENCE SOUTH 25°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 53.08 ACRES, MORE OR LESS.

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 14, AS NORTH 00°57'01" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. CROSS REFERENCE: CLARY MAP FILE NO. T5S-689A.




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N11°55'35"E | 152.87' |
| L2 | N00°13'42"W | 85.97' |
| L3 | N14°56'51"E | 122.62' |
| L4 | N58°07'06"E | 70.00' |
| L5 | N90°00'00"E | 15.86' |
| L6 | S02°00'00"E | 38.48' |
| L7 | S10°00'00"W | 80.00' |
| L8 | S18°00'00"W | 100.00' |
| L9 | S15°00'00"W | 50.00' |
| L10 | S04°00'00"W | 100.00' |
| L11 | S02°00'00"E | 85.00' |
| L12 | S16°00'00"E | 30.00' |
| L13 | N90°00'00"E | 65.00' |
| L14 | S43°00'00"E | 89.93' |
| L15 | N47°00'00"E | 185.57' |
| L16 | S85°00'00"E | 140.00' |
| L17 | N55°00'00"E | 111.35' |
| L18 | S50°00'00"E | 224.76' |
| L19 | N90°00'00"E | 73.28' |
| L20 | N00°00'00"W | 122.22' |
| L21 | N69°00'00"E | 185.87' |
| L22 | N79°00'00"E | 97.60' |
| L23 | S49°00'00"E | 187.39' |
| L24 | S13°00'00"W | 184.82' |
| L25 | S25°00'00"W | 299.38' |
| L26 | S25°41'17"W | 39.98' |
| L27 | S12°30'00"W | 102.21' |
| L28 | S00°00'00"E | 294.94' |
| L29 | S42°00'00"E | 298.06' |
| L30 | S22°00'00"E | 102.80' |
| L31 | S15°00'00"E | 250.12' |
| L32 | S22°30'00"W | 73.89' |
| L33 | S41°00'00"W | 133.02' |
| L34 | N90°00'00"W | 95.00' |
| L35 | N79°00'00"W | 105.80' |
| L36 | N24°00'00"W | 58.00' |
| L37 | N77°45'00"W | 55.00' |
| L38 | S87°00'00"W | 302.47' |
| L39 | S62°49'14"W | 20.46' |
| L40 | S37°25'07"W | 65.17' |
| L41 | S45°00'00"W | 161.51' |
| L42 | S54°09'38"W | 41.74' |
| L43 | S25°30'00"W | 244.84' |
| L44 | S15°00'00"W | 99.31' |

## LEGEND

NO. = NUMBER
PG. = PAGE
M.B. = MAP BOOK
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
C.E. = CONSERVATION EASEMENT
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
O.R.B. = OFFICIAL RECORDS BOOK

DENOTES CONSERVATION EASEMENT C.E. NO 3 (O.R.B. 4096 PG. 1735)

DENOTES CONSERVATION EASEMENT (O.R.B. 4932 PG. 851)

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 314.27' | 63.09' | 15°08'53" | N40°17'04"W | 62.94' |
| C2 | 318.58' | 74.61' | 13°25'08" | N41°08'54"W | 74.44' |
| C3 | 460.00' | 771.00' | 96°02'20" | N12°34'50"E | 683.60' |
| C4 | 574.66' | 498.21' | 49°40'25" | N36°43'48"E | 482.75' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C5 | 380.00' | 231.62' | 34°55'25" | N17°41'24"W | 228.05' |
| C6 | 430.00' | 113.89' | 15°10'32" | N07°21'35"E | 113.56' |
| C7 | 270.00' | 79.30' | 16°49'44" | N06°31'38"E | 79.02' |

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

BEACON LAKE PHASE 3B ASSESSMENT MAP

| REVISION DATE | DRAFTER | WORK ORDER NO. | REASON FOR REVISION |
|---|---|---|---|
| | | | |

THIS MAP OR REPORT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF ADMINISTRATIVE SERVICES, PURSUANT TO SECTION 472.027, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE DATE AND STATUTE REVISED.

THIS DRAWING SHEETS, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR REPORT IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON AND IS NOT TRANSFERABLE.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3729
10151 DEERWOOD PARK ROAD
JACKSONVILLE, FLORIDA 32256
(904) 355-7783
WWW.CLARYASSOC.COM

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6756

FILE No. T5S-1749

JOB No. 2021-953 DRAFTING: SPB CAD FILE: 2021-953 PHASE 3B ASSESSMENT MAP.DWG CHECKED BY: DATE: 10/22/2021

*5.*

**FIRST AMENDMENT TO**
**ACQUISITION AGREEMENT (MASTER PROJECT)**

**THIS FIRST AMENDMENT TO ACQUISITION AGREEMENT (MASTER PROJECT)** ("**Amendment**") is made and entered into, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**Heartwood 23, LLC,** a Florida limited liability company, the owner and primary developer of lands within the boundary of the District, and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 ("**Developer**").

**RECITALS**

**WHEREAS**, the District was established by Ordinance No. 2016-11 adopted by the Board of County Commissioners in and for St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigate on, landscape and hardscape improvements and other infrastructure projects within or without the boundaries of the District; and

**WHEREAS**, the District and the Developer previously entered into that certain *Acquisition Agreement (Master Project),* effective November 3, 2016 ("**Agreement**"), wherein the District agreed to acquire from the Developer work product, improvements and land related to the District's Master Project (as defined in the Agreement); and

**WHEREAS**, the District is continuing to undertake its Master Project, but does not have sufficient funds to finance the next phases of the Master Project; and

**WHEREAS**, the Developer desires to provide funding to the District for use in connection with the portion of the Master Project relating to Beacon Lake Phase 3B ("**2021 Project - Phase 3B**"), which is described in that *Fourth Supplemental Engineer's Report for the Series 2021 Project,* dated April 6, 2021, provided however that the District agrees to repay the Developer from its proposed *Special Assessment Bonds, Series 2021* ("**2021 Bonds**"), subject to the terms of the Agreement, as modified herein; and

**WHEREAS**, the District and the Developer accordingly desire to amend the Agreement in order to provide for such funding and repayment.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.

**2. ADVANCED FUNDING.** Prior to the issuance of the 2021 Bonds, the Developer shall make available to the District such monies as are necessary to enable the District to proceed with, and expedite, the design, engineering, and construction of the 2021 Project – Phase 3B. The funds ("**Advanced Funds**") shall be placed in the District's depository as determined by the District, and shall be repaid to the Developer solely from available proceeds of the 2021 Bonds, subject to the terms of this Agreement. The District shall individually account for costs incurred and Advanced Funds expended in connection with the 2021 Project – Phase 3B.

**3. ACQUISITIONS AND BOND PROCEEDS.** The following modifications are made to Section 5 of the Agreement with underlining indicated new text:

> The District shall in good faith pursue the issuance of the 2016 Bonds to finance a portion of the Master Project and may in the future, and in its sole discretion, elect to issue additional bonds ("**Future Bonds**") that may be used to finance portions of work acquired hereunder, or that may be used to repay Advanced Funds, that are not financed with the 2016 Bonds. In the event that the District issues the 2016 Bonds (or any Future Bonds) and has bond proceeds available to pay for any portion of the Master Project acquired by the District, or to repay Advanced Funds, and subject to the terms of the applicable documents relating to the 2016 Bonds (or any Future Bonds, as applicable), and applicable law, then the District shall promptly make payment for any such acquired Work Product, Improvements or Real Property, or Advanced Funds (with payment due by the District within 45 days of issuance of such Future Bonds), pursuant to the terms of this Agreement; provided, however, that in the event the District's bond counsel determines that any such acquisitions or repayments are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such acquisitions. Interest shall not accrue on any amounts owed for any prior acquisitions or Advanced Funds. In the event the District does not in its sole discretion, or cannot, issue sufficient bonds within five (5) years from the date of this Agreement to pay for all acquisitions or Advanced Funds hereunder, and, thus does not make payment to the Developer for any unfunded acquisitions or Advanced Funds, then the parties agree that the District shall have no payment or reimbursement obligation whatsoever for those unfunded acquisitions or Advanced Funds. The Developer acknowledges that the District may convey some or all of the Work Product and/or Improvements in the Engineer's Report to a general purpose unit of local government (e.g., the County) and consents to the District's conveyance of such Work Product and/or Improvements prior to any payment being made by the District.
>
> i. The five (5) year reimbursement obligation stated above may be extended an additional five (5) years if permitted by law, and provided that such obligation need not be validated pursuant to

Chapter 75 of the Florida Statutes or other applicable law and such extension does not adversely impact the tax exempt status of the 2016 Bonds in the opinion of bond counsel to the District. The parties agree that the five (5) year reimbursement obligation is hereby extended for an additional five (5) year period for any payments by the District to the Developer for (x) any acquisitions of Work Product, Improvements or Real Property completed after the execution of this Amendment, or (y) Advanced Funds, where the Developer advanced the Advanced Funds after the date of this Amendment.

**4. AFFIRMATION OF AGREEMENT.** Nothing contained herein shall alter or amend the parties' rights and responsibilities under the Agreement, except as expressly amended herein. The Agreement is hereby affirmed, as amended hereby, and continues to constitute a valid and binding agreement between the parties.

**5. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

**6. COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

**WHEREFORE,** the parties below execute the *First Amendment to Acquisition Agreement (Master Project)* to be effective as of April 1, 2021.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____

By: Bruce J. Parker
Its: Chairperson

**HEARTWOOD 23, LLC**

_____

By: Bruce J. Parker
Its: Vice President

*6.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

---

**COLLATERAL ASSIGNMENT AGREEMENT**
**(2021 Bonds – Phase 4 Project)**

**THIS COLLATERAL ASSIGNMENT AGREEMENT** ("**Agreement**") is made and entered into, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**DFC Beacon Lakes, LLC,** a Florida limited liability company, the owner and primary developer of lands within Phase 4 of the District, and whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Developer**").

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District proposes to issue its $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) ("**Phase 4 Bonds**") to finance certain public infrastructure for what is known as "Phase 4" ("**Project**"), as identified in Table 10 (and otherwise defined) in that certain *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021; and

**WHEREAS**, the security for the repayment of the Phase 4 Bonds is the special assessments ("**Assessments**") levied against benefitted lands within Phase 4 ("**Property**"), the legal description of which is attached hereto as **Exhibit A**; and

**WHEREAS**, the District is presently planned to include certain planned product types and units[1] (as used herein with respect to the planned units and/or the undeveloped lands within the Property that may be developed into the planned units, "**Lots**") within the Property; and

**WHEREAS**, "**Development Completion**" will occur when the District's Project is complete, all Lots have been developed, and all other infrastructure work necessary to support the Lots has been completed; and

**WHEREAS**, prior to Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Assessments securing the Bonds; and

**WHEREAS**, in the event of default in the payment of the Assessments, the District has certain remedies – namely, if the Assessments are direct billed, the remedy available to the District would be an action in foreclosure, or if the Assessments are collected pursuant to Florida's uniform method of collection, the remedy for non-payment of the Assessments is the sale of tax-certificates (collectively, "**Remedial Rights**"); and

**WHEREAS**, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development Rights (defined below) to complete development of the community; and

**WHEREAS**, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Property.

**NOW, THEREFORE,** in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Developer and the District agree as follows:

1. **COLLATERAL ASSIGNMENT**.

***Development Rights.*** The Developer hereby collaterally assigns to the District, to the extent assignable and to the extent that they are owned or controlled by the Developer at execution of this Agreement or subsequently acquired by the Developer, all of the Developer's development rights relating to development of the Property and/or the Project (herein, collectively, "**Development Rights**"), as security for the Developer's payment and performance and discharge of its obligation to pay the Assessments levied against the Property owned by the Developer from time to time. The Development Rights shall include the items listed in subsections (a) through (i) below as they pertain to development of the Property and/or the Project:

[1] The number and type of Lots may vary based on final development. Ultimately, and subject to true-up determinations, the Developer is obligated to develop sufficient residential units (i.e., presently planned for 299 residential units, or 292.3 EAUs) that would absorb the full allocation of Assessments securing the 2021 Project - Phase 4 Bonds, where such Assessments are based on the assessment levels for each product type established in the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021.

(a) Zoning approvals, density approvals and entitlements, concurrency and capacity certificates, and development agreements.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, wastewater collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for public buildings and other public improvements relating to the Property.

(e) Permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the development within the Property and construction of improvements thereon, or off-site to the extent such off-site improvements are necessary or required for Development Completion.

(f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the development within the Property or the construction of improvements thereon.

(g) All declarant's rights under any homeowner's association or other similar governing entity with respect to the Property.

(h) All impact fee credits.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

***Exclusions.*** Notwithstanding the foregoing, the Development Rights shall not include any rights which relate solely to: (i) Lots conveyed to homebuilders or end-users, or (ii) any property which has been conveyed to St. Johns County, Florida, the District, any unaffiliated homebuilder, any utility provider, or any governmental or quasi-governmental entity as may be required by applicable permits, approvals, plats, entitlements or regulations affecting the District, if any (items (i) and (ii) referred to herein as "**Permitted Transfer**").

***Rights Inchoate.*** The assignment and assumption of rights under this Agreement shall be inchoate and shall only become an effective and absolute assignment and assumption of the Development Rights, upon failure of the Developer to pay the Assessments levied against the Property; provided, however, that such assignment shall only be effective and absolute to the extent that: (i) this Agreement has not been terminated earlier pursuant to the term of this Agreement, (ii) a Permitted Transfer has not already occurred with respect to the Development Rights, or (iii) a Lot is conveyed to a homebuilder or end-user, in which event such Lot shall be released automatically herefrom.

***Rights Severable.*** To the extent that any Development Rights apply to the Property and additional lands, the Developer shall at the request of the District cooperate and take reasonable steps to separate such rights for the District's use.

2. **WARRANTIES BY DEVELOPER.** The Developer represents and warrants to the District that:

(a) Other than Permitted Transfers, the Developer has made no assignment of the Development Rights to any person other than District.

(b) The Developer is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Agreement.

(c) No action has been brought or threatened which would in any way interfere with the right of the Developer to execute this Agreement and perform all of the Developer's obligations herein contained.

(d) Any transfer, conveyance or sale of the Property shall subject any and all affiliated entities or successors-in-interest of the Developer to the Agreement, except to the extent of a Permitted Transfer.

3. **COVENANTS.** The Developer covenants with District that during the Term (as defined herein):

(a) The Developer will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of the Developer relating to the Development Rights and (ii) give notice to the District of any claim of default relating to the Development Rights given to or by the Developer, together with a complete copy of any such claim.

(b) The Developer agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then outstanding Assessments; to take any action to modify, waive, release or terminate the Development Rights in a manner that would materially impair or impede Development Completion; or otherwise take any action that would materially impair or impede Development Completion.

4. **EVENTS OF DEFAULT**. Any breach of the Developer's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof shall, after the giving of written notice and an opportunity to cure (which cure period shall be not more than thirty (30) days), constitute an "**Event of Default**" under this Agreement. An Event of Default shall also include the transfer of title to Lots owned by Developer pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to District (or its designee), or the acquisition of title to such Lots through the sale of tax certificates.

5. **REMEDIES UPON DEFAULT**. Upon an Event of Default, the District may, as the District's sole and exclusive remedies, take any or all of the following actions, at the District's option:

(a) Perform any and all obligations of the Developer relating to the Development Rights and exercise any and all rights of the Developer therein as fully as the Developer could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development Rights.

(c) Further assign any and all of the Development Rights to a third party acquiring title to the Property or any portion thereof from the District or at a District foreclosure sale.

6. **AUTHORIZATION IN EVENT OF DEFAULT**. In the Event of Default, the Developer does hereby authorize and shall direct any party to any agreement relating to the Development Rights to tender performance thereunder to the District upon written notice and request from the District. Any such performance in favor of the District shall constitute a full release and discharge to the extent of such performance as fully as though made directly to the Developer.

7. **SECURITY AGREEMENT.** This Agreement shall be a security agreement between the Developer, as the debtor, and the District, as the secured party, covering the Development Rights that constitute personal property governed by the Florida Uniform Commercial Code ("**Code**"), and the Developer grants to the District a security interest in such Development Rights. In addition to the District's other rights hereunder, and upon an Event of Default, the District shall have the right to file any and all financing statements that may be required by the District to establish and maintain the validity and priority of the District's security interest rights of a secured party under the Code.

8. **TERM; TERMINATION.** Absent this Agreement becoming effective and absolute, this Agreement shall automatically terminate upon the earliest to occur of the following: (i) payment of the Bonds in full; (ii) Development Completion; and (iii) upon occurrence of a Permitted Transfer, but only to the extent that such Development Rights are with respect to lands that are the subject of the Permitted Transfer (herein, the "**Term**").

9. **AMENDMENT.** This Agreement may be modified in writing only by the mutual agreement of all parties hereto, and only after satisfaction of the conditions set forth in Section 15. Notwithstanding the foregoing, the Project may be materially amended pursuant to the written agreement of the parties hereto, provided that the District Engineer provides a written certificate stating that the amendment will not adversely affect the development of the Project or the planned Phase 4 lots.

10. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon the Developer and its successors and assigns as to the Property or portions thereof. Any transferee shall take title subject to the terms of this Agreement and with respect to the portion of the Property so transferred, provided however that this Agreement shall not apply to any portion of the Property that is the subject of a Permitted Transfer.

11. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

13. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to

the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

15. **THIRD PARTY BENEFICIARIES.** Except as set forth in the following, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Phase 4 Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Phase 4 Bonds, which consent shall not be unreasonably withheld.

16. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

17. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

18. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

19. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

20. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES TO FOLLOW]

**WHEREFORE,** the parties below execute the *Collateral Assignment Agreement (2021 Bonds – Phase 4 Project)* to be effective as of the November 8, 2021.

| **WITNESS** | **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT** |
|---|---|
| By: _____<br>Name: _____ | _____<br>Bruce Parker, Chairperson |
| By: _____<br>Name: _____ | |

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Bruce Parker, Chairperson of the MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AGREEMENT]

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**DFC BEACON LAKES, LLC**

_____
By:_____
Its:_____

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as _____ of DFC BEACON LAKES, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A:** Legal Description for Property

**EXHIBIT A**

## Meadow View at Twin Creeks Community Development District
## Legal Description - Beacon Lake Phase 4

### Appendix - Exhibit 15

The land referred to herein below is situated in the County of St. Johns, State of Florida, and described as follows:

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47"

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WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64

FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11"EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE

NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST,

41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

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**COMPLETION AGREEMENT**
**(2021 Bonds – Phase 4 Project)**

**THIS COMPLETION AGREEMENT** ("**Agreement**") is made and entered into, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**DFC Beacon Lakes, LLC,** a Florida limited liability company, the owner and primary developer of lands within Phase 4 of the District, and whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Developer**").

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the primary developer of Phase 4 of the District; and

**WHEREAS**, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for what is known as the "Phase 4 Project" (herein, **"Project**");

**WHEREAS,** the Project is anticipated to cost $15,750,000 and is described in that certain *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 ("**Engineer's Report**"), and is attached to this Agreement as **Exhibit A**; and

**WHEREAS**, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) (**"Phase 4 Bonds"**); and

**WHEREAS**, in order to ensure that the Project is completed, the Developer and the District hereby agree that the District will be obligated to issue no more than $7,615,000 in Phase 4 Bonds to fund the Project and, subject to the terms and conditions of this Agreement, the Developer will make provision for any additional funds that may be needed in the future for the completion of the Project.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COMPLETION OF PROJECT.** The Developer and District agree and acknowledge that the District's proposed Phase 4 Bonds will provide only a portion of the funds necessary to complete the Project. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the improvements in the Project which remain unfunded including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related work product and soft costs (together, "**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. The District and Developer hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and means by which the District has elected to provide any and all portions of the Remaining Improvements not funded by the Phase 4 Bonds.

a. ***Subject to Existing Contract -*** When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.

b. ***Not Subject to Existing Contract –*** When any portion of the Remaining Improvements is <u>not</u> the subject of an existing District contract, the Developer may choose to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements.

**3. OTHER CONDITIONS AND ACKNOWLEDGMENTS**

a. ***Material Changes to Project –*** The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the Project may change from that described in the Engineer's Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Project shall be made by a written amendment to the Engineer's Report, which shall include an estimate of the cost of the changes, and shall require the consent of the Developer and the District, as well as the Trustee to the extent required by Section 9. Such consent is not necessary and the Developer must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the Project is materially changed in response to a requirement imposed by a regulatory agency.

b. ***Conveyances –*** The District and Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as

provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances shall done in a manner consistent with the Acquisition Agreement and, without intending to limit the same, shall include all necessary real property interests for the District to own, operate and maintain the Remaining Improvements. Further, and in addition to any requirements under the Acquisition Agreement, such conveyances shall also include all right, title, interest, and benefit of the Developer, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, with respect to the creation of the Remaining Improvements.

4. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Phase 4 Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project with the proceeds of the Phase 4 Bonds in the event of such a default. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

5. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen,

and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

9. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Phase 4 Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Phase 4 Bonds, which consent shall not be unreasonably withheld.

10. **ASSIGNMENT.** The District and the Developer may only assign this Agreement or any monies to become due hereunder with the prior written approval of the other, and only after satisfaction of the conditions set forth in Section 9 above.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, and only after satisfaction of the conditions set forth in Section 9 above. Notwithstanding the foregoing, the Project may be materially amended pursuant to the written agreement of the parties hereto, provided that the District Engineer provides a written certificate stating that the amendment will not adversely affect the development of the Project or the planned Phase 4 lots.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

13. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

14. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

**WHEREFORE,** the parties below execute the *Completion Agreement (2021 Bonds – Phase 4 Project)* to be effective as of November 8, 2021.

**MEADOW VIEW AT TWIN CREEKS**
**COMMUNITY DEVELOPMENT DISTRICT**

_____
Bruce Parker
Chairperson, Board of Supervisors

**DFC BEACON LAKES, LLC**

_____
By:_____
Its:_____

**Exhibit A:** *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021

*8.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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**TRUE-UP AGREEMENT**
**(2021 Bonds – Phase 4 Project)**

**THIS TRUE-UP AGREEMENT** ("**Agreement**") is made and entered into by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**DFC Beacon Lakes, LLC,** a Florida limited liability company, the owner and primary developer of lands within Phase 4 of the District, and whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Developer**").

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS,** the Developer is currently the owner and primary developer of Phase 4 ("**Property**") within the District, as described in **Exhibit A** attached hereto; and

**WHEREAS**, for the benefit of the Property, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services known as the "2021 Project – Phase 4" ("**Project**") and as defined in the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 ("**Engineer's Report**"); and

**WHEREAS**, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) (**"Phase 4 Bonds"**); and

**WHEREAS**, pursuant to Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, and 2022-03 (together, "**Assessment Resolutions**"), the District has taken certain steps necessary to impose debt

service special assessment lien(s) ("**Debt Assessments**") on the Property pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to secure repayment of the Phase 4 Bonds; and

**WHEREAS**, as part of the Assessment Resolutions, the District adopted the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021 ("**Assessment Report**"), which is on file with the District and expressly incorporated herein by this reference; and

**WHEREAS,** Developer agrees that the Property benefits from the timely design, construction, or acquisition of the Project; and

**WHEREAS,** Developer agrees that the Debt Assessments, which were imposed on the lands within the District, have been validly imposed and constitute valid, legal, and binding liens upon the Property; and

**WHEREAS,** the Assessment Resolutions together with the Assessment Report provide that as the Property is platted, the allocation of the amounts assessed to and constituting a lien upon the Property would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the Property, which assumptions were provided by Developer; and

**WHEREAS,** Developer intends to plat and develop the Property based on then-existing market conditions, and the actual densities developed may be at some density less than the densities assumed in the Assessment Report; and

**WHEREAS,** as more fully described by the Assessment Resolutions, the Assessment Report anticipates a "true-up" mechanism by which the Developer shall make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the principal amount of assessments to be assigned under the Assessment Report as compared to the amount able to be assigned as reconfigured.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF ASSESSMENTS.** Developer agrees that the Assessment Resolutions have been duly adopted by the District. Developer further agrees that the Debt Assessments imposed as liens by the District are legal, valid, and binding liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Developer waives any defect in notice or publication or in the proceedings to levy, impose, and collect the Debt Assessments on the Property, and further waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Debt Assessments. Developer further agrees that to the extent Developer fails to timely pay all Debt Assessments collected by mailed notice of the District, said unpaid Debt Assessments (including True-Up Payments) may be placed on the

tax roll by the District for collection by the County Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year.

3. **WAIVER OF PREPAYMENT RIGHT.** Developer waives any rights it may have under Section 170.09, *Florida Statutes*, to prepay the Debt Assessments without interest within thirty (30) days of completion of the improvements.

*4.* **SPECIAL ASSESSMENT REALLOCATION; TRUE-UP PAYMENTS.** The Assessment Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the Property. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), and subject to the conditions set forth in the Assessment Report, the plat or site plan (either, herein, "**Proposed Plat**") shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or this Agreement. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. If such Proposed Plat is consistent with the development plan as identified in the Assessment Report, the District shall allocate the Debt Assessments to the product types being platted and the remaining unplatted portion of the Property in accordance with the Assessment Report, and cause the Debt Assessments to be recorded in the District's Improvement Lien Book. If a change in development shows a net increase in the overall principal amount of Debt Assessments able to be assigned to the Property, then the District may undertake a pro rata reduction of Debt Assessments for all assessed properties within the Property, or may otherwise address such net increase as permitted by law.

However, if a change in development as reflected in a Proposed Plat results in a net decrease in the overall principal amount of Debt Assessments able to be assigned to the planned units described in the Assessment Report, and located within the Property, and using any applicable test(s) set forth in the Assessment Report (if any), then the District shall, subject to the provisions below, require the Developer(s) of the lands encompassed by the Proposed Plat and the remaining undeveloped lands in the Property (as applicable) to pay a "**True-Up Payment**" equal to the shortfall in Debt Assessments resulting from the reduction of planned units plus any applicable interest and/or collection fees. In considering whether to require a True-Up Payment, the District shall consider any requests for a deferral of true-up. In order to obtain such a deferral, a Developer seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped portion of the Property, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the Property, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferred shall be in its reasonable discretion, and such decision may require that the Developer provide additional information. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Debt Assessments to pay debt service on the Phase 4 Bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any True-Up Payment shall become due and payable prior to platting by the Developer of the lands subject to the Proposed Plat (and any other lands that caused the True-Up Payment as reasonably determined by the District's Assessment Consultant), shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Phase 4 Bonds to the interest payment date that occurs at least 45 days after the True-

Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the Phase 4 Bonds)).

All Debt Assessments levied run with the Property, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Debt Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

5. **ENFORCEMENT.** This Agreement is intended to be an additional method of enforcement of Developer's obligation to pay the Debt Assessments and to abide by the requirements of the reallocation of Debt Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by either party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

6. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon Developer and its successors and assigns as to the Property or portions thereof, and any transferee of any portion of the Property as set forth in this Section. Developer shall not transfer any portion of the Property to any third party, without first satisfying any True-Up Payment that results from any true-up determinations made by the District. Regardless of whether the conditions of this subsection are met, any transferee shall take title subject to the terms of this Agreement, but only to the extent this Agreement applies to the portion of the Property so transferred. As a point of clarification, and provided that any True-Up Payment is first made (which may be confirmed from an estoppel letter issued by the District through its District Manager), any platted lot conveyed to an end user with a home that has received a certificate of occupancy is automatically and forever released from the terms and conditions of this Agreement. Also provided that any True-Up Payment is first made (which may be confirmed from an estoppel letter issued by the District through its District Manager), any platted lot that is restricted from re-platting and is conveyed to a homebuilder is automatically and forever released from the terms and conditions of this Agreement, provided however that such platted lot is not in fact re-platted.

7. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, but only after satisfaction of the conditions set forth in Section 12.

9. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

10. **NOTICE.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein. Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

12. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Phase 4 Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Phase 4 Bonds, which consent shall not be unreasonably withheld.

13. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

14. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

17. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**WHEREFORE,** the parties below execute the *True-Up Agreement (Phase 4 Bonds)* to be effective as of November 8, 2021.

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Bruce Parker, Chairperson

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Bruce Parker, Chairperson of the MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE FOR TRUE-UP AGREEMENT (PHASE 4 BONDS)]

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**DFC BEACON LAKES, LLC**

_____
By:_____
Its:_____

**STATE OF _____**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as _____ of DFC BEACON LAKES, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A:** Legal Description

**EXHIBIT A**

## Meadow View at Twin Creeks Community Development District
## Legal Description - Beacon Lake Phase 4

## Appendix - Exhibit 15

The land referred to herein below is situated in the County of St. Johns, State of Florida, and described as follows:

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47"

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WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64

FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11"EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE

NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST,

41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

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*9.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**
**SUPPLEMENTAL DECLARATION OF CONSENT**
**(2021 BONDS – PHASE 4 PROJECT)**

**DFC Beacon Lakes, LLC,** a Florida limited liability company, together with its successors and assigns (together, **"Landowner"**), represents that it is the owner of 100% of the land (**"Property"**) described in **Exhibit A** attached hereto and made a part hereof, and further declares, acknowledges and agrees as follows:

1. This document is intended to supplement that prior *Declaration of Consent (Master & 2016 Assessments)* recorded at Instrument #2016073449, Book 4283, Pages 1606 et seq., recorded in the Official Records of St. Johns County, Florida (**"2016 Declaration"**), that prior *Supplemental Declaration of Consent (Amended Master & 2018 Assessments)* recorded at Instrument #2018083056, Book 4642, Pages 934 et seq., recorded in the Official Records of St. Johns County, Florida (**"2018 Declaration"**), that prior *Supplemental Declaration of Consent (2019 Assessments)* recorded at Instrument #2019013091, Book 4685, Pages 936 et seq., recorded in the Official Records of St. Johns County, Florida (**"2019 Declaration"**), and that prior *Supplemental Declaration of Consent (2020 Assessments)* recorded at Instrument #2020041981, Book 4954, Page 973 et seq., recorded in the Official Records of St. Johns County, Florida (**"2020 Declaration,"** together with the 2016 Declaration, 2018 Declaration, and 2019 Declaration, **"Prior Declaration"**), all of which remain in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Disclosure.

2. The District has lawfully adopted Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, and 2022-03 (together, **"2021 Project – Phase 4 Assessment Resolutions"**) and thereby levied non-ad valorem special assessments (**"2021 Project – Phase 4 Assessments"**) on the lands described in **Exhibit A** and to secure the repayment of the District's $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) (**"2021 Project – Phase 4 Bonds"**).

3. Such 2021 Project – Phase 4 Assessments are legal, valid and binding first liens upon the Property, as described in **Exhibit A**, pursuant to the proceedings of the District levying the 2021 Project – Phase 4 Assessments, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid. Further, as part of the 2021 Project – Phase 4 Assessments, the 2021 Project – Phase 4 Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances. The Landowner hereby waives any and all rights, remedies, and other actions now or hereafter contemplated to contest, challenge, or otherwise dispute or object to the establishment and/or existence of the District, the 2021 Project – Phase 4 Assessment Resolutions, the 2021 Project – Phase 4 Assessments, and all proceedings undertaken by the District in connection therewith.

4. The Landowner further acknowledges and agrees that (i) the 2021 Project – Phase 4 Assessments, the 2021 Project – Phase 4 Assessment Resolutions, and the terms of the financing documents (**"Financing Documents"**) related to the District's issuance of the 2021 Project – Phase 4 Bonds are valid and binding obligations enforceable in accordance with their terms; and (ii) there are no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the 2021 Project – Phase 4 Assessments or claims of invalidity, deficiency or unenforceability of the 2021 Project – Phase 4 Assessments, 2021 Project – Phase 4 Assessment Resolutions, or Financing Documents (and the Landowner hereby expressly waives any such claims, offsets, defenses or counterclaims). Further, the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings relating to enforcement of the 2021 Project – Phase 4 Assessments cannot be commenced until one (1) year after the date of the Landowner's default and agree that immediate use of remedies in Chapter 170, *Florida Statutes,* is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*.

5. The Landowner hereby waives the right granted in Section 170.09, *Florida Statutes*, to prepay the 2021 Project – Phase 4 Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay 2021 Project – Phase 4 Assessments under the circumstances set forth in the 2021 Project – Phase 4 Assessment Resolutions.

6. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes*, including, without limitation, Section 197.573, *Florida Statutes*. Other information regarding the 2021 Project – Phase 4 Assessments is available from the District's Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

7. This Declaration may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signatures of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

**THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO ALL INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.**

[SIGNATURES ON FOLLOWING PAGE]

To be effective as of the 8th day of November, 2021.

**WITNESS**

By: _____
Name: _____

By: _____
Name: _____

**DFC BEACON LAKES, LLC**

_____
By:_____
Its:_____

**STATE OF** _____
**COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2021, by _____, as _____ of DFC Beacon Lakes, LLC, on its behalf. He [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

**Exhibit A:** Legal Description of 2021 Project – Phase 4

**EXHIBIT A**

## Meadow View at Twin Creeks Community Development District
## Legal Description - Beacon Lake Phase 4

### Appendix - Exhibit 15

The land referred to herein below is situated in the County of St. Johns, State of Florida, and described as follows:

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47"

WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64

FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11"EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE

NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST,

41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

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41508.0007

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**ACQUISITION AGREEMENT**
**(2021 Bonds – Phase 4 Project)**

**THIS ACQUISITION AGREEMENT** ("**Agreement**") is made and entered into, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**DFC Beacon Lakes, LLC,** a Florida limited liability company, the owner and primary developer of lands within Phase 4 of the District, and whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Developer**").

**RECITALS**

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the primary owner of lands within Phase 4 of the District; and

**WHEREAS**, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services known as the "Phase 4 Project" (herein, **"Project**") and as detailed in the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 (**Engineer's Report**"), attached to this Agreement as **Exhibit A**; and

**WHEREAS**, the District intends to finance all or a portion of the Project through the use of proceeds from its $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) ("**Bonds**"); and

**WHEREAS,** the District has not had sufficient monies on hand to allow the District to contract directly for: (i) the preparation of the surveys, testing, reports, drawings, plans, permits, specifications, and related documents necessary to complete the Project ("**Work Product**"); or (ii) construction and/or installation of the improvements comprising the Project ("**Improvements**"); and

**WHEREAS,** the District acknowledges the Developer's need to commence development of the lands within the District in an expeditious and timely manner; and

**WHEREAS,** in order to avoid a delay in the commencement of the development of the Work Product and/or the Improvements, the Developer has advanced, funded, commenced, and completed and/or will complete certain of the Work Product and/or Improvements; and

**WHEREAS,** the Developer and the District are entering into this Agreement to set forth the process by which the District may acquire the Work Product, the Improvements, and any related real property interests ("**Real Property**") and in order to ensure the timely provision of the infrastructure and development.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. ADVANCED FUNDING.** Prior to the issuance of the Bonds, the Developer may elect to make available to the District such monies as are necessary to enable the District to proceed with, and expedite, the design, engineering, and construction of the Project. The funds ("**Advanced Funds**") shall be placed in the District's depository as determined by the District, and shall be repaid to the Developer solely from available proceeds of the Bonds, subject to the terms of this Agreement. The District shall individually account for costs incurred and Advanced Funds expended in connection with the Project.

**3. WORK PRODUCT AND IMPROVEMENTS.** The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the parties may jointly agree upon (each, an "**Acquisition Date**"). Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), and the requirements of this Agreement, the District agrees to acquire completed Work Product and Improvements that are part of the Project.

a. ***Request for Conveyance and Supporting Documentation*** **–** When Work Product or Improvements are ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Work Product and/or Improvement and estimated cost. Additionally, the Developer agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as bills of sale or such other instruments as may be requested by the District, and (iii) any other releases, warranties, indemnifications or documentation as may be reasonably requested by the District.

b. ***Costs*** **–** Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay the lesser of (i) the actual cost of creation/construction of the Work Product or Improvements, and (ii) the fair market value of the Work Product or Improvements. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for any Work Product and/or Improvements. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors (**"Board"**) whether the cost being paid is the lesser of (i) the actual cost of creation/construction of the Work Product or Improvements, and (ii) the fair market value of the Work Product or Improvements.

The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's Trustee for the Bonds ("**Trustee**").

c. ***Conveyances on "As Is" Basis.*** Unless otherwise agreed, all conveyances of Work Product and/or Improvements shall be on an "as is" basis. That said, the Developer agrees to assign, transfer and convey to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

d. ***Right to Rely on Work Product and Releases –*** The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to any Work Product conveyed hereunder, as well as all common law, statutory, and other reserved rights, including all warranties and copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall reasonably obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.

e. ***Transfers to Third Party Governments; Payment for Transferred Property –*** If any item acquired is to be conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications, documents, bonds, warranties, and/or forms of security as may be required by that governmental body, if any. Further, the Developer shall make reasonable efforts to transfer such Work Product and/or Improvements to the District pursuant to the terms of this Agreement, and prior to the transfer of such Work Product and/or Improvements to the third-party governmental entity. Regardless, and subject to the terms of this Agreement, any transfer, dedication, conveyance or assignment of such Work Product and/or Improvements directly to a third-party governmental entity prior to the District's acquisition of the Work Product and/or Improvements shall be deemed a transfer to the District of such Work Product and/or Improvements and then a re-transfer to the third party governmental entity.

f. ***Permits –*** The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.

g. ***Engineer's Certification*** – The District shall accept any completed Work Product and/or Improvements where the District Engineer (or other consulting engineer reasonably acceptable to the District), in his/her professional opinion, is able to

certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are part of the Project; (ii) the price for such Work Product and/or Improvements did not exceed the lesser of the cost of creating the Work Product and/or Improvements or the fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

**4. CONVEYANCE OF REAL PROPERTY.** The Developer agrees that it will convey to the District at or prior to the applicable Acquisition Date as determined solely by the District, by a special warranty deed or other instrument acceptable to the Board together with a metes and bounds or other description, the Real Property upon which any Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements.

**a.** ***Cost.*** The parties agree that all Real Property shall be provided to the District at no cost, unless (i) the costs for the Real Property are expressly included as part of the Project, as described in the Engineer's Report, and (ii) the purchase price for the Real Property is the lesser of the appraised value of the Real Property, based on an appraisal obtained by the District for this purpose, or the cost basis of the Real Property to the Developer.

**b.** ***Fee Title and Other Interests –*** The District may determine in its reasonable discretion that fee title for Real Property is not necessary and in such cases shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable.

**c.** ***Developer Reservation –*** Any conveyance of Real Property hereunder by special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof.

**d.** ***Fees, Taxes, Title Insurance –*** The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner's title insurance policy or other evidence of title in a form satisfactory to the District.

**e.** ***Boundary Adjustments –*** Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order

to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. The parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. Developer agrees that if a court or other governmental entity determines that a re-platting of the lands within the District is necessary, Developer shall pay all costs and expenses associated with such actions.

**5. TAXES, ASSESSMENTS, AND COSTS.**

**a.** ***Taxes and Assessments on Property Being Acquired***. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the County tax collector an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

**i.** If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.

**ii.** Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

**b.** ***Notice.*** The parties agree to provide notice to the other within thirty (30) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments, or costs imposed on the property acquired by the District as described in subsection a. above. The Developer covenants to make any payments due hereunder in a timely manner in accord with Florida law. In the event that the Developer fails to make timely payment of any such taxes, assessments, or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

**c.** ***Tax liability not created.*** Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the parties reserve all respective rights to challenge, pay under

protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

**6. ACQUISITIONS AND BOND PROCEEDS.** The District may in the future, and in its sole discretion, elect to issue Bonds that may be used to finance portions of work acquired hereunder, as well as reimburse Advanced Funds. In the event that the District issues the Bonds and has bond proceeds available to pay for any portion of the Project acquired by the District, or any Advanced Funds, and subject to the terms of the applicable documents relating to the Bonds, then the District shall promptly make payment for any such acquired Work Product, Improvements or Real Property, or reimbursable Advanced Funds, pursuant to the terms of this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property owned by the Developer, or is in default under any agreements between the Developer and the District, or, further, in the event the District's bond counsel determines that any such acquisitions or payments for Advanced Funds are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing. Interest shall not accrue on any amounts owed for any prior acquisitions, or Advanced Funds. In the event the District does not or cannot issue sufficient bonds within five (5) years from the date of this Agreement to pay for all acquisitions hereunder, and Advanced Funds, and, thus does not make payment to the Developer for any unfunded acquisitions, or any unreimbursed Advanced Funds, then the parties agree that the District shall have no payment or reimbursement obligation whatsoever for those unfunded acquisitions, or unreimbursed Advanced Funds. The Developer acknowledges that the District may convey some or all of the Work Product and/or Improvements in the Engineer's Report to a general purpose unit of local government (e.g., the County) and consents to the District's conveyance of such Work Product and/or Improvements prior to any payment being made by the District.

**7. CONTRIBUTIONS.** [RESERVED.]

**8. IMPACT FEE CREDITS.** [RESERVED.]

**9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under an applicable trust indenture for the Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project in the event of such a default. Notwithstanding the foregoing, neither the District nor the Developer shall be liable for any consequential, special, indirect or punitive damages due to a default hereunder. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

**10. ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**11. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

**12. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

**13. NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**14. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

**15. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

**16. ASSIGNMENT.** Neither the District nor the Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

**17. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

**18. PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

**19. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**20. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

**21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**22. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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**WHEREFORE,** the parties below execute the *Acquisition Agreement (2021 Bonds – Phase 4 Project)* to be effective as of November 8, 2021.

**MEADOW VIEW AT TWIN CREEKS**
**COMMUNITY DEVELOPMENT DISTRICT**

_____
Bruce Parker
Chairperson, Board of Supervisors

**DFC BEACON LAKES, LLC**

_____
By:_____
Its:_____

**Exhibit A:** *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021

**EXHIBIT A**

*11.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**
**SUPPLEMENTAL NOTICE OF IMPOSITION OF DEBT ASSESSMENTS**
**AND GOVERNMENTAL LIENS OF RECORD**
**(2021 BONDS / PHASE 3B PROJECT & PHASE 4 PROJECT)**

This document supplements that prior *Notice of Imposition of Debt Assessments and Governmental Liens of Record (Master & 2016 Assessments)* (**"2016 Notice"**) recorded at Instrument #2016073451, Book 4283, Pages 1660 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect, that *Supplemental Notice of Imposition of Debt Assessments and Governmental Liens of Record (Amended Master & 2018 Assessments)* (**"2018 Notice"**) recorded at Instrument #2018083058, Book 4642, Pages 994 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect, that *Supplemental Notice of Imposition of Debt Assessments and Governmental Liens of Record (2019 Assessments)* (**"2019 Notice"**) recorded at Instrument #2019013093, Book 4685, Pages 966 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect, and that *Supplemental Notice of Imposition of Debt Assessments and Governmental Liens of Record (2020 Assessments)* (**"2020 Notice,"** together with the 2016 Notice and 2018 Notice, **"Prior Notices"**) recorded at Instrument #2020041982, Book 4954, Pages 978 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Notices. The legal description of the boundaries of the District is attached hereto as **Exhibit A**.

**PLEASE TAKE NOTICE** that, in addition to the previously adopted Resolutions 2016-21, 2016-24, 2016-30, 2017-01, 2017-04, 2017-05, 2018-03, 2018-07, 2019-06, 2020-05, and 2020-06 (**"Prior Assessment Resolutions"**), the District has further adopted Resolution 2022-02 (**"2021 Project – Phase 3B Assessment Resolution"**) and Resolution 2022-03 (**"2021 Project – Phase 4 Assessment Resolution"** together with the 2021 Project – Phase 3B Assessment Resolution, the **"2021 Assessment Resolutions"**, and the 2021 Assessment Resolutions with the Prior Assessment Resolutions, the **"Assessment Resolutions"**). The 2021 Project – Phase 3B Assessment Resolution levied and imposed special assessments (**"2021 Project – Phase 3B Assessments"**) as part of the Debt Assessments to secure the repayment of the District's $5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B). The 2021 Project – Phase 4 Assessment Resolution levied and imposed special assessments ("**2021 Project – Phase 4 Assessments**" together with the 2021 Project – Phase 3B Assessments, the "**2021 Assessments**") as part of the Debt Assessments to secure the repayment of the District's $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4). The 2021 Assessment Resolutions levied and imposed the 2021 Assessments as set forth in (i) the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018; and (ii) the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021 (together, **"2021 Assessment Report"**). Such 2021 Project – Phase 3B Assessments are levied on the assessable lands platted as Phase 3B, and such 2021 Project – Phase 4 Assessments are levied on the assessable lands platted as Phase 4, as more specifically described in the 2021 Assessment Report (which lands are less than all of the lands described in **Exhibit A**), and are pledged to repay bonds

issued to finance the District's "**2021 Project – Phase 3B**" and "**2021 Project – Phase 4**," respectively, as part of the overall Master Project and as described in the *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 (**"2021 Engineer's Report"**). As a point of clarification, the 2021 Project – Phase 3B Assessments and 2021 Project – Phase 4 Assessments are separate and distinct liens, and are levied on different property (Phase 3B and Phase 4, respectively).

A copy of the 2021 Assessment Report, 2021 Engineer's Report and the 2021 Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.416, *Florida Statutes*, or by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

The Debt Assessments, as amended, and which include the 2021 Assessments, were legally and validly determined and levied in accordance with all applicable requirements of Florida law. The Debt Assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the applicable lands against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Debt Assessments, the Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective if the District undergoes merger, boundary amendment, name change, or other similar circumstance.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

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**IN WITNESS WHEREOF**, this Supplemental Notice has been executed to be effective as of the 8th day of November, 2021, and recorded in the Official Records of St. Johns County, Florida.

**WITNESS**

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Bruce Parker
Chairperson, Board of Supervisors

**STATE OF** _____
**COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2021, by Bruce Parker, as Chairman of Meadow View at Twin Creeks Community Development District, on its behalf. He [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of _____

**EXHIBIT A:** Legal Description of District Lands
**EXHIBIT B:** Legal Description of Phase 3B
**EXHIBIT C:** Legal Description of Phase 4

# EXHIBIT A:
Legal Description of Boundaries of District

## Meadow View at Twin Creeks Community Development District
## Legal Description – Master Project
## APPENDIX – EXHIBIT 13

Parcel 2A

A Part Of Sections 9, 10, 11, 14 And 15, All Lying Within Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°06'17" West, Along The Westerly Line Of Said Section 15, A Distance Of 2655.18 Feet; Thence North 00°50'08" West, Continuing Along Said Westerly Line Of Section 15, 1638.96 Feet To The Point Of Beginning; Thence Continue North 00°50'08" West, Along Said Westerly Line Of Section 15, 1063.63 Feet; Thence South 89°12'49" West, 47.18 Feet; Thence North 00°47'11" West, 80.97 Feet; Thence North 73°31'30" East, 211.36 Feet; Thence North 16°36'20" West, 62.03 Feet; Thence North 26°09'26" West, 232.84 Feet To An Intersection With A Line Lying 10.00 Feet Southeasterly Of And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210 (A 150.00 Foot Right Of Way Per St. Johns County Right Of Way Map Dated 8-15-2002); Thence North 51°03'23" East, Along Last Said Line, 1364.84 Feet; Thence South 37°37'34" East, 342.24 Feet; Thence South 52°26'32" West, 284.47 Feet; Thence South 05°25'48" West, 210.26 Feet; Thence South 10°09'43" East, 78.81 Feet; Thence South 10°12'14" West, 50.80 Feet; Thence South 38°25'05" West, 37.01 Feet; Thence South 45°00'00" West, 28.28 Feet; Thence North 79°12'57" West, 42.76 Feet; Thence North 76°22'23" West, 33.96 Feet; Thence North 30°57'50" West, 46.65 Feet; Thence North 40°45'49" West, 76.58 Feet; Thence North 45°00'00" West, 18.48 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 31.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 63°58'50" East, 31.18 Feet; Thence South 51°03'23" West, 188.44 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 140.00 Feet, An Arc Distance Of 34.99 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 43°53'47" West, 34.90 Feet; Thence South 36°44'12" West, 25.73 Feet; Thence South 17°11'55" East, 41.38 Feet; Thence South 00°00'00" West, 112.00 Feet; Thence South 23°44'58" West, 81.94 Feet; Thence South 43°31'49" West, 57.55 Feet; Thence South 05°08'33" West, 50.02 Feet; Thence South 20°06'59" East, 41.30 Feet; Thence South 15°29'01" East, 58.80 Feet; Thence South 08°09'34" West, 155.15 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 140.00 Feet, An Arc Distance Of 143.65 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 74°46'37" East, 137.43 Feet; Thence North 71°33'31" East, 95.82 Feet; Thence North 34°56'44" East, 18.73 Feet; Thence North 48°39'08" East, 99.90 Feet; Thence North 44°20'29" East, 61.52 Feet; Thence North 45°49'49" East, 48.80 Feet; Thence North 45°00'00" East, 7.07 Feet; Thence North 03°56'43" East, 116.28 Feet; Thence North 09°01'39" West, 108.34 Feet; Thence North 27°04'19" East, 50.54 Feet; Thence North 14°30'01" East, 59.91 Feet; Thence North 69°35'24" East, 45.88 Feet; Thence South 71°00'12" East, 64.51 Feet; Thence South 57°43'37" East, 25.52 Feet; Thence South 33°18'28" East, 111.26 Feet; Thence North 66°14'00" East, 179.58 Feet; Thence North 23°46'00" West, 110.00 Feet; Thence North 66°14'00" East, 192.92 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 240.00 Feet, An Arc Distance Of 243.40 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 37°10'47" East, 233.10 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 415.00 Feet, An Arc Distance Of 539.68 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°31'07" West, 502.44 Feet; Thence North 21°44'09" East, 76.92 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 212.41 Feet, An Arc Distance Of 225.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 08°38'22" West, 214.81 Feet; Thence North 39°00'52" West, 34.11 Feet; Thence North 84°00'52" West, 134.75 Feet To An Intersection With The Aforesaid Line Lying 10.00 Southeasterly And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210; Thence North 51°03'23" East, Along Last Said Line, 314.76 Feet; Thence South 09°28'01" West, 96.50 Feet; Thence South 35°31'59" East, 74.37 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 300.00 Feet, An Arc Distance Of 351.59 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 01°57'30" East, 331.81 Feet; Thence South 31°36'59" West, 52.36 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 297.93 Feet, An Arc Distance Of 264.20 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 06°12'41" West, 255.63 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 335.00 Feet, An Arc Distance Of 490.35 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 61°07'35" East, 447.73 Feet; Thence North 76°56'28" East, 786.40 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 790.00 Feet, An Arc Distance Of 117.08 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 81°11'12" East, 116.97 Feet; Thence North 03°52'43" West, 96.60 Feet; Thence North 00°00'00" East, 121.00 Feet; Thence North 16°04'25" East, 61.40 Feet; Thence North 24°37'25" East, 79.20 Feet; Thence North 21°11'39" East, 52.55 Feet; Thence North 19°12'46" East, 69.89 Feet; Thence North 27°04'19" West, 50.54 Feet; Thence North 06°06'56" West, 56.32 Feet; Thence North 07°25'53" East, 69.58 Feet; Thence North 56°00'13" East, 51.87 Feet; Thence North 30°37'07" East, 56.94 Feet; Thence North 36°52'12" East, 45.00 Feet; Thence North 23°46'55" East, 47.61 Feet To A Point On A Curve;

Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 882.15 Feet, An Arc Distance Of 167.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 28°41'18" West, 167.51 Feet; Thence North 50°11'40" West, 10.13 Feet; Thence North 55°08'44" West, 68.24 Feet; Thence North 29°44'42" West, 64.50 Feet; Thence North 67°40'17" West, 60.54 Feet; Thence South 52°25'53" West, 32.80 Feet; Thence South 27°15'19" West, 37.12 Feet; Thence North 85°41'02" West, 53.15 Feet; Thence North 10°27'36" West, 66.10 Feet; Thence North 14°10'20" East, 102.11 Feet; Thence North 07°51'12" West, 117.10 Feet; Thence North 30°33'21" East, 96.38 Feet; Thence North 63°26'06" East, 129.69 Feet; Thence North 29°53'56" West, 239.15 Feet; Thence South 86°13'42" West, 20.21 Feet; Thence North 54°29'15" West, 43.60 Feet; Thence North 38°55'49" West, 1.06 Feet; Thence North 38°16'59" West, 2.99 Feet; Thence North 37°14'55" West, 2.27 Feet; Thence North 36°17'02" West, 5.12 Feet; Thence North 35°32'24" West, 2.90 Feet; Thence North 34°29'56" West, 8.98 Feet To An Intersection With The Aforesaid Line Lying 10.00 Southeasterly Of And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210; Thence North 51°03'23" East, Along Last Said Line, 2211.96 Feet; Thence South 11°41'58" East, 154.72 Feet; Thence South 02°48'07" East, 51.29 Feet; Thence South 38°14'30" East, 37.60 Feet; Thence South 10°12'59" West, 77.30 Feet; Thence South 00°10'53" West, 51.14 Feet; Thence South 13°35'09" West, 107.29 Feet; Thence South 06°45'14" West, 61.21 Feet; Thence South 23°04'38" West, 60.07 Feet; Thence South 04°24'37" East, 46.82 Feet; Thence South 21°11'20" East, 141.23 Feet; Thence South 39°28'00" East, 39.42 Feet; Thence South 04°31'01" West, 34.05 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 310.00 Feet, An Arc Distance Of 27.03 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 11°32'54" East, 27.03 Feet; Thence South 55°09'20" East, 36.48 Feet; Thence South 23°52'05" West, 52.63 Feet; Thence South 00°12'21" West, 103.02 Feet; Thence South 68°09'20" West, 33.54 Feet; Thence South 08°24'09" West, 27.07 Feet; Thence South 17°53'48" West, 23.93 Feet; Thence South 13°37'53" East, 73.13 Feet; Thence North 48°08'01" East, 35.22 Feet; Thence North 52°51'36" East, 33.05 Feet; Thence South 40°11'47" East, 47.13 Feet; Thence South 11°42'30" East, 54.36 Feet; Thence South 64°07'42" East, 41.72 Feet; Thence South 22°14'42" East, 37.95 Feet; Thence South 06°39'01" West, 65.94 Feet; Thence South 31°13'54" West, 28.76 Feet; Thence South 06°47'56" East, 2.43 Feet; Thence South 37°29'44" East, 170.64 Feet; Thence North 71°32'01" East, 46.75 Feet; Thence North 86°36'12" East, 9.14 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 806.86 Feet, An Arc Distance Of 107.64 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 75°40'08" East, 107.56 Feet; Thence North 29°55'40" East, 35.11 Feet; Thence North 64°44'02" East, 56.09 Feet; Thence North 01°59'41" East, 37.40 Feet; Thence North 71°15'15" East, 79.62 Feet; Thence North 35°24'15" East, 58.02 Feet; Thence North 04°51'45" East, 12.74 Feet; Thence South 74°01'24" East, 48.75 Feet; Thence South 48°21'07" East, 54.87 Feet; Thence South 40°42'40" East, 59.63 Feet; Thence South 35°18'14" East, 85.45 Feet; Thence South 24°07'43" East, 67.15 Feet; Thence South 23°49'17" East, 117.40 Feet; Thence South 17°15'18" East, 95.07 Feet; Thence South 47°46'07" West, 10.86 Feet; Thence South 43°12'21" West, 207.41 Feet; Thence South 65°48'17" West, 44.65 Feet; Thence North 69°39'29" West, 54.11 Feet; Thence North 61°24'33" West, 56.27 Feet; Thence North 17°08'28" West, 35.88 Feet; Thence North 05°27'16" West, 46.80 Feet; Thence North 45°08'58" West, 83.91 Feet; Thence North 25°22'45" West, 7.36 Feet; Thence South 88°52'03" West, 74.47 Feet; Thence South 75°48'02" West, 25.90 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 400.00 Feet, An Arc Distance Of 120.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 67°41'17" West, 120.03 Feet; Thence South 59°03'33" West, 24.84 Feet To A Point On A Curve; Thence Westerly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 170.00 Feet, An Arc Distance Of 57.55 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 68°45'26" West, 57.27 Feet; Thence South 56°44'49" West, 36.54 Feet; Thence South 60°31'37" West, 46.87 Feet; Thence South 08°53'02" East, 27.15 Feet; Thence South 28°42'54" West, 30.51 Feet; Thence South 16°31'14" West, 3.86 Feet; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 400.00 Feet, An Arc Distance Of 26.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 12°24'52" East, 26.46 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 70.00 Feet, An Arc Distance Of 77.67 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 21°47'41" East, 73.75 Feet; Thence South 74°52'04" East, 140.44 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 160.61 Feet, An Arc Distance Of 112.94 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 33°54'45" West, 110.63 Feet; Thence South 17°07'42" West, 21.59 Feet; Thence South 40°55'53" West, 50.29 Feet; Thence South 51°40'54" West, 62.19 Feet; Thence South 63°20'15" West, 172.29 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 960.00 Feet, An Arc Distance Of 63.29 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 40°31'48" East, 63.27 Feet; Thence North 76°57'21" East, 136.89 Feet; Thence North 76°51'41" East, 58.68 Feet; Thence North 78°19'50" East, 58.84 Feet; Thence North 71°27'23" East, 51.68 Feet; Thence North 66°51'41" East, 44.64 Feet; Thence North 27°56'26" East, 49.37 Feet; Thence North 81°25'57" East, 66.37 Feet; Thence North 06°30'33" West, 66.05 Feet; Thence North 68°29'54" East, 58.92 Feet; Thence North 57°51'05" East, 45.34 Feet; Thence North 69°57'10" East, 55.57 Feet; Thence North 83°23'43" East, 39.63 Feet; Thence North 82°03'46" East, 45.84 Feet; Thence North 51°48'48" East, 43.60 Feet; Thence North 52°24'59" East, 38.93 Feet; Thence South 79°19'33" East, 54.05 Feet; Thence South 53°44'48" East, 67.69 Feet; Thence South 65°55'06" East, 42.26 Feet; Thence South 87°24'52" East, 26.16 Feet; Thence South 02°53'09" East, 98.98 Feet; Thence North 73°36'17" West, 20.75 Feet; Thence South 30°31'00" West, 44.14 Feet; Thence South 26°32'20" West, 29.45 Feet; Thence South 57°34'01" West, 31.16 Feet; Thence South 00°45'11" East, 52.04 Feet; Thence South 60°03'02" West, 48.22 Feet; Thence South 11°17'31" East, 70.24 Feet; Thence South 54°18'57" East, 56.72 Feet; Thence South 50°09'01" East, 64.31 Feet; Thence North 69°32'40" East, 35.68 Feet; Thence South 24°45'43" East, 53.13 Feet; Thence South 10°27'32" East, 74.24 Feet; Thence South 29°56'24" East, 40.92 Feet; Thence South 10°26'11" East, 50.04 Feet; Thence South 48°22'26" East, 43.04 Feet; Thence South 05°19'08" East, 67.29 Feet; Thence South 13°26'08" East, 49.35 Feet; Thence South 22°45'33" West, 33.22 Feet; Thence South 24°27'50" East, 43.07 Feet; Thence South 33°44'59" East, 59.88 Feet; Thence South 49°32'33" East, 36.15 Feet; Thence South 67°43'49" East, 51.08 Feet; Thence South 49°09'12" East, 45.12 Feet; Thence South 25°57'29" East, 59.02 Feet; Thence South 06°35'09" East, 43.97 Feet; Thence South 09°34'40" East, 46.83 Feet; Thence North 87°44'43" East, 35.69 Feet; Thence North 89°20'33" East, 21.26 Feet; Thence South 49°04'17" East, 41.76 Feet; Thence South 28°27'02" East, 17.40 Feet; Thence South 33°33'52" East, 93.18 Feet; Thence North 81°31'24" East, 16.34 Feet; Thence South 23°36'14" East, 54.52 Feet; Thence South 29°56'05" East, 42.65 Feet; Thence

South 36°45'21" East, 50.78 Feet; Thence South 20°47'05" West, 58.23 Feet; Thence South 24°58'38" West, 14.61 Feet; Thence South 11°15'02" East, 12.11 Feet; Thence South 19°31'28" East, 9.67 Feet; Thence South 01°14'12" East, 31.56 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 475.00 Feet, An Arc Distance Of 6.37 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 17°31'45" East, 6.37 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 410.00 Feet, An Arc Distance Of 158.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 07°15'15" West, 157.48 Feet; Thence South 77°40'19" East, A Distance Of 14.85 Feet; Thence South 84°45'02" East, 30.93 Feet; Thence South 64°41'13" West, 52.01 Feet; Thence South 56°16'14" West, 21.03 Feet; Thence South 05°15'14" East, 15.23 Feet; Thence South 89°43'10" East, 52.46 Feet; Thence South 19°30'30" West, 30.12 Feet; Thence North 76°27'59" West, 31.29 Feet; Thence South 10°53'25" West, 23.70 Feet; Thence South 52°27'54" East, 28.06 Feet; Thence South 32°16'22" West, 19.94 Feet; Thence South 53°29'47" West, 34.14 Feet; Thence South 20°42'26" East, 34.50 Feet; Thence South 10°10'48" West, 34.63 Feet; Thence South 49°25'22" West, 38.10 Feet; Thence South 04°57'03" West, 39.11 Feet; Thence South 32°39'26" East, 36.49 Feet; Thence South 37°52'15" East, 34.64 Feet; Thence South 61°52'38" East, 37.74 Feet; Thence South 45°36'38" East, 29.06 Feet; Thence North 85°37'57" East, 28.98 Feet; Thence North 06°18'04" East, 55.55 Feet; Thence North 20°11'28" East, 37.28 Feet; Thence North 70°53'33" East, 37.53 Feet; Thence North 06°48'47" West, 26.52 Feet; Thence North 42°37'10" East, 29.76 Feet; Thence North 11°51'48" East, 38.53 Feet; Thence North 88°22'09" West, 12.75 Feet; Thence North 41°00'18" West, 23.28 Feet; Thence North 11°53'28" East, 19.33 Feet; Thence North 24°35'31" East, 38.16 Feet; Thence North 69°06'59" East, 21.86 Feet; Thence North 84°44'40" East, 17.58 Feet; Thence South 28°09'08" East, 15.81 Feet; Thence South 24°35'48" East, 16.96 Feet; Thence South 13°48'09" West, 22.95 Feet; Thence South 64°51'27" East, 10.59 Feet; Thence South 36°19'11" East, 35.53 Feet; Thence South 69°40'13" East, 50.93 Feet; Thence South 41°02'06" East, 26.63 Feet; Thence South 11°29'34" West, 26.79 Feet; Thence South 20°42'14" East, 23.60 Feet; Thence South 00°17'54" East, 66.25 Feet; Thence South 67°26'48" East, 34.05 Feet; Thence North 87°06'57" East, 42.57 Feet; Thence South 76°33'44" East, 35.65 Feet; Thence South 49°57'20" West, 31.72 Feet; Thence South 71°32'16" West, 22.56 Feet; Thence South 72°21'06" East, 42.38 Feet; Thence South 47°04'15" West, 42.31 Feet; Thence North 86°34'37" East, 41.52 Feet; Thence South 11°07'21" West, 57.83 Feet; Thence South 07°44'23" East, 36.71 Feet; Thence South 29°35'10" East, 35.92 Feet; Thence South 30°48'45" East, 50.65 Feet; Thence South 49°28'03" West, 41.58 Feet; Thence South 22°18'42" West, 32.27 Feet; Thence South 04°56'41" West, 67.60 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 445.40 Feet, An Arc Distance Of 112.94 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°10'04" East, 112.63 Feet; Thence South 79°36'50" West, 106.03 Feet; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 305.00 Feet, An Arc Distance Of 123.17 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 05°53'04" West, 122.33 Feet; Thence South 17°27'11" West, 53.52 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 75.00 Feet, An Arc Distance Of 37.28 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 11°08'29" East, 36.89 Feet; Thence South 67°25'53" East, 101.83 Feet; Thence North 36°16'04" East, 20.97 Feet; Thence North 61°15'31" East, 41.05 Feet; Thence South 12°57'08" East, 65.98 Feet; Thence South 26°29'28" East, 41.56 Feet; Thence North 83°53'03" East, 40.19 Feet; Thence South 25°23'04" East, 54.98 Feet; Thence South 20°38'22" East, 38.32 Feet; Thence South 61°06'35" West, 62.66 Feet; Thence South 03°59'44" East, 40.29 Feet; Thence South 20°14'44" East, 31.75 Feet; Thence South 05°34'03" East, 61.29 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 510.00 Feet, An Arc Distance Of 61.57 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 54°57'19" East, 61.53 Feet ; Thence North 07°48'58" East, 35.47 Feet; Thence North 25°58'58" East, 40.08 Feet; Thence North 89°19'13" East, 40.04 Feet; Thence South 54°41'11" East, 38.60 Feet; Thence South 36°21'56" West, 35.41 Feet; Thence South 43°28'36" West, 33.38 Feet; Thence South 29°54'01" East, 28.07 Feet; Thence South 67°28'55" East, 31.23 Feet; Thence South 45°03'01" East, 40.33 Feet; Thence South 36°11'15" East, 35.31 Feet; Thence South 02°08'30" East, 28.23 Feet; Thence South 12°45'44" East, 38.25 Feet; Thence South 11°58'58" West, 25.56 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 510.00 Feet, An Arc Distance Of 125.30 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 17°30'41" East, 124.99 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 564.99 Feet, An Arc Distance Of 276.71 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 00°40'34" East, 273.95 Feet; Thence North 77°44'23" East, 0.34 Feet; Thence North 47°02'49" East, 36.37 Feet; Thence South 00°59'40" West, 69.65 Feet; Thence South 28°39'14" East, 34.45 Feet; Thence South 14°44'32" West, 36.12 Feet; Thence South 37°11'54" West, 47.10 Feet; Thence South 67°15'50" West, 26.93 Feet; Thence South 29°01'20" East, 17.37 Feet; Thence South 05°35'19" East, 21.21 Feet; Thence South 62°02'04" West, 23.09 Feet; Thence South 07°36'00" West, 36.67 Feet; Thence North 83°32'41" West, 19.91 Feet; Thence South 04°14'18" West, 3.64 Feet; Thence South 05°41'22" West, 16.16 Feet; Thence South 05°41'22" West, 25.59 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 60.55 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 05°01'02" East, 60.27 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 67.27 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°19'36" West, 66.88 Feet; Thence South 07°18'17" East, 80.05 Feet; Thence South 36°32'57" East, 35.96 Feet; Thence South 27°57'47" East, 54.21 Feet; Thence South 00°28'35" East, 35.25 Feet; Thence South 24°38'24" East, 9.12 Feet; Thence North 15°10'31" East, 40.00 Feet; Thence South 35°01'37" East, 23.64 Feet; Thence South 60°33'08" East, 26.17 Feet; Thence South 54°34'42" East, 30.40 Feet; Thence South 26°40'07" East, 23.26 Feet; Thence South 12°28'36" East, 40.89 Feet; Thence South 77°02'31" West, 25.24 Feet; Thence South 00°37'16" West, 50.15 Feet; Thence North 86°13'32" East, 275.60 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 760.00 Feet, An Arc Distance Of 1205.08 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 40°48'02" East, 1082.75 Feet; Thence South 20°49'10" East, 0.64 Feet; Thence South 10°37'38" East, 81.25 Feet; Thence North 80°41'13" East, 25.05 Feet; Thence South 01°38'20" West, 16.08 Feet; Thence South 47°41'17" West, 25.53 Feet; Thence South 09°58'59" East, 19.79 Feet; Thence South 04°40'16" West, A Distance Of 47.25 Feet; Thence South 08°51'58" East, 58.43 Feet; Thence South 71°09'16" East, 29.21 Feet; Thence South 05°53'40" East, 16.96 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 840.00 Feet, An Arc

Distance Of 1063.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 49°57'54" West, 993.65 Feet; Thence South 86°13'32" West, A Distance Of 866.22 Feet To A Point Of Curvature; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 113.54 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 68°09'16" West, 111.67 Feet; Thence South 50°05'00" West, 11.55 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 60.00 Feet, An Arc Distance Of 55.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 23°35'56" West, 53.51 Feet To A Point Of Compound Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 220.00 Feet, An Arc Distance Of 128.26 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 19°35'15" East, 126.45 Feet; Thence South 36°17'22" East, 4.50 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 330.00 Feet, An Arc Distance Of 114.26 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 26°22'14" East, 113.69 Feet; Thence South 77°00'43" East, 48.54 Feet; Thence North 63°13'47" East, 42.76 Feet; Thence South 27°26'46" West, 48.48 Feet; Thence South 51°04'54" East, 23.47 Feet; Thence South 87°26'01" East, 27.83 Feet; Thence South 14°39'04" East, 66.22 Feet; Thence South 31°00'19" West, 48.72 Feet; Thence South 26°46'01" West, 49.21 Feet; Thence South 42°24'41" West, 40.81 Feet; Thence South 26°27'22" West, 49.11 Feet; Thence South 14°29'49" West, 56.87 Feet; Thence South 03°39'39" West, 61.10 Feet; Thence South 11°49'22" East, 42.39 Feet; Thence South 42°27'43" East, 42.11 Feet; Thence South 39°01'45" East, 51.67 Feet; Thence South 43°23'29" East, 48.46 Feet; Thence North 41°50'00" East, 42.70 Feet; Thence North 37°26'22" East, 21.99 Feet; Thence North 11°59'39" East, 66.68 Feet; Thence North 37°25'24" East, 41.60 Feet; Thence North 39°35'49" East, 28.68 Feet; Thence North 46°37'19" East, 39.60 Feet; Thence North 52°44'51" East, 46.02 Feet; Thence North 61°13'29" East, 41.90 Feet; Thence North 58°57'26" East, 27.20 Feet; Thence South 44°01'45" East, 39.52 Feet; Thence South 43°21'12" East, 46.75 Feet; Thence South 46°48'40" West, 40.80 Feet; Thence South 49°18'27" West, 27.02 Feet; Thence South 30°19'55" West, 18.99 Feet; Thence South 26°35'05" East, 27.53 Feet; Thence South 37°07'07" East, 42.42 Feet; Thence North 35°54'44" East, 36.95 Feet; Thence North 23°17'56" East, 115.28 Feet; Thence North 52°27'38" East, 36.53 Feet; Thence North 56°30'30" East, 36.18 Feet; Thence North 74°43'41" East, 22.59 Feet; Thence North 18°38'15" East, 23.89 Feet; Thence North 84°34'20" East, 53.30 Feet; Thence South 84°45'12" East, 66.80 Feet; Thence North 59°49'20" East, 49.01 Feet; Thence North 18°21'03" East, 43.50 Feet; Thence South 82°20'55" East, 33.24 Feet; Thence South 74°04'30" East, 23.49 Feet; Thence South 77°54'51" East, 18.57 Feet; Thence South 67°08'37" East, 45.87 Feet; Thence North 78°33'37" East, 46.05 Feet; Thence South 46°17'36" East, 23.62 Feet; Thence South 80°51'10" East, 54.81 Feet; Thence North 82°38'49" East, 32.80 Feet; Thence North 76°17'27" East, 66.39 Feet; Thence North 76°12'22" East, 40.77 Feet; Thence North 55°49'21" East, 9.95 Feet; Thence South 03°50'38" East, 50.72 Feet; Thence South 50°52'04" East, 50.43 Feet; Thence South 61°07'39" East, 57.27 Feet; Thence South 59°05'59" East, 26.27 Feet; Thence South 00°03'49" West, 79.34 Feet; Thence South 17°58'24" West, 80.64 Feet; Thence South 04°00'26" West, 35.92 Feet; Thence South 26°10'12" West, 43.91 Feet; Thence South 06°34'07" East, 41.45 Feet; Thence South 14°07'56" East, 51.09 Feet; Thence South 20°40'32" West, 64.64 Feet; Thence South 32°13'59" West, 65.05 Feet; Thence South 72°31'50" West, 37.56 Feet; Thence South 34°12'14" West, 61.66 Feet; Thence South 06°46'02" West, 27.55 Feet; Thence South 00°55'28" East, 46.30 Feet; Thence South 23°09'30" West, 72.24 Feet; Thence South 60°34'26" West, 22.98 Feet; Thence South 25°57'51" West, 11.23 Feet; Thence South 08°09'11" East, 219.83 Feet; Thence South 60°34'17" East, 31.17 Feet; Thence South 08°20'43" East, 75.31 Feet; Thence South 75°51'12" East, 44.38 Feet; Thence South 45°43'51" East, 54.05 Feet; Thence South 27°36'22" East, 41.25 Feet; Thence South 43°10'33" East, 60.78 Feet; Thence South 65°23'27" East, 50.65 Feet; Thence South 11°50'27" East, 27.17 Feet; Thence South 06°41'13" East, 35.08 Feet; Thence South 12°47'51" East, 71.60 Feet; Thence South 17°54'50" East, 67.51 Feet; Thence South 22°18'06" West, 68.81 Feet; Thence South 28°39'03" East, 76.31 Feet; Thence South 16°55'01" West, 34.24 Feet; Thence South 13°28'22" West, 63.36 Feet; Thence South 45°56'33" West, 4.50 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 138.85 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 26°35'39" West, 135.43 Feet; Thence South 59°16'28" West, 52.62 Feet; Thence South 30°06'44" West, 36.23 Feet; Thence South 15°25'27" East, 24.09 Feet; Thence North 62°34'36" East, 44.15 Feet; Thence South 09°39'08" West, 102.45 Feet; Thence South 85°08'49" West, 72.38 Feet; Thence South 86°28'25" West, 32.21 Feet; Thence North 39°57'04" West, 36.81 Feet; Thence North 65°49'22" West, 46.16 Feet; Thence North 85°45'29" West, 30.78 Feet; Thence North 78°15'26" West, 51.39 Feet; Thence North 26°11'55" West, 48.74 Feet; Thence North 51°41'11" East, 53.24 Feet; Thence North 35°41'31" East, 44.07 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 179.98 Feet, An Arc Distance Of 28.99 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 43°02'48" West, 28.96 Feet; Thence North 36°54'40" West, 9.56 Feet; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 179.55 Feet, An Arc Distance Of 56.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 26°24'03" West, 56.25 Feet; Thence North 78°37'02" West, 45.77 Feet; Thence South 78°18'44" West, 78.11 Feet; Thence North 61°44'12" West, 19.59 Feet; Thence South 07°14'11" West, 43.55 Feet; Thence South 69°58'22" West, 38.43 Feet; Thence North 84°56'42" West, 73.71 Feet; Thence North 42°01'43" West, 35.93 Feet; Thence South 69°12'37" West, 51.81 Feet; Thence South 67°47'53" West, 32.75 Feet; Thence South 48°10'50" West, 47.87 Feet; Thence South 44°01'00" West, 71.32 Feet; Thence South 41°20'59" West, 31.92 Feet; Thence South 46°52'49" West, 50.82 Feet; Thence South 59°51'34" West, 25.75 Feet; Thence South 49°16'54" West, 48.49 Feet; Thence South 55°57'02" West, 65.07 Feet; Thence South 16°43'14" West, 44.03 Feet; Thence South 05°35'57" West, 55.46 Feet; Thence South 38°44'35" West, 59.93 Feet; Thence South 27°19'06" West, 51.05 Feet; Thence South 27°28'46" West, 42.53 Feet; Thence South 89°33'57" West, 803.49 Feet; Thence North 14°59'21" West, 272.84 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 314.27 Feet, An Arc Distance Of 83.09 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 40°17'01" West, 82.84 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 318.58 Feet, An Arc Distance Of 74.61 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 41°08'54" West, 74.44 Feet To A Point On A Curve; Thence Northerly, Long And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 460.00 Feet, An Arc Distance Of 771.05 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 13°34'50" East, 683.90 Feet; Thence North 61°36'00" East, 287.18 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 574.66 Feet, An Arc Distance Of 498.21

Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 36°45'48" East, 482.75 Feet; Thence North 11°55'36" East, 152.87 Feet; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 380.00 Feet, An Arc Distance Of 231.62 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 17°41'24" West, 228.05 Feet; Thence North 00°13'42" West, 85.97 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 430.00 Feet, An Arc Distance Of 113.89 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 07°21'35" East, 113.56 Feet; Thence North 14°56'51" East, 122.62 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 270.00 Feet, An Arc Distance Of 241.45 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 10°40'16" West, 233.48 Feet; Thence North 36°17'22" West, 4.50 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 280.00 Feet, An Arc Distance Of 126.39 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°21'29" West, 125.32 Feet To A Point Of Reverse Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 107.81 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 27°35'05" West, 106.20 Feet; Thence North 44°44'34" West, 9.27 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 60.00 Feet, An Arc Distance Of 51.35 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 69°15'31" West, 49.79 Feet; Thence South 86°13'32" West, 445.52 Feet To A Point On A Curve; Thence Westerly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 1140.00 Feet, An Arc Distance Of 808.55 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 73°27'20" West, 791.71 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 1140.00 Feet, An Arc Distance Of 109.18 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 50°23'35" West, 109.14 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 1140.00 Feet, An Arc Distance Of 654.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 31°12'09" West, 645.53 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 25.00 Feet, An Arc Distance Of 39.34 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 59°50'01" West, 35.40 Feet; Thence South 75°05'20" West, 27.24 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 440.00 Feet, An Arc Distance Of 269.98 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 13°55'12" East, 265.76 Feet; Thence South 31°29'53" East, 54.58 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 410.00 Feet, An Arc Distance Of 1194.83 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 51°59'19" West, 814.71 Feet; Thence North 45°27'07" West, 233.34 Feet; Thence North 46°17'58" West, 120.80 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 1041.74 Feet, An Arc Distance Of 206.30 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 61°34'29" West, 205.96 Feet; Thence North 39°19'39" West, 329.70 Feet; Thence South 83°51'34" West, 387.29 Feet; Thence South 86°14'23" West, 408.03 Feet; Thence South 65°37'58" West, 188.43 Feet; Thence South 49°33'27" West, 248.40 Feet; Thence South 39°39'14" West, 105.76 Feet; Thence South 54°43'14" West, 78.70 Feet; Thence South 6226'43" West, 111.37 Feet; Thence South 73°37'25" West, 74.92 Feet; Thence South 79°47'55" West, 56.91 Feet; Thence South 67°41'18" West, 169.66 Feet; Thence South 54°15'34" West, 104.21 Feet; Thence South 66°18'47" West, 186.72 Feet; Thence South 22°19'09" West, 59.84 Feet; Thence South 66°22'14" West, 12.52 Feet; Thence South 73°36'38" West, 17.72 Feet; Thence South 78°41'24" West, 35.69 Feet; Thence South 78°21'59" West, 34.71 Feet; Thence North 86°43'04" West, 43.30 Feet; Thence North 74°31'42" West, 72.88 Feet; Thence South 85°59'22" West, 36.43 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 17.00 Feet, An Arc Distance Of 8.67 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of South 71°23'02" West, 8.57 Feet; Thence South 56°46'43" West, 171.47 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 48.00 Feet, An Arc Distance Of 102.30 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 62°09'52" West, 84.01 Feet; Thence North 01°06'27" West, 322.22 Feet; Thence North 13°52'52" West, 65.90 Feet; Thence South 78°58'15" East, 22.00 Feet; Thence North 27°44'20" East, 58.44 Feet; Thence South 20°23'31" East, 20.83 Feet; Thence North 71°44'41" East, 44.14 Feet; Thence North 01°26'06" East, 76.10 Feet; Thence North 46°58'17" East, 19.53 Feet; Thence South 85°10'34" East, 51.97 Feet; Thence South 40°31'09" East, 120.38 Feet; Thence South 88°12'49" East, 41.67 Feet; Thence North 01°11'31" East, 32.93 Feet; Thence South 70°21'28" East, 67.44 Feet; Thence North 12°53'57" West, 55.53 Feet; Thence North 42°18'15" West, 33.18 Feet; Thence North 02°46'44" East, 46.51 Feet; Thence North 65°04'58" East, 34.17 Feet; Thence North 40°02'45" West, 21.95 Feet; Thence North 54°11'39" West, 56.16 Feet; Thence North 77°05'52" East, 43.82 Feet; Thence North 68°19'57" East, 46.77 Feet; Thence South 09°00'32" West, 22.92 Feet; Thence South 80°02'32" East, 30.23 Feet; Thence North 87°58'05" East, 16.39 Feet; Thence South 82°05'06" East, 77.08 Feet; Thence North 68°10'32" East, 30.53 Feet; Thence North 03°18'41" West, 63.31 Feet; Thence North 23°17'03" West, 12.48 Feet; Thence North 21°29'26" West, 41.76 Feet; Thence North 08°47'51" East, 43.24 Feet; Thence North 51°29'28" East, 55.02 Feet; Thence South 19°06'01" East, 130.99 Feet; Thence South 66°12'14" East, 8.36 Feet; Thence North 48°55'27" East, 66.34 Feet; Thence South 00°43'09" East, 73.18 Feet; Thence North 71°57'09" East, 39.67 Feet; Thence South 43°39'28" East, 64.51 Feet; Thence North 61°28'09" East, 231.33 Feet; Thence North 10°37'03" East, 19.09 Feet; Thence North 38°16'52" East, 68.58 Feet; Thence South 52°38'35" East, 44.61 Feet; Thence North 81°49'12" East, 71.82 Feet; Thence North 30°02'37" East, 39.63 Feet; Thence South 38°22'28" East, 32.31 Feet; Thence North 62°31'08" East, 31.21 Feet; Thence North 52°46'07" East, 37.85 Feet; Thence North 42°40'47" East, 58.44 Feet; Thence North 31°18'01" East, 2.29 Feet; Thence North 36°52'29" West, 13.68 Feet; Thence North 10°26'01" West, 49.40 Feet; Thence South 78°37'22" West, 36.17 Feet; Thence North 34°41'19" West, 39.20 Feet; Thence North 56°38'50" East, 114.33 Feet; Thence North 24°33'48" East, 23.44 Feet; Thence North 33°41'01" East, 50.78 Feet; Thence North 89°06'13" East, 17.71 Feet; Thence North 20°38'28" East, 54.87 Feet; Thence South 48°45'54" East, 29.25 Feet; Thence South 89°35'17" East, 40.20 Feet; Thence South 79°26'57" East, 38.98 Feet; Thence South 65°57'38" East, 18.57 Feet; Thence North 80°19'59" East, 24.51 Feet; Thence North 77°12'08" East, 16.18 Feet; Thence North 43°40'37" East, 30.19 Feet; Thence North 65°26'29" East, 79.49 Feet; Thence North 50°06'33" East, 56.74 Feet; Thence North 76°21'13" East, 64.03 Feet; Thence North 73°13'29" East, 40.58 Feet; Thence North 89°31'59" East, 57.04 Feet; Thence South 69°06'20" East, 23.03 Feet; Thence North 78°35'24" East, 60.35 Feet To A Point On A Curve; Thence

Northeasterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 560.00 Feet, An Arc Distance Of 390.50 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 32°42'03" East, 382.64 Feet; Thence North 52°31'34" East, 11.18 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 190.00 Feet, An Arc Distance Of 185.01 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 24°37'52" East, 177.78 Feet; Thence North 03°15'50" West, 19.37 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 55.00 Feet, An Arc Distance Of 100.74 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 56°05'59" West, 87.23 Feet; Thence South 71°47'44" West, 40.17 Feet; Thence South 76°34'46" West, 139.62 Feet; Thence South 16°15'16" West, 34.42 Feet; Thence South 20°39'17" East, 35.77 Feet; Thence South 58°11'32" East, 52.50 Feet; Thence North 88°31'42" West, 25.66 Feet; Thence South 77°50'21" West, 57.93 Feet; Thence South 79°06'30" West, 38.09 Feet; Thence South 55°27'06" West, 51.87 Feet; Thence South 57°00'00" West, 25.49 Feet; Thence North 50°34'14" West, 64.88 Feet; Thence North 18°35'54" West, 31.15 Feet; Thence North 48°28'12" West, 39.64 Feet; Thence North 77°37'22" West, 35.85 Feet; Thence North 64°58'26" West, 24.49 Feet; Thence South 59°38'28" West, 25.33 Feet; Thence South 34°45'41" West, 90.42 Feet; Thence North 30°30'58" West, 91.85 Feet; Thence North 39°37'55" West, 63.52 Feet; Thence North 31°29'44" East, 56.36 Feet; Thence North 89°52'17" West, 14.25 Feet; Thence North 07°24'57" West, 100.26 Feet; Thence North 57°32'02" East, 56.24 Feet; Thence North 27°28'53" West, 61.96 Feet; Thence North 28°56'49" West, 34.43 Feet; Thence North 15°14'26" West, 42.08 Feet; Thence North 20°07'02" West, 20.70 Feet; Thence North 58°36'49" East, 68.46 Feet; Thence North 41°04'16" East, 27.35 Feet; Thence South 88°23'49" East, 27.56 Feet; Thence North 55°02'43" East, 48.78 Feet; Thence North 29°14'06" East, 20.66 Feet; Thence South 55°54'06" East, 37.52 Feet; Thence South 87°16'01" East, 46.37 Feet; Thence South 64°49'42" East, 35.09 Feet; Thence North 47°09'42" East, 18.26 Feet; Thence South 73°18'28" East, 33.18 Feet; Thence South 74°45'39" East, 61.27 Feet; Thence South 52°02'53" East, 32.92 Feet; Thence South 32°51'37" East, 34.47 Feet; Thence South 44°24'47" East, 8.66 Feet; Thence North 74°25'44" East, 117.00 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 375.00 Feet, An Arc Distance Of 195.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 86°34'47" East, 193.16 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 375.00 Feet, An Arc Distance Of 63.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 73°38'50" East, 63.40 Feet; Thence North 01°27'21" West, 60.75 Feet; Thence North 75°39'27" East, 18.58 Feet; Thence North 22°56'59" East, 54.37 Feet; Thence North 59°52'48" East, 29.24 Feet; Thence South 63°48'09" East, 42.32 Feet; Thence South 40°06'43" East, 33.75 Feet; Thence South 80°06'21" East, 16.55 Feet; Thence North 42°55'39" East, 25.67 Feet; Thence South 33°02'54" East, 60.16 Feet; Thence South 08°27'00" East, 35.99 Feet; Thence South 04°20'20" West, 111.15 Feet; Thence South 57°53'04" East, 13.66 Feet; Thence North 58°36'14" East, 23.36 Feet; Thence South 79°28'56" East, 12.17 Feet; Thence South 83°05'29" East, 74.64 Feet; Thence South 57°43'38" West, 26.32 Feet; Thence South 10°15'06" West, 48.83 Feet; Thence South 38°24'56" East, 31.23 Feet; Thence South 39°44'54" East, 59.61 Feet; Thence North 60°50'34" West, 51.64 Feet; Thence North 54°31'49" West, 71.55 Feet; Thence South 81°39'34" West, 24.38 Feet; Thence South 61°54'36" West, 7.74 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 375.00 Feet, An Arc Distance Of 159.90 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°37'09" East, 158.69 Feet To A Point On A Curve; Thence South 03°15'50" East, 19.93 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 510.00 Feet, An Arc Distance Of 496.60 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 24°37'52" West, 477.21 Feet; Thence South 52°31'34" West, 11.69 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 240.00 Feet, An Arc Distance Of 66.86 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 44°46'37" West, 66.65 Feet; Thence South 11°39'00" East, 20.53 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 790.13 Feet, An Arc Distance Of 16.88 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 79°52'44" East, 16.88 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 1312.29 Feet, An Arc Distance Of 69.93 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 77°44'25" East, 69.92 Feet; Thence South 82°02'39" East, 29.19 Feet; Thence North 16°22'12" East, 18.25 Feet; Thence North 54°19'42" East, 19.33 Feet; Thence North 81°51'49" East, 40.64 Feet; Thence North 81°32'54" East, 49.08 Feet; Thence North 13°42'40" East, A Distance Of 22.56 Feet; Thence North 68°04'07" East, 30.12 Feet; Thence North 23°09'23" East, 69.93 Feet; Thence North 60°58'32" West, 39.27 Feet; Thence North 19°38'11" East, 58.01 Feet; Thence North 13°11'20" East, 6.41 Feet; Thence North 09°04'33" East, A Distance Of 75.48 Feet; Thence North 16°10'56" West, 35.58 Feet; Thence North 25°49'21" East, 51.72 Feet; Thence North 20°02'12" East, 64.13 Feet; Thence South 37°30'46" East, 30.33 Feet; Thence North 50°43'13" East, 34.76 Feet; Thence North 76°17'01" East, A Distance Of 96.34 Feet; Thence North 81°07'12" East, 75.69 Feet; Thence North 51°41'54" West, 42.94 Feet; Thence North 50°29'08" East, 72.77 Feet; Thence North 00°52'21" West, 56.08 Feet; Thence North 24°30'14" West, 50.64 Feet; Thence North 35°18'43" West, A Distance Of 36.07 Feet; Thence North 03°38'17" East, 29.47 Feet; Thence North 13°07'23" West, 35.35 Feet; Thence North 53°21'24" West, 27.21 Feet; Thence South 57°35'51" West, 72.29 Feet; Thence North 05°43'37" West, 110.38 Feet; Thence North 17°20'48" West, A Distance Of 39.69 Feet; Thence North 82°28'23" West, 20.92 Feet; Thence North 06°24'08" East, 22.59 Feet; Thence North 54°34'37" West, 38.08 Feet; Thence North 27°07'19" West, 23.05 Feet; Thence North 38°58'06" East, 31.31 Feet; Thence North 56°27'16" East, 21.88 Feet; Thence North 46°17'20" East, 45.90 Feet; Thence North 83°30'21" East, A Distance Of 26.42 Feet; Thence South 61°06'15" East, 28.05 Feet; Thence North 74°12'36" East, 23.65 Feet; Thence South 84°02'56" East, 24.59 Feet; Thence North 55°00'05" East, 59.28 Feet; Thence North 14°26'38" East, 335.62 Feet; Thence North 11°01'51" West, A Distance Of 23.95 Feet; Thence North 14°17'53" West, 25.78 Feet; Thence North 20°37'57" West, 21.24 Feet; Thence North 15°19'10" West, 27.87 Feet; Thence North 18°41'17" West, 57.20 Feet; Thence North 12°39'03" West, 165.25 Feet; Thence North 87°13'49" West, 21.97 Feet; Thence South 52°16'01" West, 40.52 Feet; Thence South 74°46'15" West, 23.14 Feet; Thence North 66°33'31" West, A Distance Of 18.65 Feet; Thence North 39°05'04" West, 22.08 Feet; Thence North 54°25'29" West, 27.26 Feet; Thence North 06°49'20" East, 43.24 Feet; Thence North 02°10'59" West, 66.84 Feet; Thence North 44°42'03" East, 41.82 Feet; Thence South 80°03'44" East, 30.92 Feet; Thence North 66°36'24" East, 20.31 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 1684.68 Feet, An Arc Distance Of 52.91 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 19°54'03" East, 52.90

Feet; Thence North 21°28'45" West, 49.73 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 95.50 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 62°52'11" East, 94.39 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 1160.00 Feet, An Arc Distance Of 217.73 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 56°54'47" East, 217.41 Feet; Thence South 26°14'09" East, 16.28 Feet; Thence North 83°46'22" East, 22.12 Feet; Thence North 23°37'51" East, 76.01 Feet; Thence North 26°04'03" East, 39.87 Feet; Thence North 12°55'23" West, 31.20 Feet; Thence South 66°10'06" East, 18.63 Feet; Thence South 64°35'14" East, 19.52 Feet; Thence North 23°30'24" East, 38.97 Feet; Thence South 82°14'43" East, 30.28 Feet To A Point On A Curve; Thence Westerly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 710.00 Feet, An Arc Distance Of 810.00 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 70°22'35" West, 766.78 Feet; Thence South 76°56'28" West, 527.44 Feet; Thence South 13°03'32" East, 103.15 Feet; Thence South 32°59'17" West, 91.18 Feet; Thence South 64°55'56" West, 183.72 Feet; Thence South 58°07'51" West, 93.88 Feet; Thence North 71°29'22" West, 76.57 Feet; Thence North 77°42'56" West, 32.46 Feet; Thence South 50°41'29" West, 300.09 Feet; Thence South 66°14'00" West, 139.60 Feet; Thence South 46°28'00" West, 60.87 Feet; Thence South 26°41'59" West, 200.14 Feet; Thence South 35°51'46" West, 146.50 Feet; Thence South 45°01'33" West, 200.32 Feet; Thence South 59°55'26" West, 197.51 Feet; Thence South 75°49'41" West, 103.16 Feet; Thence South 53°48'25" West, 66.41 Feet; Thence South 64°36'09" West, 59.33 Feet; Thence South 72°39'57" West, 59.84 Feet; Thence South 74°39'31" West, 52.35 Feet; Thence South 79°23'32" West, 56.75 Feet; Thence South 70°16'59" West, 63.01 Feet; Thence South 56°47'27" West, 70.15 Feet; Thence South 47°54'07" West, 18.05 Feet; Thence South 35°04'32" West, 13.52 Feet; Thence South 44°26'45" West, 18.93 Feet; Thence South 49°23'33" West, 22.56 Feet; Thence South 50°04'08" West, 10.63 Feet; Thence South 51°10'03" West, 43.29 Feet; Thence South 52°34'35" West, 25.85 Feet; Thence South 54°04'51" West, 47.89 Feet; Thence South 55°30'07" West, 21.89 Feet; Thence South 56°26'21" West, 52.19 Feet; Thence South 58°39'41" West, 73.42 Feet; Thence South 51°40'32" West, 50.52 Feet; Thence South 50°51'58" West, 28.49 Feet; Thence South 47°35'03" West, 21.86 Feet; Thence South 36°10'24" West, 172.72 Feet To The Point Of Beginning.

Parcel 2a Containing 532.20 Acres, More Or Less. Less And Except

Exception No. 1

A Part Of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°06'17" West, Along The Westerly Line Of Said Section 15, A Distance Of 2655.18 Feet; Thence North 00°50'08" West, Continuing Along Said Westerly Line Of Section 15, A Distance Of 1638.96 Feet; Thence Continue North 00°50'08" West, Along Said Westerly Line Of Section 15, A Distance Of 1063.63 Feet To The Southwest Corner Of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 00°48'41" East, Along The Westerly Line Of Said Section 10, A Distance Of 377.21 Feet To An Intersection With A Line Lying 10.00 Feet Southeasterly Of And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210 (A 150.00 Foot Right Of Way Per St. Johns County Right Of Way Map Dated 8-15-2002); Thence North 51°03'28" East, Along Last Said Line, 4431.39 Feet; Thence South 38°56'32" East, 608.77 Feet To A Point On A Curve And The Point Of Beginning; Thence Southeasterly, Along The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 1609.04 Feet, An Arc Distance Of 463.90 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of South 30°15'58" East, 462.29 Feet; Thence South 21°15'40" East, 120.17 Feet; Thence South 73°05'18" West, 116.34 Feet; Thence South 76°10'34" West, 67.91 Feet; Thence South 47°10'07" West, 51.81 Feet; Thence South 46°42'30" West, 44.81 Feet; Thence South 54°57'53" West, 47.29 Feet; Thence South 28°17'41" East, 46.20 Feet; Thence South 10°39'57" West, 55.71 Feet; Thence South 23°05'34" East, 37.42 Feet; Thence South 07°38'19" West, 45.40 Feet; Thence South 13°24'52" West, 54.07 Feet; Thence South 02°34'12" West, 56.64 Feet; Thence South 05°07'56" West, 12.56 Feet To A Point On A Curve; Thence Westerly, Along The Arc Of Said Curve, Concave Northerly, Having A Radius Of 1272.35 Feet, An Arc Distance Of 280.58 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of South 86°45'44" West, 280.01 Feet; Thence North 87°05'12" West, 11.29 Feet; Thence North 19°20'22" West, 68.56 Feet; Thence North 59°53'36" West, 51.40 Feet; Thence South 62°50'47" West, 38.08 Feet; Thence South 84°44'55" West, 9.35 Feet; Thence North 74°47'52" West, 50.36 Feet; Thence North 64°20'15" West, 57.18 Feet; Thence North 35°22'15" West, 198.79 Feet; Thence North 05°11'45" East, 72.05 Feet; Thence North 44°42'34" East, 875.43 Feet To The Point Of Beginning.

Exception No. 1 Containing 10.60 Acres, More Or Less. Further Less And Except

Exception No. 2

A Part Of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 89°33'57" East, Along The Southerly Line Of Said Section 15, A Distance Of 5368.24 Feet To The Southeast Corner Of Said Section 15; Thence North 00°57'01" West, Along The Easterly Line Of Said Section 15, A Distance Of 5365.34 Feet To The Southeast Corner Of Section 10, Township 5 South, Range 28 East, Said St. Johns County; Thence North 00°55'25" West, Along The Easterly Line Of Said Section 10, A Distance Of 860.39 Feet; Thence South 89°04'35" West, 459.86 Feet To The Point Of Beginning; Thence South 89°35'52" West, 116.25 Feet; Thence North 68°27'34" West, 61.82 Feet; Thence South 78°55'04" West, 63.26 Feet; Thence North 71°01'11" West, 50.55 Feet; Thence North 68°52'33" West, 53.34 Feet; Thence North 30°31'41" West, 38.39 Feet; Thence South 83°27'34" West, 31.46 Feet; Thence South 66°34'36" West, 45.04 Feet; Thence South 62°53'24" West, 75.65 Feet; Thence North 28°40'41" West, 32.48 Feet; Thence North 42°20'57" West, 47.30 Feet; Thence North 65°45'24" West, 36.32 Feet; Thence North 06°43'41" East, 54.08 Feet; Thence North 40°49'29" East, 47.80 Feet;

Thence North 03°50'21" West, 32.50 Feet; Thence North 74°25'28" West, 40.69 Feet; Thence North 83°13'17" West, 29.49 Feet; Thence South 89°52'21" West, 83.68 Feet; Thence North 33°34'43" West, 59.14 Feet; Thence North 70°50'40" West, 57.87 Feet; Thence North 81°40'25" West, 38.44 Feet; Thence South 82°03'24" West, 41.84 Feet; Thence South 35°29'37" West, 54.17 Feet; Thence North 83°48'39" West, 61.83 Feet; Thence North 27°48'28" West, 46.64 Feet; Thence North 52°48'33" West, 50.11 Feet; Thence South 45°32'37" West, 25.64 Feet; Thence South 25°34'43" East, 35.59 Feet; Thence South 25°14'52" West, 38.21 Feet; Thence South 24°14'11" West, 52.72 Feet; Thence South 06°04'52" West, 59.22 Feet; Thence South 22°50'27" West, 61.14 Feet; Thence South 54°59'32" West, 76.93 Feet; Thence South 48°05'07" West, 70.52 Feet; Thence South 80°43'17" West, 42.83 Feet; Thence South 71°41'15" West, 49.86 Feet; Thence North 86°27'44" West, 41.24 Feet; Thence North 60°46'08" West, 23.85 Feet; Thence South 19°24'18" West, 30.71 Feet; Thence South 22°06'50" East, 32.04 Feet; Thence South 31°07'02" East, 113.00 Feet; Thence South 56°45'21" East, 38.92 Feet; Thence South 57°29'01" East, 39.91 Feet; Thence North 32°45'26" East, 28.92 Feet; Thence North 22°47'34" West, 33.12 Feet; Thence North 51°13'48" East, 61.19 Feet; Thence North 76°05'04" East, 84.88 Feet; Thence South 72°29'57" East, 83.40 Feet; Thence South 55°38'16" East, 37.30 Feet; Thence North 70°12'10" East, 64.95 Feet; Thence South 17°43'11" East, 84.52 Feet; Thence South 09°20'07" East, 45.31 Feet; Thence South 14°58'08" West, 6.83 Feet; Thence South 42°50'49" West, 25.78 Feet; Thence South 60°42'57" West, 213.00 Feet; Thence South 74°53'38" West, 189.70 Feet; Thence North 82°14'43" West, 48.73 Feet To A Point On A Curve; Thence Northwesterly, Along The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 790.00 Feet, An Arc Distance Of 519.60 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 50°54'48" West, 510.28 Feet; Thence North 05°58'43" West, 184.43 Feet; Thence North 52°36'52" East, 13.24 Feet; Thence South 86°21'56" East, 29.66 Feet; Thence North 65°59'28" East, 33.53 Feet; Thence North 19°27'52" East, 48.82 Feet; Thence North 32°14'49" East, 48.71 Feet; Thence North 89°28'13" East, 21.74 Feet; Thence South 83°16'27" East, 45.51 Feet; Thence North 20°11'21" East, 34.30 Feet; Thence North 45°35'44" East, 46.60 Feet; Thence North 81°04'20" East, 55.78 Feet; Thence North 87°00'34" East, 57.67 Feet; Thence North 83°52'39" East, 27.36 Feet; Thence North 09°44'02" East, 59.17 Feet; Thence North 11°08'47" West, 48.88 Feet; Thence North 00°56'48" East, 135.68 Feet; Thence South 89°08'35" East, 177.99 Feet; Thence North 89°53'25" East, 108.14 Feet; Thence North 85°03'50" East, 0.29 Feet To A Point On A Curve; Thence Northeasterly, Along The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 360.00 Feet, An Arc Distance Of 155.21 Feet, Said Curve Being Subtended By A Chord Bearing And North 72°41'23" East, 154.01 Feet; Thence South 79°30'03" East, 21.56 Feet; Thence North 71°53'31" East, 29.66 Feet; Thence South 74°59'41" East, 73.71 Feet; Thence South 06°50'36" East, 32.40 Feet; Thence South 75°49'08" East, 53.24 Feet; Thence North 55°20'00" East, 41.65 Feet; Thence South 83°05'32" East, 52.07 Feet; Thence North 84°41'09" East, 28.55 Feet; Thence South 55°36'34" East, 30.87 Feet; Thence South 37°53'24" East, 24.99 Feet; Thence South 09°06'56" West, 38.84 Feet; Thence South 19°54'24" East, 39.84 Feet; Thence South 34°32'40" East, 78.21 Feet; Thence South 16°20'40" East, 50.25 Feet; Thence South 14°09'30" East, 38.17 Feet; Thence South 75°56'46" East, 53.42 Feet; Thence North 81°07'30" East, 89.00 Feet; Thence North 75°27'20" East, 54.79 Feet; Thence North 54°17'31" East, 84.74 Feet; Thence North 37°51'20" East, 88.70 Feet To A Point On A Curve; Thence Southeasterly, Along The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 810.00 Feet, An Arc Distance Of 450.27 Feet, Said Curve Being Subtended By A Chord Bearing And South 28°44'10" East, 444.49 Feet To The Point Of Beginning.

Exception No. 2 Containing 15.18 Acres, More Or Less.

Containing A Net Area Of 506.42 Acres, More Or Less.

Parcel 2B

A Part Of Section 14, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 89°33'57" East, Along The Southerly Line Of Section 15, A Distance Of 5368.24 Feet To The Southwest Corner Of Section 14, Township 5 South, Range 28 East, Said St. Johns County; Thence North 89°33'57" East, Along The Southerly Line Of Said Section 14, A Distance Of 1452.89 Feet To The Point Of Beginning; Thence North 38°52'20" East, 63.31 Feet; Thence North 44°49'01" East, 29.23 Feet; Thence North 72°40'16" East, 67.27 Feet; Thence North 31°52'40" East, 60.76 Feet; Thence North 47°23'05" East, 45.47 Feet; Thence North 27°58'36" East, 45.91 Feet; Thence North 16°34'20" East, 43.08 Feet; Thence North 24°57'47" West, 24.92 Feet; Thence North 11°25'25" West, 30.73 Feet; Thence North 58°01'14" West, 57.11 Feet; Thence North 20°48'00" West, 31.83 Feet; Thence North 25°19'19" West, 17.52 Feet; Thence North 27°28'18" East, 43.75 Feet; Thence North 29°38'24" East, 32.08 Feet; Thence North 38°42'20" East, 55.49 Feet; Thence North 29°30'32" East, 50.21 Feet; Thence North 31°17'19" East, 51.79 Feet; Thence North 16°13'46" East, 73.70 Feet; Thence North 36°14'59" East, 60.35 Feet; Thence North 10°42'59" West, 46.27 Feet; Thence North 24°30'16" East, 51.08 Feet; Thence North 31°31'17" East, 52.49 Feet; Thence North 24°27'12" East, 57.13 Feet; Thence North 09°17'16" East, 43.91 Feet; Thence North 35°50'56" East, 65.53 Feet; Thence North 37°49'46" East, 56.93 Feet; Thence North 35°51'39" East, 65.21 Feet; Thence North 25°25'00" East, 67.87 Feet; Thence North 20°43'13" East, 56.18 Feet; Thence North 20°57'34" East, 43.73 Feet; Thence North 18°56'29" East, 84.00 Feet; Thence North 04°21'18" East, 56.75 Feet; Thence North 00°50'31" East, 55.67 Feet; Thence North 10°18'42" West, 96.88 Feet; Thence North 32°02'28" West, 44.24 Feet; Thence North 16°26'19" West, 52.99 Feet; Thence North 81°56'46" West, 28.51 Feet; Thence South 47°17'31" West, 18.92 Feet; Thence North 19°27'13" West, 65.20 Feet; Thence North 06°16'44" West, 65.64 Feet; Thence North 16°19'52" East, 41.76 Feet; Thence North 13°34'44" East, 67.74 Feet; Thence North 73°59'20" East, 42.49 Feet; Thence North 71°20'10" East, 24.86 Feet; Thence North 11°39'48" East, 38.46 Feet; Thence North 27°08'14" East, 29.69 Feet; Thence North 59°10'02" East, 66.97 Feet; Thence North 42°10'40" East, 37.90 Feet; Thence North 25°49'19" East, 63.54 Feet; Thence North 54°00'30" East, 76.36 Feet; Thence North 54°28'53" East, 58.75 Feet; Thence North 58°54'45" East, 63.95 Feet; Thence North 67°08'02" East, 61.51 Feet; Thence North 63°47'19" East, 47.37 Feet; Thence North 16°05'47" West, 52.45 Feet To A Point On Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave

Northeasterly, Having A Radius Of 360.00 Feet An Arc Distance Of 86.11 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°14'37" West, 85.91 Feet To A Point Of Reverse Curvature; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 140.00 Feet An Arc Distance Of 24.52 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 07°24'34" West, 24.49 Feet; Thence South 84°45'13" East, 123.11 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 253.51 Feet An Arc Distance Of 65.45 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 08°30'37" East, 65.27 Feet To A Point Of Compound Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 5219.76 Feet An Arc Distance Of 54.79 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 16°12'27" East, 54.79 Feet; Thence South 15°25'27" East, 9.06 Feet; Thence South 16°05'47" East, 11.06 Feet; Thence North 79°00'30" East, 9.82 Feet; Thence North 22°05'15" East, 4.95 Feet; Thence North 38°33'48" East, 22.76 Feet; Thence South 69°14'40" East, 41.30 Feet; Thence North 36°54'33" East, 32.11 Feet; Thence North 36°54'33" East, 10.08 Feet; Thence South 74°16'50" East, 63.77 Feet; Thence North 63°07'36" East, 39.30 Feet; Thence South 85°46'42" East, 70.32 Feet; Thence North 88°29'35" East, 59.24 Feet; Thence South 73°10'56" East, 38.89 Feet; Thence South 51°37'55" East, 42.97 Feet; Thence South 49°09'17" East, 42.27 Feet; Thence South 55°48'05" East, 37.32 Feet; Thence South 48°21'48" East, 53.12 Feet; Thence South 30°59'06" East, 14.17 Feet; Thence South 30°59'06" East, 33.48 Feet; Thence South 42°11'29" East, 55.26 Feet; Thence South 38°14'08" East, 45.52 Feet; Thence South 61°55'29" East, 45.96 Feet; Thence South 61°55'29" East, 6.34 Feet; Thence South 81°37'54" East, 45.38 Feet; Thence South 14°57'13" East, 45.09 Feet; Thence South 61°46'14" East, 51.00 Feet; Thence South 80°16'21" East, 67.20 Feet; Thence South 03°38'29" West, 40.24 Feet; Thence South 69°18'10" East, 30.62 Feet; Thence South 53°03'52" East, 79.78 Feet; Thence South 81°23'48" East, 34.53 Feet; Thence South 84°33'05" East, 37.16 Feet; Thence South 66°22'32" East, 55.47 Feet; Thence South 41°22'04" East, 42.68 Feet; Thence South 45°03'34" East, 51.19 Feet; Thence South 66°17'21" East, 40.33 Feet; Thence South 82°51'42" East, 34.58 Feet; Thence South 72°23'02" East, 54.68 Feet; Thence South 69°02'07" East, 49.58 Feet; Thence South 38°09'54" East, 61.47 Feet; Thence South 72°46'04" East, 63.33 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 163.71 Feet, An Arc Distance Of 60.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 43°27'26" East, 60.61 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 180.00 Feet An Arc Distance Of 141.89 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°33'18" East, 138.25 Feet; Thence North 42°33'03" West, 14.67 Feet; Thence North 53°34'16" West, 69.31 Feet; Thence North 01°52'18" West, 26.55 Feet; Thence North 65°07'30" East, 21.80 Feet; Thence North 32°22'06" East, 24.94 Feet; Thence South 82°26'27" East, 41.28 Feet; Thence North 87°39'31" East, 41.61 Feet; Thence South 65°25'23" East, 36.82 Feet; Thence North 65°34'44" East, 43.74 Feet; Thence North 52°32'47" East, 54.74 Feet; Thence North 00°14'56" West, 64.46 Feet; Thence North 72°30'27" East, 26.69 Feet; Thence South 01°33'55" West, 72.47 Feet; Thence South 36°58'36" East, 42.78 Feet; Thence South 10°31'06" West, 25.58 Feet; Thence South 84°31'21" East, 1.08 Feet To A Point Of Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 205.44 Feet, An Arc Distance Of 87.04 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 57°59'28" East, 86.39 Feet; Thence South 73°26'55" East, 17.32 Feet; Thence South 69°39'18" East, 25.34 Feet; Thence South 36°22'40" East, 30.55 Feet; Thence North 87°50'30" East, 49.25 Feet; Thence South 24°42'36" East, 50.10 Feet; Thence South 17°29'47" East, 53.31 Feet; Thence South 68°19'24" West, 56.50 Feet; Thence South 59°58'07" West, 42.09 Feet; Thence South 45°52'05" West, 37.28 Feet; Thence South 89°46'12" East, 79.52 Feet; Thence South 88°52'34" East, 39.46 Feet; Thence South15°58'11" East, 36.37 Feet; Thence South 01°07'14" East, 57.89 Feet; Thence South 35°50'16" West, 41.38 Feet; Thence North 79°09'49" West, 70.98 Feet; Thence North 65°15'55" West, 50.14 Feet; Thence North 62°13'06" West, 28.14 Feet; Thence North 49°20'15" West, 11.87 Feet; Thence South 44°56'46" West, 3.24 Feet; Thence South 23°47'58" West, 2.95 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 480.00 Feet, An Arc Distance Of 257.27 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 39°19'48" West, 254.20 Feet; Thence South 31°44'46" East, 47.17 Feet; Thence South 14°26'26" West, 63.82 Feet; Thence South 16°25'57" East, 60.80 Feet; Thence South 51°39'28" East, 68.50 Feet; Thence South 01°40'05" West, 66.54 Feet; Thence South 35°46'56" East, 22.96 Feet; Thence South 37°46'30" West, 34.45 Feet; Thence South 34°58'54" West, 15.38 Feet; Thence South 34°45'23" West, 9.50 Feet; Thence South 57°41'39" East, 33.74 Feet; Thence South 30°41'54" West, 98.98 Feet; Thence South 64°13'04" East, 18.04 Feet; Thence South 66°51'19" East, 17.40 Feet To A Point Of Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 385.00 Feet, An Arc Distance Of 105.23 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 75°58'50" East, 104.90 Feet; Thence North 06°14'57" East, 110.00 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 275.00 Feet An Arc Distance Of 275.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 67°29'40" East, 263.88 Feet; Thence North 07°23'47" East, 17.48 Feet; Thence North 39°50'33" East, 47.17 Feet; Thence North 00°48'10" West, 14.70 Feet; Thence North 40°05'10" West, 30.64 Feet; Thence South 88°56'46" West, 27.13 Feet; Thence North 57°48'27" West, 29.57 Feet; Thence North 17°34'48" East, 37.52 Feet; Thence North 13°52'07" East, 55.55 Feet; Thence North 59°56'06" East, 16.61 Feet; Thence North 01°30'46" East, 64.31 Feet; Thence North 09°22'30" West, 96.98 Feet; Thence North 01°53'34" East, 67.76 Feet; Thence North 08°15'11" West, 61.43 Feet; Thence North 23°45'27" East, 31.72 Feet; Thence North 37°39'48" East, 49.28 Feet; Thence North 14°13'43" West, 39.90 Feet; Thence North 01°12'40" East, 31.46 Feet; Thence North 67°07'05" East, 42.81 Feet; Thence North 00°55'22" West, 116.78 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 179.97 Feet An Arc Distance Of 308.24 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°12'30" East, 271.93 Feet; Thence North 10°35'09" West, 23.41 Feet; Thence North 37°47'21" West, 131.34 Feet To A Point Of Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 67.95 Feet An Arc Distance Of 53.17 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°22'22" West, 51.82 Feet; Thence North 07°01'36" East, 76.85 Feet To A Point Of Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 12.01 Feet An Arc Distance Of 6.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°06'51" West, 6.67 Feet; Thence North 25°15'19" West, 49.28 Feet; Thence North 88°31'52" East, 252.15 Feet; Thence South 87°42'34" East, 125.74 Feet; Thence South 01°04'11" East, 2363.13 Feet; Thence South 89°33'57" West, 972.15 Feet; Thence North 52°31'43" East, 16.14 Feet; Thence North

48°29'24" East, 52.45 Feet; Thence North 07°12'10" East, 27.89 Feet; Thence North 28°43'22" West, 30.25 Feet; Thence North 09°36'38" West, 36.42 Feet; Thence North 04°29'31" East, 47.78 Feet; Thence North 40°49'25" East, 39.75 Feet; Thence North 32°20'46" East, 55.71 Feet; Thence North 09°05'34" East, 16.49 Feet; Thence North 36°55'42" East, 30.92 Feet; Thence North 74°01'00" East, 26.05 Feet; Thence South 87°01'18" East, 2.27 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 205.00 Feet, An Arc Distance Of 139.03 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 56°21'41" East, 136.38 Feet; Thence North 11°44'18" East, 53.88 Feet; Thence North 55°00'43" West, 28.88 Feet; Thence North 75°57'17" West, 23.16 Feet; Thence North 24°01'13" East, 50.44 Feet; Thence North 37°10'28" West, 25.85 Feet; Thence North 15°21'16" West, 50.10 Feet; Thence North 13°49'06" East, 59.85 Feet; Thence North 44°31'38" East, 37.37 Feet; Thence North 21°32'55" West, 45.31 Feet; Thence North 27°15'55" West, 26.02 Feet; Thence South 83°17'54" West, 26.71 Feet; Thence North 79°55'45" West, 47.06 Feet; Thence North 45°42'49" West, 24.58 Feet; Thence North 17°46'11"East, 18.53 Feet; Thence North 72°13'49" West, 1.81 Feet; Thence North 62°56'00" West, 5.04 Feet; Thence North 62°29'03" West, 1.48 Feet; Thence North 61°29'02" West, 13.04 Feet; Thence North 59°41'40" West, 12.92 Feet; Thence North 58°05'39" West, 10.29 Feet; Thence North 13°39'22" East, 2.51 Feet; Thence South 65°10'27" West, 24.05 Feet; Thence South 29°37'13" East, 27.39 Feet; Thence South 12°18'32" West, 29.70 Feet; Thence North 71°34'43" West, 24.03 Feet; Thence North 00°43'28" East, 64.29 Feet; Thence South 45°52'16" West, 34.23 Feet; Thence South 43°13'52" West, 50.03 Feet; Thence South 66°52'17" West, 35.04 Feet; Thence South 84°25'24" West, 52.28 Feet; Thence North 69°34'18" West, 25.65 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 600.00 Feet An Arc Distance Of 96.81 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 02°37'43" East, 96.70 Feet; Thence North 61°20'07" East, 20.80 Feet; Thence South 20°24'39" East, 46.89 Feet; Thence South 62°48'20" East, 44.79 Feet; Thence South 71°16'16" East, 36.11 Feet; Thence South 53°39'57" East, 52.35 Feet; Thence South 15°38'11" East, 27.11 Feet; Thence South 46°09'31" East, 18.32 Feet; Thence South 04°14'13" East, 37.37 Feet; Thence South 30°14'14" West, 19.95 Feet; Thence North 46°45'14" West, 43.18 Feet; Thence South 18°57'47" West, 3.54 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 184.42 Feet, An Arc Distance Of 72.53 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 04°28'19" West, 72.06 Feet; Thence South 25°34'01" East, 9.18 Feet; Thence South 81°25'46" East, 34.58 Feet; Thence South 13°32'35" West, 113.26 Feet; Thence South 25°16'07" West, 43.75 Feet; Thence North 59°19'06" West, 52.27 Feet; Thence North 68°44'34" West, 43.03 Feet; Thence South 82°04'22" West, 45.28 Feet To A Point Of Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 179.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 73°01'54" West, 172.14 Feet; Thence South 67°45'29" West, 52.13 Feet; Thence North 43°43'04" West, 40.32 Feet; Thence North 47°03'45" West, 56.01 Feet; Thence North 18°14'57" West, 24.66 Feet; Thence North 34°51'24" East, 61.26 Feet; Thence North 06°45'17" West, 36.87 Feet; Thence North 35°53'18" East, 43.77 Feet; Thence North 42°35'02" West, 58.19 Feet; Thence North 49°17'37" East, 36.60 Feet; Thence North 26°39'46" West, 48.82 Feet; Thence North 51°23'03" West, 54.62 Feet; Thence North 10°32'40" East, 33.21 Feet; Thence North 75°20'57" West, 68.57 Feet; Thence North 57°13'43" West, 56.54 Feet; Thence South 54°38'07" West, 47.24 Feet; Thence South 28°58'06" West, 42.13 Feet; Thence South 16°31'41" West, 60.26 Feet; Thence South 07°46'28" East, 64.09 Feet; Thence South 04°40'52" East, 65.92 Feet; Thence South 13°37'25" East, 58.32 Feet; Thence South 39°56'16" East, 41.18 Feet; Thence South 24°54'18" West, 33.11 Feet; Thence North 85°19'22" West, 46.90 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 480.00 Feet An Arc Distance Of 207.50 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 27°53'04" West, 205.88 Feet; Thence South 63°05'04" East, 39.17 Feet; Thence South 03°10'49" East, 52.15 Feet; Thence South 53°25'01" West, 33.32 Feet; Thence South 24°10'20" West, 41.54 Feet; Thence South 19°32'13" East, 45.55 Feet; Thence South 16°30'55" West, 23.00 Feet; Thence South 89°33'57" West, 1755.53 Feet To The Point Of Beginning.

Parcel 2b Containing 123.80 Acres, More Or Less.

Pond Easement (O.R.B 2588, Page 136)

A Part Of Section 14, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows: Commence At The Southwest Corner Of Section 14, Township 5 South, Range 28 East, St. Johns County; Thence North 89°33'57" East, Along The Southerly Line Of Said Section 14, A Distance Of 5363.20 Feet To The Southeast Corner Of Said Section 14; Thence North 01°04'11" West, Along The Easterly Line Of Said Section 14, 2062.51 Feet To The Point Of Beginning; Thence South 88°55'49" West, 272.17 Feet; Thence North 10°35'09" West, 23.41 Feet; Thence North 37°47'21" West, 131.34 Feet To The Point Of Curvature Of A Curve Leading Northerly; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 67.95 Feet, An Arc Distance Of 53.17 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°22'22" West, 51.82 Feet To A Point Of Non-Tangency; Thence North 07°01'36" East, 76.85 Feet To The Point Of Curvature Of A Curve Leading Northerly; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 12.01 Feet, An Arc Distance Of 6.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°06'51" West, 6.67 Feet To The Point Of Tangency Of Last Said Curve; Thence North 25°15'19" West, 49.28 Feet; Thence North 25°15'19" West, 80.96 Feet To The Point Of Curvature Of A Curve Leading Northerly; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 53.00 Feet, An Arc Distance Of 15.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 16°44'16" West, 15.70 Feet To The Point Of Tangency Of Last Said Curve; Thence North 08°13'14" West, 157.48 Feet; Thence North 62°52'06" West, A Distance Of 22.99 Feet; Thence North 26°36'18" East, 99.85 Feet; Thence North 88°55'49" East, 408.56 Feet; Thence South 01°04'11" East, 350.13 Feet; Thence South 01°04'11" East, 300.62 Feet To The Point Of Beginning.

Pond Easement Containing 5.72 Acres, More Or Less

**EXHIBIT B:**
Legal Description of Phase 3B

BEACON LAKE PHASE 3B ASSESSMENT AREA

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'36" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'58" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE

NORTH 90°00'00" EAST, 15.86 FEET; THENCE SOUTH 02°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 16°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 85°30'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 80°00'00" EAST, 224.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.87 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 49°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.62 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.21 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 78°00'00" WEST, 105.85 FEET; THENCE NORTH 24°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 57°25'07" WEST, 95.17 FEET; THENCE SOUTH 45°00'00" WEST, 161.51 FEET; THENCE SOUTH 54°09'36" WEST, 41.74 FEET; THENCE SOUTH 28°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.98 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

FILE No. T5S-1749

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 14, AS NORTH 00°57'01" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. CROSS REFERENCE: CLARY MAP FILE NO. T5S-469A.

# *Map Showing*

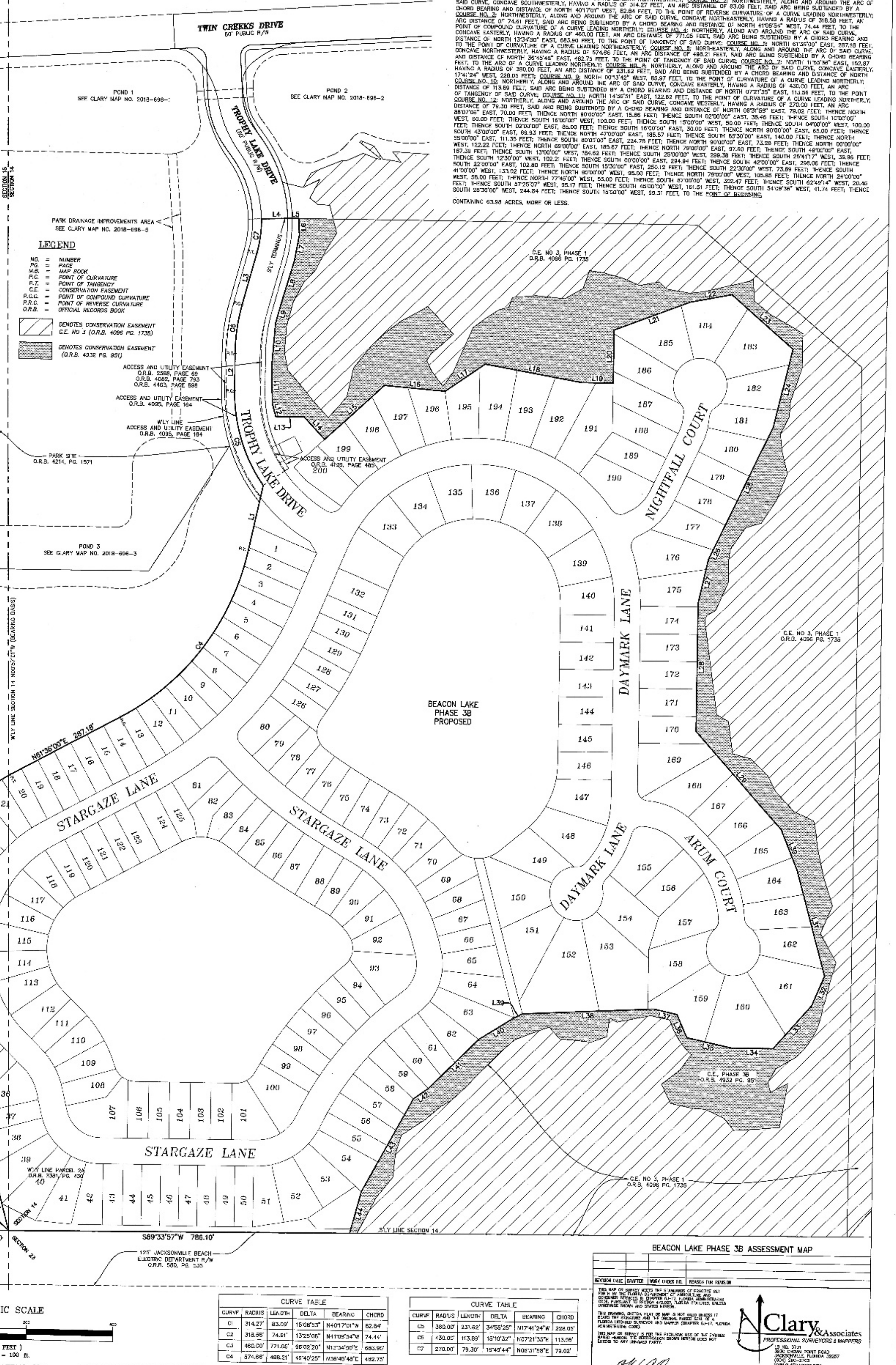
BEACON LAKE PHASE 3B ASSESSMENT AREA

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'27" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 488.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 462.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'38" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°58'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°31'58" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE NORTH 90°00'00" EAST, 15.86 FEET; THENCE SOUTH 02°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 18°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 65°30'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 80°00'00" EAST, 224.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.67 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 48°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.62 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.21 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 78°00'00" WEST, 105.85 FEET; THENCE NORTH 24°00'00" WEST, 56.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 57°25'07" WEST, 95.17 FEET; THENCE SOUTH 45°00'00" WEST, 161.51 FEET; THENCE SOUTH 54°09'38" WEST, 41.74 FEET; THENCE SOUTH 28°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.98 ACRES, MORE OR LESS.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N11°55'38"E | 152.87' |
| L2 | N00°13'42"W | 85.97' |
| L3 | N14°58'51"E | 122.62' |
| L4 | N88°07'06"E | 70.00' |
| L5 | N90°00'00"E | 15.86' |
| L6 | S02°00'00"E | 38.46' |
| L7 | S10°00'00"W | 60.00' |
| L8 | S18°00'00"W | 100.00' |
| L9 | S15°00'00"W | 50.00' |
| L10 | S04°00'00"W | 100.00' |
| L11 | S02°00'00"E | 85.00' |
| L12 | S16°00'00"E | 30.00' |
| L13 | N90°00'00"E | 65.00' |
| L14 | S43°00'00"E | 69.93' |
| L15 | N47°00'00"E | 185.57' |
| L16 | S65°30'00"E | 140.00' |
| L17 | N55°00'00"E | 111.35' |
| L18 | S80°00'00"E | 224.78' |
| L19 | N90°00'00"E | 73.28' |
| L20 | N00°00'00"W | 122.22' |
| L21 | N69°00'00"E | 185.67' |
| L22 | N79°00'00"E | 97.60' |
| L23 | S48°00'00"E | 187.39' |
| L24 | S13°00'00"W | 184.62' |
| L25 | S25°00'00"W | 299.38' |
| L26 | S25°41'17"W | 39.96' |
| L27 | S12°30'00"W | 102.21' |
| L28 | S00°00'00"E | 294.94' |
| L29 | S42°00'00"E | 298.06' |
| L30 | S22°00'00"E | 102.80' |
| L31 | S15°30'00"E | 250.12' |
| L32 | S22°30'00"W | 73.89' |
| L33 | S41°00'00"W | 133.02' |
| L34 | N90°00'00"W | 95.00' |
| L35 | N78°00'00"W | 105.85' |
| L36 | N24°00'00"W | 56.00' |
| L37 | N77°45'00"W | 55.00' |
| L38 | S87°00'00"W | 302.47' |
| L39 | S62°49'14"W | 20.46' |
| L40 | S57°25'07"W | 95.17' |
| L41 | S45°00'00"W | 161.51' |
| L42 | S54°09'38"W | 41.74' |
| L43 | S28°30'00"W | 244.84' |
| L44 | S15°00'00"W | 99.31' |




GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 314.27' | 83.09' | 15°08'53" | N40°17'01"W | 82.84' |
| C2 | 318.58' | 74.61' | 13°25'06" | N41°08'54"W | 74.44' |
| C3 | 460.00' | 771.05' | 96°02'20" | N13°34'50"E | 683.90' |
| C4 | 574.66' | 488.21' | 48°40'25" | N36°45'48"E | 462.75' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C5 | 380.00' | 231.62' | 34°55'25" | N17°41'24"W | 228.05' |
| C6 | 430.00' | 113.89' | 15°10'32" | N07°21'35"E | 113.56' |
| C7 | 270.00' | 79.30' | 16°49'44" | N08°31'58"E | 79.02' |

JOB No. 2021-953 DRAFTING: SPB CAD FILE: 2021-953 PHASE 3B ASSESSMENT MAP.DWG CHECKED BY: DATE: 10/22/2021

BEACON LAKE PHASE 3B ASSESSMENT MAP

| REVISION DATE | DRAFTER | WORK ORDER NO. | REASON FOR REVISION |
|---|---|---|---|

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

FILE No. T5S-1749

**EXHIBIT C:**
Legal Description of Phase 4

# Meadow View at Twin Creeks Community Development District
# Legal Description - Beacon Lake Phase 4

## Appendix - Exhibit 15

The land referred to herein below is situated in the County of St. Johns, State of Florida, and described as follows:

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47"

WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64

FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11"EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE

NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST,

41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

*12.*

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**
**SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCE**
**(2021 BONDS / PHASE 3B PROJECT & PHASE 4 PROJECT)**

This *Supplemental Disclosure of Public Finance (2020 Project / 2020 Assessments)* supplements that prior *Disclosure of Public Finance* ("**2016 Disclosure**") recorded in the Official Records of St. Johns County, Florida at Instrument #2016073453, Book 4283, Pages 1713 et seq., that prior *Supplemental Disclosure of Public Finance (2018 Project / Amended Master & 2018 Assessments)* ("**2018 Disclosure**") recorded in the Official Records of St. Johns County, Florida at Instrument #2018083057, Book 4642, Pages 972 et seq., that prior *Supplemental Disclosure of Public Finance (2019 Project / 2019 Assessments),* recorded in the Official Records of St. Johns County, Florida at Instrument #2019013092, Book 4685, Pages 944 et seq. ("**2019 Disclosure**"), and that prior *Supplemental Disclosure of Public Finance (2020 Project / 2020 Assessments),* recorded in the Official Records of St. Johns County, Florida at Instrument #2020041983, Book 4954, Pages 1001 et seq. ("**2020 Disclosure**," together with the 2016 Disclosure, 2018 Disclosure, and 2019 Disclosure, "**Prior Disclosure**"), which Prior Disclosure remains in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Disclosure.

With the District having issued its prior 2016 Bonds, 2018 Bonds, 2019 Bonds and 2020 Bonds, and on November 8, 2021, the District issued its $5,140,000 Special Assessments Bonds, Series 2021 (Phase 3B) ("**Phase 3B Bonds**") and $7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) ("**Phase 4 Bonds**") (together, "**2021 Bonds**") in order to fund the next portion of the Master Project, known as the "**2021 Project – Phase 3B**," and "**2021 Project – Phase 4**," respectively (together, "**2021 Projects**"), which generally relate to the next phases of development known as Phases 3B and 4, respectively. The 2021 Projects are described in that certain *Fourth Supplemental Engineer's Report for Series 2021 Project*, dated August 9, 2021 ("**Engineer's Report**").

Pursuant to Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, 2022-02 and 2022-03 the District levied and imposed its "**2021 Project – Phase 3B Assessments**" to secure repayment of the Phase 3B Bonds, and its "**2021 Project – Phase 4 Assessments**" to secure repayment of the Phase 4 Bonds, in each case as part of the Master Assessments, and as set forth in (i) the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018; and (ii) the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2021 (Phase 3B) and Series 2021 (Phase 4),* dated October 27, 2021 (together, "**2021 Assessment Report**"). The 2021 Project – Phase 3B Assessments are levied and imposed on the assessable land in Phase 3B, and the 2021 Project – Phase 4 Assessments are levied and imposed on the assessable land in Phase 4, which lands are described in the Engineer's Report and 2021 Assessment Report and are less than all of the lands described in **Exhibit A**. As a point of clarification, the 2021 Project – Phase 3B Assessments and 2021 Project – Phase 4 Assessments are separate and distinct liens, and are levied on different property (Phase 3B and Phase 4, respectively).

Please note that the District's capital improvement plans and future financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice. For more information about the District, or copies of any of the documents listed herein, please visit: http://www.meadowviewattwincreekscdd.com/, or contact the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (904) 940-5850 ("**District Office**").

[CONTINUED ON NEXT PAGE]

**IN WITNESS WHEREOF**, the foregoing Supplemental Disclosure of Public Finance has been executed to be effective as of the 8th day of November, 2021, and recorded in the Official Records of St. Johns County, Florida.

**WITNESS**

By: _____
Print Name: _____

By: _____
Print Name: _____

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Name: Bruce Parker
Title: Chairman

**STATE OF** _____
**COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2021, by Bruce Parker, as Chairman of Meadow View at Twin Creeks Community Development District, on its behalf. He [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of _____

**EXHIBIT A:** Legal Description of Boundaries of District
**EXHIBIT B:** Legal Description of Phase 3B
**EXHIBIT C:** Legal Description of Phase 4

**EXHIBIT A:**

Legal Description of Boundaries of District

# Meadow View at Twin Creeks Community Development District
## Legal Description – Master Project
## APPENDIX – EXHIBIT 13

Parcel 2A

A Part Of Sections 9, 10, 11, 14 And 15, All Lying Within Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°06'17" West, Along The Westerly Line Of Said Section 15, A Distance Of 2655.18 Feet; Thence North 00°50'08" West, Continuing Along Said Westerly Line Of Section 15, 1638.96 Feet To The Point Of Beginning; Thence Continue North 00°50'08" West, Along Said Westerly Line Of Section 15, 1063.63 Feet; Thence South 89°12'49" West, 47.18 Feet; Thence North 00°47'11" West, 80.97 Feet; Thence North 73°31'30" East, 211.36 Feet; Thence North 16°36'20" West, 62.03 Feet; Thence North 26°09'26" West, 232.84 Feet To An Intersection With A Line Lying 10.00 Feet Southeasterly Of And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210 (A 150.00 Foot Right Of Way Per St. Johns County Right Of Way Map Dated 8-15-2002); Thence North 51°03'23" East, Along Last Said Line, 1364.84 Feet; Thence South 37°37'34" East, 342.24 Feet; Thence South 52°26'32" West, 284.47 Feet; Thence South 05°25'48" West, 210.26 Feet; Thence South 10°09'43" East, 78.81 Feet; Thence South 10°12'14" West, 50.80 Feet; Thence South 38°25'05" West, 37.01 Feet; Thence South 45°00'00" West, 28.28 Feet; Thence North 79°12'57" West, 42.76 Feet; Thence North 76°22'23" West, 33.96 Feet; Thence North 30°57'50" West, 46.65 Feet; Thence North 40°45'49" West, 76.58 Feet; Thence North 45°00'00" West, 18.48 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 31.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 63°58'50" East, 31.18 Feet; Thence South 51°03'23" West, 188.44 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 140.00 Feet, An Arc Distance Of 34.99 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 43°53'47" West, 34.90 Feet; Thence South 36°44'12" West, 25.73 Feet; Thence South 17°11'55" East, 41.38 Feet; Thence South 00°00'00" West, 112.00 Feet; Thence South 23°44'58" West, 81.94 Feet; Thence South 43°31'49" West, 57.55 Feet; Thence South 05°08'33" West, 50.02 Feet; Thence South 20°06'59" East, 41.30 Feet; Thence South 15°29'01" East, 58.80 Feet; Thence South 08°09'34" West, 155.15 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 140.00 Feet, An Arc Distance Of 143.65 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 74°46'37" East, 137.43 Feet; Thence North 71°33'31" East, 95.82 Feet; Thence North 34°56'44" East, 18.73 Feet; Thence North 48°39'08" East, 99.90 Feet; Thence North 44°20'29" East, 61.52 Feet; Thence North 45°49'49" East, 48.80 Feet; Thence North 45°00'00" East, 7.07 Feet; Thence North 03°56'43" East, 116.28 Feet; Thence North 09°01'39" West, 108.34 Feet; Thence North 27°04'19" East, 50.54 Feet; Thence North 14°30'01" East, 59.91 Feet; Thence North 69°35'24" East, 45.88 Feet; Thence South 71°00'12" East, 64.51 Feet; Thence South 57°43'37" East, 25.52 Feet; Thence South 33°18'28" East, 111.26 Feet; Thence North 66°14'00" East, 179.58 Feet; Thence North 23°46'00" West, 110.00 Feet; Thence North 66°14'00" East, 192.92 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 240.00 Feet, An Arc Distance Of 243.40 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 37°10'47" East, 233.10 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 415.00 Feet, An Arc Distance Of 539.68 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°31'07" West, 502.44 Feet; Thence North 21°44'09" East, 76.92 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 212.41 Feet, An Arc Distance Of 225.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 08°38'22" West, 214.81 Feet; Thence North 39°00'52" West, 34.11 Feet; Thence North 84°00'52" West, 134.75 Feet To An Intersection With The Aforesaid Line Lying 10.00 Southeasterly And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210; Thence North 51°03'23" East, Along Last Said Line, 314.76 Feet; Thence South 09°28'01" West, 96.50 Feet; Thence South 35°31'59" East, 74.37 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 300.00 Feet, An Arc Distance Of 351.59 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 01°57'30" East, 331.81 Feet; Thence South 31°36'59" West, 52.36 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 297.93 Feet, An Arc Distance Of 264.20 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 06°12'41" West, 255.63 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 335.00 Feet, An Arc Distance Of 490.35 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 61°07'35" East, 447.73 Feet; Thence North 76°56'28" East, 786.40 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 790.00 Feet, An Arc Distance Of 117.08 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 81°11'12" East, 116.97 Feet; Thence North 03°52'43" West, 96.60 Feet; Thence North 00°00'00" East, 121.00 Feet; Thence North 16°04'25" East, 61.40 Feet; Thence North 24°37'25" East, 79.20 Feet; Thence North 21°11'39" East, 52.55 Feet; Thence North 19°12'46" East, 69.89 Feet; Thence North 27°04'19" West, 50.54 Feet; Thence North 06°06'56" West, 56.32 Feet; Thence North 07°25'53" East, 69.58 Feet; Thence North 56°00'13" East, 51.87 Feet; Thence North 30°37'07" East, 56.94 Feet; Thence North 36°52'12" East, 45.00 Feet; Thence North 23°46'55" East, 47.61 Feet To A Point On A Curve;

Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 882.15 Feet, An Arc Distance Of 167.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 28°41'18" West, 167.51 Feet; Thence North 50°11'40" West, 10.13 Feet; Thence North 55°08'44" West, 68.24 Feet; Thence North 29°44'42" West, 64.50 Feet; Thence North 67°40'17" West, 60.54 Feet; Thence South 52°25'53" West, 32.80 Feet; Thence South 27°15'19" West, 37.12 Feet; Thence North 85°41'02" West, 53.15 Feet; Thence North 10°27'36" West, 66.10 Feet; Thence North 14°10'20" East, 102.11 Feet; Thence North 07°51'12" West, 117.10 Feet; Thence North 30°33'21" East, 96.38 Feet; Thence North 63°26'06" East, 129.69 Feet; Thence North 29°53'56" West, 239.15 Feet; Thence South 86°13'42" West, 20.21 Feet; Thence North 54°29'15" West, 43.60 Feet; Thence North 38°55'49" West, 1.06 Feet; Thence North 38°16'59" West, 2.99 Feet; Thence North 37°14'55" West, 2.27 Feet; Thence North 36°17'02" West, 5.12 Feet; Thence North 35°32'24" West, 2.90 Feet; Thence North 34°29'56" West, 8.98 Feet To An Intersection With The Aforesaid Line Lying 10.00 Southeasterly Of And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210; Thence North 51°03'23" East, Along Last Said Line, 2211.96 Feet; Thence South 11°41'58" East, 154.72 Feet; Thence South 02°48'07" East, 51.29 Feet; Thence South 38°14'30" East, 37.60 Feet; Thence South 10°12'59" West, 77.30 Feet; Thence South 00°10'53" West, 51.14 Feet; Thence South 13°35'09" West, 107.29 Feet; Thence South 06°45'14" West, 61.21 Feet; Thence South 23°04'38" West, 60.07 Feet; Thence South 04°24'37" East, 46.82 Feet; Thence South 21°11'20" East, 141.23 Feet; Thence South 39°28'00" East, 39.42 Feet; Thence South 04°31'01" West, 34.05 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 310.00 Feet, An Arc Distance Of 27.03 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 11°32'54" East, 27.03 Feet; Thence South 55°09'20" East, 36.48 Feet; Thence South 23°52'05" West, 52.63 Feet; Thence South 00°12'21" West, 103.02 Feet; Thence South 68°09'20" West, 33.54 Feet; Thence South 08°24'09" West, 27.07 Feet; Thence South 17°53'48" West, 23.93 Feet; Thence South 13°37'53" East, 73.13 Feet; Thence North 48°08'01" East, 35.22 Feet; Thence North 52°51'36" East, 33.05 Feet; Thence South 40°11'47" East, 47.13 Feet; Thence South 11°42'30" East, 54.36 Feet; Thence South 64°07'42" East, 41.72 Feet; Thence South 22°14'42" East, 37.95 Feet; Thence South 06°39'01" West, 65.94 Feet; Thence South 31°13'54" West, 28.76 Feet; Thence South 06°47'56" East, 2.43 Feet; Thence South 37°29'44" East, 170.64 Feet; Thence North 71°32'01" East, 46.75 Feet; Thence North 86°36'12" East, 9.14 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 806.86 Feet, An Arc Distance Of 107.64 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 75°40'08" East, 107.56 Feet; Thence North 29°55'40" East, 35.11 Feet; Thence North 64°44'02" East, 56.09 Feet; Thence North 01°59'41" East, 37.40 Feet; Thence North 71°15'15" East, 79.62 Feet; Thence North 35°24'15" East, 58.02 Feet; Thence North 04°51'45" East, 12.74 Feet; Thence South 74°01'24" East, 48.75 Feet; Thence South 48°21'07" East, 54.87 Feet; Thence South 40°42'40" East, 59.63 Feet; Thence South 35°18'14" East, 85.45 Feet; Thence South 24°07'43" East, 67.15 Feet; Thence South 23°49'17" East, 117.40 Feet; Thence South 17°15'18" East, 95.07 Feet; Thence South 47°46'07" West, 10.86 Feet; Thence South 43°12'21" West, 207.41 Feet; Thence South 65°48'17" West, 44.65 Feet; Thence North 69°39'29" West, 54.11 Feet; Thence North 61°24'33" West, 56.27 Feet; Thence North 17°08'28" West, 35.88 Feet; Thence North 05°27'16" West, 46.80 Feet; Thence North 45°08'58" West, 83.91 Feet; Thence North 25°22'45" West, 7.36 Feet; Thence South 88°52'03" West, 74.47 Feet; Thence South 75°48'02" West, 25.90 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 400.00 Feet, An Arc Distance Of 120.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 67°41'17" West, 120.03 Feet; Thence South 59°03'33" West, 24.84 Feet To A Point On A Curve; Thence Westerly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 170.00 Feet, An Arc Distance Of 57.55 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 68°45'26" West, 57.27 Feet; Thence South 56°44'49" West, 36.54 Feet; Thence South 60°31'37" West, 46.87 Feet; Thence South 08°53'02" East, 27.15 Feet; Thence South 28°42'54" West, 30.51 Feet; Thence South 16°31'14" West, 3.86 Feet; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 400.00 Feet, An Arc Distance Of 26.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 12°24'52" East, 26.46 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 70.00 Feet, An Arc Distance Of 77.67 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 21°47'41" East, 73.75 Feet; Thence South 74°52'04" East, 140.44 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 160.61 Feet, An Arc Distance Of 112.94 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 33°54'45" West, 110.63 Feet; Thence South 17°07'42" West, 21.59 Feet; Thence South 40°55'53" West, 50.29 Feet; Thence South 51°40'54" West, 62.19 Feet; Thence South 63°20'15" West, 172.29 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 960.00 Feet, An Arc Distance Of 63.29 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 40°31'48" East, 63.27 Feet; Thence North 76°57'21" East, 136.89 Feet; Thence North 76°51'41" East, 58.68 Feet; Thence North 78°19'50" East, 58.84 Feet; Thence North 71°27'23" East, 51.68 Feet; Thence North 66°51'41" East, 44.64 Feet; Thence North 27°56'26" East, 49.37 Feet; Thence North 81°25'57" East, 66.37 Feet; Thence North 06°30'33" West, 66.05 Feet; Thence North 68°29'54" East, 58.92 Feet; Thence North 57°51'05" East, 45.34 Feet; Thence North 69°57'10" East, 55.57 Feet; Thence North 83°23'43" East, 39.63 Feet; Thence North 82°03'46" East, 45.84 Feet; Thence North 51°48'48" East, 43.60 Feet; Thence North 52°24'59" East, 38.93 Feet; Thence South 79°19'33" East, 54.05 Feet; Thence South 53°44'48" East, 67.69 Feet; Thence South 65°55'06" East, 42.26 Feet; Thence South 87°24'52" East, 26.16 Feet; Thence South 02°53'09" East, 98.98 Feet; Thence North 73°36'17" West, 20.75 Feet; Thence South 30°31'00" West, 44.14 Feet; Thence South 26°32'20" West, 29.45 Feet; Thence South 57°34'01" West, 31.16 Feet; Thence South 00°45'11" East, 52.04 Feet; Thence South 60°03'02" West, 48.22 Feet; Thence South 11°17'31" East, 70.24 Feet; Thence South 54°18'57" East, 56.72 Feet; Thence South 50°09'01" East, 64.31 Feet; Thence North 69°32'40" East, 35.68 Feet; Thence South 24°45'43" East, 53.13 Feet; Thence South 10°27'32" East, 74.24 Feet; Thence South 29°56'24" East, 40.92 Feet; Thence South 10°26'11" East, 50.04 Feet; Thence South 48°22'26" East, 43.04 Feet; Thence South 05°19'08" East, 67.29 Feet; Thence South 13°26'08" East, 49.35 Feet; Thence South 22°45'33" West, 33.22 Feet; Thence South 24°27'50" East, 43.07 Feet; Thence South 33°44'59" East, 59.88 Feet; Thence South 49°32'33" East, 36.15 Feet; Thence South 67°43'49" East, 51.08 Feet; Thence South 49°09'12" East, 45.12 Feet; Thence South 25°57'29" East, 59.02 Feet; Thence South 06°35'09" East, 43.97 Feet; Thence South 09°34'40" East, 46.83 Feet; Thence North 87°44'43" East, 35.69 Feet; Thence North 89°20'33" East, 21.26 Feet; Thence South 49°04'17" East, 41.76 Feet; Thence South 28°27'02" East, 17.40 Feet; Thence South 33°33'52" East, 93.18 Feet; Thence North 81°31'24" East, 16.34 Feet; Thence South 23°36'14" East, 54.52 Feet; Thence South 29°56'05" East, 42.65 Feet; Thence

South 36°45'21" East, 50.78 Feet; Thence South 20°47'05" West, 58.23 Feet; Thence South 24°58'38" West, 14.61 Feet; Thence South 11°15'02" East, 12.11 Feet; Thence South 19°31'28" East, 9.67 Feet; Thence South 01°14'12" East, 31.56 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 475.00 Feet, An Arc Distance Of 6.37 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 17°31'45" East, 6.37 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 410.00 Feet, An Arc Distance Of 158.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 07°15'15" West, 157.48 Feet; Thence South 77°40'19" East, A Distance Of 14.85 Feet; Thence South 84°45'02" East, 30.93 Feet; Thence South 64°41'13" West, 52.01 Feet; Thence South 56°16'14" West, 21.03 Feet; Thence South 05°15'14" East, 15.23 Feet; Thence South 89°43'10" East, 52.46 Feet; Thence South 19°30'30" West, 30.12 Feet; Thence North 76°27'59" West, 31.29 Feet; Thence South 10°53'25" West, 23.70 Feet; Thence South 52°27'54" East, 28.06 Feet; Thence South 32°16'22" West, 19.94 Feet; Thence South 53°29'47" West, 34.14 Feet; Thence South 20°42'26" East, 34.50 Feet; Thence South 10°10'48" West, 34.63 Feet; Thence South 49°25'22" West, 38.10 Feet; Thence South 04°57'03" West, 39.11 Feet; Thence South 32°39'26" East, 36.49 Feet; Thence South 37°52'15" East, 34.64 Feet; Thence South 61°52'38" East, 37.74 Feet; Thence South 45°36'38" East, 29.06 Feet; Thence North 85°37'57" East, 28.98 Feet; Thence North 06°18'04" East, 55.55 Feet; Thence North 20°11'28" East, 37.28 Feet; Thence North 70°53'33" East, 37.53 Feet; Thence North 06°48'47" West, 26.52 Feet; Thence North 42°37'10" East, 29.76 Feet; Thence North 11°51'48" East, 38.53 Feet; Thence North 88°22'09" West, 12.75 Feet; Thence North 41°00'18" West, 23.28 Feet; Thence North 11°53'28" East, 19.33 Feet; Thence North 24°35'31" East, 38.16 Feet; Thence North 69°06'59" East, 21.86 Feet; Thence North 84°44'40" East, 17.58 Feet; Thence South 28°09'08" East, 15.81 Feet; Thence South 24°35'48" East, 16.96 Feet; Thence South 13°48'09" West, 22.95 Feet; Thence South 64°51'27" East, 10.59 Feet; Thence South 36°19'11" East, 35.53 Feet; Thence South 69°40'13" East, 50.93 Feet; Thence South 41°02'06" East, 26.63 Feet; Thence South 11°29'34" West, 26.79 Feet; Thence South 20°42'14" East, 23.60 Feet; Thence South 00°17'54" East, 66.25 Feet; Thence South 67°26'48" East, 34.05 Feet; Thence North 87°06'57" East, 42.57 Feet; Thence South 76°33'44" East, 35.65 Feet; Thence South 49°57'20" West, 31.72 Feet; Thence South 71°32'16" West, 22.56 Feet; Thence South 72°21'06" East, 42.38 Feet; Thence South 47°04'15" West, 42.31 Feet; Thence North 86°34'37" East, 41.52 Feet; Thence South 11°07'21" West, 57.83 Feet; Thence South 07°44'23" East, 36.71 Feet; Thence South 29°35'10" East, 35.92 Feet; Thence South 30°48'45" East, 50.65 Feet; Thence South 49°28'03" West, 41.58 Feet; Thence South 22°18'42" West, 32.27 Feet; Thence South 04°56'41" West, 67.60 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 445.40 Feet, An Arc Distance Of 112.94 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°10'04" East, 112.63 Feet; Thence South 79°36'50" West, 106.03 Feet; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 305.00 Feet, An Arc Distance Of 123.17 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 05°53'04" West, 122.33 Feet; Thence South 17°27'11" West, 53.52 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 75.00 Feet, An Arc Distance Of 37.28 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 11°08'29" East, 36.89 Feet; Thence South 67°25'53" East, 101.83 Feet; Thence North 36°16'04" East, 20.97 Feet; Thence North 61°15'31" East, 41.05 Feet; Thence South 12°57'08" East, 65.98 Feet; Thence South 26°29'28" East, 41.56 Feet; Thence North 83°53'03" East, 40.19 Feet; Thence South 25°23'04" East, 54.98 Feet; Thence South 20°38'22" East, 38.32 Feet; Thence South 61°06'35" West, 62.66 Feet; Thence South 03°59'44" East, 40.29 Feet; Thence South 20°14'44" East, 31.75 Feet; Thence South 05°34'03" East, 61.29 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 510.00 Feet, An Arc Distance Of 61.57 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 54°57'19" East, 61.53 Feet ; Thence North 07°48'58" East, 35.47 Feet; Thence North 25°58'58" East, 40.08 Feet; Thence North 89°19'13" East, 40.04 Feet; Thence South 54°41'11" East, 38.60 Feet; Thence South 36°21'56" West, 35.41 Feet; Thence South 43°28'36" West, 33.38 Feet; Thence South 29°54'01" East, 28.07 Feet; Thence South 67°28'55" East, 31.23 Feet; Thence South 45°03'01" East, 40.33 Feet; Thence South 36°11'15" East, 35.31 Feet; Thence South 02°08'30" East, 28.23 Feet; Thence South 12°45'44" East, 38.25 Feet; Thence South 11°58'58" West, 25.56 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 510.00 Feet, An Arc Distance Of 125.30 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 17°30'41" East, 124.99 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 564.99 Feet, An Arc Distance Of 276.71 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 00°40'34" East, 273.95 Feet; Thence North 77°44'23" East, 0.34 Feet; Thence North 47°02'49" East, 36.37 Feet; Thence South 00°59'40" West, 69.65 Feet; Thence South 28°39'14" East, 34.45 Feet; Thence South 14°44'32" West, 36.12 Feet; Thence South 37°11'54" West, 47.10 Feet; Thence South 67°15'50" West, 26.93 Feet; Thence South 29°01'20" East, 17.37 Feet; Thence South 05°35'19" East, 21.21 Feet; Thence South 62°02'04" West, 23.09 Feet; Thence South 07°36'00" West, 36.67 Feet; Thence North 83°32'41" West, 19.91 Feet; Thence South 04°14'18" West, 3.64 Feet; Thence South 05°41'22" West, 16.16 Feet; Thence South 05°41'22" West, 25.59 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 60.55 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 05°01'02" East, 60.27 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 67.27 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°19'36" West, 66.88 Feet; Thence South 07°18'17" East, 80.05 Feet; Thence South 36°32'57" East, 35.96 Feet; Thence South 27°57'47" East, 54.21 Feet; Thence South 00°28'35" East, 35.25 Feet; Thence South 24°38'24" East, 9.12 Feet; Thence North 15°10'31" East, 40.00 Feet; Thence South 35°01'37" East, 23.64 Feet; Thence South 60°33'08" East, 26.17 Feet; Thence South 54°34'42" East, 30.40 Feet; Thence South 26°40'07" East, 23.26 Feet; Thence South 12°28'36" East, 40.89 Feet; Thence South 77°02'31" West, 25.24 Feet; Thence South 00°37'16" West, 50.15 Feet; Thence North 86°13'32" East, 275.60 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 760.00 Feet, An Arc Distance Of 1205.08 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 40°48'02" East, 1082.75 Feet; Thence South 20°49'10" East, 0.64 Feet; Thence South 10°37'38" East, 81.25 Feet; Thence North 80°41'13" East, 25.05 Feet; Thence South 01°38'20" West, 16.08 Feet; Thence South 47°41'17" West, 25.53 Feet; Thence South 09°58'59" East, 19.79 Feet; Thence South 04°40'16" West, A Distance Of 47.25 Feet; Thence South 08°51'58" East, 58.43 Feet; Thence South 71°09'16" East, 29.21 Feet; Thence South 05°53'40" East, 16.96 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 840.00 Feet, An Arc

Distance Of 1063.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 49°57'54" West, 993.65 Feet; Thence South 86°13'32" West, A Distance Of 866.22 Feet To A Point Of Curvature; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 113.54 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 68°09'16" West, 111.67 Feet; Thence South 50°05'00" West, 11.55 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 60.00 Feet, An Arc Distance Of 55.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 23°35'56" West, 53.51 Feet To A Point Of Compound Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 220.00 Feet, An Arc Distance Of 128.26 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 19°35'15" East, 126.45 Feet; Thence South 36°17'22" East, 4.50 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 330.00 Feet, An Arc Distance Of 114.26 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 26°22'14" East, 113.69 Feet; Thence South 77°00'43" East, 48.54 Feet; Thence North 63°13'47" East, 42.76 Feet; Thence South 27°26'46" West, 48.48 Feet; Thence South 51°04'54" East, 23.47 Feet; Thence South 87°26'01" East, 27.83 Feet; Thence South 14°39'04" East, 66.22 Feet; Thence South 31°00'19" West, 48.72 Feet; Thence South 26°46'01" West, 49.21 Feet; Thence South 42°24'41" West, 40.81 Feet; Thence South 26°27'22" West, 49.11 Feet; Thence South 14°29'49" West, 56.87 Feet; Thence South 03°39'39" West, 61.10 Feet; Thence South 11°49'22" East, 42.39 Feet; Thence South 42°27'43" East, 42.11 Feet; Thence South 39°01'45" East, 51.67 Feet; Thence South 43°23'29" East, 48.46 Feet; Thence North 41°50'00" East, 42.70 Feet; Thence North 37°26'22" East, 21.99 Feet; Thence North 11°59'39" East, 66.68 Feet; Thence North 37°25'24" East, 41.60 Feet; Thence North 39°35'49" East, 28.68 Feet; Thence North 46°37'19" East, 39.60 Feet; Thence North 52°44'51" East, 46.02 Feet; Thence North 61°13'29" East, 41.90 Feet; Thence North 58°57'26" East, 27.20 Feet; Thence South 44°01'45" East, 39.52 Feet; Thence South 43°21'12" East, 46.75 Feet; Thence South 46°48'40" West, 40.80 Feet; Thence South 49°18'27" West, 27.02 Feet; Thence South 30°19'55" West, 18.99 Feet; Thence South 26°35'05" East, 27.53 Feet; Thence South 37°07'07" East, 42.42 Feet; Thence North 35°54'44" East, 36.95 Feet; Thence North 23°17'56" East, 115.28 Feet; Thence North 52°27'38" East, 36.53 Feet; Thence North 56°30'30" East, 36.18 Feet; Thence North 74°43'41" East, 22.59 Feet; Thence North 18°38'15" East, 23.89 Feet; Thence North 84°34'20" East, 53.30 Feet; Thence South 84°45'12" East, 66.80 Feet; Thence North 59°49'20" East, 49.01 Feet; Thence North 18°21'03" East, 43.50 Feet; Thence South 82°20'55" East, 33.24 Feet; Thence South 74°04'30" East, 23.49 Feet; Thence South 77°54'51" East, 18.57 Feet; Thence South 67°08'37" East, 45.87 Feet; Thence North 78°33'37" East, 46.05 Feet; Thence South 46°17'36" East, 23.62 Feet; Thence South 80°51'10" East, 54.81 Feet; Thence North 82°38'49" East, 32.80 Feet; Thence North 76°17'27" East, 66.39 Feet; Thence North 76°12'22" East, 40.77 Feet; Thence North 55°49'21" East, 9.95 Feet; Thence South 03°50'38" East, 50.72 Feet; Thence South 50°52'04" East, 50.43 Feet; Thence South 61°07'39" East, 57.27 Feet; Thence South 59°05'59" East, 26.27 Feet; Thence South 00°03'49" West, 79.34 Feet; Thence South 17°58'24" West, 80.64 Feet; Thence South 04°00'26" West, 35.92 Feet; Thence South 26°10'12" West, 43.91 Feet; Thence South 06°34'07" East, 41.45 Feet; Thence South 14°07'56" East, 51.09 Feet; Thence South 20°40'32" West, 64.64 Feet; Thence South 32°13'59" West, 65.05 Feet; Thence South 72°31'50" West, 37.56 Feet; Thence South 34°12'14" West, 61.66 Feet; Thence South 06°46'02" West, 27.55 Feet; Thence South 00°55'28" East, 46.30 Feet; Thence South 23°09'30" West, 72.24 Feet; Thence South 60°34'26" West, 22.98 Feet; Thence South 25°57'51" West, 11.23 Feet; Thence South 08°09'11" East, 219.83 Feet; Thence South 60°34'17" East, 31.17 Feet; Thence South 08°20'43" East, 75.31 Feet; Thence South 75°51'12" East, 44.38 Feet; Thence South 45°43'51" East, 54.05 Feet; Thence South 27°36'22" East, 41.25 Feet; Thence South 43°10'33" East, 60.78 Feet; Thence South 65°23'27" East, 50.65 Feet; Thence South 11°50'27" East, 27.17 Feet; Thence South 06°41'13" East, 35.08 Feet; Thence South 12°47'51" East, 71.60 Feet; Thence South 17°54'50" East, 67.51 Feet; Thence South 22°18'06" West, 68.81 Feet; Thence South 28°39'03" East, 76.31 Feet; Thence South 16°55'01" West, 34.24 Feet; Thence South 13°28'22" West, 63.36 Feet; Thence South 45°56'33" West, 4.50 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 180.00 Feet, An Arc Distance Of 138.85 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 26°35'39" West, 135.43 Feet; Thence South 59°16'28" West, 52.62 Feet; Thence South 30°06'44" West, 36.23 Feet; Thence South 15°25'27" East, 24.09 Feet; Thence North 62°34'36" East, 44.15 Feet; Thence South 09°39'08" West, 102.45 Feet; Thence South 85°08'49" West, 72.38 Feet; Thence South 86°28'25" West, 32.21 Feet; Thence North 39°57'04" West, 36.81 Feet; Thence North 65°49'22" West, 46.16 Feet; Thence North 85°45'29" West, 30.78 Feet; Thence North 78°15'26" West, 51.39 Feet; Thence North 26°11'55" West, 48.74 Feet; Thence North 51°41'11" East, 53.24 Feet; Thence North 35°41'31" East, 44.07 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 179.98 Feet, An Arc Distance Of 28.99 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 43°02'48" West, 28.96 Feet; Thence North 36°54'40" West, 9.56 Feet; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 179.55 Feet, An Arc Distance Of 56.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 26°24'03" West, 56.25 Feet; Thence North 78°37'02" West, 45.77 Feet; Thence South 78°18'44" West, 78.11 Feet; Thence North 61°44'12" West, 19.59 Feet; Thence South 07°14'11" West, 43.55 Feet; Thence South 69°58'22" West, 38.43 Feet; Thence North 84°56'42" West, 73.71 Feet; Thence North 42°01'43" West, 35.93 Feet; Thence South 69°12'37" West, 51.81 Feet; Thence South 67°47'53" West, 32.75 Feet; Thence South 48°10'50" West, 47.87 Feet; Thence South 44°01'00" West, 71.32 Feet; Thence South 41°20'59" West, 31.92 Feet; Thence South 46°52'49" West, 50.82 Feet; Thence South 59°51'34" West, 25.75 Feet; Thence South 49°16'54" West, 48.49 Feet; Thence South 55°57'02" West, 65.07 Feet; Thence South 16°43'14" West, 44.03 Feet; Thence South 05°35'57" West, 55.46 Feet; Thence South 38°44'35" West, 59.93 Feet; Thence South 27°19'06" West, 51.05 Feet; Thence South 27°28'46" West, 42.53 Feet; Thence South 89°33'57" West, 803.49 Feet; Thence North 14°59'21" West, 272.84 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 314.27 Feet, An Arc Distance Of 83.09 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 40°17'01" West, 82.84 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 318.58 Feet, An Arc Distance Of 74.61 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 41°08'54" West, 74.44 Feet To A Point On A Curve; Thence Northerly, Long And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 460.00 Feet, An Arc Distance Of 771.05 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 13°34'50" East, 683.90 Feet; Thence North 61°36'00" East, 287.18 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 574.66 Feet, An Arc Distance Of 498.21

Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 36°45'48" East, 482.75 Feet; Thence North 11°55'36" East, 152.87 Feet; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 380.00 Feet, An Arc Distance Of 231.62 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 17°41'24" West, 228.05 Feet; Thence North 00°13'42" West, 85.97 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 430.00 Feet, An Arc Distance Of 113.89 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 07°21'35" East, 113.56 Feet; Thence North 14°56'51" East, 122.62 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 270.00 Feet, An Arc Distance Of 241.45 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 10°40'16" West, 233.48 Feet; Thence North 36°17'22" West, 4.50 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 280.00 Feet, An Arc Distance Of 126.39 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°21'29" West, 125.32 Feet To A Point Of Reverse Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 107.81 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 27°35'05" West, 106.20 Feet; Thence North 44°44'34" West, 9.27 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 60.00 Feet, An Arc Distance Of 51.35 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 69°15'31" West, 49.79 Feet; Thence South 86°13'32" West, 445.52 Feet To A Point On A Curve; Thence Westerly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 1140.00 Feet, An Arc Distance Of 808.55 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 73°27'20" West, 791.71 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 1140.00 Feet, An Arc Distance Of 109.18 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 50°23'35" West, 109.14 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 1140.00 Feet, An Arc Distance Of 654.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 31°12'09" West, 645.53 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 25.00 Feet, An Arc Distance Of 39.34 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 59°50'01" West, 35.40 Feet; Thence South 75°05'20" West, 27.24 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 440.00 Feet, An Arc Distance Of 269.98 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 13°55'12" East, 265.76 Feet; Thence South 31°29'53" East, 54.58 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northerly, Having A Radius Of 410.00 Feet, An Arc Distance Of 1194.83 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 51°59'19" West, 814.71 Feet; Thence North 45°27'07" West, 233.34 Feet; Thence North 46°17'58" West, 120.80 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 1041.74 Feet, An Arc Distance Of 206.30 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 61°34'29" West, 205.96 Feet; Thence North 39°19'39" West, 329.70 Feet; Thence South 83°51'34" West, 387.29 Feet; Thence South 86°14'23" West, 408.03 Feet; Thence South 65°37'58" West, 188.43 Feet; Thence South 49°33'27" West, 248.40 Feet; Thence South 39°39'14" West, 105.76 Feet; Thence South 54°43'14" West, 78.70 Feet; Thence South 6226'43" West, 111.37 Feet; Thence South 73°37'25" West, 74.92 Feet; Thence South 79°47'55" West, 56.91 Feet; Thence South 67°41'18" West, 169.66 Feet; Thence South 54°15'34" West, 104.21 Feet; Thence South 66°18'47" West, 186.72 Feet; Thence South 22°19'09" West, 59.84 Feet; Thence South 66°22'14" West, 12.52 Feet; Thence South 73°36'38" West, 17.72 Feet; Thence South 78°41'24" West, 35.69 Feet; Thence South 78°21'59" West, 34.71 Feet; Thence North 86°43'04" West, 43.30 Feet; Thence North 74°31'42" West, 72.88 Feet; Thence South 85°59'22" West, 36.43 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 17.00 Feet, An Arc Distance Of 8.67 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of South 71°23'02" West, 8.57 Feet; Thence South 56°46'43" West, 171.47 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 48.00 Feet, An Arc Distance Of 102.30 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 62°09'52" West, 84.01 Feet; Thence North 01°06'27" West, 322.22 Feet; Thence North 13°52'52" West, 65.90 Feet; Thence South 78°58'15" East, 22.00 Feet; Thence North 27°44'20" East, 58.44 Feet; Thence South 20°23'31" East, 20.83 Feet; Thence North 71°44'41" East, 44.14 Feet; Thence North 01°26'06" East, 76.10 Feet; Thence North 46°58'17" East, 19.53 Feet; Thence South 85°10'34" East, 51.97 Feet; Thence South 40°31'09" East, 120.38 Feet; Thence South 88°12'49" East, 41.67 Feet; Thence North 01°11'31" East, 32.93 Feet; Thence South 70°21'28" East, 67.44 Feet; Thence North 12°53'57" West, 55.53 Feet; Thence North 42°18'15" West, 33.18 Feet; Thence North 02°46'44" East, 46.51 Feet; Thence North 65°04'58" East, 34.17 Feet; Thence North 40°02'45" West, 21.95 Feet; Thence North 54°11'39" West, 56.16 Feet; Thence North 77°05'52" East, 43.82 Feet; Thence North 68°19'57" East, 46.77 Feet; Thence South 09°00'32" West, 22.92 Feet; Thence South 80°02'32" East, 30.23 Feet; Thence North 87°58'05" East, 16.39 Feet; Thence South 82°05'06" East, 77.08 Feet; Thence North 68°10'32" East, 30.53 Feet; Thence North 03°18'41" West, 63.31 Feet; Thence North 23°17'03" West, 12.48 Feet; Thence North 21°29'26" West, 41.76 Feet; Thence North 08°47'51" East, 43.24 Feet; Thence North 51°29'28" East, 55.02 Feet; Thence South 19°06'01" East, 130.99 Feet; Thence South 66°12'14" East, 8.36 Feet; Thence North 48°55'27" East, 66.34 Feet; Thence South 00°43'09" East, 73.18 Feet; Thence North 71°57'09" East, 39.67 Feet; Thence South 43°39'28" East, 64.51 Feet; Thence North 61°28'09" East, 231.33 Feet; Thence North 10°37'03" East, 19.09 Feet; Thence North 38°16'52" East, 68.58 Feet; Thence South 52°38'35" East, 44.61 Feet; Thence North 81°49'12" East, 71.82 Feet; Thence North 30°02'37" East, 39.63 Feet; Thence South 38°22'28" East, 32.31 Feet; Thence North 62°31'08" East, 31.21 Feet; Thence North 52°46'07" East, 37.85 Feet; Thence North 42°40'47" East, 58.44 Feet; Thence North 31°18'01" East, 2.29 Feet; Thence North 36°52'29" West, 13.68 Feet; Thence North 10°26'01" West, 49.40 Feet; Thence South 78°37'22" West, 36.17 Feet; Thence North 34°41'19" West, 39.20 Feet; Thence North 56°38'50" East, 114.33 Feet; Thence North 24°33'48" East, 23.44 Feet; Thence North 33°41'01" East, 50.78 Feet; Thence North 89°06'13" East, 17.71 Feet; Thence North 20°38'28" East, 54.87 Feet; Thence South 48°45'54" East, 29.25 Feet; Thence South 89°35'17" East, 40.20 Feet; Thence South 79°26'57" East, 38.98 Feet; Thence South 65°57'38" East, 18.57 Feet; Thence North 80°19'59" East, 24.51 Feet; Thence North 77°12'08" East, 16.18 Feet; Thence North 43°40'37" East, 30.19 Feet; Thence North 65°26'29" East, 79.49 Feet; Thence North 50°06'33" East, 56.74 Feet; Thence North 76°21'13" East, 64.03 Feet; Thence North 73°13'29" East, 40.58 Feet; Thence North 89°31'59" East, 57.04 Feet; Thence South 69°06'20" East, 23.03 Feet; Thence North 78°35'24" East, 60.35 Feet To A Point On A Curve; Thence

Northeasterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 560.00 Feet, An Arc Distance Of 390.50 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 32°42'03" East, 382.64 Feet; Thence North 52°31'34" East, 11.18 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 190.00 Feet, An Arc Distance Of 185.01 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 24°37'52" East, 177.78 Feet; Thence North 03°15'50" West, 19.37 Feet To A Point On A Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 55.00 Feet, An Arc Distance Of 100.74 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 56°05'59" West, 87.23 Feet; Thence South 71°47'44" West, 40.17 Feet; Thence South 76°34'46" West, 139.62 Feet; Thence South 16°15'16" West, 34.42 Feet; Thence South 20°39'17" East, 35.77 Feet; Thence South 58°11'32" East, 52.50 Feet; Thence North 88°31'42" West, 25.66 Feet; Thence South 77°50'21" West, 57.93 Feet; Thence South 79°06'30" West, 38.09 Feet; Thence South 55°27'06" West, 51.87 Feet; Thence South 57°00'00" West, 25.49 Feet; Thence North 50°34'14" West, 64.88 Feet; Thence North 18°35'54" West, 31.15 Feet; Thence North 48°28'12" West, 39.64 Feet; Thence North 77°37'22" West, 35.85 Feet; Thence North 64°58'26" West, 24.49 Feet; Thence South 59°38'28" West, 25.33 Feet; Thence South 34°45'41" West, 90.42 Feet; Thence North 30°30'58" West, 91.85 Feet; Thence North 39°37'55" West, 63.52 Feet; Thence North 31°29'44" East, 56.36 Feet; Thence North 89°52'17" West, 14.25 Feet; Thence North 07°24'57" West, 100.26 Feet; Thence North 57°32'02" East, 56.24 Feet; Thence North 27°28'53" West, 61.96 Feet; Thence North 28°56'49" West, 34.43 Feet; Thence North 15°14'26" West, 42.08 Feet; Thence North 20°07'02" West, 20.70 Feet; Thence North 58°36'49" East, 68.46 Feet; Thence North 41°04'16" East, 27.35 Feet; Thence South 88°23'49" East, 27.56 Feet; Thence North 55°02'43" East, 48.78 Feet; Thence North 29°14'06" East, 20.66 Feet; Thence South 55°54'06" East, 37.52 Feet; Thence South 87°16'01" East, 46.37 Feet; Thence South 64°49'42" East, 35.09 Feet; Thence North 47°09'42" East, 18.26 Feet; Thence South 73°18'28" East, 33.18 Feet; Thence South 74°45'39" East, 61.27 Feet; Thence South 52°02'53" East, 32.92 Feet; Thence South 32°51'37" East, 34.47 Feet; Thence South 44°24'47" East, 8.66 Feet; Thence North 74°25'44" East, 117.00 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 375.00 Feet, An Arc Distance Of 195.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 86°34'47" East, 193.16 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 375.00 Feet, An Arc Distance Of 63.47 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 73°38'50" East, 63.40 Feet; Thence North 01°27'21" West, 60.75 Feet; Thence North 75°39'27" East, 18.58 Feet; Thence North 22°56'59" East, 54.37 Feet; Thence North 59°52'48" East, 29.24 Feet; Thence South 63°48'09" East, 42.32 Feet; Thence South 40°06'43" East, 33.75 Feet; Thence South 80°06'21" East, 16.55 Feet; Thence North 42°55'39" East, 25.67 Feet; Thence South 33°02'54" East, 60.16 Feet; Thence South 08°27'00" East, 35.99 Feet; Thence South 04°20'20" West, 111.15 Feet; Thence South 57°53'04" East, 13.66 Feet; Thence North 58°36'14" East, 23.36 Feet; Thence South 79°28'56" East, 12.17 Feet; Thence South 83°05'29" East, 74.64 Feet; Thence South 57°43'38" West, 26.32 Feet; Thence South 10°15'06" West, 48.83 Feet; Thence South 38°24'56" East, 31.23 Feet; Thence South 39°44'54" East, 59.61 Feet; Thence North 60°50'34" West, 51.64 Feet; Thence North 54°31'49" West, 71.55 Feet; Thence South 81°39'34" West, 24.38 Feet; Thence South 61°54'36" West, 7.74 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 375.00 Feet, An Arc Distance Of 159.90 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°37'09" East, 158.69 Feet To A Point On A Curve; Thence South 03°15'50" East, 19.93 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 510.00 Feet, An Arc Distance Of 496.60 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 24°37'52" West, 477.21 Feet; Thence South 52°31'34" West, 11.69 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 240.00 Feet, An Arc Distance Of 66.86 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 44°46'37" West, 66.65 Feet; Thence South 11°39'00" East, 20.53 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 790.13 Feet, An Arc Distance Of 16.88 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 79°52'44" East, 16.88 Feet To A Point On A Curve; Thence Easterly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 1312.29 Feet, An Arc Distance Of 69.93 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 77°44'25" East, 69.92 Feet; Thence South 82°02'39" East, 29.19 Feet; Thence North 16°22'12" East, 18.25 Feet; Thence North 54°19'42" East, 19.33 Feet; Thence North 81°51'49" East, 40.64 Feet; Thence North 81°32'54" East, 49.08 Feet; Thence North 13°42'40" East, A Distance Of 22.56 Feet; Thence North 68°04'07" East, 30.12 Feet; Thence North 23°09'23" East, 69.93 Feet; Thence North 60°58'32" West, 39.27 Feet; Thence North 19°38'11" East, 58.01 Feet; Thence North 13°11'20" East, 6.41 Feet; Thence North 09°04'33" East, A Distance Of 75.48 Feet; Thence North 16°10'56" West, 35.58 Feet; Thence North 25°49'21" East, 51.72 Feet; Thence North 20°02'12" East, 64.13 Feet; Thence South 37°30'46" East, 30.33 Feet; Thence North 50°43'13" East, 34.76 Feet; Thence North 76°17'01" East, A Distance Of 96.34 Feet; Thence North 81°07'12" East, 75.69 Feet; Thence North 51°41'54" West, 42.94 Feet; Thence North 50°29'08" East, 72.77 Feet; Thence North 00°52'21" West, 56.08 Feet; Thence North 24°30'14" West, 50.64 Feet; Thence North 35°18'43" West, A Distance Of 36.07 Feet; Thence North 03°38'17" East, 29.47 Feet; Thence North 13°07'23" West, 35.35 Feet; Thence North 53°21'24" West, 27.21 Feet; Thence South 57°35'51" West, 72.29 Feet; Thence North 05°43'37" West, 110.38 Feet; Thence North 17°20'48" West, A Distance Of 39.69 Feet; Thence North 82°28'23" West, 20.92 Feet; Thence North 06°24'08" East, 22.59 Feet; Thence North 54°34'37" West, 38.08 Feet; Thence North 27°07'19" West, 23.05 Feet; Thence North 38°58'06" East, 31.31 Feet; Thence North 56°27'16" East, 21.88 Feet; Thence North 46°17'20" East, 45.90 Feet; Thence North 83°30'21" East, A Distance Of 26.42 Feet; Thence South 61°06'15" East, 28.05 Feet; Thence North 74°12'36" East, 23.65 Feet; Thence South 84°02'56" East, 24.59 Feet; Thence North 55°00'05" East, 59.28 Feet; Thence North 14°26'38" East, 335.62 Feet; Thence North 11°01'51" West, A Distance Of 23.95 Feet; Thence North 14°17'53" West, 25.78 Feet; Thence North 20°37'57" West, 21.24 Feet; Thence North 15°19'10" West, 27.87 Feet; Thence North 18°41'17" West, 57.20 Feet; Thence North 12°39'03" West, 165.25 Feet; Thence North 87°13'49" West, 21.97 Feet; Thence South 52°16'01" West, 40.52 Feet; Thence South 74°46'15" West, 23.14 Feet; Thence North 66°33'31" West, A Distance Of 18.65 Feet; Thence North 39°05'04" West, 22.08 Feet; Thence North 54°25'29" West, 27.26 Feet; Thence North 06°49'20" East, 43.24 Feet; Thence North 02°10'59" West, 66.84 Feet; Thence North 44°42'03" East, 41.82 Feet; Thence South 80°03'44" East, 30.92 Feet; Thence North 66°36'24" East, 20.31 Feet To A Point On A Curve; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 1684.68 Feet, An Arc Distance Of 52.91 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 19°54'03" East, 52.90

Feet; Thence North 21°28'45" West, 49.73 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 95.50 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 62°52'11" East, 94.39 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 1160.00 Feet, An Arc Distance Of 217.73 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 56°54'47" East, 217.41 Feet; Thence South 26°14'09" East, 16.28 Feet; Thence North 83°46'22" East, 22.12 Feet; Thence North 23°37'51" East, 76.01 Feet; Thence North 26°04'03" East, 39.87 Feet; Thence North 12°55'23" West, 31.20 Feet; Thence South 66°10'06" East, 18.63 Feet; Thence South 64°35'14" East, 19.52 Feet; Thence North 23°30'24" East, 38.97 Feet; Thence South 82°14'43" East, 30.28 Feet To A Point On A Curve; Thence Westerly, Along And Around The Arc Of Said Curve, Concave Southerly, Having A Radius Of 710.00 Feet, An Arc Distance Of 810.00 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 70°22'35" West, 766.78 Feet; Thence South 76°56'28" West, 527.44 Feet; Thence South 13°03'32" East, 103.15 Feet; Thence South 32°59'17" West, 91.18 Feet; Thence South 64°55'56" West, 183.72 Feet; Thence South 58°07'51" West, 93.88 Feet; Thence North 71°29'22" West, 76.57 Feet; Thence North 77°42'56" West, 32.46 Feet; Thence South 50°41'29" West, 300.09 Feet; Thence South 66°14'00" West, 139.60 Feet; Thence South 46°28'00" West, 60.87 Feet; Thence South 26°41'59" West, 200.14 Feet; Thence South 35°51'46" West, 146.50 Feet; Thence South 45°01'33" West, 200.32 Feet; Thence South 59°55'26" West, 197.51 Feet; Thence South 75°49'41" West, 103.16 Feet; Thence South 53°48'25" West, 66.41 Feet; Thence South 64°36'09" West, 59.33 Feet; Thence South 72°39'57" West, 59.84 Feet; Thence South 74°39'31" West, 52.35 Feet; Thence South 79°23'32" West, 56.75 Feet; Thence South 70°16'59" West, 63.01 Feet; Thence South 56°47'27" West, 70.15 Feet; Thence South 47°54'07" West, 18.05 Feet; Thence South 35°04'32" West, 13.52 Feet; Thence South 44°26'45" West, 18.93 Feet; Thence South 49°23'33" West, 22.56 Feet; Thence South 50°04'08" West, 10.63 Feet; Thence South 51°10'03" West, 43.29 Feet; Thence South 52°34'35" West, 25.85 Feet; Thence South 54°04'51" West, 47.89 Feet; Thence South 55°30'07" West, 21.89 Feet; Thence South 56°26'21" West, 52.19 Feet; Thence South 58°39'41" West, 73.42 Feet; Thence South 51°40'32" West, 50.52 Feet; Thence South 50°51'58" West, 28.49 Feet; Thence South 47°35'03" West, 21.86 Feet; Thence South 36°10'24" West, 172.72 Feet To The Point Of Beginning.

Parcel 2a Containing 532.20 Acres, More Or Less. Less And Except

Exception No. 1

A Part Of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°06'17" West, Along The Westerly Line Of Said Section 15, A Distance Of 2655.18 Feet; Thence North 00°50'08" West, Continuing Along Said Westerly Line Of Section 15, A Distance Of 1638.96 Feet; Thence Continue North 00°50'08" West, Along Said Westerly Line Of Section 15, A Distance Of 1063.63 Feet To The Southwest Corner Of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 00°48'41" East, Along The Westerly Line Of Said Section 10, A Distance Of 377.21 Feet To An Intersection With A Line Lying 10.00 Feet Southeasterly Of And Parallel With The Southeasterly Right Of Way Line Of County Road No. 210 (A 150.00 Foot Right Of Way Per St. Johns County Right Of Way Map Dated 8-15-2002); Thence North 51°03'28" East, Along Last Said Line, 4431.39 Feet; Thence South 38°56'32" East, 608.77 Feet To A Point On A Curve And The Point Of Beginning; Thence Southeasterly, Along The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 1609.04 Feet, An Arc Distance Of 463.90 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of South 30°15'58" East, 462.29 Feet; Thence South 21°15'40" East, 120.17 Feet; Thence South 73°05'18" West, 116.34 Feet; Thence South 76°10'34" West, 67.91 Feet; Thence South 47°10'07" West, 51.81 Feet; Thence South 46°42'30" West, 44.81 Feet; Thence South 54°57'53" West, 47.29 Feet; Thence South 28°17'41" East, 46.20 Feet; Thence South 10°39'57" West, 55.71 Feet; Thence South 23°05'34" East, 37.42 Feet; Thence South 07°38'19" West, 45.40 Feet; Thence South 13°24'52" West, 54.07 Feet; Thence South 02°34'12" West, 56.64 Feet; Thence South 05°07'56" West, 12.56 Feet To A Point On A Curve; Thence Westerly, Along The Arc Of Said Curve, Concave Northerly, Having A Radius Of 1272.35 Feet, An Arc Distance Of 280.58 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of South 86°45'44" West, 280.01 Feet; Thence North 87°05'12" West, 11.29 Feet; Thence North 19°20'22" West, 68.56 Feet; Thence North 59°53'36" West, 51.40 Feet; Thence South 62°50'47" West, 38.08 Feet; Thence South 84°44'55" West, 9.35 Feet; Thence North 74°47'52" West, 50.36 Feet; Thence North 64°20'15" West, 57.18 Feet; Thence North 35°22'15" West, 198.79 Feet; Thence North 05°11'45" East, 72.05 Feet; Thence North 44°42'34" East, 875.43 Feet To The Point Of Beginning.

Exception No. 1 Containing 10.60 Acres, More Or Less. Further Less And Except

Exception No. 2

A Part Of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 89°33'57" East, Along The Southerly Line Of Said Section 15, A Distance Of 5368.24 Feet To The Southeast Corner Of Said Section 15; Thence North 00°57'01" West, Along The Easterly Line Of Said Section 15, A Distance Of 5365.34 Feet To The Southeast Corner Of Section 10, Township 5 South, Range 28 East, Said St. Johns County; Thence North 00°55'25" West, Along The Easterly Line Of Said Section 10, A Distance Of 860.39 Feet; Thence South 89°04'35" West, 459.86 Feet To The Point Of Beginning; Thence South 89°35'52" West, 116.25 Feet; Thence North 68°27'34" West, 61.82 Feet; Thence South 78°55'04" West, 63.26 Feet; Thence North 71°01'11" West, 50.55 Feet; Thence North 68°52'33" West, 53.34 Feet; Thence North 30°31'41" West, 38.39 Feet; Thence South 83°27'34" West, 31.46 Feet; Thence South 66°34'36" West, 45.04 Feet; Thence South 62°53'24" West, 75.65 Feet; Thence North 28°40'41" West, 32.48 Feet; Thence North 42°20'57" West, 47.30 Feet; Thence North 65°45'24" West, 36.32 Feet; Thence North 06°43'41" East, 54.08 Feet; Thence North 40°49'29" East, 47.80 Feet;

Thence North 03°50'21" West, 32.50 Feet; Thence North 74°25'28" West, 40.69 Feet; Thence North 83°13'17" West, 29.49 Feet; Thence South 89°52'21" West, 83.68 Feet; Thence North 33°34'43" West, 59.14 Feet; Thence North 70°50'40" West, 57.87 Feet; Thence North 81°40'25" West, 38.44 Feet; Thence South 82°03'24" West, 41.84 Feet; Thence South 35°29'37" West, 54.17 Feet; Thence North 83°48'39" West, 61.83 Feet; Thence North 27°48'28" West, 46.64 Feet; Thence North 52°48'33" West, 50.11 Feet; Thence South 45°32'37" West, 25.64 Feet; Thence South 25°34'43" East, 35.59 Feet; Thence South 25°14'52" West, 38.21 Feet; Thence South 24°14'11" West, 52.72 Feet; Thence South 06°04'52" West, 59.22 Feet; Thence South 22°50'27" West, 61.14 Feet; Thence South 54°59'32" West, 76.93 Feet; Thence South 48°05'07" West, 70.52 Feet; Thence South 80°43'17" West, 42.83 Feet; Thence South 71°41'15" West, 49.86 Feet; Thence North 86°27'44" West, 41.24 Feet; Thence North 60°46'08" West, 23.85 Feet; Thence South 19°24'18" West, 30.71 Feet; Thence South 22°06'50" East, 32.04 Feet; Thence South 31°07'02" East, 113.00 Feet; Thence South 56°45'21" East, 38.92 Feet; Thence South 57°29'01" East, 39.91 Feet; Thence North 32°45'26" East, 28.92 Feet; Thence North 22°47'34" West, 33.12 Feet; Thence North 51°13'48" East, 61.19 Feet; Thence North 76°05'04" East, 84.88 Feet; Thence South 72°29'57" East, 83.40 Feet; Thence South 55°38'16" East, 37.30 Feet; Thence North 70°12'10" East, 64.95 Feet; Thence South 17°43'11" East, 84.52 Feet; Thence South 09°20'07" East, 45.31 Feet; Thence South 14°58'08" West, 6.83 Feet; Thence South 42°50'49" West, 25.78 Feet; Thence South 60°42'57" West, 213.00 Feet; Thence South 74°53'38" West, 189.70 Feet; Thence North 82°14'43" West, 48.73 Feet To A Point On A Curve; Thence Northwesterly, Along The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 790.00 Feet, An Arc Distance Of 519.60 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 50°54'48" West, 510.28 Feet; Thence North 05°58'43" West, 184.43 Feet; Thence North 52°36'52" East, 13.24 Feet; Thence South 86°21'56" East, 29.66 Feet; Thence North 65°59'28" East, 33.53 Feet; Thence North 19°27'52" East, 48.82 Feet; Thence North 32°14'49" East, 48.71 Feet; Thence North 89°28'13" East, 21.74 Feet; Thence South 83°16'27" East, 45.51 Feet; Thence North 20°11'21" East, 34.30 Feet; Thence North 45°35'44" East, 46.60 Feet; Thence North 81°04'20" East, 55.78 Feet; Thence North 87°00'34" East, 57.67 Feet; Thence North 83°52'39" East, 27.36 Feet; Thence North 09°44'02" East, 59.17 Feet; Thence North 11°08'47" West, 48.88 Feet; Thence North 00°56'48" East, 135.68 Feet; Thence South 89°08'35" East, 177.99 Feet; Thence North 89°53'25" East, 108.14 Feet; Thence North 85°03'50" East, 0.29 Feet To A Point On A Curve; Thence Northeasterly, Along The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 360.00 Feet, An Arc Distance Of 155.21 Feet, Said Curve Being Subtended By A Chord Bearing And North 72°41'23" East, 154.01 Feet; Thence South 79°30'03" East, 21.56 Feet; Thence North 71°53'31" East, 29.66 Feet; Thence South 74°59'41" East, 73.71 Feet; Thence South 06°50'36" East, 32.40 Feet; Thence South 75°49'08" East, 53.24 Feet; Thence North 55°20'00" East, 41.65 Feet; Thence South 83°05'32" East, 52.07 Feet; Thence North 84°41'09" East, 28.55 Feet; Thence South 55°36'34" East, 30.87 Feet; Thence South 37°53'24" East, 24.99 Feet; Thence South 09°06'56" West, 38.84 Feet; Thence South 19°54'24" East, 39.84 Feet; Thence South 34°32'40" East, 78.21 Feet; Thence South 16°20'40" East, 50.25 Feet; Thence South 14°09'30" East, 38.17 Feet; Thence South 75°56'46" East, 53.42 Feet; Thence North 81°07'30" East, 89.00 Feet; Thence North 75°27'20" East, 54.79 Feet; Thence North 54°17'31" East, 84.74 Feet; Thence North 37°51'20" East, 88.70 Feet To A Point On A Curve; Thence Southeasterly, Along The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 810.00 Feet, An Arc Distance Of 450.27 Feet, Said Curve Being Subtended By A Chord Bearing And South 28°44'10" East, 444.49 Feet To The Point Of Beginning.

Exception No. 2 Containing 15.18 Acres, More Or Less.

Containing A Net Area Of 506.42 Acres, More Or Less.

Parcel 2B

A Part Of Section 14, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 15, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 89°33'57" East, Along The Southerly Line Of Section 15, A Distance Of 5368.24 Feet To The Southwest Corner Of Section 14, Township 5 South, Range 28 East, Said St. Johns County; Thence North 89°33'57" East, Along The Southerly Line Of Said Section 14, A Distance Of 1452.89 Feet To The Point Of Beginning; Thence North 38°52'20" East, 63.31 Feet; Thence North 44°49'01" East, 29.23 Feet; Thence North 72°40'16" East, 67.27 Feet; Thence North 31°52'40" East, 60.76 Feet; Thence North 47°23'05" East, 45.47 Feet; Thence North 27°58'36" East, 45.91 Feet; Thence North 16°34'20" East, 43.08 Feet; Thence North 24°57'47" West, 24.92 Feet; Thence North 11°25'25" West, 30.73 Feet; Thence North 58°01'14" West, 57.11 Feet; Thence North 20°48'00" West, 31.83 Feet; Thence North 25°19'19" West, 17.52 Feet; Thence North 27°28'18" East, 43.75 Feet; Thence North 29°38'24" East, 32.08 Feet; Thence North 38°42'20" East, 55.49 Feet; Thence North 29°30'32" East, 50.21 Feet; Thence North 31°17'19" East, 51.79 Feet; Thence North 16°13'46" East, 73.70 Feet; Thence North 36°14'59" East, 60.35 Feet; Thence North 10°42'59" West, 46.27 Feet; Thence North 24°30'16" East, 51.08 Feet; Thence North 31°31'17" East, 52.49 Feet; Thence North 24°27'12" East, 57.13 Feet; Thence North 09°17'16" East, 43.91 Feet; Thence North 35°50'56" East, 65.53 Feet; Thence North 37°49'46" East, 56.93 Feet; Thence North 35°51'39" East, 65.21 Feet; Thence North 25°25'00" East, 67.87 Feet; Thence North 20°43'13" East, 56.18 Feet; Thence North 20°57'34" East, 43.73 Feet; Thence North 18°56'29" East, 84.00 Feet; Thence North 04°21'18" East, 56.75 Feet; Thence North 00°50'31" East, 55.67 Feet; Thence North 10°18'42" West, 96.88 Feet; Thence North 32°02'28" West, 44.24 Feet; Thence North 16°26'19" West, 52.99 Feet; Thence North 81°56'46" West, 28.51 Feet; Thence South 47°17'31" West, 18.92 Feet; Thence North 19°27'13" West, 65.20 Feet; Thence North 06°16'44" West, 65.64 Feet; Thence North 16°19'52" East, 41.76 Feet; Thence North 13°34'44" East, 67.74 Feet; Thence North 73°59'20" East, 42.49 Feet; Thence North 71°20'10" East, 24.86 Feet; Thence North 11°39'48" East, 38.46 Feet; Thence North 27°08'14" East, 29.69 Feet; Thence North 59°10'02" East, 66.97 Feet; Thence North 42°10'40" East, 37.90 Feet; Thence North 25°49'19" East, 63.54 Feet; Thence North 54°00'30" East, 76.36 Feet; Thence North 54°28'53" East, 58.75 Feet; Thence North 58°54'45" East, 63.95 Feet; Thence North 67°08'02" East, 61.51 Feet; Thence North 63°47'19" East, 47.37 Feet; Thence North 16°05'47" West, 52.45 Feet To A Point On Curve; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave

Northeasterly, Having A Radius Of 360.00 Feet An Arc Distance Of 86.11 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°14'37" West, 85.91 Feet To A Point Of Reverse Curvature; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 140.00 Feet An Arc Distance Of 24.52 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 07°24'34" West, 24.49 Feet; Thence South 84°45'13" East, 123.11 Feet To A Point On A Curve; Thence Southerly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 253.51 Feet An Arc Distance Of 65.45 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 08°30'37" East, 65.27 Feet To A Point Of Compound Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 5219.76 Feet An Arc Distance Of 54.79 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 16°12'27" East, 54.79 Feet; Thence South 15°25'27" East, 9.06 Feet; Thence South 16°05'47" East, 11.06 Feet; Thence North 79°00'30" East, 9.82 Feet; Thence North 22°05'15" East, 4.95 Feet; Thence North 38°33'48" East, 22.76 Feet; Thence South 69°14'40" East, 41.30 Feet; Thence North 36°54'33" East, 32.11 Feet; Thence North 36°54'33" East, 10.08 Feet; Thence South 74°16'50" East, 63.77 Feet; Thence North 63°07'36" East, 39.30 Feet; Thence South 85°46'42" East, 70.32 Feet; Thence North 88°29'35" East, 59.24 Feet; Thence South 73°10'56" East, 38.89 Feet; Thence South 51°37'55" East, 42.97 Feet; Thence South 49°09'17" East, 42.27 Feet; Thence South 55°48'05" East, 37.32 Feet; Thence South 48°21'48" East, 53.12 Feet; Thence South 30°59'06" East, 14.17 Feet; Thence South 30°59'06" East, 33.48 Feet; Thence South 42°11'29" East, 55.26 Feet; Thence South 38°14'08" East, 45.52 Feet; Thence South 61°55'29" East, 45.96 Feet; Thence South 61°55'29" East, 6.34 Feet; Thence South 81°37'54" East, 45.38 Feet; Thence South 14°57'13" East, 45.09 Feet; Thence South 61°46'14" East, 51.00 Feet; Thence South 80°16'21" East, 67.20 Feet; Thence South 03°38'29" West, 40.24 Feet; Thence South 69°18'10" East, 30.62 Feet; Thence South 53°03'52" East, 79.78 Feet; Thence South 81°23'48" East, 34.53 Feet; Thence South 84°33'05" East, 37.16 Feet; Thence South 66°22'32" East, 55.47 Feet; Thence South 41°22'04" East, 42.68 Feet; Thence South 45°03'34" East, 51.19 Feet; Thence South 66°17'21" East, 40.33 Feet; Thence South 82°51'42" East, 34.58 Feet; Thence South 72°23'02" East, 54.68 Feet; Thence South 69°02'07" East, 49.58 Feet; Thence South 38°09'54" East, 61.47 Feet; Thence South 72°46'04" East, 63.33 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 163.71 Feet, An Arc Distance Of 60.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 43°27'26" East, 60.61 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 180.00 Feet An Arc Distance Of 141.89 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°33'18" East, 138.25 Feet; Thence North 42°33'03" West, 14.67 Feet; Thence North 53°34'16" West, 69.31 Feet; Thence North 01°52'18" West, 26.55 Feet; Thence North 65°07'30" East, 21.80 Feet; Thence North 32°22'06" East, 24.94 Feet; Thence South 82°26'27" East, 41.28 Feet; Thence North 87°39'31" East, 41.61 Feet; Thence South 65°25'23" East, 36.82 Feet; Thence North 65°34'44" East, 43.74 Feet; Thence North 52°32'47" East, 54.74 Feet; Thence North 00°14'56" West, 64.46 Feet; Thence North 72°30'27" East, 26.69 Feet; Thence South 01°33'55" West, 72.47 Feet; Thence South 36°58'36" East, 42.78 Feet; Thence South 10°31'06" West, 25.58 Feet; Thence South 84°31'21" East, 1.08 Feet To A Point Of Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 205.44 Feet, An Arc Distance Of 87.04 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 57°59'28" East, 86.39 Feet; Thence South 73°26'55" East, 17.32 Feet; Thence South 69°39'18" East, 25.34 Feet; Thence South 36°22'40" East, 30.55 Feet; Thence North 87°50'30" East, 49.25 Feet; Thence South 24°42'36" East, 50.10 Feet; Thence South 17°29'47" East, 53.31 Feet; Thence South 68°19'24" West, 56.50 Feet; Thence South 59°58'07" West, 42.09 Feet; Thence South 45°52'05" West, 37.28 Feet; Thence South 89°46'12" East, 79.52 Feet; Thence South 88°52'34" East, 39.46 Feet; Thence South15°58'11" East, 36.37 Feet; Thence South 01°07'14" East, 57.89 Feet; Thence South 35°50'16" West, 41.38 Feet; Thence North 79°09'49" West, 70.98 Feet; Thence North 65°15'55" West, 50.14 Feet; Thence North 62°13'06" West, 28.14 Feet; Thence North 49°20'15" West, 11.87 Feet; Thence South 44°56'46" West, 3.24 Feet; Thence South 23°47'58" West, 2.95 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 480.00 Feet, An Arc Distance Of 257.27 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 39°19'48" West, 254.20 Feet; Thence South 31°44'46" East, 47.17 Feet; Thence South 14°26'26" West, 63.82 Feet; Thence South 16°25'57" East, 60.80 Feet; Thence South 51°39'28" East, 68.50 Feet; Thence South 01°40'05" West, 66.54 Feet; Thence South 35°46'56" East, 22.96 Feet; Thence South 37°46'30" West, 34.45 Feet; Thence South 34°58'54" West, 15.38 Feet; Thence South 34°45'23" West, 9.50 Feet; Thence South 57°41'39" East, 33.74 Feet; Thence South 30°41'54" West, 98.98 Feet; Thence South 64°13'04" East, 18.04 Feet; Thence South 66°51'19" East, 17.40 Feet To A Point Of Curvature; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 385.00 Feet, An Arc Distance Of 105.23 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 75°58'50" East, 104.90 Feet; Thence North 06°14'57" East, 110.00 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 275.00 Feet An Arc Distance Of 275.22 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 67°29'40" East, 263.88 Feet; Thence North 07°23'47" East, 17.48 Feet; Thence North 39°50'33" East, 47.17 Feet; Thence North 00°48'10" West, 14.70 Feet; Thence North 40°05'10" West, 30.64 Feet; Thence South 88°56'46" West, 27.13 Feet; Thence North 57°48'27" West, 29.57 Feet; Thence North 17°34'48" East, 37.52 Feet; Thence North 13°52'07" East, 55.55 Feet; Thence North 59°56'06" East, 16.61 Feet; Thence North 01°30'46" East, 64.31 Feet; Thence North 09°22'30" West, 96.98 Feet; Thence North 01°53'34" East, 67.76 Feet; Thence North 08°15'11" West, 61.43 Feet; Thence North 23°45'27" East, 31.72 Feet; Thence North 37°39'48" East, 49.28 Feet; Thence North 14°13'43" West, 39.90 Feet; Thence North 01°12'40" East, 31.46 Feet; Thence North 67°07'05" East, 42.81 Feet; Thence North 00°55'22" West, 116.78 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 179.97 Feet An Arc Distance Of 308.24 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°12'30" East, 271.93 Feet; Thence North 10°35'09" West, 23.41 Feet; Thence North 37°47'21" West, 131.34 Feet To A Point Of Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 67.95 Feet An Arc Distance Of 53.17 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°22'22" West, 51.82 Feet; Thence North 07°01'36" East, 76.85 Feet To A Point Of Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 12.01 Feet An Arc Distance Of 6.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°06'51" West, 6.67 Feet; Thence North 25°15'19" West, 49.28 Feet; Thence North 88°31'52" East, 252.15 Feet; Thence South 87°42'34" East, 125.74 Feet; Thence South 01°04'11" East, 2363.13 Feet; Thence South 89°33'57" West, 972.15 Feet; Thence North 52°31'43" East, 16.14 Feet; Thence North

48°29'24" East, 52.45 Feet; Thence North 07°12'10" East, 27.89 Feet; Thence North 28°43'22" West, 30.25 Feet; Thence North 09°36'38" West, 36.42 Feet; Thence North 04°29'31" East, 47.78 Feet; Thence North 40°49'25" East, 39.75 Feet; Thence North 32°20'46" East, 55.71 Feet; Thence North 09°05'34" East, 16.49 Feet; Thence North 36°55'42" East, 30.92 Feet; Thence North 74°01'00" East, 26.05 Feet; Thence South 87°01'18" East, 2.27 Feet To A Point On A Curve; Thence Northeasterly, Along And Around The Arc Of Said Curve, Concave Southeasterly, Having A Radius Of 205.00 Feet, An Arc Distance Of 139.03 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 56°21'41" East, 136.38 Feet; Thence North 11°44'18" East, 53.88 Feet; Thence North 55°00'43" West, 28.88 Feet; Thence North 75°57'17" West, 23.16 Feet; Thence North 24°01'13" East, 50.44 Feet; Thence North 37°10'28" West, 25.85 Feet; Thence North 15°21'16" West, 50.10 Feet; Thence North 13°49'06" East, 59.85 Feet; Thence North 44°31'38" East, 37.37 Feet; Thence North 21°32'55" West, 45.31 Feet; Thence North 27°15'55" West, 26.02 Feet; Thence South 83°17'54" West, 26.71 Feet; Thence North 79°55'45" West, 47.06 Feet; Thence North 45°42'49" West, 24.58 Feet; Thence North 17°46'11"East, 18.53 Feet; Thence North 72°13'49" West, 1.81 Feet; Thence North 62°56'00" West, 5.04 Feet; Thence North 62°29'03" West, 1.48 Feet; Thence North 61°29'02" West, 13.04 Feet; Thence North 59°41'40" West, 12.92 Feet; Thence North 58°05'39" West, 10.29 Feet; Thence North 13°39'22" East, 2.51 Feet; Thence South 65°10'27" West, 24.05 Feet; Thence South 29°37'13" East, 27.39 Feet; Thence South 12°18'32" West, 29.70 Feet; Thence North 71°34'43" West, 24.03 Feet; Thence North 00°43'28" East, 64.29 Feet; Thence South 45°52'16" West, 34.23 Feet; Thence South 43°13'52" West, 50.03 Feet; Thence South 66°52'17" West, 35.04 Feet; Thence South 84°25'24" West, 52.28 Feet; Thence North 69°34'18" West, 25.65 Feet To A Point On A Curve; Thence Southeasterly, Along And Around The Arc Of Said Curve, Concave Southwesterly, Having A Radius Of 600.00 Feet An Arc Distance Of 96.81 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 02°37'43" East, 96.70 Feet; Thence North 61°20'07" East, 20.80 Feet; Thence South 20°24'39" East, 46.89 Feet; Thence South 62°48'20" East, 44.79 Feet; Thence South 71°16'16" East, 36.11 Feet; Thence South 53°39'57" East, 52.35 Feet; Thence South 15°38'11" East, 27.11 Feet; Thence South 46°09'31" East, 18.32 Feet; Thence South 04°14'13" East, 37.37 Feet; Thence South 30°14'14" West, 19.95 Feet; Thence North 46°45'14" West, 43.18 Feet; Thence South 18°57'47" West, 3.54 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 184.42 Feet, An Arc Distance Of 72.53 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 04°28'19" West, 72.06 Feet; Thence South 25°34'01" East, 9.18 Feet; Thence South 81°25'46" East, 34.58 Feet; Thence South 13°32'35" West, 113.26 Feet; Thence South 25°16'07" West, 43.75 Feet; Thence North 59°19'06" West, 52.27 Feet; Thence North 68°44'34" West, 43.03 Feet; Thence South 82°04'22" West, 45.28 Feet To A Point Of Curvature; Thence Northwesterly, Along And Around The Arc Of Said Curve, Concave Northeasterly, Having A Radius Of 180.00 Feet, An Arc Distance Of 179.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 73°01'54" West, 172.14 Feet; Thence South 67°45'29" West, 52.13 Feet; Thence North 43°43'04" West, 40.32 Feet; Thence North 47°03'45" West, 56.01 Feet; Thence North 18°14'57" West, 24.66 Feet; Thence North 34°51'24" East, 61.26 Feet; Thence North 06°45'17" West, 36.87 Feet; Thence North 35°53'18" East, 43.77 Feet; Thence North 42°35'02" West, 58.19 Feet; Thence North 49°17'37" East, 36.60 Feet; Thence North 26°39'46" West, 48.82 Feet; Thence North 51°23'03" West, 54.62 Feet; Thence North 10°32'40" East, 33.21 Feet; Thence North 75°20'57" West, 68.57 Feet; Thence North 57°13'43" West, 56.54 Feet; Thence South 54°38'07" West, 47.24 Feet; Thence South 28°58'06" West, 42.13 Feet; Thence South 16°31'41" West, 60.26 Feet; Thence South 07°46'28" East, 64.09 Feet; Thence South 04°40'52" East, 65.92 Feet; Thence South 13°37'25" East, 58.32 Feet; Thence South 39°56'16" East, 41.18 Feet; Thence South 24°54'18" West, 33.11 Feet; Thence North 85°19'22" West, 46.90 Feet To A Point On A Curve; Thence Southwesterly, Along And Around The Arc Of Said Curve, Concave Northwesterly, Having A Radius Of 480.00 Feet An Arc Distance Of 207.50 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 27°53'04" West, 205.88 Feet; Thence South 63°05'04" East, 39.17 Feet; Thence South 03°10'49" East, 52.15 Feet; Thence South 53°25'01" West, 33.32 Feet; Thence South 24°10'20" West, 41.54 Feet; Thence South 19°32'13" East, 45.55 Feet; Thence South 16°30'55" West, 23.00 Feet; Thence South 89°33'57" West, 1755.53 Feet To The Point Of Beginning.

Parcel 2b Containing 123.80 Acres, More Or Less.

Pond Easement (O.R.B 2588, Page 136)

A Part Of Section 14, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows: Commence At The Southwest Corner Of Section 14, Township 5 South, Range 28 East, St. Johns County; Thence North 89°33'57" East, Along The Southerly Line Of Said Section 14, A Distance Of 5363.20 Feet To The Southeast Corner Of Said Section 14; Thence North 01°04'11" West, Along The Easterly Line Of Said Section 14, 2062.51 Feet To The Point Of Beginning; Thence South 88°55'49" West, 272.17 Feet; Thence North 10°35'09" West, 23.41 Feet; Thence North 37°47'21" West, 131.34 Feet To The Point Of Curvature Of A Curve Leading Northerly; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 67.95 Feet, An Arc Distance Of 53.17 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 15°22'22" West, 51.82 Feet To A Point Of Non-Tangency; Thence North 07°01'36" East, 76.85 Feet To The Point Of Curvature Of A Curve Leading Northerly; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Westerly, Having A Radius Of 12.01 Feet, An Arc Distance Of 6.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 09°06'51" West, 6.67 Feet To The Point Of Tangency Of Last Said Curve; Thence North 25°15'19" West, 49.28 Feet; Thence North 25°15'19" West, 80.96 Feet To The Point Of Curvature Of A Curve Leading Northerly; Thence Northerly, Along And Around The Arc Of Said Curve, Concave Easterly, Having A Radius Of 53.00 Feet, An Arc Distance Of 15.76 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 16°44'16" West, 15.70 Feet To The Point Of Tangency Of Last Said Curve; Thence North 08°13'14" West, 157.48 Feet; Thence North 62°52'06" West, A Distance Of 22.99 Feet; Thence North 26°36'18" East, 99.85 Feet; Thence North 88°55'49" East, 408.56 Feet; Thence South 01°04'11" East, 350.13 Feet; Thence South 01°04'11" East, 300.62 Feet To The Point Of Beginning.

Pond Easement Containing 5.72 Acres, More Or Less

**EXHIBIT B:**
Legal Description of Phase 3B

BEACON LAKE PHASE 3B ASSESSMENT AREA

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°55'36" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°31'58" EAST, 79.02 FEET; THENCE NORTH 88°07'06" EAST, 70.00 FEET; THENCE

NORTH 90°00'00" EAST, 15.86 FEET; THENCE SOUTH 02°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 16°00'00" WEST, 100.00 FEET; THENCE SOUTH 15°00'00" WEST, 50.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE SOUTH 02°00'00" EAST, 85.00 FEET; THENCE SOUTH 16°00'00" EAST, 30.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 85°30'00" EAST, 140.00 FEET; THENCE NORTH 55°00'00" EAST, 111.35 FEET; THENCE SOUTH 80°00'00" EAST, 224.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.87 FEET; THENCE NORTH 79°00'00" EAST, 97.60 FEET; THENCE SOUTH 49°00'00" EAST, 187.39 FEET; THENCE SOUTH 13°00'00" WEST, 184.62 FEET; THENCE SOUTH 25°00'00" WEST, 299.38 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.21 FEET; THENCE SOUTH 00°00'00" EAST, 294.94 FEET; THENCE SOUTH 42°00'00" EAST, 298.06 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 250.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 90°00'00" WEST, 95.00 FEET; THENCE NORTH 78°00'00" WEST, 105.85 FEET; THENCE NORTH 24°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°49'14" WEST, 20.46 FEET; THENCE SOUTH 57°25'07" WEST, 95.17 FEET; THENCE SOUTH 45°00'00" WEST, 161.51 FEET; THENCE SOUTH 54°09'36" WEST, 41.74 FEET; THENCE SOUTH 28°30'00" WEST, 244.84 FEET; THENCE SOUTH 15°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.98 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

FILE No. TSS-1749

# Map Showing

BEACON LAKE PHASE 3B ASSESSMENT AREA

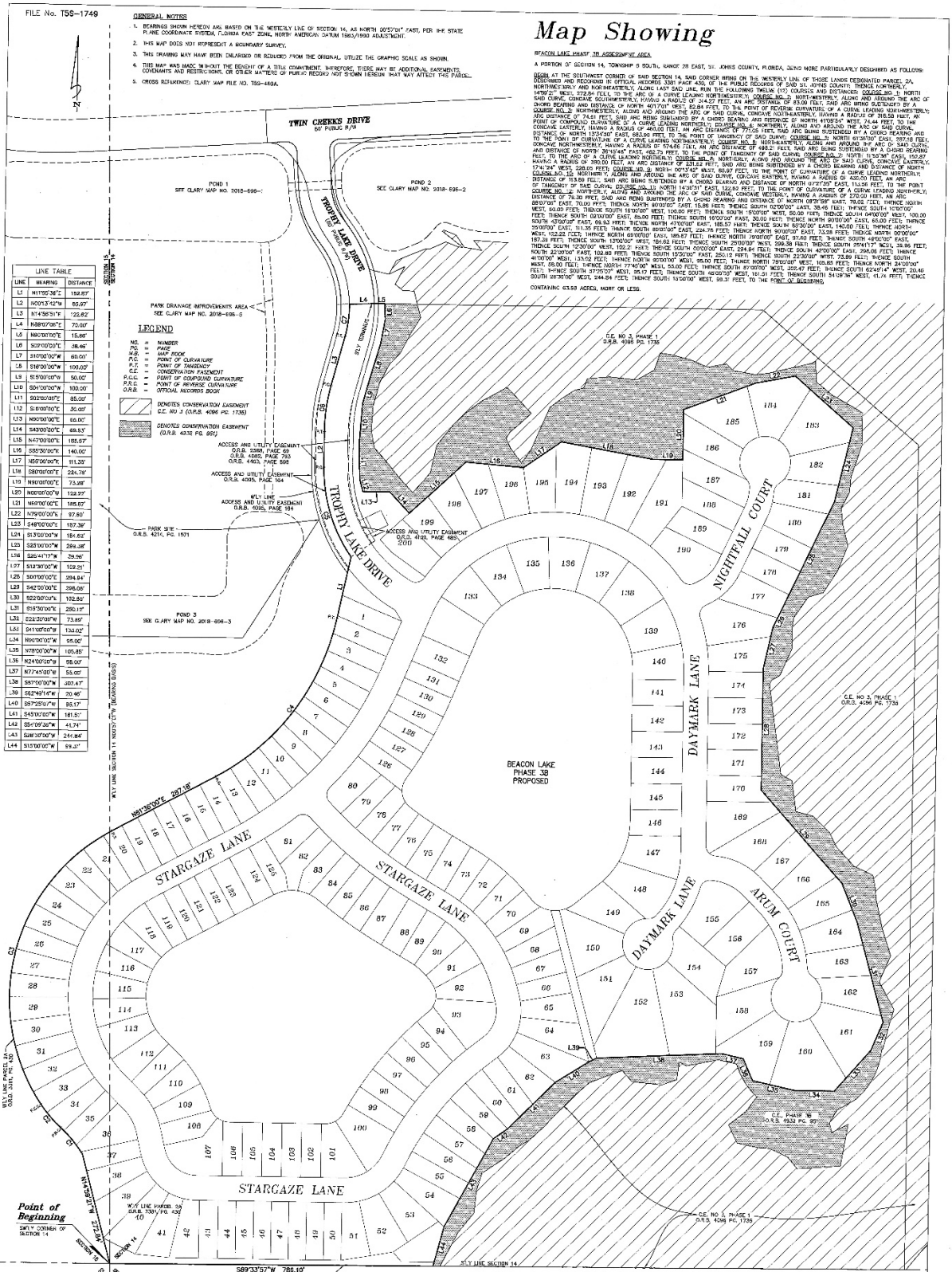
A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3381 PAGE 430, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (17) COURSES AND DISTANCES: COURSE NO. 1: NORTH 14°56'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'07" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.53 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'34" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'20" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 61°38'00" EAST, 297.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 6: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.06 FEET, AN ARC DISTANCE OF 488.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°43'44" EAST, 473.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 11°53'38" EAST, 150.87 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; COURSE NO. 9: NORTH 00°13'42" WEST, 85.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 113.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°27'35" EAST, 113.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 14°36'31" EAST, 122.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 12: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°33'58" EAST, 79.02 FEET; THENCE NORTH 85°07'08" EAST, 70.00 FEET; THENCE NORTH 80°00'00" EAST, 15.86 FEET; THENCE SOUTH 10°00'00" EAST, 38.46 FEET; THENCE SOUTH 10°00'00" WEST, 60.00 FEET; THENCE SOUTH 15°00'00" EAST, 100.00 FEET; THENCE SOUTH 10°00'00" WEST, 50.00 FEET; THENCE SOUTH 03°00'00" EAST, 50.00 FEET; THENCE SOUTH 10°00'00" EAST, 30.00 FEET; THENCE SOUTH 04°00'00" WEST, 100.00 FEET; THENCE NORTH 90°00'00" EAST, 65.00 FEET; THENCE SOUTH 43°00'00" EAST, 69.93 FEET; THENCE NORTH 47°00'00" EAST, 185.57 FEET; THENCE SOUTH 82°30'00" EAST, 140.00 FEET; THENCE NORTH 35°00'00" EAST, 111.35 FEET; THENCE SOUTH 60°00'00" EAST, 234.78 FEET; THENCE NORTH 90°00'00" EAST, 73.28 FEET; THENCE NORTH 00°00'00" WEST, 122.22 FEET; THENCE NORTH 69°00'00" EAST, 185.57 FEET; THENCE NORTH 09°00'00" EAST, 97.80 FEET; THENCE SOUTH 42°00'00" EAST, 187.28 FEET; THENCE SOUTH 13°00'00" WEST, 164.62 FEET; THENCE SOUTH 25°00'00" WEST, 599.39 FEET; THENCE SOUTH 25°41'17" WEST, 39.96 FEET; THENCE SOUTH 12°30'00" WEST, 102.22 FEET; THENCE SOUTH 09°00'00" EAST, 294.84 FEET; THENCE SOUTH 48°00'00" EAST, 298.08 FEET; THENCE SOUTH 22°00'00" EAST, 102.80 FEET; THENCE SOUTH 15°30'00" EAST, 255.12 FEET; THENCE SOUTH 22°30'00" WEST, 73.89 FEET; THENCE SOUTH 41°00'00" WEST, 133.02 FEET; THENCE NORTH 80°00'00" WEST, 95.00 FEET; THENCE NORTH 28°00'00" WEST, 100.85 FEET; THENCE NORTH 84°00'00" WEST, 58.00 FEET; THENCE NORTH 77°45'00" WEST, 55.00 FEET; THENCE SOUTH 87°00'00" WEST, 302.47 FEET; THENCE SOUTH 62°41'4" WEST, 20.46 FEET; THENCE SOUTH 37°00'00" WEST, 95.17 FEET; THENCE SOUTH 48°00'00" WEST, 181.51 FEET; THENCE SOUTH 54°09'36" WEST, 41.74 FEET; THENCE SOUTH 26°30'00" WEST, 244.84 FEET; THENCE SOUTH 13°00'00" WEST, 99.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.58 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 14, AS NORTH 00°13'01" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. CROSS REFERENCE: CLARY MAP FILE NO. TSS-468A.




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N11°55'38"E | 152.87' |
| L2 | N00°13'42"W | 85.87' |
| L3 | N74°58'51"E | 122.82' |
| L4 | N88°07'08"E | 70.00' |
| L5 | N80°00'00"E | 15.86' |
| L6 | S29°00'00"E | 38.46' |
| L7 | S10°00'00"W | 60.00' |
| L8 | S10°00'00"W | 100.00' |
| L9 | S15°00'00"W | 50.00' |
| L10 | S04°00'00"W | 100.00' |
| L11 | S03°00'00"E | 85.00' |
| L12 | S10°00'00"E | 30.00' |
| L13 | N90°00'00"E | 46.00' |
| L14 | S43°00'00"E | 49.93' |
| L15 | N47°00'00"E | 185.57' |
| L16 | S82°30'00"E | 140.00' |
| L17 | N35°00'00"E | 111.35' |
| L18 | S60°00'00"E | 234.78' |
| L19 | N90°00'00"E | 73.28' |
| L20 | N00°00'00"W | 122.22' |
| L21 | N69°00'00"E | 185.57' |
| L22 | N79°00'00"E | 97.80' |
| L23 | S49°00'00"E | 187.28' |
| L24 | S13°00'00"W | 164.62' |
| L25 | S25°00'00"W | 599.39' |
| L26 | S25°41'17"W | 39.96' |
| L27 | S12°30'00"W | 102.22' |
| L28 | S09°00'00"E | 294.84' |
| L29 | S42°00'00"E | 298.08' |
| L30 | S22°00'00"E | 102.80' |
| L31 | S15°30'00"E | 255.12' |
| L32 | S22°30'00"W | 73.89' |
| L33 | S41°00'00"W | 133.02' |
| L34 | N80°00'00"W | 95.00' |
| L35 | N28°00'00"W | 100.85' |
| L36 | N24°00'00"W | 58.00' |
| L37 | N77°45'00"W | 55.00' |
| L38 | S87°00'00"W | 302.47' |
| L39 | S62°41'14"W | 20.46' |
| L40 | S37°25'0"W | 95.17' |
| L41 | S45°00'00"W | 181.51' |
| L42 | S54°09'36"W | 41.74' |
| L43 | S26°30'00"W | 244.84' |
| L44 | S13°00'00"W | 99.31' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 314.27' | 83.09' | 15°08'33" | N40°17'07"W | 82.84' |
| C2 | 318.53' | 74.61' | 13°25'06" | N41°08'34"W | 74.44' |
| C3 | 460.00' | 771.05' | 96°02'20" | N13°34'20"E | 683.90' |
| C4 | 574.06' | 488.21' | 48°42'25" | N36°43'44"E | 473.75' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C5 | 390.00' | 231.62' | 34°55'25" | N17°41'24"W | 228.05' |
| C6 | 435.00' | 113.69' | 15°10'32" | N07°27'35"E | 113.38' |
| C7 | 270.00' | 79.30' | 16°49'44" | N06°33'58"E | 79.02' |

BEACON LAKE PHASE 3B ASSESSMENT MAP

| REVISION DATE | DRAFTER | WORK ORDER NO. | REVISION ITEM DESCRIPTION |
|---|---|---|---|
| | | | |

THIS MAP OR REPORT MEETS THE STANDARDS OF PRACTICE 61-17 AND 61-18 FLORIDA ADMINISTRATIVE CODE AND BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 472 FLORIDA STATUTES. THIS MAP OR REPORT IS NOT VALID UNLESS IT HAS AN ORIGINAL SIGNATURE AND AN ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR REPORT IS FOR THE EXCLUSIVE USE OF THE PERSONS NAMED. NEITHER THE CERTIFICATION BELOW NORTHING DOES NOT EXTEND TO ANY UNNAMED PARTY.

MICHAEL J. COLLAZAR, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3218
9428 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256
(904) 296-2422
WWW.CLARYASSOC.COM

FILE No. TSS-1749

JOB No. 2021-953 DRAFTING: SPB CAD FILE: 2021-953 PHASE 3B ASSESSMENT MAP.DWG CHECKED BY: DATE: 10/22/2021

**EXHIBIT C:**
Legal Description of Phase 4

# Meadow View at Twin Creeks Community Development District
# Legal Description - Beacon Lake Phase 4

## Appendix - Exhibit 15

The land referred to herein below is situated in the County of St. Johns, State of Florida, and described as follows:

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47"

WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64

FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11"EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE

NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST,

41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

*SIXTH ORDER OF BUSINESS*

*A*.

*1.*

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**
**SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 3B)**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District ("**Issuer**") hereby submits the following requisition for disbursement under and pursuant to the terms of the *Master Trust Indenture* between the Issuer and U.S. Bank National Association, as trustee ("**Trustee**"), dated as of November 1, 2016, as supplemented by that certain *Seventh Supplemental Trust Indenture* dated as of November 1, 2021 (collectively, "**Indenture**") (all capitalized terms used herein shall have the meanings ascribed to such terms in the Indenture):

(A) Requisition Number: **1**

(B) Name of Payee: **HEARTWOOD 23, LLC**

| | | | | | |
|---|---|---|---|---|---|
| BBX CAPITAL REAL ESTATE LLC | | | | | |
| OPERATING ACCOUNT | | | | | |
| | | | | | |
| | | | | | |
| ACCOUNT TITLE: | BBX CAPITAL REAL ESTATE, LLC | | | | |
| | OPERATING ACCOUNT | | | | |
| | | | | | |
| ACCOUNT NUMBER: | 1219095213 | | | | |
| | | | | | |
| ROUTING NUMBER: | 043000096 | Wire | | | |
| | | | | | |
| SWIFT CODE: | PNCCUS33 | (Required for international payments) | | | |
| | | | | | |
| BANK ADRESS: | PNC BANK, N.A. | | | | |
| | 249 FIFTH AVENUE | | | | |
| | PITTSBURGH, PA 15222 | | | | |
| | | | | | |

(C) Amount Payable: **$6,110,797.53 (or remaining balance of the Phase 3B Acquisition and Construction Account)**

(D) Purposes for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
**Portion of the Costs of the Phase 3B Project, as outlined in Exhibit A.**

(E) Fund or Account from which disbursement to be made:
**Phase 3B Acquisition and Construction Account**

The undersigned hereby certifies that:

1. **_X__** obligations in the stated amount set forth above have been incurred by the Issuer,

Or

___ this requisition is for Costs of Issuance payable from the Phase 3B Acquisition and Construction Account that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Phase 3B Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase 3B Project;

4. each disbursement represents a Cost of the Phase 3B Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS**
**COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL**
**FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 3B Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 3B Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

By: _____
Consulting Engineer

# EXHIBIT A

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Dec-19 | 92 | County Materials Corp 3A | **$42,963.03** | 2020A-1 | **$42,963.03** | | | |
| Dec-19 | 110 | Ferguson Water Works | **$53,495.79** | 2020A-1 | **$53,495.79** | | | |
| Dec-19 | 111 | Del Zotto Products of Florida Inc | **$30,050.00** | 2020A-1 | **$30,050.00** | | | |
| Dec-19 | 112 | Ferguson Water Works | **$11,801.20** | 2020A-1 | **$11,801.20** | | | |
| Dec-19 | 117 | Hughes Brothers Construction Inc - 2B | **$378,705.39** | 2020A-1 | **$378,705.39** | | | |
| Dec-19 | 118 | Hughes Brothers Construction Inc - 3A | **$130,691.21** | 2020A-1 | **$130,691.21** | | | |
| Dec-19 | 119 | Hughes Brothers Construction Inc - TH | **$173,714.76** | 2020A-1 | **$173,714.76** | | | |
| Dec-19 | 120 | Hughes Brothers Construction Inc - 2 | **$570,641.45** | 2020A-1 | **$570,641.45** | | | |
| Dec-19 | 121 | J2W Services LLC | **$52,656.25** | 2020A-1 | **$52,656.25** | | | |
| Dec-19 | 122 | J2W Services LLC | **$83,300.00** | 2020A-1 | **$83,300.00** | | | |
| Dec-19 | 169 | Ferguson Water Works - TH | **$12,245.00** | 2020A-1 | **$12,245.00** | | | |
| Jan-20 | 123 | England Thims & Miller | **$3,222.93** | 2020A-2 | | **$3,222.93** | | |
| Jan-20 | 124 | England Thims & Miller | **$1,639.07** | 2020A-2 | | **$1,639.07** | | |
| Jan-20 | 125 | England Thims & Miller | **$9,000.00** | 2020A-2 | | **$9,000.00** | | |
| Jan-20 | 126 | England Thims & Miller | **$730.08** | 2020A-2 | | **$730.08** | | |
| Jan-20 | 127 | England Thims & Miller | **$1,274.20** | 2020A-2 | | **$1,274.20** | | |
| Jan-20 | 128 | England Thims & Miller | **$21,210.90** | 2020A-2 | | **$21,210.90** | | |
| Jan-20 | 129 | Environmental Resource Solutions Inc | **$2,257.50** | 2020A-2 | | **$2,257.50** | | |
| Jan-20 | 130 | Environmental Services Inc | **$5,000.00** | 2020A-2 | | **$5,000.00** | | |
| Jan-20 | 131 | Del Zotto Products of Florida Inc | **$8,340.00** | 2020A-2 | | **$8,340.00** | | |
| Jan-20 | 132 | Del Zotto Products of Florida Inc | **$1,860.00** | 2020A-2 | | **$1,860.00** | | |
| Jan-20 | 133 | Ferguson Water Works - 3A Prkwy | **$78,899.00** | 2020A-2 | | **$78,899.00** | | |
| Jan-20 | 134 | Ferguson Water Works - TH | **$816.00** | 2020A-2 | | **$816.00** | | |
| Jan-20 | 135 | Ferguson Water Works - 2B | **$60.00** | 2020A-2 | | **$60.00** | | |
| Jan-20 | 136 | Quantum Electrical Contractors Inc | **$145,600.00** | 2021 3B | | | | **$145,600** |
| Jan-20 | 137 | ECS Florida LLC | **$4,075.50** | 2020A-2 | | **$4,075.50** | | |
| Jan-20 | 138 | Hughes Brothers Construction Inc - 3A | **$244,020.35** | 2020A-2 | | **$244,020.35** | | |
| Jan-20 | 139 | Hughes Brothers Construction Inc - 2 | **$661,464.60** | 2020A-2 | | **$661,464.60** | | |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Jan-20 | 140 | Hughes Brothers Construction Inc - TH | **$221,544.89** | 2020A-2 | | **$221,544.89** | | |
| Jan-20 | 141 | Hughes Brothers Construction Inc - 2B | **$167,143.42** | 2020A-2 | | **$167,143.42** | | |
| Jan-20 | 142 | West Orange Plant Installation | **$42,336.45** | 2020A-2 | | **$42,336.45** | | |
| Jan-20 | 143 | Quantum Electrical Contractors Inc | **$36,400.00** | 2021 3B | | | | **$36,400** |
| Jan-20 | 144 | Basham & Lucas Design Group Inc | **$10,770.00** | 2020A-2 | | **$10,770.00** | | |
| Jan-20 | 145 | ECS Florida LLC | **$5,505.50** | 2020A-2 | | **$5,505.50** | | |
| Jan-20 | 146 | Harbinger | **$37,445.00** | 2020A-2 | | **$37,445.00** | | |
| Jan-20 | 147 | Gemini Engineering & Sciences, Inc | **$4,950.00** | 2020A-2 | | **$4,950.00** | | |
| Jan-20 | 148 | ECS Florida LLC | **$940.50** | 2020A-2 | | **$940.50** | | |
| Jan-20 | 149 | ECS Florida LLC | **$852.50** | 2020A-2 | | **$852.50** | | |
| Jan-20 | 150 | Hughes Brothers Construction Inc - 3A | **$134,129.63** | 2020A-2 | | **$134,129.63** | | |
| Jan-20 | 59 | Hughes Brothers Ph1 Retainage | **$56,207.08** | 2020A-2 | | **$56,207.08** | | |
| Jan-20 | 151 | Environmental Resource Solutions Inc | **$1,038.75** | 2020A-2 | | **$1,038.75** | | |
| Jan-20 | 152 | ECS Florida LLC | **$852.50** | 2020A-2 | | **$852.50** | | |
| Jan-20 | 153 | ECS Florida LLC | **$940.50** | 2020A-2 | | **$940.50** | | |
| Jan-20 | 154 | Hughes Brothers Construction Inc - 2 | **$373,424.13** | 2020A-2 | | **$373,424.13** | | |
| Jan-20 | 155 | Hughes Brothers Construction Inc - TH | **$30,383.81** | 2020A-2 | | **$30,383.81** | | |
| Jan-20 | 156 | Hughes Brothers Construction Inc - 2B | **$99,541.93** | 2020A-2 | | **$99,541.93** | | |
| Jan-20 | 157 | Hughes Brothers Construction Inc - 3A | **$114,256.45** | 2020A-2 | | **$114,256.45** | | |
| Jan-20 | 158 | Hughes Brothers Construction Inc - 3A | **$139,864.51** | 2020A-2 | | **$139,864.51** | | |
| Jan-20 | 159 | England Thims & Miller | **$3,998.23** | 2020A-2 | | **$3,998.23** | | |
| Jan-20 | 160 | England Thims & Miller | **$5,124.86** | 2020A-2 | | **$5,124.86** | | |
| Jan-20 | 161 | England Thims & Miller | **$17,224.05** | 2020A-2 | | **$17,224.05** | | |
| Jan-20 | 162 | England Thims & Miller | **$1,500.00** | 2020A-2 | | **$1,500.00** | | |
| Jan-20 | 163 | England Thims & Miller | **$3,750.00** | 2020A-2 | | **$3,750.00** | | |
| Jan-20 | 164 | England Thims & Miller | **$2,775.00** | 2020A-2 | | **$2,775.00** | | |
| Jan-20 | 165 | England Thims & Miller | **$4,528.00** | 2020A-2 | | **$4,528.00** | | |
| Jan-20 | 166 | Clary & Associates Inc | **$550.00** | 2020A-2 | | **$550.00** | | |
| Jan-20 | 167 | Clary & Associates Inc | **$1,050.00** | 2020A-2 | | **$1,050.00** | | |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Jan-20 | 168 | Clary & Associates Inc | **$2,250.00** | 2020A-2 | | **$2,250.00** | | |
| Jan-20 | 170 | Clary & Associates Inc | **$1,500.00** | 2020A-2 | | **$1,500.00** | | |
| Jan-20 | 171 | Clary & Associates Inc | **$1,500.00** | 2020A-2 | | **$1,500.00** | | |
| Jan-20 | 172 | Clary & Associates Inc | **$1,500.00** | 2020A-2 | | **$1,500.00** | | |
| Feb-20 | 173 | Layman Well Drilling Inc | **$23,670.00** | 2020A-3 | | | **$23,670.00** | |
| Mar-20 | 174 | Harbinger | **$378.00** | 2020A-3 | | | **$378.00** | |
| Mar-20 | 175 | ECS Florida LLC | **$951.50** | 2020A-3 | | | **$951.50** | |
| Mar-20 | 176 | Basham & Lucas Design Group Inc | **$10,740.00** | 2020A-3 | | | **$10,740.00** | |
| Mar-20 | 177 | England Thims & Miller | **$1,490.45** | 2020A-3 | | | **$1,490.45** | |
| Mar-20 | 178 | England Thims & Miller | **$4,573.25** | 2020A-3 | | | **$4,573.25** | |
| Mar-20 | 179 | England Thims & Miller | **$8,705.12** | 2020A-3 | | | **$8,705.12** | |
| Mar-20 | 180 | England Thims & Miller | **$2,250.00** | 2020A-3 | | | **$2,250.00** | |
| Mar-20 | 181 | England Thims & Miller | **$2,728.00** | 2020A-3 | | | **$2,728.00** | |
| Mar-20 | 182 | England Thims & Miller | **$1,163.12** | 2020A-3 | | | **$1,163.12** | |
| Mar-20 | 183 | England Thims & Miller | **$6,486.17** | 2020A-3 | | | **$6,486.17** | |
| Mar-20 | 184 | Environmental Resource Solutions Inc | **$1,773.75** | 2020A-3 | | | **$1,773.75** | |
| Mar-20 | 185 | Hughes Brothers Construction Inc - TH | **$50,940.95** | 2020A-3 | | | **$50,940.95** | |
| Mar-20 | 186 | Hughes Brothers Construction Inc - 2B | **$54,929.82** | 2020A-3 | | | **$54,929.82** | |
| Mar-20 | 187 | Hughes Brothers Construction Inc - 3A | **$285,697.84** | 2020A-3 | | | **$285,697.84** | |
| Mar-20 | 188 | Hughes Brothers Construction Inc - 3A | **$351,511.19** | 2020A-3 | | | **$351,511.19** | |
| Mar-20 | 189 | Hughes Brothers Construction Inc - 2 | **$249,265.20** | 2020A-3 | | | **$249,265.20** | |
| Mar-20 | 190 | Smith Manus | **$7,056.00** | 2020A-3 | | | **$7,056.00** | |
| Mar-20 | 191 | Clary & Associates Inc | **$2,325.00** | 2021 3B | | | | **$2,325** |
| Mar-20 | 192 | Clary & Associates Inc | **$3,825.00** | 2021 3B | | | | **$3,825** |
| Mar-20 | 193 | Clary & Associates Inc | **$5,740.00** | 2021 3B | | | | **$5,740** |
| Mar-20 | 194 | Sterling Specialties Inc | **$7,680.00** | 2020A-3 | | | **$7,680.00** | |
| Mar-20 | 195 | Environmental Resource Solutions Inc | **$4,635.00** | 2020A-3 | | | **$4,635.00** | |
| Mar-20 | 196 | Gemini Engineering & Sciences, Inc | **$3,250.00** | 2020A-3 | | | **$3,250.00** | |
| Mar-20 | 197 | Hughes Brothers Construction Inc - 2B | **$38,906.70** | 2020A-3 | | | **$38,906.70** | |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Mar-20 | 198 | Ferguson Water Works - 3A Prkwy | **$13,206.00** | 2020A-3 | | | **$13,206.00** | |
| Mar-20 | 199 | Del Zotto Products of Florida Inc - 3A Pkwy | **$1,155.00** | 2020A-3 | | | **$1,155.00** | |
| Mar-20 | 200 | Ferguson Water Works - 3A Sub | **$288,976.20** | 2020A-3 | | | **$288,976.20** | |
| Mar-20 | 201 | Xylem Water Solutions USA Inc - 3A Sub | **$20,018.00** | 2020A-3 | | | **$20,018.00** | |
| Mar-20 | 202 | Ferguson Water Works - P2 | **$20,654.00** | 2020A-3 | | | **$20,654.00** | |
| Mar-20 | 203 | West Orange Plant Installation | **$280,044.66** | 2020A-3 | | | **$280,044.66** | |
| Mar-20 | 204 | Layman Well Drilling Inc | **$12,170.00** | 2020A-3 | | | **$12,170.00** | |
| Mar-20 | 205 | England Thims & Miller | **$2,736.46** | 2020A-3 | | | **$2,736.46** | |
| Mar-20 | 206 | England Thims & Miller | **$750.00** | 2020A-3 | | | **$750.00** | |
| Mar-20 | 207 | England Thims & Miller | **$2,135.54** | 2020A-3 | | | **$2,135.54** | |
| Mar-20 | 208 | England Thims & Miller | **$3,618.95** | 2020A-3 | | | **$3,618.95** | |
| Mar-20 | 209 | England Thims & Miller | **$3,706.64** | 2020A-3 | | | **$3,706.64** | |
| Mar-20 | 210 | England Thims & Miller | **$1,179.20** | 2020A-3 | | | **$1,179.20** | |
| Mar-20 | 211 | England Thims & Miller | **$5,826.03** | 2020A-3 | | | **$5,826.03** | |
| Mar-20 | 212 | ECS Florida LLC | **$940.50** | 2020A-3 | | | **$940.50** | |
| Mar-20 | 213 | Hughes Brothers Construction Inc - 3A | **$209,270.11** | 2020A-3 | | | **$209,270.11** | |
| Mar-20 | 214 | Hughes Brothers Construction Inc - 2 | **$203,798.50** | 2020A-3 | | | **$203,798.50** | |
| Mar-20 | 215 | Hughes Brothers Construction Inc - TH | **$-** | 2020A-3 | | | **$-** | |
| Mar-20 | 216 | Hughes Brothers Construction Inc - TH | **$297,856.24** | 2020A-3 | | | **$297,856.24** | |
| Mar-20 | 217 | Hughes Brothers Construction Inc - 2B | **$29,770.49** | 2020A-3 | | | **$29,770.49** | |
| Mar-20 | 218 | Hughes Brothers Construction Inc - 3A | **$271,212.32** | 2020A-3 | | | **$271,212.32** | |
| Mar-20 | 219 | ECS Florida LLC | **$83.75** | 2020A-3 | | | **$83.75** | |
| Mar-20 | 220 | ECS Florida LLC | **$586.50** | 2020A-3 | | | **$586.50** | |
| Mar-20 | 221 | Mailbox Specialist | **$24,174.00** | 2021 3B | | | | **$24,174** |
| Mar-20 | 222 | Mailbox Specialist | **$12,177.87** | 2021 3B | | | | **$12,178** |
| Mar-20 | 223 | Clary & Associates Inc | **$350.00** | 2020A-3 | | | **$350.00** | |
| Mar-20 | 224 | Clary & Associates Inc | **$1,500.00** | 2021 3B | | | | **$1,500** |
| Mar-20 | 225 | Clary & Associates Inc | **$11,440.00** | 2021 3B | | | | **$11,440** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Mar-20 | 226 | Clary & Associates Inc | **$11,440.00** | 2021 3B | | | | **$11,440** |
| Mar-20 | 227 | Mailbox Specialist | **$18,480.00** | 2021 3B | | | | **$18,480** |
| Mar-20 | 228 | ECS Florida LLC | **$2,788.50** | 2020A-3 | | | **$2,788.50** | |
| Mar-20 | 229 | ECS Florida LLC | **$3,294.50** | 2020A-3 | | | **$3,294.50** | |
| Mar-20 | 230 | St Johns Sod Services LLC | **$6,270.00** | 2020A-3 | | | **$6,270.00** | |
| Mar-20 | 231 | Ferguson Water Works - 3A Sub | **$23,831.40** | 2020A-3 | | | **$23,831.40** | |
| Mar-20 | 232 | Ferguson Water Works - P2 | **$24,580.00** | 2020A-3 | | | **$24,580.00** | |
| Mar-20 | 233 | Kad Electric Co | **$23,700.00** | 2021 3B | | | | **$23,700** |
| Mar-20 | 234 | Top Line Recreation | **$39,150.39** | 2020A-3 | | | **$39,150.39** | |
| Mar-20 | 235 | Xylem Water Solutions USA Inc - 3A Sub | **$1,299.00** | 2020A-3 | | | **$1,299.00** | |
| Mar-20 | 236 | Environmental Resource Solutions Inc | **$280.00** | 2020A-3 | | | **$280.00** | |
| May-20 | 237 | West Orange Plant Installation | **$251,951.29** | 2020A-3 | | | **$251,951.29** | |
| May-20 | 238 | Clary & Associates Inc | **$4,050.00** | 2020A-3 | | | **$4,050.00** | |
| May-20 | 239 | Clary & Associates Inc | **$1,750.00** | 2021 3B | | | | **$1,750** |
| May-20 | 240 | Hughes Brothers Construction Inc - 3A Pkwy | **$93,941.50** | 2020A-3 | | | **$93,941.50** | |
| May-20 | 241 | Hughes Brothers Construction Inc - 3A | **$425,712.66** | 2020A-3 | | | **$425,712.66** | |
| May-20 | 242 | Ferguson Water Works - P2 | **$1,072.00** | 2020A-3 | | | **$1,072.00** | |
| May-20 | 243 | Ferguson Water Works - 3A Sub | **$115.00** | 2020A-3 | | | **$115.00** | |
| May-20 | 244 | Hughes Brothers Construction Inc - 2 | **$42,284.38** | 2020A-3 | | | **$42,284.38** | |
| May-20 | 245 | England Thims & Miller | **$1,731.24** | 2020A-3 | | | **$1,731.24** | |
| May-20 | 246 | England Thims & Miller | **$2,878.37** | 2020A-3 | | | **$2,878.37** | |
| May-20 | 247 | England Thims & Miller | **$2,010.52** | 2020A-3 | | | **$2,010.52** | |
| May-20 | 248 | England Thims & Miller | **$1,995.00** | 2020A-3 | | | **$1,995.00** | |
| May-20 | 249 | England Thims & Miller | **$3,857.97** | 2020A-3 | | | **$3,857.97** | |
| May-20 | 250 | Environmental Resource Solutions Inc | **$907.50** | 2020A-3 | | | **$907.50** | |
| May-20 | 251 | Sterling Specialties Inc - gate | **$600.00** | 2020A-3 | | | **$600.00** | |
| May-20 | 252 | Harbinger | **$215.00** | 2020A-3 | | | **$215.00** | |
| May-20 | 253 | ECS Florida LLC | **$4,521.00** | 2020A-3 | | | **$4,521.00** | |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| May-20 | 254 | Basham & Lucas Design Group Inc | **$3,800.00** | 2020A-3 | | | **$3,800.00** | |
| May-20 | 255 | Kad Electric Co | **$415.00** | 2021 3B | | | | **$415** |
| May-20 | 256 | West Orange Nurseries Inc | **$2,970.00** | 2020A-3 | | | **$2,970.00** | |
| May-20 | 257 | West Orange Nurseries Inc | **$49,973.63** | 2020A-3 | | | **$49,973.63** | |
| May-20 | 258 | West Orange Nurseries Inc | **$78,750.00** | 2020A-3 | | | **$78,750.00** | |
| May-20 | 259 | West Orange Nurseries Inc | **$16,564.54** | 2020A-3 | | | **$16,564.54** | |
| May-20 | 260 | West Orange Nurseries Inc | **$19,450.00** | 2020A-3 | | | **$19,450.00** | |
| May-20 | 261 | Hughes Brothers Construction Inc - 3A Pkwy Ret | **$49,957.65** | 2020A-3 | | | **$49,957.65** | |
| May-20 | 262 | Hughes Brothers Construction Inc - 3A | **$83,392.78** | 2020A-3 | | | **$83,392.78** | |
| May-20 | 263 | Environmental Resource Solutions Inc | **$2,500.00** | 2020A-3 | | | **$2,500.00** | |
| May-20 | 264 | England Thims & Miller | **$13,054.25** | 2020A-3 | | | **$13,054.25** | |
| Jun-20 | 265 | England Thims & Miller | **$2,639.50** | 2021 3B | | | | **$2,639.50** |
| Jun-20 | 266 | England Thims & Miller | **$330.00** | 2021 3B | | | | **$330.00** |
| Jun-20 | 267 | England Thims & Miller | **$4,333.46** | 2021 3B | | | | **$4,333.46** |
| Jun-20 | 268 | England Thims & Miller | **$180.00** | 2021 3B | | | | **$180.00** |
| Jun-20 | 269 | Ferguson Water Works - 3A Sub | **$23,115.00** | 2021 3B | | | | **$23,115.00** |
| Jun-20 | 270 | Hughes Brothers Construction Inc - 3A Pkwy | **$61,082.15** | 2021 3B | | | | **$61,082.15** |
| Jun-20 | 271 | Hughes Brothers Construction Inc - 2B | **$42,298.76** | 2021 3B | | | | **$42,298.76** |
| Jun-20 | 272 | Hughes Brothers Construction Inc - 2 | **$58,499.35** | 2021 3B | | | | **$58,499.35** |
| Jun-20 | 273 | Hughes Brothers Construction Inc - 3A | **$283,364.77** | 2021 3B | | | | **$283,364.77** |
| Jun-20 | 274 | ECS Florida LLC | **$825.00** | 2021 3B | | | | **$825.00** |
| Jun-20 | 275 | ECS Florida LLC | **$960.50** | 2021 3B | | | | **$960.50** |
| Jun-20 | 276 | Hopping Green & Sams | **$522.50** | 2021 3B | | | | **$522.50** |
| Jun-20 | 277 | Hopping Green & Sams | **$1,298.50** | 2021 3B | | | | **$1,298.50** |
| Jun-20 | 278 | Environmental Resource Solutions Inc | **$1,020.50** | 2021 3B | | | | **$1,020.50** |
| Jun-20 | 279 | West Orange Nurseries Inc | **$277,958.70** | 2021 3B | | | | **$277,958.70** |
| Jul-20 | 280 | Hughes Brothers Construction Inc - 3A Pkwy | **$23,221.75** | 2021 3B | | | | **$23,221.75** |
| Jul-20 | 281 | Hughes Brothers Construction Inc - 2 | **$22,620.60** | 2021 3B | | | | **$22,620.60** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Jul-20 | 282 | Hughes Brothers Construction Inc - 2B | **$5,215.54** | 2021 3B | | | | **$5,215.54** |
| Jul-20 | 283 | Hughes Brothers Construction Inc - 3A | **$61,786.44** | 2021 3B | | | | **$61,786.44** |
| Jul-20 | 284 | England Thims & Miller | **$934.50** | 2021 3B | | | | **$934.50** |
| Jul-20 | 285 | England Thims & Miller | **$10,455.46** | 2021 3B | | | | **$10,455.46** |
| Jul-20 | 286 | England Thims & Miller | **$4,455.00** | 2021 3B | | | | **$4,455.00** |
| Jul-20 | 287 | England Thims & Miller | **$2,036.00** | 2021 3B | | | | **$2,036.00** |
| Jul-20 | 288 | Clary & Associates Inc | **$3,100.00** | 2021 3B | | | | **$3,100.00** |
| Jul-20 | 289 | Clary & Associates Inc | **$9,090.00** | 2021 3B | | | | **$9,090.00** |
| Jul-20 | 290 | Clary & Associates Inc | **$13,635.00** | 2021 3B | | | | **$13,635.00** |
| Jul-20 | 291 | Environmental Resource Solutions Inc | **$424.41** | 2021 3B | | | | **$424.41** |
| Jul-20 | 292 | J2W Services LLC | **$49,808.00** | 2021 3B | | | | **$49,808.00** |
| Jul-20 | 293 | Hughes Brothers Construction Inc - Ph1 Extra Work | **$6,635.79** | 2021 3B | | | | **$6,635.79** |
| Jul-20 | 294 | Basham & Lucas Design Group Inc | **$5,600.00** | 2021 3B | | | | **$5,600.00** |
| Jul-20 | 295 | West Orange Nurseries Inc | **$289,083.70** | 2021 3B | | | | **$289,083.70** |
| Jul-20 | 296 | Basham & Lucas Design Group Inc | **$8,675.00** | 2021 3B | | | | **$8,675.00** |
| Jul-20 | 297 | Ferguson Water Works - 3A Sub | **$630.00** | 2021 3B | | | | **$630.00** |
| Aug-20 | 298 | Hughes Brothers Construction Inc - 3A | **$174,768.51** | 2021 3B | | | | **$174,768.51** |
| Aug-20 | 299 | Hughes Brothers Construction Inc - 3A Pkwy | **$29,213.42** | 2021 3B | | | | **$29,213.42** |
| Aug-20 | 300 | Hughes Brothers Construction Inc - 2B | **$13,356.88** | 2021 3B | | | | **$13,356.88** |
| Aug-20 | 301 | Hughes Brothers Construction Inc - 2 | **$9,247.50** | 2021 3B | | | | **$9,247.50** |
| Aug-20 | 302 | England Thims & Miller | **$6,447.37** | 2021 3B | | | | **$6,447.37** |
| Aug-20 | 303 | England Thims & Miller | **$4,069.45** | 2021 3B | | | | **$4,069.45** |
| Aug-20 | 304 | England Thims & Miller | **$5,555.77** | 2021 3B | | | | **$5,555.77** |
| Aug-20 | 305 | England Thims & Miller | **$1,107.16** | 2021 3B | | | | **$1,107.16** |
| Aug-20 | 306 | Clary & Associates Inc | **$1,900.00** | 2021 3B | | | | **$1,900.00** |
| Aug-20 | 307 | Clary & Associates Inc | **$1,900.00** | 2021 3B | | | | **$1,900.00** |
| Aug-20 | 308 | ECS Florida LLC | **$726.00** | 2021 3B | | | | **$726.00** |
| Aug-20 | 309 | Polywood | **$4,215.30** | 2021 3B | | | | **$4,215.30** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Aug-20 | 311 | Southern Recreation | **$1,999.50** | 2021 3B | | | | **$1,999.50** |
| Aug-20 | 312 | West Orange Plant Installation | **$64,663.29** | 2021 3B | | | | **$64,663.29** |
| Aug-20 | 313 | Harbinger | **$40.00** | 2021 3B | | | | **$40.00** |
| Aug-20 | 314 | United Landscapes | **$30,150.00** | 2021 3B | | | | **$30,150.00** |
| Aug-20 | 315 | Basham & Lucas Design Group Inc | **$10,500.00** | 2021 3B | | | | **$10,500.00** |
| Aug-20 | 316 | Quantum Electrical Contractors Inc | **$87,780.00** | 2021 3B | | | | **$87,780.00** |
| Sep-20 | 317 | Southern Recreation | **$20,150.00** | 2021 3B | | | | **$20,150.00** |
| Sep-20 | 318 | West Orange Nurseries Inc | **$45,250.00** | 2021 3B | | | | **$45,250.00** |
| Sep-20 | 319 | West Orange Nurseries Inc | **$22,353.00** | 2021 3B | | | | **$22,353.00** |
| Sep-20 | 320 | Clary & Associates Inc | **$1,550.00** | 2021 3B | | | | **$1,550.00** |
| Sep-20 | 321 | Clary & Associates Inc | **$3,690.00** | 2021 3B | | | | **$3,690.00** |
| Sep-20 | 322 | Clary & Associates Inc | **$5,535.00** | 2021 3B | | | | **$5,535.00** |
| Sep-20 | 323 | Basham & Lucas Design Group Inc | **$14,980.00** | 2021 3B | | | | **$14,980.00** |
| Sep-20 | 324 | Hughes Brothers Construction Inc - 3A Pkwy | **$26,911.01** | 2021 3B | | | | **$26,911.01** |
| Sep-20 | 325 | Hughes Brothers Construction Inc - 3A | **$168,085.49** | 2021 3B | | | | **$168,085.49** |
| Sep-20 | 326 | Hughes Brothers Construction Inc - 2B | **$1,104.42** | 2021 3B | | | | **$1,104.42** |
| Sep-20 | 327 | Hughes Brothers Construction Inc - 2 | **$51,046.88** | 2021 3B | | | | **$51,046.88** |
| Sep-20 | 328 | Hughes Brothers Construction Inc - 2 | **$419,986.28** | 2021 3B | | | | **$419,986.28** |
| Sep-20 | 329 | Basham & Lucas Design Group Inc | **$6,700.00** | 2021 3B | | | | **$6,700.00** |
| Sep-20 | 330 | Smith Trucking Company Inc | **$549.38** | 2021 3B | | | | **$549.38** |
| Sep-20 | 331 | Dream Group USA | **$7,502.50** | 2021 3B | | | | **$7,502.50** |
| Sep-20 | 332 | Gemini Engineering & Sciences, Inc | **$10,300.00** | 2021 3B | | | | **$10,300.00** |
| Sep-20 | 333 | Environmental Resource Solutions Inc | **$495.00** | 2021 3B | | | | **$495.00** |
| Sep-20 | 334 | ECS Florida LLC | **$1,238.50** | 2021 3B | | | | **$1,238.50** |
| Sep-20 | 335 | ECS Florida LLC | **$200.00** | 2021 3B | | | | **$200.00** |
| Sep-20 | 336 | England Thims & Miller | **$10,360.54** | 2021 3B | | | | **$10,360.54** |
| Sep-20 | 337 | England Thims & Miller | **$1,745.75** | 2021 3B | | | | **$1,745.75** |
| Sep-20 | 338 | England Thims & Miller | **$3,429.09** | 2021 3B | | | | **$3,429.09** |
| Sep-20 | 339 | England Thims & Miller | **$1,330.35** | 2021 3B | | | | **$1,330.35** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Sep-20 | 340 | England Thims & Miller | **$2,512.58** | 2021 3B | | | | **$2,512.58** |
| Oct-20 | 310 | Southern Recreation | **$1,999.50** | 2021 3B | | | | **$1,999.50** |
| Oct-20 | 341 | St Johns County Utility Dept | **$16,250.00** | 2021 3B | | | | **$16,250.00** |
| Oct-20 | 342 | Hughes Brothers Construction Inc - TH EXTRAS | **$30,512.38** | 2021 3B | | | | **$30,512.38** |
| Oct-20 | 343 | Duval Asphalt | **$130,320.20** | 2021 3B | | | | **$130,320.20** |
| Oct-20 | 344 | ECS Florida LLC | **$3,085.50** | 2021 3B | | | | **$3,085.50** |
| Oct-20 | 345 | Environmental Resource Solutions Inc | **$1,790.00** | 2021 3B | | | | **$1,790.00** |
| Oct-20 | 346 | Environmental Resource Solutions Inc | **$667.50** | 2021 3B | | | | **$667.50** |
| Oct-20 | 347 | Xylem Water Solutions USA Inc - TH PS #4 | **$745.00** | 2021 3B | | | | **$745.00** |
| Oct-20 | 348 | England Thims & Miller | **$1,201.50** | 2021 3B | | | | **$1,201.50** |
| Oct-20 | 349 | England Thims & Miller | **$816.73** | 2021 3B | | | | **$816.73** |
| Oct-20 | 350 | England Thims & Miller | **$2,983.67** | 2021 3B | | | | **$2,983.67** |
| Oct-20 | 351 | England Thims & Miller | **$3,313.50** | 2021 3B | | | | **$3,313.50** |
| Oct-20 | 352 | England Thims & Miller | **$6,367.50** | 2021 3B | | | | **$6,367.50** |
| Oct-20 | 353 | West Orange Plant Installation | **$71,754.71** | 2021 3B | | | | **$71,754.71** |
| Oct-20 | 354 | Clary & Associates Inc | **$1,725.00** | 2021 3B | | | | **$1,725.00** |
| Oct-20 | 355 | Clary & Associates Inc | **$1,500.00** | 2021 3B | | | | **$1,500.00** |
| Oct-20 | 356 | Clary & Associates Inc | **$1,725.00** | 2021 3B | | | | **$1,725.00** |
| Oct-20 | 357 | Clary & Associates Inc | **$1,500.00** | 2021 3B | | | | **$1,500.00** |
| Oct-20 | 358 | England Thims & Miller | **$5,900.00** | 2021 3B | | | | **$5,900.00** |
| Oct-20 | 359 | Hughes Brothers Construction Inc - 3A | **$64,503.32** | 2021 3B | | | | **$64,503.32** |
| Oct-20 | 360 | Hughes Brothers Construction Inc - P2 Final Retainage | **$271,664.42** | 2021 3B | | | | **$271,664.42** |
| Oct-20 | 361 | Hughes Brothers Construction Inc - 2B Final Retainage | **$49,100.71** | 2021 3B | | | | **$49,100.71** |
| Oct-20 | 362 | Hughes Brothers Construction Inc - 3A Pkwy | **$2,520.00** | 2021 3B | | | | **$2,520.00** |
| Oct-20 | 363 | Basham & Lucas Design Group Inc | **$1,400.00** | 2021 3B | | | | **$1,400.00** |
| Nov-20 | 364 | Harbinger | **$380.00** | 2021 3B | | | | **$380.00** |
| Nov-20 | 365 | Environmental Resource Solutions Inc | **$985.00** | 2021 3B | | | | **$985.00** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Nov-20 | 366 | Hughes Brothers Construction Inc - 3A | **$7,515.00** | 2021 3B | | | | **$7,515.00** |
| Nov-20 | 367 | Hughes Brothers Construction Inc P1 - Extra Work | **$6,227.33** | 2021 3B | | | | **$6,227.33** |
| Nov-20 | 368 | Hughes Brothers Construction Inc - P2 Extra Work | **$5,603.53** | 2021 3B | | | | **$5,603.53** |
| Nov-20 | 371 | Quantum Electrical Contractors Inc | **$55,300.00** | 2021 3B | | | | **$55,300.00** |
| Nov-20 | 372 | Quantum Electrical Contractors Inc | **$4,620.00** | 2021 3B | | | | **$4,620.00** |
| Nov-20 | 373 | Quantum Electrical Contractors Inc | **$64,520.00** | 2021 3B | | | | **$64,520.00** |
| Nov-20 | 375 | England Thims & Miller | **$178.00** | 2021 3B | | | | **$178.00** |
| Nov-20 | 376 | England Thims & Miller | **$623.00** | 2021 3B | | | | **$623.00** |
| Nov-20 | 377 | England Thims & Miller | **$1,453.67** | 2021 3B | | | | **$1,453.67** |
| Nov-20 | 378 | England Thims & Miller | **$327.48** | 2021 3B | | | | **$327.48** |
| Nov-20 | 379 | England Thims & Miller | **$5,125.00** | 2021 3B | | | | **$5,125.00** |
| Nov-20 | 369 | J2W Services LLC P1 & P2 Wash out Reparis on Pond Slopes | **$39,324.50** | 2021 3B | | | | **$39,324.50** |
| Nov-20 | 370 | J2W Services LLC P2 Curb Repairs | **$22,770.00** | 2021 3B | | | | **$22,770.00** |
| Nov-20 | 374 | West Orange Plant Installation | **$58,086.04** | 2021 3B | | | | **$58,086.04** |
| Nov-20 | 380 | West Orange Plant Installation | **$92,925.00** | 2021 3B | | | | **$92,925.00** |
| Nov-20 | 381 | Harbinger | **$1,191.00** | 2021 3B | | | | **$1,191.00** |
| Oct-20 | 382 | Sterling Specialties Inc | **$862.50** | 2021 3B | | | | **$862.50** |
| Dec-20 | 383 | ETM | **$225.00** | 2021 3B | | | | **$225.00** |
| Dec-20 | 384 | Duval Asphalt | **$2,240.00** | 2021 3B | | | | **$2,240.00** |
| Dec-20 | 385 | Clary & Associates | **$4,650.00** | 2021 3B | | | | **$4,650.00** |
| Dec-20 | 386 | Clary & Associates | **$6,570.00** | 2021 3B | | | | **$6,570.00** |
| Dec-20 | 387 | Clary & Associates | **$9,855.00** | 2021 3B | | | | **$9,855.00** |
| Dec-20 | 388 | Southern Recreation | **$20,150.00** | 2021 3B | | | | **$20,150.00** |
| Dec-20 | 389 | ECS Florida LLC | **$376.75** | 2021 3B | | | | **$376.75** |
| Dec-20 | 390 | Harbinger | **$40.00** | 2021 3B | | | | **$40.00** |
| Dec-20 | 391 | ETM | **$1,890.41** | 2021 3B | | | | **$1,890.41** |
| Dec-20 | 392 | Clary & Associates | **$450.00** | 2021 3B | | | | **$450.00** |
| Dec-20 | 393 | Atlantic Companies | **$697.50** | 2021 3B | | | | **$697.50** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Dec-20 | 394 | West Orange Nurseries Inc | **$53,100.00** | 2021 3B | | | | **$53,100.00** |
| Jan-21 | 395 | ETM | **$2,651.25** | 2021 3B | | | | **$2,651.25** |
| Jan-21 | 396 | ETM | **$4,958.41** | 2021 3B | | | | **$4,958.41** |
| Jan-21 | 397 | ETM | **$3,250.00** | 2021 3B | | | | **$3,250.00** |
| Jan-21 | 398 | Quantum Electrical | **$6,800.00** | 2021 3B | | | | **$6,800.00** |
| Jan-21 | 399 | Quantum Electrical | **$1,200.00** | 2021 3B | | | | **$1,200.00** |
| Jan-21 | 400 | Quantum Electrical | **$2,650.00** | 2021 3B | | | | **$2,650.00** |
| Jan-21 | 401 | ECS Florida LLC | **$450.00** | 2021 3B | | | | **$450.00** |
| Jan-21 | 402 | OR Dicky Smith | **$83,235.00** | 2021 3B | | | | **$83,235.00** |
| Jan-21 | 403 | OR Dicky Smith | **$75,963.00** | 2021 3B | | | | **$75,963.00** |
| Jan-21 | 404 | Basham & Lucas Design Group Inc | **$500.00** | 2021 3B | | | | **$500.00** |
| Jan-21 | 405 | Basham & Lucas Design Group Inc | **$3,750.00** | 2021 3B | | | | **$3,750.00** |
| Feb-21 | 406 | Basham & Lucas Design Group Inc | **$1,875.00** | 2021 3B | | | | **$1,875.00** |
| Feb-21 | 407 | Harbinger | **$1,191.00** | 2021 3B | | | | **$1,191.00** |
| Feb-21 | 408 | ECS Florida LLC | **$350.00** | 2021 3B | | | | **$350.00** |
| Feb-21 | 409 | Sofitco | **$732.15** | 2021 3B | | | | **$732.15** |
| Feb-21 | 410 | Gemini Engineering and Sciences Inc | **$1,500.00** | 2021 3B | | | | **$1,500.00** |
| Feb-21 | 411 | Basham & Lucas Design Group Inc | **$1,875.00** | 2021 3B | | | | **$1,875.00** |
| Feb-21 | 412 | West Orange Nurseries Inc | **$171,675.00** | 2021 3B | | | | **$171,675.00** |
| Feb-21 | 413 | ETM | **$1,382.20** | 2021 3B | | | | **$1,382.20** |
| Feb-21 | 414 | ETM | **$46.00** | 2021 3B | | | | **$46.00** |
| Feb-21 | 415 | ETM | **$6,007.30** | 2021 3B | | | | **$6,007.30** |
| Feb-21 | 416 | ETM | **$345.59** | 2021 3B | | | | **$345.59** |
| Feb-21 | 417 | ETM | **$15.12** | 2021 3B | | | | **$15.12** |
| Feb-21 | 418 | Hughes Brothers Construction | **$12,901.45** | 2021 3B | | | | **$12,901.45** |
| Feb-21 | 419 | Hughes Brothers Construction | **$7,437.43** | 2021 3B | | | | **$7,437.43** |
| Feb-21 | 420 | OR Dicky Smith | **$32,876.00** | 2021 3B | | | | **$32,876.00** |
| Feb-21 | 421 | OR Dicky Smith | **$34,877.00** | 2021 3B | | | | **$34,877.00** |
| Mar-21 | 422 | ETM | **$315.00** | 2021 3B | | | | **$315.00** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Mar-21 | 423 | ETM | **$4,365.00** | 2021 3B | | | | **$4,365.00** |
| Mar-21 | 424 | ETM | **$3,750.00** | 2021 3B | | | | **$3,750.00** |
| Mar-21 | 425 | ETM | **$2,012.81** | 2021 3B | | | | **$2,012.81** |
| Mar-21 | 426 | ETM | **$630.00** | 2021 3B | | | | **$630.00** |
| Mar-21 | 427 | Harbinger | **$16,694.25** | 2021 3B | | | | **$16,694.25** |
| Mar-21 | 428 | OR Dicky Smith | **$107,962.00** | 2021 3B | | | | **$107,962.00** |
| Mar-21 | 429 | OR Dicky Smith | **$62,005.00** | 2021 3B | | | | **$62,005.00** |
| Mar-21 | 430 | Hughes Brothers Construction | **$67,274.30** | 2021 3B | | | | **$67,274.30** |
| Mar-21 | 431 | Hughes Brothers Construction | **$105,651.47** | 2021 3B | | | | **$105,651.47** |
| Mar-21 | 432 | West Orange Nurseries Inc | **$240,777.18** | 2021 3B | | | | **$240,777.18** |
| Mar-21 | 433 | ETM | **$27.35** | 2021 3B | | | | **$27.35** |
| Mar-21 | 434 | ETM | **$3,750.00** | 2021 3B | | | | **$3,750.00** |
| Mar-21 | 435 | ETM | **$1,665.00** | 2021 3B | | | | **$1,665.00** |
| Mar-21 | 436 | ETM | **$3,030.50** | 2021 3B | | | | **$3,030.50** |
| Mar-21 | 437 | Basham & Lucas Design Group Inc | **$500.00** | 2021 3B | | | | **$500.00** |
| Mar-21 | 438 | Basham & Lucas Design Group Inc | **$200.00** | 2021 3B | | | | **$200.00** |
| Mar-21 | 439 | West Orange Nurseries Inc | **$76,353.93** | 2021 3B | | | | **$76,353.93** |
| May-21 | 440 | ETM | **$3,137.50** | 2021 3B | | | | **$3,137.50** |
| May-21 | 441 | ETM | **$1,350.00** | 2021 3B | | | | **$1,350.00** |
| May-21 | 442 | ETM | **$3,750.00** | 2021 3B | | | | **$3,750.00** |
| May-21 | 443 | ETM | **$296.79** | 2021 3B | | | | **$296.79** |
| May-21 | 444 | ETM | **$1,500.00** | 2021 3B | | | | **$1,500.00** |
| May-21 | 445 | Basham & Lucas Design Group Inc | **$340.00** | 2021 3B | | | | **$340.00** |
| May-21 | 446 | OR Dicky Smith | **$81,460.00** | 2021 3B | | | | **$81,460.00** |
| May-21 | 447 | OR Dicky Smith | **$76,732.00** | 2021 3B | | | | **$76,732.00** |
| May-21 | 448 | West Orange Nurseries Inc | **$139,276.80** | 2021 3B | | | | **$139,276.80** |
| Jun-21 | 449 | ETM | **$7,000.33** | 2021 3B | | | | **$7,000.33** |
| Jun-21 | 450 | ETM | **$2,250.00** | 2021 3B | | | | **$2,250.00** |
| Jun-21 | 451 | ETM | **$2,854.00** | 2021 3B | | | | **$2,854.00** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Jun-21 | 452 | ETM | **$810.00** | 2021 3B | | | | **$810.00** |
| Jun-21 | 453 | ETM | **$1,412.00** | 2021 3B | | | | **$1,412.00** |
| Jun-21 | 454 | J2W Services LLC | **$64,018.50** | 2021 3B | | | | **$64,018.50** |
| Jun-21 | 455 | ECS Florida LLC | **$390.50** | 2021 3B | | | | **$390.50** |
| Jun-21 | 456 | OR Dicky Smith | **$161,955.00** | 2021 3B | | | | **$161,955.00** |
| Jun-21 | 457 | OR Dicky Smith | **$3,568.00** | 2021 3B | | | | **$3,568.00** |
| Jun-21 | 458 | Southern Recreation, Inc. | **$47,070.00** | 2021 3B | | | | **$47,070.00** |
| Jun-21 | 459 | Basham & Lucas Design Group Inc | **$5,800.00** | 2021 3B | | | | **$5,800.00** |
| Jun-21 | 460 | Basham & Lucas Design Group Inc | **$500.00** | 2021 3B | | | | **$500.00** |
| Jun-21 | 461 | Basham & Lucas Design Group Inc | **$200.00** | 2021 3B | | | | **$200.00** |
| Jun-21 | 462 | Clary & Associates Inc | **$1,895.00** | 2021 3B | | | | **$1,895.00** |
| Jun-21 | 463 | Clary & Associates Inc | **$1,085.00** | 2021 3B | | | | **$1,085.00** |
| Jun-21 | 464 | Clary & Associates Inc | **$9,965.00** | 2021 3B | | | | **$9,965.00** |
| Jul-21 | 465 | ETM | **$1,500.00** | 2021 3B | | | | **$1,500.00** |
| Jul-21 | 466 | ETM | **$14,831.25** | 2021 3B | | | | **$14,831.25** |
| Jul-21 | 467 | ETM | **$6,402.25** | 2021 3B | | | | **$6,402.25** |
| Jul-21 | 468 | ETM | **$720.00** | 2021 3B | | | | **$720.00** |
| Jul-21 | 469 | ETM | **$450.00** | 2021 3B | | | | **$450.00** |
| Jul-21 | 470 | Basham & Lucas Design Group Inc | **$8,275.00** | 2021 3B | | | | **$8,275.00** |
| Jul-21 | 471 | Basham & Lucas Design Group Inc | **$665.10** | 2021 3B | | | | **$665.10** |
| Jul-21 | 472 | Basham & Lucas Design Group Inc | **$500.00** | 2021 3B | | | | **$500.00** |
| Jul-21 | 473 | Quantum Electrical Contractors Inc | **$4,500.00** | 2021 3B | | | | **$4,500.00** |
| Jul-21 | 474 | Quantum Electrical Contractors Inc | **$11,652.00** | 2021 3B | | | | **$11,652.00** |
| Jul-21 | 475 | Meadow View at Twin Creeks CDD | **$1,575.00** | 2021 3B | | | | **$1,575.00** |
| Jul-21 | 476 | Basham & Lucas Design Group Inc | **$8,125.00** | 2021 3B | | | | **$8,125.00** |
| Jul-21 | 477 | ETM | **$585.00** | 2021 3B | | | | **$585.00** |
| Jul-21 | 478 | ETM | **$443.00** | 2021 3B | | | | **$443.00** |
| Jul-21 | 479 | ETM | **$765.00** | 2021 3B | | | | **$765.00** |
| Jul-21 | 480 | ETM | **$585.00** | 2021 3B | | | | **$585.00** |

| DATE PAID | REQ | PAYEE | AMOUNT | BOND SERIES PAID BY | PAID BY 2020A-1 BONDS | PAID BY 2020A-2 BONDS | PAID BY 2020A-3 BONDS | TO BE PAID BY 2021 (PHASE 3) BONDS |
|---|---|---|---|---|---|---|---|---|
| Jul-21 | 481 | ETM | **$14,156.25** | 2021 3B | | | | **$14,156.25** |
| Sep-21 | 482 | Basham & Lucas Design Group Inc | **$10,100.00** | 2021 3B | | | | **$10,100.00** |
| Sep-21 | 483 | ETM | **$6,285.00** | 2021 3B | | | | **$6,285.00** |
| Sep-21 | 484 | ETM | **$495.00** | 2021 3B | | | | **$495.00** |
| Sep-21 | 485 | ETM | **$2,070.00** | 2021 3B | | | | **$2,070.00** |
| Sep-21 | 486 | Harbinger | **$14,780.75** | 2021 3B | | | | **$14,780.75** |
| Sep-21 | 487 | Clary & Associates Inc | **$10,860.00** | 2021 3B | | | | **$10,860.00** |
| Sep-21 | 488 | OR Dicky Smith | **$35,112.00** | 2021 3B | | | | **$35,112.00** |
| Sep-21 | 489 | OR Dicky Smith | **$55,037.00** | 2021 3B | | | | **$55,037.00** |
| Sep-21 | 490 | OR Dicky Smith | **$28,935.00** | 2021 3B | | | | **$28,935.00** |
| Sep-21 | 491 | ETM | **$1,845.00** | 2021 3B | | | | **$1,845.00** |
| Sep-21 | 492 | ETM | **$360.00** | 2021 3B | | | | **$360.00** |
| Sep-21 | 493 | ETM | **$1,834.75** | 2021 3B | | | | **$1,834.75** |
| Sep-21 | 494 | ETM | **$794.75** | 2021 3B | | | | **$794.75** |
| Sep-21 | 495 | Basham & Lucas Design Group Inc | **$634.90** | 2021 3B | | | | **$634.90** |
| Sep-21 | 496 | Smith Trucking Company Inc | **$5,625.00** | 2021 3B | | | | **$5,625.00** |
| Sep-21 | 497 | Atlantic Pipe Services LLC | **$2,885.00** | 2021 3B | | | | **$2,885.00** |
| Sep-21 | 498 | J2W Services LLC | **$90,282.90** | 2021 3B | | | | **$90,282.90** |
| | | | | | | | | |
| | | | | | | | | |
| | | **TOTAL AMOUNTS:** | **$14,232,886.65** | | **$1,540,264.08** | **$2,533,247.82** | **$4,048,577.22** | **$6,110,797.53** |
| | | **CONSTRUCTION FUND AMOUNTS:** | | | **$(1,454,570.01)** | **$(2,133,932.39)** | **$(3,795,391.24)** | |
| | | Outstanding Balances: | | | $85,694.07 | $399,315.43 | $253,185.98 | |
| | | | | | | | | |

*SEVENTH ORDER OF BUSINESS*

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, August 19, 2021 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

| | |
|---|---|
| Bruce Parker | Chairman |
| Blaz Kovacic | Vice Chairman |
| Danielle Simpson | Supervisor (by phone) |
| Aaron Lyman | Supervisor |

Also present were:

| | |
|---|---|
| Jim Oliver | District Manager |
| Jere Earlywine | District Counsel (by phone) |
| Scott Lockwood | District Engineer |
| Venus Durden | Amenity Manager (by phone) |
| Jerry Lambert | Field Operations Manager |
| Alison Mossing | Riverside Management Services |

The following is a summary of the discussions and actions taken at the August 19, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Oliver called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS** **Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS** **Ratification of Fee Agreement with KE Law Group**

Mr. Earlywine stated that he and a handful of other attorneys have left Hopping Green & Sams and started KE Law Group. The Florida Bar requires that Hopping Green send out a letter announcing their departure and giving the District the option of retaining Mr. Earlywine

as District Counsel under KE Law Group or retaining Hopping Green. The Chair signed the letter choosing to retain Mr. Earlywine under KE Law Group. A copy of the letter was enclosed in the agenda package along with the fee agreement for KE Law.

> On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor transferring client matters to KE Law Group was ratified.

**FOURTH ORDER OF BUSINESS** **Approval of the Minutes of the July 15, 2021 Meeting**

There were no comments on the minutes.

> On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the July 15, 2021 Board of Supervisors meeting were approved as presented.

**FIFTH ORDER OF BUSINESS** **Ratification of Conveyance of Property to Dream Finders Homes, LLC**

Mr. Earlywine stated all of the property at this project has been gifted to us from the developers so when we got the request from Dream Finders that there were some slivers along two lots that needed to be adjusted, I went ahead and got with the Chairman and told him there were no restrictions on us giving those slivers back to the developers so they could complete the development of those lots.

> On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor conveyance of the two property areas to Dream Finders Homes, LLC was ratified.

**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2021-05, Designating Officers**

Mr. Oliver informed the Board the slate of officers will remain the same, with the exception of adding Marilee Giles of GMS's office to allow her to execute documents on behalf of the District, and elevating Mr. Oliver from Assistant Secretary to Secretary and Treasurer.

> On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2021-05 designating officers as mentioned above was approved.

**SEVENTH ORDER OF BUSINESS** **Consideration of Revisions to Amenity Policies**

This item was tabled to the next meeting.

**EIGHTH ORDER OF BUSINESS** **Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

Mr. Oliver informed the Board the assessments will remain the same for the residents of the District, however there is an overall increase in the budget of about $358,000, which will be covered by the developer. The largest increases in the budget are tied to landscape maintenance due to more common areas being maintained.

> On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the public hearing was opened.

There were no public comments.

> On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the public hearing was closed.

**A. Consideration of Resolution 2021-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

Mr. Earlywine noted this resolution adopts the general fund and debt service budgets and it includes standard provisions for amending the budget.

> On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2021-06, relating to annual appropriations and adopting the budget for Fiscal Year 2022 was approved.

**B. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022**

Mr. Earlywine noted this resolution levies and imposes the operations and maintenance assessments that would fund the general fund budget and it also speaks to how staff would go about collecting the assessments, as well as the previously imposed debt service assessments.

> On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2021-07, imposing special assessments and certifying an assessment roll for Fiscal Year 2022 was approved.

**C. Consideration of Deficit Funding Agreement with Heartwood 23**

Mr. Earlywine noted as stated earlier, the District is going to levy an operations and maintenance assessment for a portion of the general fund budget and the balance would be funded by the developer. This agreement commits the developer to providing those funds.

> On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the deficit funding agreement with Heartwood 23 was approved in substantial form.

**NINTH ORDER OF BUSINESS Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022**

Mr. Oliver noted the District is required by Florida Statute to create a meeting schedule each year and publish notice in the local newspaper, which is the St. Augustine Record. The meeting schedule proposed is consistent with the schedule used in past years.

> On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

**TENTH ORDER OF BUSINESS Staff Reports**

**A. District Counsel**

Mr. Earlywine noted everything is on track with the bond issuance.

**B. District Engineer - Requisition Summary**

Mr. Lockwood gave a brief overview of the requisition summary, a copy of which was included in the agenda package.

> On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary listing numbers 482-490 approval was approved.

Mr. Lockwood informed the Board an invoice was submitted recently by Atlantic Pipe Services for cleaning the pipe flowing from Pond 18 and Pond 12. Mr. Parker directed Mr. Lockwood to process the invoice via requisition to be ratified at the next meeting. An invoice was also recently submitted by J2W Services for curb damage repairs for $90,282.90. Mr. Lyman noted the work has been completed. Mr. Parker directed Mr. Lockwood to process the invoice via requisition, which will also be ratified at the next meeting.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity Manager**

There being no report, the next item followed.

**E. Operations Manager**

Mr. Lambert gave an overview of his report, a copy of which was included in the agenda package. He recommended the pool chemical feeder system be replaced.

**ELEVENTH ORDER OF BUSINESS Financial Reports**

**A. Balance Sheet & Income Statement**

Mr. Oliver noted the only unusual variances on the income statement are tied to landscaping and streetlighting and they have been addressed in the FY22 budget.

**B. Assessment Receipts Schedule**

Mr. Oliver noted the on-roll assessments are 100% collected.

**C. Check Register**

A copy of the check register totaling $175,895.77 was included in the agenda package.

| |
|---|
| On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the check register was approved. |

**D. Consideration of Funding Request No. 54**

Funding request number 54 totals $88,583.35.

> On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor funding request number 54 was approved.

**E. Construction Funding Request No. 25**

Construction funding request number 25 totals $163,674.75 and mirrors the requisition summary.

> On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 25 was approved.

**TWELFTH ORDER OF BUSINESS** **Supervisors' Requests and Audience Comments**

There were no supervisor requests.

**Audience Comments**

Mr. Mark Pond asked when the completion of the dirt portion of Beacon Lake Parkway that goes out to County Road 210 will be completed. Mr. Parker responded that it's not required to be completed until the completion of Phase 4, which has not yet been started. Road construction is anticipated to begin before the end of this year. Mr. Pond also asked when the traffic signalization will be complete. Mr. Parker responded that he has been told by an adjacent developer that has control over the project that materials are expected to come in around November.

Ms. Mystery stated that she has reached out about water pooling near the pump station at the end of Windemere Way causing insect issues and eroding issues on her property. She has been told installation of sod is on hold pending County approval and installation of sprinklers. Ms. Simpson responded that once the homes are completed in the cul-de-sac, the plan is to have a contractor grade the area and install sod. Mr. Lyman stated that the County has not been helpful in allowing use of potable water for irrigation. He noted the reason the sod is not installed initially is to avoid damage that typically occurs while the homes are being constructed. He will speak to a contractor to try to expedite at least getting a portion of it sodded along her home.

Ms. Mystery also stated that the conservation area alternate is a big concern for the adjacent residents as they were told there would be nothing built, and they are now hearing there may be a hotel or stores built in the area. Mr. Lockwood stated that the conservation easement behind the pond will remain unchanged. He believed the area she was questioning is an adjacent development which he, nor the Beacon Lake developers are involved with.

Mr. Chris Martesky asked when the sod will be installed surrounding the sports court as he was concerned the sports court could be damaged with all of the dirt and rocks. Mr. Lyman stated there are issues with kids throwing the rocks around, which staff is trying to police better. The landscape contractor is scheduled to install landscaping and irrigation in the area next week. Mr. Lambert also noted maintenance staff has added court cleanup to their list of responsibilities a few times a week.

Ms. Robin Jordan expressed concern over the pool closing at dusk. Mr. Oliver responded that Florida code requires that pools that are not certified for night swim and do not have adequate lighting for night swim cannot open until 30 minutes after dawn and must close 30 minutes before dusk. He noted most facilities do not have lighting for night swim and the one community he manages that installed the lighting spent $30,000 to have a study done and install the lighting.

A resident asked when the Board will transition to a resident board. Mr. Oliver responded in November 2022 two seats will be filled through the general election process in which two residents of the CDD will be elected to the Board. In November 2024, two more seats will be filled through the same process, so effectively after the November 2024 election the residents will control the Board. Mr. Earlywine noted the qualifying period for the November 2022 election will be open during the June 2022 timeframe.

Ms. Margaret stated that she received a message about rezoning, and she is concerned about the increase in the single-family home allotment and increase in percentage of rental properties. Mr. Kovacic stated that he also received the letter regarding the rezoning, and it is for a proposal of modification of the Beach Walk and Creekside developments, not Beacon Lake.

**THIRTEENTH ORDER OF BUSINESS** **Next Scheduled Meeting – September 16, 2021 at 10:00 a.m. at the offices of GMS**

**FOURTEENTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

*EIGHTH ORDER OF BUSINESS*

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 22, 2021

Board of Supervisors
Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow View at Twin Creeks Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary comparison schedule

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing

standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards.* You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:**

**GMS-NF, LLC**
**475 WEST TOWN PLACE, SUITE 114**
**ST. AUGUSTINE, FL 32092**
**TELEPHONE: 904-940-5850**

Our fee for these services will not exceed $7,500 for the September 30, 2021 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow View at Twin Creeks Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow View at Twin Creeks Community Development District.

By: _____

Title: Secretary

Date: 9/23/2021

FICPA
Florida Institute of Certified Public Accountants

**FICPA Peer Review Program**
**Administered in Florida**
**by The Florida Institute of CPAs**

AICPA Peer Review Program

**AICPA Peer Review Program**
**Administered in Florida**
**by the Florida Institute of CPAs**

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 571202

*NINTH ORDER OF BUSINESS*

**RESOLUTION 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.**

**WHEREAS**, the Meadow View at Twin Creeks Community Development District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within St. Johns County, Florida;

**WHEREAS**, the Board of Supervisors of the District (**"Board"**) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for St. Johns County, Florida ("**Supervisor**") to conduct the District's General Election.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**1. GENERAL ELECTION SEATS.** Seat 2 and Seat 5 with terms expiring in November 2022 are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year. The remaining seat with a term expiring in November 2022 shall be filled by an election of the landowners in accordance with Section 190.006, *Florida Statutes*.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board are entitled to receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election

cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 21st day of October, 2021.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

_____
SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**
**FORM OF NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Meadow View at Twin Creeks Community Development District ("District") will commence at noon on _____, 2022, and close at noon on _____, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The District has two (2) seats up for election, specifically Seat __ and Seat __. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before (_____), 2022

PUBLISH: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD.

*TENTH ORDER OF BUSINESS*

**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE.**

**WHEREAS**, the Meadow View at Twin Creeks Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** James Oliver is hereby designated as Registered Agent for the Meadow View at Twin Creeks Community Development District.

**Section 2.** The District's Registered Office shall be located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

**Section 3.** In accordance with Section 189.014(1), *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this resolution with St. Johns County and the Florida Department of Economic Opportunity.

**Section 4.** This Resolution shall become effective on upon its adoption.

**PASSED AND ADOPTED THIS 21ST DAY OF OCTOBER 2021.**

**ATTEST:**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

*ELEVENTH ORDER OF BUSINESS*

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Meadow View at Twin Creeks Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District's Board of Supervisors ("Board") holds public meetings, hearings, and workshops for the purpose of conducting District business; and

**WHEREAS,** Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District's website by Section 189.069(2)(a), *Florida Statutes*; and

**WHEREAS,** Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

**WHEREAS,** the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that "Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board," and that "Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located"; and

**WHEREAS**, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

**WHEREAS**, the Board accordingly finds that it is in the District's best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. RECITALS.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2. FINDINGS.** The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

**SECTION 3. WAIVER.** The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

**SECTION 4. REASONABLE NOTICE.**

A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.

B. **Special meetings**. For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.

C. **Statutorily required notice**. Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

**SECTION 5. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21st day of October, 2021.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

*TWELFTH ORDER OF BUSINESS*

RESOLUTION 2022-07

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Meadow View at Twin Creeks Community Development District, hereinafter referred to as "District", adopted a General Fund a Budget for fiscal year 2021, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 21st day of October, 2021 and be reflected in the monthly and fiscal Year End 9/30/21 Financial Statements and Audit Report of the District

M*eadow View at Twin Creeks*

***Community Development District***

by: _____
Chairman

Attest:

by: _____
Secretary

MEADOW VIEW AT TWIN CREEKS CDD
RESOLUTION 2022-07

EXHIBIT A

# Meadow View at Twin Creeks

**Community Development District**

**GENERAL FUND**

Budget Amendment

For the Period ending September 30, 2021

| | Adopted Budget | Increase (Decrease) | Amended Budget | Actual 9/30/21 |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Developer Contributions | $508,795 | $39,032 | $547,826 | $547,826 |
| Assessments - Tax Roll | $306,631 | $820 | $307,451 | $307,451 |
| Assessments - Direct | $387,972 | $0 | $387,972 | $387,972 |
| Interest/Miscelleaneous Income | $0 | $5,389 | $5,389 | $5,389 |
| Restricted - Easement Fence Fund | $0 | $16,800 | $16,800 | $16,800 |
| Facility Revenue | $0 | $7,989 | $7,989 | $7,989 |
| **TOTAL REVENUES** | $1,203,398 | $70,029 | $1,273,427 | $1,273,427 |
| **EXPENDITURES:** | | | | |
| **ADMINISTRATIVE:** | | | | |
| Engineering | $20,000 | $4,500 | $24,500 | $21,905 |
| Attorney Fees | $30,000 | $0 | $30,000 | $21,274 |
| Annual Audit | $5,900 | $1,500 | $7,400 | $7,400 |
| Artbitrage | $2,400 | $0 | $2,400 | $2,400 |
| Assessment Roll | $5,000 | $0 | $5,000 | $5,000 |
| Dissemination | $12,500 | $4,000 | $16,500 | $16,500 |
| Trustee Fees | $20,000 | ($2,437) | $17,563 | $17,563 |
| Management Fees | $47,250 | $0 | $47,250 | $47,250 |
| Information Technology | $2,000 | $0 | $2,000 | $2,000 |
| Telephone | $500 | $19 | $519 | $519 |
| Postage | $800 | $0 | $800 | $674 |
| Insurance | $7,425 | ($338) | $7,087 | $7,087 |
| Printing and Binding | $4,000 | ($1,286) | $2,714 | $2,714 |
| Legal Advertising | $3,000 | ($1,081) | $1,919 | $1,919 |
| Other Current Charges | $1,500 | $36 | $1,536 | $1,536 |
| Office Supplies | $300 | $0 | $300 | $130 |
| Dues, Licenses & Subscriptions | $175 | $0 | $175 | $175 |
| **ADMINISTRATIVE EXPENDITURES** | $162,750 | $4,913 | $167,663 | $156,046 |
| **AMENITY CENTER:** | | | | |
| Utilities | | | | |
| Telephone/Cable/Internet | $9,200 | $837 | $10,037 | $10,037 |
| Electric | $36,000 | ($1,460) | $34,540 | $34,540 |
| Water/Irrigation | $20,000 | ($8,050) | $11,950 | $11,950 |
| Gas | $1,500 | ($511) | $989 | $989 |
| Trash Removal | $3,000 | $132 | $3,132 | $3,132 |
| Security | | | | |
| Security Monitoring | $1,800 | $9,647 | $11,447 | $11,447 |
| Access Cards | $3,000 | ($825) | $2,175 | $2,175 |
| Contracted Security | $20,000 | ($20,000) | $0 | $0 |
| Management Contracts | | | | |
| Facility Management | $125,000 | ($57,964) | $67,036 | $67,036 |
| Pool Attendants | $48,000 | $0 | $48,000 | $40,297 |
| Canoe Launch Attendant | $28,800 | ($28,140) | $660 | $660 |
| Snack Bar Attendant | $16,640 | ($16,640) | $0 | $0 |
| Field Mgmt / Admin | $25,000 | ($0) | $25,000 | $25,000 |
| Pool Maintenance | $20,000 | ($2,718) | $17,282 | $17,282 |
| Pool Chemicals | $15,000 | $0 | $15,000 | $12,274 |

# Meadow View at Twin Creeks

**Community Development District**

**GENERAL FUND**

Budget Amendment

For the Period ending September 30, 2021

| | Adopted Budget | Increase (Decrease) | Amended Budget | Actual 9/30/21 |
|---|---|---|---|---|
| **AMENITY CENTER CONTINUED** | | | | |
| Janitorial | $18,000 | $650 | $18,650 | $18,650 |
| Facility Maintenance | $15,000 | $23,192 | $38,192 | $38,192 |
| Private event Attendant | $0 | $8,929 | $8,929 | $8,929 |
| Repairs & Maintenance | $36,000 | $2,702 | $38,702 | $38,702 |
| Capital Projects | $12,000 | ($7,275) | $4,725 | $4,725 |
| Snack Bar Inventory- CGS | $1,000 | ($1,000) | $0 | $0 |
| Food Service License | $500 | $107 | $607 | $607 |
| Rental and Leases | $27,691 | $0 | $27,691 | $27,691 |
| Subscriptions | $12,000 | ($7,414) | $4,586 | $4,586 |
| Pest Control | $2,280 | ($190) | $2,090 | $2,090 |
| Supplies | $2,000 | ($252) | $1,748 | $1,748 |
| Towel/Linen Service | $2,000 | ($2,000) | $0 | $0 |
| Furniture, Fixtures & Equipment | $5,000 | $1,889 | $6,889 | $6,889 |
| Special Events | $30,000 | $0 | $30,000 | $26,016 |
| Holiday Decorations | $9,000 | $11,072 | $20,072 | $20,072 |
| Fitness Center Repairs/Supplies | $2,000 | $672 | $2,672 | $2,672 |
| Office Supplies | $1,500 | $1,001 | $2,501 | $2,501 |
| ASCAP/BMI Licenses | $1,000 | ($1,000) | $0 | $0 |
| Property Insurance | $36,533 | $0 | $36,533 | $36,530 |
| Permit and License | $575 | $0 | $575 | $575 |
| Performance Guaranty Bonds | $0 | $10,647 | $10,647 | $10,647 |
| **AMENITY CENTER EXPENDITURES** | $587,019 | ($83,959) | $503,061 | $488,645 |
| **GROUND MAINTENANCE EXPENDITURES** | | | | |
| Hydrology Quality/Mitigation | $6,400 | ($6,400) | $0 | $0 |
| Electric | $15,000 | $6,565 | $21,565 | $21,565 |
| Landscape Maintenance | $292,593 | $172,000 | $464,593 | $464,593 |
| Landscape Contingency | $25,000 | $65,653 | $90,653 | $90,653 |
| Lake Maintenance | $27,000 | ($5,000) | $22,000 | $21,744 |
| Grounds Maintenance | $12,000 | ($7,000) | $5,000 | $4,983 |
| Pump Repairs | $5,000 | ($5,000) | $0 | $0 |
| Streetlighting | $22,000 | $16,354 | $38,354 | $38,354 |
| Streetlight Repairs | $5,000 | ($1,700) | $3,300 | $3,238 |
| Irrigation Repairs | $7,500 | $7,400 | $14,900 | $12,404 |
| Miscellaneous | $5,000 | ($1,300) | $3,700 | $3,697 |
| Contingency | $31,136 | ($25,000) | $6,136 | $4,956 |
| **GROUNDS MAINTENACE EXPENDITURES** | $453,629 | $216,574 | $670,202 | $666,187 |
| **TOTAL EXPENDITURES** | $1,203,398 | $137,528 | $1,340,926 | $1,310,878 |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | ($67,499) | ($67,499) | ($37,451) |
| **FUND BALANCE - Beginning** | $0 | $67,499 | $67,499 | $307,062 |
| **FUND BALANCE - Ending** | $0 | $0 | $0 | $269,611 |

*THIRTEENTH ORDER OF BUSINESS*

Danielle Simpson, Manager of Operations
c/o BBX Capital Real Estate
850 Beacon Lake Parkway
St Augustine, FL 32095

Beacon Lake
904 217-3052
DSimpson@BBXCapital.com

# COMMERCIAL POOLS MAINTENANCE AGREEMENT

Check water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report as required by chapter 64E-9.004(13), FAC, per site visit.

Conduct tests for Free Available Chlorine, Combined Chlorine, Total Chlorine, pH, Acid Demand, Base Demand, Total Alkalinity, Calcium Hardness, Cyanuric Acid, Salinity and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d), maintain Saturation Index within +0.3 to –0.3 for proper water balance.

Operate filtration and recirculation system, cleaning when necessary. Maintain pool at proper water level. Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rate and equipment in clean condition.

Manually skim, brush, vacuum and clean tile as necessary. Cleaning of all play structure elements shall be the responsibility of others. The Pool Contractor shall not be responsible for any existing damage, stains or mineral deposits on these elements. It is the nature of aerated water to precipitate minerals onto the play elements. Removal of these mineral deposits shall not be considered routine maintenance.

Any chemicals to perform the above maintenance plus any chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard algae treatment, and superchlorination not already provided by others shall be provided by the service contractor, used as needed and invoiced.

The Service Contractor shall not be responsible for any existing damage, stains or paver sand attached to the pool finish or deck finish; or equipment damage due to sump pump failure. Additional effort required due to vandalism or gale force (or stronger) winds or other natural storms are billable.

Maintenance shall be performed three (3) days per week April 15th thru September 15th, two (2) days per week September 16th thru April 14th. The pools should be closed on Mondays, in season, for superchlorination, if required, due to weekend bathing loads, as determined by the Contractor and approved by the Association Manager. The pools shall be closed during the time the service technicians perform routine cleaning functions.

Advise the Association Manager of any repairs, cleaning, or replacement items required due to wear, tear, or vandalism. The pools and associated equipment shall be kept in proper working order in accordance with the Code. Such items shall be billed upon approval by the Association Manager.

Both parties agree that either party may terminate this agreement, or any person, upon thirty (30) days written notice, sent by regular mail, to the other party. Both parties agree that this is the sole and total agreement between them, and that no verbal or implied agreement shall be valid unless same has been written into this contract or any addendum hereto. No changes or alterations to this agreement shall be made unless both parties have agreed to same in written form properly executed.

MONTHLY FEE BASED UPON ANNUAL CONTRACT…….$2,200.00

| ACCEPTED FOR CONTRACTOR | ACCEPTED FOR PURCHASER |
|---|---|
| BY: *Rick Arsenault* | BY: _____ |
| TITLE: President | TITLE: _____ |
| DATE: October 12, 2021 | DATE: _____ |

**Big Z Pool Service, LLC**
172 Stokes Landing Rd
Saint Augustine, FL 32095
bigzpools@yahoo.com
www.facebook.com/bigzpoolservice

# Estimate 2404

**ADDRESS**
Beacon Lake
850 Beacon Lake Parkway
St Augustine, FL 32095

| DATE | TOTAL | EXPIRATION DATE |
|---|---|---|
| 05/07/2021 | $1,273.00 | 06/07/2021 |

| PRODUCT/SERVICE | QTY | RATE | AMOUNT |
|---|---|---|---|
| RE: Pool Cleaning Service | | | |
| **Services**<br>Recurring Monthly Pool Service<br>2 Pools on Site: Lap and Family Pool<br>Service Visits Schedule:<br>October-March 2 visits per week: Mon/Fri<br>April-September 3 visits per week: Mon/Wed/Fri<br><br>Cleaning Services Include the Flowing:<br>-Skimming of the pool surface, keeping the gutters free from debris.<br>-Vacuum<br>-Brushing of the walls/stairs<br>-Waterline Tile Cleaning<br>-Backwashing of the filters<br>-Filtration Maintenance ie. pump baskets, orings<br>-Water Chemistry, to check and balance chemicals<br>-DOH Documentation Logging<br><br>Note: we will keep the feature pump trap free of debris. | 1 | 1,273.00 | 1,273.00 |

Thank you for your consideration. We are happy to answer any questions if you have any, Thank you.

TOTAL $1,273.00

THANK YOU.

If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC
Licensed & Insured CPC#1459355

Accepted By

Accepted Date

First Coast Contract Maintenance Service LLC.
352 Perdido St
St Johns, FL 32259

(PH) 904-537-9034
(FX) 904-321-9034

Oct 26th, 2021

**Prepared For:**
**Beacon Lake**

**Prepared By:** **Tony Shiver**
**President First Coast CMS, LLC.**

# Proposal:

First Coast Contract Maintenance Service LLC, is a facility maintenance management and service company designed to assist communities with the day to day management of onsite maintenance task and personnel. With a dedicated maintenance manager directing vendors, workers and job task, Owners/Management can focus on the other aspects of the property.

Each property is evaluated, and a service program is created to accommodate whatever the needs may be.

## Property: Beacon Lake

## Scope:

## Swimming Pool

## Pool

| Duties and Responsibilities | Frequency of Service |
|---|---|
| Check, balance and record water chemistry | Each Visit |
| Vacuum swimming pool | Each Visit |
| Clean tile | Weekly |
| Backwash filters | Weekly or as needed |
| Inspect and clear chemical feeder lines | Monthly |

Peak season service will be a maximum of three visit per week for pool service. Non-peak season service will be a maximum of 2 visit per week for pool service.

The onsite personnel may repair any minor issue that 1) does not require a trade license 2) Is not covered under another contract 3) Can be completed within an allotted time frame, and 4) Does not require prior approval from management. *Time and Materials* forrepairs are not covered and will be submitted for reimbursement at a labor rate of $45 per hour invoiced. Management will be notified about any issue that can't be repaired "in house" or requires invoicing upon completion. Special treatment for fecal accident will be billed at $75 during the week and $125 on weekends and holidays.

Pool chemicals used will be billed as needed and the rate purchased plus a 3% purchase fee by First Coast CMS,LLC, unless Community pays for chemicals directly. Proof of purchase will be supplied with the reimbursement invoice. Chemicals are defined as Chlorine, Sulfuric Acid, Hydrochloric/Muratic Acid, Sodium Bicarbanate, Cyanuric Acid, Soda Ash, Algaecide, tile degreaser, or any chemical used to maintain proper water balance.

Materials purchased to provide services and repairs are not covered under the estimate andwill be submitted for reimbursement.

In consideration for providing personnel onsite for *Pool* Cleaning Service provided by the Contractor, First Coast CMS LLC, payment to the order of **$1490 per month**April through October and **$1075 (2 visits)** November through March to be paid within (30) thirty days of invoice date.

If agreed upon, a contract would be drafted and signed by both parties specifying details andcould be terminated at any time by either party given a 30 day written notice.

Thank you for your consideration and we hope to do business with your organization.

Tony Shiver
President
First Coast CMS LLC.

*FOURTEENTH ORDER OF BUSINESS*

# MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

# AMENITIES RULES & POLICIES

~~Richard McGeveran,~~ Amenity Center Manager
Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine, Florida 32095
P: (904) 217-3052
E-mail: beaconmanager@rmsnf.com

Adopted April 18, 2019

*(as amended November 21, 2019)*

## PART 1: Meadow View at Twin Creeks Community Development District

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**In accordance with Chapter 190 of the Florida Statutes, and on February 21, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.**

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### DEFINITIONS

The following definitions shall apply to these policies in their entirety:

**"Access Card"** – shall mean the identification card issued to Patrons.

**"Amenities"** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

**"Amenities Policies" or "Policies"** – shall mean all Amenities Policies of the District, as amended from time to time.

**"Amenity Manager"** – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

**"Annual User Fee"** – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

**"Board of Supervisors" or "Board"** – shall mean the Board of Supervisors of the District.

**"District"** – shall mean the Meadow View at Twin Creeks Community Development District.

**"District Manager"** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**"Family"** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of

majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

**"Guest"** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied at all times by a Patron to use the Amenities.

"**Guest Access Card**" – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis.

**"Non-Resident"** – shall mean any person that does not own property within the District.

**"Non-Resident Patron"** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

**"Patron" or "Patrons"** – shall mean Residents, Non-Resident Patrons, and Renters.

**"Person"** – shall mean an individual, or legal entity recognized under Florida law.

**"Renter"** – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

**"Resident"** – shall mean any person or Family owning property within the District.

Remove?

**"Weekly Guest"** – shall mean a Guest who is visiting a Patron for a limited amount of time and who purchases a weekly Guest Access Card.

## AUTHORIZED USERS

***Generally.*** Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

***Residents.*** A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

***Non-Residents.*** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in

full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

***Guests.*** Except as otherwise provided for herein, each Patron household may bring a maximum of six Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place an eight Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to six Guests each for a total of 24 Guests, but instead can only bring a total of six Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Remove?

Weekly Guests who have purchased a Guest Access Card are not required to be accompanied by a Patron; however, they are not entitled to bring additional Guests. The Patron by which the Guest Access Card was purchased is responsible for any harm caused by the Patron's Weekly Guest while using the Amenities.

***Registration / Disclaimer.*** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A.** **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

## ACCESS CARDS

***Use of Access Cards.*** Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

***Issuance of Access Cards.*** Each Patron family will receive two Access Cards per household upon registration with the District.

***Non-Transferrable.*** Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

- ***Lost or Stolen Cards.*** All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards. Patron(s) will be financially responsible for damages resulting from unreported loss or theft of the access card.

Key Fob's (Toll- The Landing)
* Fees to replace lost/stolen addition
* Issuance
* Non-Transferable

## COMMUNITY PROGRAMMING

***Resources.*** The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager
Lake House ~~The Clubhouse~~ at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

***Patrons and Guests Only.*** Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

***Registration.*** Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis.

Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

***Programs and Activities.*** All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

***Athletic Teams.*** The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Amenity Manager for further information.

***Cancellation by the District.*** The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

***Refunds.*** Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

## GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

***Emergencies:*** After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at beaconmanager@rmsnf.com and to the office of the District Manager at joliver@gmsnf.com.

***Hours of Operation.*** All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE PLAYGROUND, POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

Hov Key Fobs

1. ***Registration, ~~and~~ Access Cards.*** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. ***Minors.*** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. ***Attire.*** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. ***Food and Drink.*** Food and drink will be limited to designated areas only.
6. ***Alcohol.*** Patrons and Guests may bring their own alcoholic beverages to the Amenities for personal use, but only within designated areas. Patrons and Guests who exercise this right shall do so consistent with federal, state and local laws... For rentals and planned events, patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.

7. ***No Smoking*** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.

8. ***Pets.*** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. ***Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. ***Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenities.
13. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. ***Profanity.*** Loud, profane or abusive language is prohibited.
15. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
16. ***Equipment.*** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. ***Littering.*** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. ***Solicitation and Advertising.*** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. ***Firearms.*** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. ***Grills.*** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.

24. ***Bounce Houses.*** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. ***Cellular Phones.*** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. ***Lost Property.*** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

## FITNESS CENTER

The following policies apply to the District's fitness center:

1. ***Exercise at Your Own Risk.*** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. ***Operating Hours.*** The fitness room hours will be from 4:00 a.m. to 11:00 p.m. daily.
3. ***Usage Restrictions.*** For safety purposes, only patrons and Guests ages 15 and older may use, or be in, the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. ***Attire.*** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. ***Courtesy.*** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
6. ***Food and Drink.*** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
7. ***Noise.*** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. ***Equipment.*** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
9. ***Hand Chalk.*** Hand chalk is not permitted.
10. ***Personal Training.*** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

## SWIMMING POOLS

The following policies apply to the District's pools:

1. ***Swim at Your Own Risk.*** The pool areas are not supervised, and so all Patrons use the pools at their own risk.
2. ***Operating Hours.*** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. ***Slides.*** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
4. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. ***Food and Drink.*** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply.
6. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. ***Diving.*** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. ***Aquatic Toys and Recreational Equipment.*** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
12. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pools.
13. ***Chemicals.*** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.
14. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
16. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. ***Prevention of Disease.*** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools.

No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.

18. ***Swim Diapers.*** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. ***Pollution.*** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
20. ***Lap Lanes.*** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. ***Pool Closure.*** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. ***Weather.*** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. ***ADA Compliant Chair Lift.*** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

**BATHING LOAD/MAXIMUM CAPACITY:** Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, "**Capacity Limits**"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

## TENNIS COURTS

The following policies apply to the tennis courts:

1. ***First Come Basis.*** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
2. ***Attire.*** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. ***Use.*** Tennis courts are for tennis only.
4. ***Pets.*** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. ***Food and Drinks.*** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. ***Operating Hours.*** The tennis courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted on the tennis courts.
9. ***Furniture.*** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. ***Equipment.*** Patrons are responsible for bringing their own equipment.
11. ***Tennis Instruction.*** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

## MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. ***First Come Basis.*** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Chalking.*** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the field.
5. ***Pets.*** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. ***Equipment.*** Patrons are responsible for bringing their own equipment.
7. ***Golfing.*** Golfing is not permitted on the field.
8. ***Sports Instruction.*** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

## EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

1. ***First Come Basis.*** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Grill.*** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.
4. ***Skateboards, Etc.*** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
5. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted.
6. ***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
7. ***Pets.*** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
8. ***Equipment.*** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
9. ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. ***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

## OFF LEASH DOG PARK FACILITY

(1) All Patrons and guests using the Off-Leash Dog Park (the "Bark Park") are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.

(2) Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park.

(3) General Policies applicable to those owners and handlers bringing dogs to the Dog Park:

a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
b. Dogs shall be leashed at all times except when in designated "off-leash" areas within the fenced Bark Park.
c. Dogs shall be supervised and in view at all times and never left unattended.
d. Children must be supervised at all times. Children under 12 must be accompanied by an adult.
e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
f. Be polite and "Scoop the Poop!" Pet waste stations and trash cans are located at the Bark Park.
g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person's dog shall be filled by that person.
i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
k. No food is permitted at the Bark Park, except food/treats for dogs.

## KAYAK LAUNCH

(1) The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft.
(2) No diving or swimming
(3) No roughhousing or horseplay
(4) Unattended watercraft are private property and are not to be disturbed
(5) Do not feed the wildlife.
(6) No Fishing

Use of Equipment:
1) Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
2) Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
3) Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
4) Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
5) Patrons and Guests are responsible for lost or damaged equipment.
6) Amenity staff has the right to refuse service based on safety concerns.

7) Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
8) All rentals are due in 30 minutes prior to close.
9) Hours of operation are subject to change without notice.
10) Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

## LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

## PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.

3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

* Sports Park *

* Lakeside Fire Pit *

## FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. ***Patrons Only.*** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later that 14 days in advance in order to schedule staffing.
2. ***Amenities Available for Rental:*** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field.
3. ***Payment & Registration. At the*** time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the the security & cleaning deposit (both payable to the District) must be delivered to the ***Facility Ma***nager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. ***Rates and Deposits.*** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
    i. Remove all garbage, place in dumpster and replace garbage liners;
    ii. Take down all decorations or event displays; and
    iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

   The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.
5. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
6. ***Duration of Rentals.*** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than six hours. Additional fees may be

charged for rentals that extend beyond the reserved hours. See exhibit B, rental form.

7. ***Available Hours.*** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
8. ***Capacity.*** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
9. ***Noise.*** The volume of live or recorded music must not violate applicable ~~Manatee~~ St. Johns County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
10. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
11. ***Cancellation.*** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

## PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

## USE AT OWN RISK; INDEMNIFICATION

**Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in**

**connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.**

**Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.**

**The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.**

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

## SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

## SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

## AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

**ATTACHMENT A:** **Consent and Waiver Agreement**

**ATTACHMENT A**
**Consent and Waiver Agreement**

## CONSENT AND WAIVER AGREEMENT
### - Meadow View at Twin Creeks Community Development District -

The Meadow View at Twin Creeks Community Development District ("**District**") owns and operates certain amenities, including a clubhouse, pool, playground, walking trails, and other facilities, and offers certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "**Activities**"), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beacon Lake Community Association, Inc., Governmental Management Services, Riverside Management Services, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the "**Indemnitees**") from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees' gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

(1) Each Patron household will be issued two (2) Facility Access Cards.

(2) Patrons must have their Facility Access Cards with them to enter any Amenity Facilities.

(3) All Patrons, their children and guests must adhere to the District's Rules and Policies at all times.

| | |
|---|---|
| Last Name: | Address: |
| Lot Number (if known): | |
| Phone Number(s): _____ _____<br>E-Mail: _____<br>E-Mail: _____ | |
| Name: | Phone Number: |
| Name: | Phone Number: |
| Name: | Phone Number: |
| Name: | Phone Number: |
| Name: | Phone Number: |
| Access Card Number: | Access Card Number: |

**NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.**

**PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.**

## ACCEPTANCE

I acknowledge the waiver as set forth below and I agree to its terms. I have also read and agree to abide by the Policies Regarding District Amenity Facilities and the District's Rules of Procedure. I also understand that I am financially responsible for and damages caused by my family members, my guests and me and those damages resulting from the loss or theft of my Amenity Facility Access Card.

Signature of Patron: _____ Date: _____

## WAIVER:

I understand that the Meadow View at Twin Creeks Community Development District, and their Supervisors, officers, agents, consultants and employees, assume no responsibility for injuries or illness that my minor child(ren) may sustain as a result of their physical condition or resulting from their participation in any activities, sports, use of the pool, use of exercise equipment, use of the playground or any other Amenity Facilities. I expressively acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illness that may result from their participation in these activities or use of the Amenity Facilities. I hereby release and discharge the Meadow View at Twin Creeks Community Development District, and their Supervisors, officers, agents, consultants and employees, from any claims for injury, illness, death, loss or damage that my minor child(ren) may suffer as a result of their participation in these activities. I understand that the Meadow View at Twin Creeks Community Development District, are not responsible for personal property lost of stolen while participating in activities at the Amenity Center, pool, and recreational facilities.

Signature of Parent or Guardian: _____ Date: _____

## FOR HOME OWNERS ONLY:

The undersigned, a resident landowner within the District, agrees and acknowledges that it will not provide Facility Access Cards to any Tenant (as used herein, the term Tenant shall include all family members of the specifically named Tenant) without first providing an Amenity Facility Access Card Form ("Registration"), executed by Tenant, to an Amenity Facility Staff Member. Should the undersigned provide Facility Access Cards to Tenant without providing an Amenity Facility Staff member with a Registration signed by Tenant, the undersigned agrees to be financially responsible for any damages caused by Tenant and agrees to indemnify the District, its supervisors, agents, staff and Riverside Management Services and its successors, from any and all liability for any injuries that Tenant may sustain in conjunction with the usage of the Amenity Facilities. Nothing herein shall be considered as a waiver of the District's sovereign immunity or Limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been Adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statue.

Signature of Home Owner: _____ Date: _____

## OFFICE USE ONLY

| _____ | _____ | _____ |
|---|---|---|
| Date Received | Date Entered in System | Staff Member Signature |

## ADDITIONAL ACCESS CARD(S)

Additional Access Card Number: _____

Additional Access Card Number: _____

Additional Access Card Number: _____

Additional Access Card Number: _____

## WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT

As a condition of the use of the Meadow View at Twin Creeks Community Development District ("District") Facilities as defined by the rules, policies & rates for usage for all District facilities adopted by the District (hereinafter the "Activity or Activities"), I, on behalf of myself and any minor child/children for whom I have the capacity to contract, hereby acknowledge and agree to the following:

1. I understand the hazards of the novel coronavirus ("COVID-19") and am familiar with the Centers for Disease Control and Prevention ("CDC") guidelines regarding COVID-19. I acknowledge and understand that the circumstances regarding COVID-19 are changing from day to day and that, accordingly, the CDC guidelines are regularly modified and updated, and I accept full responsibility for familiarizing myself with the most recent updates. I further recognize and assume the risk that while the District has implemented sanitation procedures, and I accept the inherent risks associated therewith by entering the premises or engaging in the Activities, including that the virus:
    a. is understood to spread mainly from person-to person and that recent studies indicate that people who are infected but do no have symptoms (also known as asymptomatic individuals) are likely to play a role in the spread of COVID-19;
    b. may remain on surfaces for days and spread to individuals that come into contact with those surfaces;
    c. sanitation procedures do not guarantee or ensure that the virus is not present;
    d. there is not currently a vaccine to prevent COVID-19;
    e. and other individuals present within the premises may be COVID+; and
    f. the best way to prevent illness is to avoid potential exposure to COVID-19.

2. Notwithstanding the risks associated with COVID-19, including but not limited to those set forth herein, which I readily acknowledge, I hereby willingly choose to participate in Activities.

3. I acknowledge and fully assume the risk of illness or death related to COVID-19 arising from my presence in and on the premises and/or participating in the Activities and hereby RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE (on behalf of myself, any minor children for whom I have the capacity to contract and to the extent legally possible, on behalf of any others with whom I may come into contact and allege that they became ill or contracted COVID-19 due to my presence in and on the premises and/or participation in the Activities) the MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, GOVERNMENTAL MANAGEMENT SERVICES – NORTH FLORIDA, LLC, RIVERSIDE MANAGEMENT SERVICES, INC., and each of their owners, supervisors, officers, directors, professional staff, agents, employees and assigns (the "RELEASEES") from any liability related to COVID-19 which might occur as a result my being on the premises and participating in the Activities.

4. I shall hold harmless the RELEASEES from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, the infection of COVID-19 or any other illness or injury alleged to have occurred on the premises or arising out of the Activities.

5. It is my express intent that this Waiver and Hold Harmless Agreement shall bind any assigns and representatives, and shall be deemed as a RELEASE, WAIVER, DISCHARGE, AND COVENANT NOT TO SUE the above-named RELEASEES. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of FLORIDA. I HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. I ACKNOWLEDGE THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT TO THE AUTHORIZATION GRANTED BY RELEASEES TO BE ON PREMISES AND PARTICIPATE IN THE ACTIVITIES.

IN SIGNING THIS AGREEMENT, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing Wavier of Liability and Hold Harmless Agreement, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Agreement for full, adequate and complete consideration fully intending to be bound by same. I further represent this waiver is not in lieu of, but rather in addition to, the waiver set forth in the District's adopted rules, policies & rates for usage for all District facilities.

IN WITNESS WHEREOF, I have signed this Waiver and Agreement on this _____ day of _____, 2020.

SIGNATURE: _____

NAME: _____

NAMES OF MINOR CHILD(REN):

_____

ENVERA
NEXT GENERATION SECURITY

# RESIDENT REGISTRATION FORM

**Homeowners/Tenants: Please provide this form to your property manager/association staff. It must be submitted by an Authorized Community Contact. Please type or print clearly. *Attempting to submit this form via an unauthorized contact or illegibly will delay processing*. If multiple tenants reside at the same address, each must complete their own form.**

| | | | |
|---|---|---|---|
| **NEW** Homeowner | **UPDATE** Homeowner | **NEW** Tenant | **UPDATE** Tenant |

*Tenant* Lease Start Date (if applicable): *Tenant* Lease End Date (if applicable):

Do you want to remove the previous *tenant(s)*? Yes No (if applicable)

**If yes, all previous *tenants* will be removed.** Please provide date to be deactivated:

**Community Name:**

Property Street Address:

**For communities with Envera's Virtual Gate Guard, a household has a primary contact**:

The **primary number** is the first phone number that will be used when an Envera representative needs to contact you.

The **secondary number** will be used if a homeowner/tenant cannot be reached at the first number.

The **primary email address** will be used for service-related and MyEnvera account communications. If an email is not provided, MyEnvera login credentials will be emailed to your property manager or community contact.

Primary Contact Name:

Primary Number: Secondary Number:

Primary Email Address:

Secondary Contact Name:

Primary Number: Secondary Number:

You can add additional household members on your MyEnvera account.

**Credential Information (for household)**

| Credential Type: Fob, Sticker, Card, Other | Credential Number | Make (for vehicles) | Model (for vehicles) | State (for vehicles) | Plate Number (for vehicles) |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Once submitted, please allow 24-48 hours for forms to be processed. Once a registration form has been processed, a MyEnvera account will be created for you, and you will have access to manage your household information via our MyEnvera Android/Apple App or website www.myenvera.com. After you have received your account information, please be sure to visit the app or website to create your visitor list. This list should be used for any and all relatives, house guests, service providers, or vendors that you expect.

The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the homeowner/tenant to keep the above information current. Please advise us of any changes, additions, or deletions by logging on to your MyEnvera account or by emailing customerservice@enverasystems.com.

## PART 2: Meadow View at Twin Creeks Community Development District

*Rule for Amenities Rates*

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules to govern rates for the District's Amenities.**

---

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Policies of the Meadow View at Twin Creeks Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. **Reservation Rates for Clubhouse.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron, the Patron must be in attendance at the event, and deposit must be made by the Patron.)

| Room / Area | Rental Fee | Deposit |
|---|---|---|
| To be determined* | $0 - $500 | $250 - $1,000 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. **Miscellaneous Fees.**

Remove? Add key fob window sticker

| Item | Fee |
|---|---|
| Weekly guest access card (intended for out of town visitors)<br>Replacement of Damaged, Lost, or Stolen Access Card | $25.00/guest<br>$25.00 |
| Insufficient Funds Fee (for submitting an insufficient funds check) | $35.00 |

6. **Special Provisions.**

   a. ***Homeowner's Association Meetings.*** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

   b. ***Additional Costs.*** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.

9. **Severability**. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018)
Effective Date:

## PART 3: Meadow View at Twin Creeks Community Development District

*Disciplinary & Enforcement Rule*

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2019 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.**

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1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

   a. Submits false information on any application for use of the Amenities;
   b. Permits the unauthorized use of an Access Card;
   c. Exhibits unsatisfactory behavior, deportment or appearance;
   d. Fails to pay amounts owed to the District in a proper and timely manner;
   e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
   f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
   g. Damages or destroys District property; or
   h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited

to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of $1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018)
Effective Date: February 21, 2019

## Gate Key Fobs and Window Stickers

***Use of Key Fobs and Window Stickers***. Patron and their Guests can use key fobs and window stickers to gain access through The Landing entry gate. Upon arrival at the entry gate, Patrons and/or Guests will scan their fob or window sticker to open the gate. Under no circumstances should a Patron or Guest provide a key fob or window sticker to another person.

***Issuance of Key Fobs and Window Stickers.*** Each Patron family will receive two (2) window stickers per household upon registration with the District. Key fobs are reserved for Patrons with specific vehicles where window stickers are unrecognizable by the gate monitoring system.

***Non-Transferrable.*** Key fobs and window stickers are the property of the District and are non-transferrable except in accordance with the District's rules and policies.

***Lost, Stolen or Additional Fobs or Window Stickers.*** All lost, stolen or additional key fobs or window stickers need to be reported immediately to the District. Fees may apply to replace any lost, stolen or additional fobs or window stickers. Patrons will be financially responsible for damages resulting from unreported lost or stolen fobs or window stickers.

## SPORTS PARK FACILITY

The following policies apply to the sports park facility:

1. First Come Basis. Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting to use the sport courts, use should be limited to 1 hour.

2. Attire. All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the sport courts.

3. Use. Courts are for game specific use only.

4. Vehicles. No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted in the Sports Park facility.

5. Pets. Pets, except for service animals, are not permitted in the Sports Park facility at any time.

6. Food and Drinks. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.

7. Glass Containers. No glass containers or breakable objects of any kind are permitted in the Sports Park facility.

8. Operating Hours. The Sports Park Facility is open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted in the Sports Park at any other time unless a specific event is scheduled.

9. Noise. Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.

10. Skateboards, Etc. No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted in the Sports Park facility.

11. Furniture. No furniture, other than benches already provided, will be allowed on the playing surfaces.

12. Equipment. Patrons are responsible for bringing their own equipment.

13. Chalking or Taping. Chalking, taping or marking the court areas are prohibited.

14. Sports Instructions. Except as expressly authorized by the District, instructions for fees, or solicitation of sports instruction for fees, is prohibited.

15. Clean-Up. Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

**LAKESIDE FIRE PIT POLICIES**

All Patron and Guests using the Fire Pit Area are expected to conduct themselves in a responsible, courteous and safe manner in compliance with the Policies. Disregard or violation of the Policies and misuse or destruction of the Fire Pit or furniture in the Fire Pit Area may result in the suspension or termination of Amenity Center privileges.

The following policies apply to the Lakeside Park Fire Pit:

1. Use of the Fire Pit is at the Patron's own risk and on a first come, first serve basis, unless reserved.
2. Obey Florida open fire burning rules.
3. Patrons and guests must be eighteen (18) years of age and older to use the fire pit.
4. Operating Hours. The fire pit may only be used during designated hours.
5. Furniture shall not be removed from the Fire Pit.
6. Smoking (including e-cigarettes) is not permitted in the Fire Pit Area.
7. Bring firewood and kindling or charcoal with you.
8. Burn only firewood or logs shorter than 18 inches and smaller than 3 inches in diameter.
9. The cooking of food (i.e. marshmallows, hotdogs, etc.) is not permitted.
10. Do not burn lumber or any building materials.
11. Never use gasoline or other flammable or combustible liquids.
12. Do not leave open flames unattended.
13. Extinguish fire completely before leaving.
14. Clean up: Patrons and Guests must clean up the area and remove all trash when done.
15. Glass Containers, breakable objects of any kind and alcoholic beverages are not permitted.
16. No pets (other than service animals) are permitted in the Fire Pit area.

*FIFTEENTH ORDER OF BUSINESS*

*B*.

**REQUISITION SUMMARY**

**September 8, 2021**
**October 22, 2021**

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

**TO BE RATIFIED NOVEMBER 4, 2021**

| | ***TO BE RATIFIED*** | | | |
|---|---|---|---|---|
| 9/8/2021 | 491 | ETM | Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199426 | $ 1,845.00 |
| 9/8/2021 | 492 | ETM | Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199428 | $ 360.00 |
| 9/8/2021 | 493 | ETM | Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199429 | $ 1,834.75 |
| 9/8/2021 | 494 | ETM | Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 199430 | $ 794.75 |
| 9/8/2021 | 495 | Basham Lucas | Beacon Lake Community Park - Invoice 8581 | $ 634.90 |
| 9/8/2021 | 496 | Smith Trucking Company, Inc. | Sports park clean up - Invoice 80950 | $ 5,625.00 |
| 9/8/2021 | 497 | Atlantic Pipe Services, LLC | Beacon Lakes - Electrical Work Invoice 21-0572-1 | $ 2,885.00 |
| 9/8/2021 | 498 | J2W Services, LLC | Miscellanous repair services - Invoice 1039 | $ 90,282.90 |
| 10/22/2021 | 499 | West Orange Nurseries, Inc. | Contractor Application for Payment #7 - Beacon Lake Phase 3A | $ 67,590.45 |
| 10/22/2021 | 500 | West Orange Nurseries, Inc. | Contractor Application for Payment #8 - Beacon Lake Phase 3A | $ 93,522.04 |
| 10/22/2021 | 501 | Atlantic Pipe Services, LLC | Beacon Lakes - Electrical Work Invoice 21-0572-2 | $ 3,260.00 |
| 10/22/2021 | 502 | ETM | Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199837 | $ 1,954.25 |
| 10/22/2021 | 503 | ETM | Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199836 | $ 96.60 |
| 10/22/2021 | 504 | ETM | Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199833 | $ 698.40 |
| | | | **TOTAL REQUISITIONS** | **$271,384.04** |

*D*.

*Meadow View at Twin Creeks Community Development District*

***9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257***

# Memorandum

**Date:** **October 21st, 2021**

**To:** **Meadow View at Twin Creeks Board of Supervisors**
**Jim Oliver, Richard Whetsel**

**From:** **Jerry Lambert, Field Operations Manager**
**Venus Durden, Facility Manager**

**Re:** **Meadow View at Twin Creeks CDD**
**Monthly Operations Report**

.

The following is a summary of activities related to the Operations of the Meadow View at Twin Creeks Community Development District.

**Landscape/Irrigation:**

- Multiple irrigation repairs have been made.
- All of the Bermuda Turf has been fertilized.
- RMS is continuing to meet weekly with Yellowstone Landscaping.
- Overseeding has been re applied to all of the Bermuda Turf.

**Amenities:**

- RMS continues Pool and Janitorial Service three (3) days a week.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Pool furniture has been relocated to promote Social Distancing around the entire pool deck.
- The kayak launch and rock wall have been pressure washed.
- The loose pavers on the patio and pool deck have been secured.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- Weekly emails continue to go out to residents to remind them of upcoming events, helpful reminders, etc.

**Events:**

- Food truck schedules have been planned through the end of the year. Currently working on 2022 food truck schedule. There has been such great success with the recent food trucks that we now have 3 food trucks at Food Truck Alley every Friday night.
- Dance Classes are every Monday held by The Dancehouse & Co for children ages 2-4, 5-7 and 8-10. The classes include Ballet, Creative Movement and Jazz.
- Pilates Yoga Fusion classes are offered every Tuesday by a certified fitness instructor
- Trivia Night Live will take place in the Social Hall on Friday November 5th.
- Beacon Lake Bunco Babes has been a hit. The ladies are really enjoying this. Each month we have a few more residents partake. This event takes place on the 2nd Tuesday of the month in the Social Hall.
- Beacon Lake Bingo started on August 5th and will continue to take place on the 1st Thursday of the month
- Mexican Train Dominoes takes place in the Social Hall on the last Wednesday of every month.
- The Social Hall and Gazebo are scheduled to be rented out every weekend in October with some weekends scheduled for November and December
- OctGLOWberfest will take place on October 16th. The event starts off with a glow in the dark race followed by a concert, beer and food trucks.
- Community Yard Sale will take place on October 23rd.
- Our 2nd annual Beacon Lake Trunk or Treat will take place on the evening of October 29th. Residents will dress up their vehicles and kids for a fun filled evening.
- Monthly Family "Movies Under the Stars" are scheduled every month through December.
- Beacon Lake fall festival will take place on November 13th. This event will include hay rides, bounce houses and food trucks.
- Evening with Santa will take place December 3rd This event will include photos with Santa Christmas music, arts and crafts.
- Beacon Lake residents Christmas Parade will take place on December 10th. Beacon Lake management will host a hot chocolate bar and a movie after the parade.
- Planning stages of New Years Eve Bash and Super Bowl Party.

**Community:**

- All of the storm drains are being cleaned monthly.
- All of the District Lakes are being policed monthly for trash.
- RMS is continuing to meet monthly with Future Horizons to inspect all of the lakes.
- The Eastern pond fountain has been repaired at the main entrance.
- The bike rack on Hutchinson has been relocated.
- The mailboxes at the Townhomes have been relocated.

Should you have any questions or comments regarding the above information, please feel free to contact Jerry Lambert (904) 627-9271 or Rich Whetsel at (904)759-8923.

*E.*

10/21/2021

# Meadow View at Twin Creeks

Community Development District

Field Operations Report

Jerry Lambert
FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

# Field Operations Report

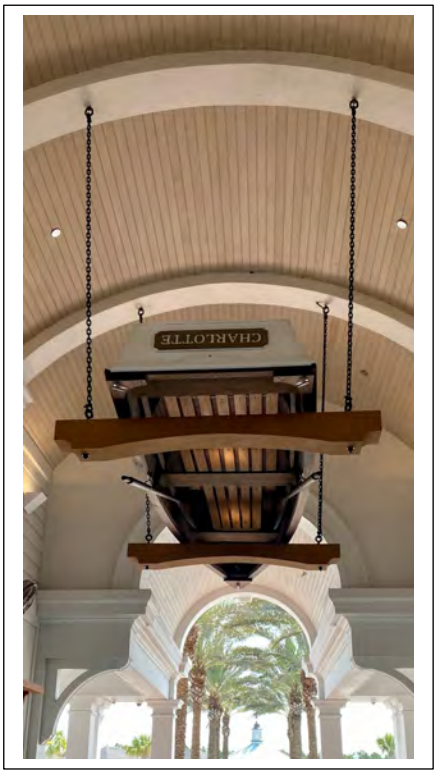
October 21, 2021

To: Board of Supervisors

From: Jerry Lambert
Field Operations Manager

RE: Beacon Lake Field Operations Report – October 21, 2021

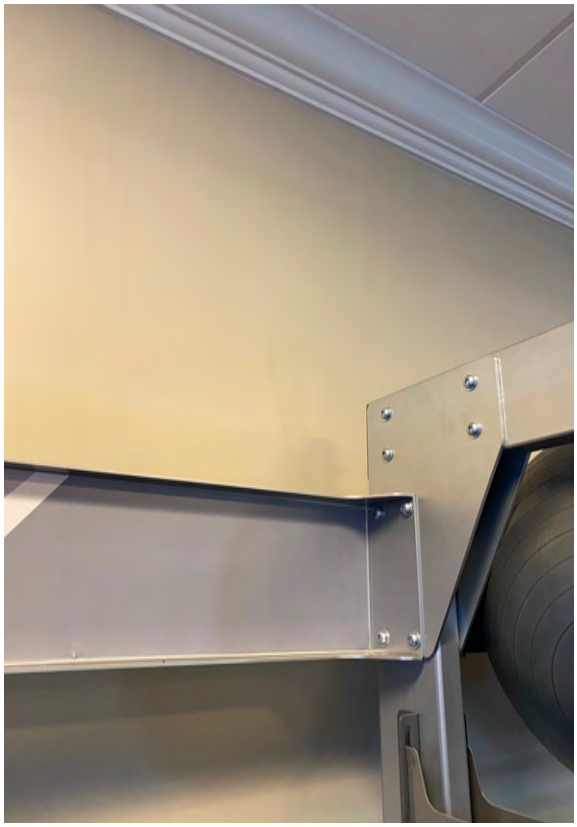
The following is a summary of items related to the field operations, maintenance and amenity management of Beacon Lake.



# Completed Projects

- Wind screen installation at the tennis courts was approved by the Board of Supervisors after reviewing sample material from each vendor
- Wind screens arrived on 09/09 and were installed this month

# Completed Projects



- Sagging paint throughout the gym was repaired on 09/17

# Completed Projects

- Pressure washing of the front side of Lake House was completed this month
- Pressure washing of all curbs at the front entrance of Lake House was completed
- Additional pressure washing is needed in other areas of Lake House facilities and will continue to be completed

# Completed Projects

- All stop signs and structures throughout the community were pressure washed this month

# Completed Projects

- Filtration system issues with the Compac pool equipment have been repaired and are working correctly
- This filtration system will continue to be closely monitored

# Completed Projects

- Per resident request, an additional air hole was added to the fire pit in one of the pocket park areas by removing one of the bottom pavers
- Fires would not stay lit due to not receiving enough air

# Action Items Report

## Meadow View at Twin Creeks CDD

**Action Items Reported on by:** Jerry Lambert
Venus Durden

| Action Items | Date Completed | Initials | Comments |
|---|---|---|---|
| **Operations/Amenity Manager** | | | |
| Wind Screen Install on Tennis Courts | 30-Sep | | Wind screens arrived 09/09 - Install this month |
| Repair paint running on the gym walls | 17-Sep | JL | Needing to be Scraped, Sanded, Repainted |
| **Maintenance** | | | |
| White storage shelving in social hall needs to be repainted | 12-Aug | JL | |
| Light is out on the pool deck that requires electrician | 24-Aug | JL | JL is able to install himself - Lights were ordered - 6-7 week delivery |
| Remove pool stains in lap pool from malfunctioning filtration system | | | |
| | | | |
| | | | |

# Conclusion

For any questions or comments regarding the above information please contact Jerry Lambert at Jlambert@rmsnf.com .

Respectfully,

Jerry Lambert

*SIXTEENTH ORDER OF BUSINESS*

*A*.

# Meadow View at Twin Creeks

## Community Development District

*Unaudited Financial Statements*
*as of*
*September 30, 2021*

**Meadow View at Twin Creeks**

**Community Development District**

**Combined Balance Sheet**

September 30, 2021

| | General | Debt Service | Capital Project | Totals |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash | $231,000 | --- | --- | $231,000 |
| Investments: | | | | |
| Custody - US Bank | $6,937 | --- | --- | $6,937 |
| **Series 2016 A1** | | | | |
| Reserve | --- | $133,753 | --- | $133,753 |
| Revenue | --- | $176,410 | --- | $176,410 |
| **Series 2016 A2** | | | | |
| Revenue | --- | $28,984 | --- | $28,984 |
| Prepayment | --- | $204 | --- | $204 |
| Construction | --- | --- | $356 | $356 |
| **Series 2016 B** | | | | |
| Reserve | --- | $113,850 | --- | $113,850 |
| Interest | --- | $600 | --- | $600 |
| Revenue | --- | $71,923 | --- | $71,923 |
| Prepayment | --- | $2,215,052 | --- | $2,215,052 |
| Construction | --- | --- | $3,472 | $3,472 |
| **Series 2018 A1** | | | | |
| Reserve | --- | $184,337 | --- | $184,337 |
| Revenue | --- | $135,928 | --- | $135,928 |
| Construction | --- | --- | $412 | $412 |
| **Series 2018 A2** | | | | |
| Reserve | --- | $61,428 | --- | $61,428 |
| Revenue | --- | $39,449 | --- | $39,449 |
| Prepayment | --- | $942,914 | --- | $942,914 |
| **Series 2019 A1** | | | | |
| Reserve | --- | $77,582 | --- | $77,582 |
| Revenue | --- | $30,479 | --- | $30,479 |
| Construction | --- | --- | $5,598 | $5,598 |
| **Series 2019 A2** | | | | |
| Reserve | --- | $58,359 | --- | $58,359 |
| Revenue | --- | $16,543 | --- | $16,543 |
| Prepayment | --- | $456,053 | --- | $456,053 |
| **Series 2020 A1** | | | | |
| Reserve | --- | $34,349 | --- | $34,349 |
| Interest | --- | $43,684 | --- | $43,684 |
| Prepayment | --- | $20,894 | --- | $20,894 |
| Construction | --- | --- | $14,005 | $14,005 |
| **Series 2020 A2** | | | | |
| Reserve | --- | $36,429 | --- | $36,429 |
| Interest | --- | $65,248 | --- | $65,248 |
| Prepayment | --- | $370,319 | --- | $370,319 |
| **Series 2020 A3** | | | | |
| Reserve | --- | $49,494 | --- | $49,494 |
| Interest | --- | $130,360 | --- | $130,360 |
| Prepayment | --- | $516,616 | --- | $516,616 |
| Construction | --- | --- | $5 | $5 |
| Due from Other | $12 | --- | --- | $12 |
| Electric Deposits | $3,360 | --- | --- | $3,360 |
| Prepaid Expenses | $49,445 | --- | --- | $49,445 |
| **Total Assets** | $290,754 | $6,011,242 | $23,849 | $6,325,845 |
| **Liabilities:** | | | | |
| Accounts Payable | $14,987 | --- | --- | $14,987 |
| Accrued Expenses | $22 | --- | --- | $22 |
| Retainage Payable | --- | --- | --- | $0 |
| Due to Developer | --- | --- | --- | $0 |
| Deferred Revenue | $6,134 | --- | --- | $6,134 |
| **Fund Balances:** | | | | |
| Nonspendable | $52,805 | $0 | $0 | $52,805 |
| Restricted for Capital Projects | --- | --- | $23,849 | $23,849 |
| Restricted for Debt Service | --- | $6,011,242 | --- | $6,011,242 |
| Restricted for Fence Agreement | $16,800 | --- | --- | $16,800 |
| Unassigned | $200,006 | --- | --- | $200,006 |
| **Total Liabilities & Fund Equity** | $290,754 | $6,011,242 | $23,849 | $6,325,845 |

# Meadow View at Twin Creeks

## Community Development District

**GENERAL FUND**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Developer Contributions | $508,795 | $508,795 | $547,826 | $39,032 |
| Assessments - Tax Roll | $306,631 | $306,631 | $307,451 | $820 |
| Assessments - Direct | $387,972 | $387,972 | $387,972 | $0 |
| Interest/Miscelleaneous Income | $0 | $0 | $5,389 | $5,389 |
| Restricted - Easement Fence Fund | $0 | $0 | $16,800 | $16,800 |
| Facility Revenue | $0 | $0 | $7,989 | $7,989 |
| **TOTAL REVENUES** | $1,203,398 | $1,203,398 | $1,273,427 | $70,029 |
| **EXPENDITURES:** | | | | |
| **ADMINISTRATIVE:** | | | | |
| Engineering | $20,000 | $20,000 | $21,905 | ($1,905) |
| Attorney Fees | $30,000 | $30,000 | $21,274 | $8,726 |
| Annual Audit | $5,900 | $5,900 | $7,400 | ($1,500) |
| Artbitrage | $2,400 | $2,400 | $2,400 | $0 |
| Assessment Roll | $5,000 | $5,000 | $5,000 | $0 |
| Dissemination | $12,500 | $12,500 | $16,500 | ($4,000) |
| Trustee Fees | $20,000 | $20,000 | $17,563 | $2,437 |
| Management Fees | $47,250 | $47,250 | $47,250 | $0 |
| Information Technology | $2,000 | $2,000 | $2,000 | $0 |
| Telephone | $500 | $500 | $519 | ($19) |
| Postage | $800 | $800 | $674 | $126 |
| Insurance | $7,425 | $7,425 | $7,087 | $338 |
| Printing and Binding | $4,000 | $4,000 | $2,714 | $1,286 |
| Legal Advertising | $3,000 | $3,000 | $1,919 | $1,081 |
| Other Current Charges | $1,500 | $1,500 | $1,536 | ($36) |
| Office Supplies | $300 | $300 | $130 | $170 |
| Dues, Licenses & Subscriptions | $175 | $175 | $175 | $0 |
| **ADMINISTRATIVE EXPENDITURES** | $162,750 | $162,750 | $156,046 | $6,704 |
| **AMENITY CENTER:** | | | | |
| Utilities | | | | |
| Telephone/Cable/Internet | $9,200 | $9,200 | $10,037 | ($837) |
| Electric | $36,000 | $36,000 | $34,540 | $1,460 |
| Water/Irrigation | $20,000 | $20,000 | $11,950 | $8,050 |
| Gas | $1,500 | $1,500 | $989 | $511 |
| Trash Removal | $3,000 | $3,000 | $3,132 | ($132) |
| Security | | | | |
| Security Monitoring | $1,800 | $1,800 | $11,447 | ($9,647) |
| Access Cards | $3,000 | $3,000 | $2,175 | $825 |
| Contracted Security | $20,000 | $20,000 | $0 | $20,000 |
| Management Contracts | | | | |
| Facility Management | $125,000 | $125,000 | $67,036 | $57,964 |
| Pool Attendants | $48,000 | $48,000 | $40,297 | $7,703 |
| Canoe Launch Attendant | $28,800 | $28,800 | $660 | $28,140 |
| Snack Bar Attendant | $16,640 | $16,640 | $0 | $16,640 |
| Field Mgmt / Admin | $25,000 | $25,000 | $25,000 | $0 |
| Pool Maintenance | $20,000 | $20,000 | $17,282 | $2,718 |
| Pool Chemicals | $15,000 | $15,000 | $12,274 | $2,726 |

# Meadow View at Twin Creeks

**Community Development District**

**GENERAL FUND**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **AMENITY CENTER CONTINUED** | | | | |
| Janitorial | $18,000 | $18,000 | $18,650 | ($650) |
| Facility Maintenance | $15,000 | $15,000 | $38,192 | ($23,192) |
| Private event Attendant | $0 | $0 | $8,929 | ($8,929) |
| Repairs & Maintenance | $36,000 | $36,000 | $38,702 | ($2,702) |
| Capital Projects | $12,000 | $12,000 | $4,725 | $7,275 |
| Snack Bar Inventory- CGS | $1,000 | $1,000 | $0 | $1,000 |
| Food Service License | $500 | $500 | $607 | ($107) |
| Rental and Leases | $27,691 | $27,691 | $27,691 | $0 |
| Subscriptions | $12,000 | $12,000 | $4,586 | $7,414 |
| Pest Control | $2,280 | $2,280 | $2,090 | $190 |
| Supplies | $2,000 | $2,000 | $1,748 | $252 |
| Towel/Linen Service | $2,000 | $2,000 | $0 | $2,000 |
| Furniture, Fixtures & Equipment | $5,000 | $5,000 | $6,889 | ($1,889) |
| Special Events | $30,000 | $30,000 | $26,016 | $3,984 |
| Holiday Decorations | $9,000 | $9,000 | $20,072 | ($11,072) |
| Fitness Center Repairs/Supplies | $2,000 | $2,000 | $2,672 | ($672) |
| Office Supplies | $1,500 | $1,500 | $2,501 | ($1,001) |
| ASCAP/BMI Licenses | $1,000 | $1,000 | $0 | $1,000 |
| Property Insurance | $36,533 | $36,533 | $36,530 | $3 |
| Permit and License | $575 | $575 | $575 | $0 |
| Performance Guaranty Bonds | $0 | $0 | $10,647 | ($10,647) |
| **AMENITY CENTER EXPENDITURES** | $587,019 | $587,019 | $488,645 | $98,375 |
| **GROUND MAINTENANCE EXPENDITURES** | | | | |
| Hydrology Quality/Mitigation | $6,400 | $6,400 | $0 | $6,400 |
| Electric | $15,000 | $15,000 | $21,565 | ($6,565) |
| Landscape Maintenance | $292,593 | $292,593 | $464,593 | ($172,000) |
| Landscape Contingency | $25,000 | $25,000 | $90,653 | ($65,653) |
| Lake Maintenance | $27,000 | $27,000 | $21,744 | $5,256 |
| Grounds Maintenance | $12,000 | $12,000 | $4,983 | $7,017 |
| Pump Repairs | $5,000 | $5,000 | $0 | $5,000 |
| Streetlighting | $22,000 | $22,000 | $38,354 | ($16,354) |
| Streetlight Repairs | $5,000 | $5,000 | $3,238 | $1,762 |
| Irrigation Repairs | $7,500 | $7,500 | $12,404 | ($4,904) |
| Miscellaneous | $5,000 | $5,000 | $3,697 | $1,303 |
| Contingency | $31,136 | $31,136 | $4,956 | $26,180 |
| **GROUNDS MAINTENACE EXPENDITURES** | $453,629 | $453,629 | $666,187 | ($212,559) |
| **TOTAL EXPENDITURES** | $1,203,398 | $1,203,398 | $1,310,878 | ($107,480) |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | | ($37,451) | |
| **FUND BALANCE - Beginning** | $0 | | $307,062 | |
| **FUND BALANCE - Ending** | $0 | | $269,611 | |

# Meadow View at Twin Creeks

**Community Development District**

**General Fund**

Month By Month Income Statement

Fiscal Year 2021

| | October | November | December | January | February | March | April | May | June | July | August | September | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Developer Contributions | $52,037 | $58,214 | $46,682 | $0 | $0 | $0 | $0 | $0 | $0 | $110,874 | $88,583 | $191,435 | $547,826 |
| Assessments - Tax Roll | $0 | $19,416 | $165,701 | $100,865 | $12,448 | $698 | $7,250 | $0 | $1,073 | $0 | $0 | $0 | $307,451 |
| Assessments - Direct | $81,452 | $795 | $77,874 | $6,362 | $26,973 | $1,591 | $54,331 | $51,394 | $2,378 | $67,693 | $17,131 | $0 | $387,972 |
| Interest/Miscellaneious Income | $0 | $0 | $5,378 | $1 | $2 | $2 | $1 | $1 | $1 | $0 | $0 | $0 | $5,389 |
| Restricted - Easement Fence Fund | $0 | $0 | $0 | $0 | $3,600 | $600 | $1,800 | $2,400 | $1,200 | $2,400 | $3,600 | $1,200 | $16,800 |
| Facility Revenue | $0 | $0 | $0 | $0 | $0 | $0 | $1,925 | $0 | $3,430 | $1,125 | $1,509 | $0 | $7,989 |
| **Total Revenues** | $133,489 | $78,427 | $295,636 | $107,228 | $43,022 | $2,890 | $65,306 | $53,795 | $8,082 | $182,092 | $110,824 | $192,635 | $1,273,427 |
| **Expenditures:** | | | | | | | | | | | | | |
| **Administrative** | | | | | | | | | | | | | |
| Engineering | $2,100 | $911 | $2,037 | $2,258 | $5,005 | $429 | $1,675 | $2,731 | $978 | $2,592 | $1,190 | $0 | $21,905 |
| Attorney Fees | $863 | $1,281 | $1,784 | $0 | $2,496 | $260 | $4,309 | $3,557 | $3,367 | $1,276 | $2,083 | $0 | $21,274 |
| Annual Audit | $0 | $0 | $0 | $0 | $0 | $0 | $4,000 | $0 | $0 | $3,400 | $0 | $0 | $7,400 |
| Artbitrage | $0 | $0 | $0 | $1,200 | $0 | $600 | $0 | $0 | $0 | $0 | $0 | $600 | $2,400 |
| Assesment Roll | $5,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $5,000 |
| Dissemination | $1,333 | $833 | $833 | $2,833 | $833 | $2,833 | $833 | $833 | $2,833 | $833 | $833 | $833 | $16,500 |
| Trustee Fees | $3,654 | $11,431 | $0 | $0 | $0 | $2,478 | $0 | $0 | $0 | $0 | $0 | $0 | $17,563 |
| Management Fees | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $3,938 | $47,250 |
| Information Technology | $167 | $167 | $167 | $167 | $167 | $167 | $167 | $167 | $167 | $167 | $167 | $167 | $2,000 |
| Telephone | $48 | $26 | $44 | $21 | $42 | $0 | $65 | $65 | $82 | $24 | $48 | $52 | $519 |
| Postage | $11 | $88 | $191 | $29 | $69 | $17 | $57 | $84 | $16 | $71 | $16 | $24 | $674 |
| Insurance | $7,087 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $7,087 |
| Printing and Binding | $172 | $143 | $23 | $303 | $0 | $180 | $24 | $307 | $271 | $673 | $260 | $358 | $2,714 |
| Legal Advertising | $534 | $157 | $153 | $126 | $126 | $126 | $0 | $271 | $99 | $328 | $0 | $0 | $1,919 |
| Other Current Charges | $41 | $18 | $32 | $31 | $32 | $1,035 | $98 | $49 | $49 | $53 | $46 | $52 | $1,536 |
| Office Supplies | $11 | $13 | $1 | $17 | $1 | $14 | $1 | $15 | $16 | $16 | $13 | $14 | $130 |
| Dues, Licenses & Subscriptions | $175 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $175 |
| **Total Administrative Expenditures** | $25,133 | $19,005 | $9,202 | $10,922 | $12,707 | $12,075 | $15,166 | $12,017 | $11,816 | $13,370 | $8,593 | $6,039 | $156,046 |
| **Amenity Center** | | | | | | | | | | | | | |
| Telephone | $722 | $730 | $730 | $814 | $825 | $825 | $1,000 | $895 | $817 | $895 | $892 | $891 | $10,037 |
| Electric | $2,895 | $2,822 | $2,703 | $2,924 | $2,740 | $2,717 | $2,841 | $2,980 | $3,008 | $3,044 | $2,964 | $2,901 | $34,540 |
| Water/Irrigation | $722 | $624 | $823 | $1,187 | $1,634 | $1,243 | $1,571 | $1,099 | $903 | $907 | $544 | $692 | $11,950 |
| Gas | $0 | $0 | $10 | $9 | $103 | $228 | $120 | $10 | $249 | $95 | $97 | $68 | $989 |
| Trash Removal | $211 | $219 | $218 | $220 | $222 | $286 | $291 | $291 | $291 | $293 | $294 | $294 | $3,132 |
| Security Monitoring | $111 | $111 | $111 | $111 | $111 | $111 | $111 | $111 | $111 | $3,473 | $4,848 | $2,128 | $11,447 |
| Access Cards | $0 | $400 | $400 | $0 | $0 | $0 | $800 | $0 | $0 | $575 | $0 | $0 | $2,175 |
| Contracted Security | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Facility Management | $5,150 | $5,150 | $5,150 | $5,150 | $5,150 | $5,150 | $5,150 | $5,150 | $5,150 | $5,150 | $7,086 | $8,450 | $67,036 |
| Pool Attendants | $2,901 | $0 | $0 | $0 | $0 | $2,062 | $2,072 | $4,791 | $7,280 | $11,182 | $6,724 | $3,284 | $40,297 |
| Canoe Launch Attendant | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $176 | $484 | $0 | $0 | $0 | $660 |
| Snack Bar Attendant | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Field Mgmt / Admin | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $2,083 | $25,000 |
| Pool Maintenance | $1,365 | $1,365 | $1,365 | $1,365 | $1,365 | $1,365 | $1,365 | $1,365 | $1,647 | $1,459 | $1,698 | $1,557 | $17,282 |
| Pool Chemicals | $585 | $900 | $405 | $945 | $863 | $1,065 | $1,193 | $1,593 | $720 | $2,665 | $1,320 | $21 | $12,274 |
| Janitorial | $1,295 | $1,449 | $1,361 | $1,488 | $2,294 | $1,431 | $1,822 | $1,534 | $1,531 | $1,840 | $1,311 | $1,295 | $18,650 |
| Facility Maintenance | $0 | $1,505 | $3,059 | $2,619 | $3,104 | $2,102 | $10,924 | $3,234 | $3,046 | $3,350 | $4,455 | $795 | $38,192 |

# Meadow View at Twin Creeks

**Community Development District**

**General Fund**

Month By Month Income Statement

Fiscal Year 2021

| | October | November | December | January | February | March | April | May | June | July | August | September | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Amenity Center Continued** | | | | | | | | | | | | | |
| Repairs & Maintenance | $4,789 | $2,522 | $1,646 | $4,306 | $6,114 | $86 | $8,362 | $3,865 | $2,635 | $514 | $547 | $3,316 | $38,702 |
| New Capital Projects | $0 | $0 | $0 | $0 | $0 | $4,022 | $0 | $167 | $536 | $0 | $0 | $0 | $4,725 |
| Snack Bar Inventory- CGS | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Food Service License | $0 | $0 | $0 | $115 | $0 | $0 | $242 | $0 | $0 | $0 | $0 | $250 | $607 |
| Rental and Leases | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $2,308 | $27,691 |
| Subscriptions | $0 | $0 | $0 | $0 | $0 | $3,092 | $249 | $249 | $249 | $249 | $249 | $249 | $4,586 |
| Pest Control | $190 | $190 | $190 | $190 | $190 | $190 | $190 | $190 | $190 | $190 | $190 | $0 | $2,090 |
| Supplies | $0 | $59 | $0 | $0 | $193 | $45 | $0 | $5 | $345 | $37 | $916 | $148 | $1,748 |
| Towel/Linen Service | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Fruniture, Fixtures & Equipment | $0 | $0 | $0 | $0 | $434 | $0 | $2,705 | $3,750 | $0 | $0 | $0 | $0 | $6,889 |
| Special Events | $0 | $2,027 | $1,065 | $649 | $0 | $5,922 | $531 | $726 | $3,316 | $2,461 | $5,714 | $3,605 | $26,016 |
| Holiday Decorations | $7,503 | $170 | $0 | $79 | $0 | $0 | $253 | $0 | $0 | $0 | $95 | $11,973 | $20,072 |
| Fitness Center Repairs/Supplies | $0 | $195 | $870 | $0 | $0 | $0 | $841 | $34 | $280 | $140 | $312 | $0 | $2,672 |
| Office Supplies | $0 | $403 | $13 | $19 | $899 | $13 | $441 | $377 | $148 | $26 | $40 | $124 | $2,501 |
| ASCAP/BMI Licenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Property Insurance | $36,530 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $36,530 |
| Permit and License | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $575 | $0 | $0 | $0 | $575 |
| Performance Guaranty Bonds | $0 | $0 | $0 | $3,446 | $0 | $0 | $7,201 | $0 | $0 | $0 | $0 | $0 | $10,647 |
| **Total Amenity Center Expenditures** | $69,360 | $25,231 | $24,510 | $30,026 | $30,632 | $36,348 | $54,665 | $37,665 | $41,259 | $47,011 | $45,044 | $46,896 | $488,645 |
| **Ground Maintenance Expenditures** | | | | | | | | | | | | | |
| Hydrology Quality/Mitigation | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Electric | $1,502 | $1,101 | $972 | $1,343 | $1,218 | $6,011 | $1,395 | $1,531 | $1,784 | $1,875 | $1,454 | $1,379 | $21,565 |
| Landscape Maintenance | $53,517 | $15,654 | $33,085 | $34,423 | $33,085 | $42,185 | $42,185 | $42,185 | $44,343 | $44,343 | $44,343 | $35,243 | $464,593 |
| Landscape Contingency | $6,348 | $0 | $415 | $6,348 | $12,395 | $3,186 | $6,798 | $1,995 | $2,070 | $0 | $8,040 | $43,060 | $90,653 |
| Lake Maintenance | $1,769 | $1,769 | $1,769 | $1,769 | $1,769 | $1,769 | $1,769 | $1,769 | $2,023 | $2,029 | $1,769 | $1,769 | $21,744 |
| Grounds Maintenance | $644 | $793 | $0 | $1,105 | $0 | $0 | $0 | $0 | $589 | $580 | $622 | $650 | $4,983 |
| Pump Repairs | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Streetlights | $2,599 | $2,599 | $2,805 | $2,813 | $2,813 | $2,813 | $3,493 | $3,511 | $3,727 | $3,727 | $3,727 | $3,727 | $38,354 |
| Streetlight Repairs | $2,848 | $0 | $0 | $0 | $0 | $0 | $390 | $0 | $0 | $0 | $0 | $0 | $3,238 |
| Irrigation Repairs | $1,247 | $1,597 | $1,877 | $2,593 | $275 | $460 | $1,205 | $595 | $1,422 | $1,133 | $0 | $0 | $12,404 |
| Miscellaneous | $0 | $656 | $0 | $0 | $0 | $1,241 | $0 | $0 | $0 | $1,752 | $48 | $0 | $3,697 |
| Contingency | $0 | $0 | $2,478 | $2,478 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $4,956 |
| **Total Ground Maintenance Expenditures** | $70,475 | $24,169 | $43,402 | $52,871 | $51,555 | $57,665 | $57,235 | $51,587 | $55,957 | $55,439 | $60,004 | $85,828 | $666,187 |
| **Total Expenses** | $164,968 | $68,405 | $77,115 | $93,820 | $94,893 | $106,088 | $127,066 | $101,268 | $109,032 | $115,820 | $113,640 | $138,763 | $1,310,878 |
| **Excess Revenues (Expenditures)** | ($31,478) | $10,022 | $218,521 | $13,408 | ($51,871) | ($103,198) | ($61,760) | ($47,473) | ($100,950) | $66,272 | ($2,816) | $53,872 | ($37,451) |

# Meadow View at Twin Creeks
# Community Development District
## Funding Requests

| Funding Request # | Date of Request | Check Date Received Developer | Check Amount Developer | Requested Funding Amount FY 2020 | Requested Funding Amount FY 2021 | Balance Due From Developer |
|---|---|---|---|---|---|---|
| 50 | 10/8/20 | 11/4/20 | $146,384.99 | $94,347.99 | $52,037.00 | $0.00 |
| 51 | 11/12/20 | 12/2/20 | $81,158.23 | $22,943.82 | $58,214.41 | $0.00 |
| 52 | 12/9/21 | 12/31/20 | $59,850.54 | $13,168.32 | $46,682.22 | $0.00 |
| 53 | 7/9/21 | 7/30/21 | $110,874.39 | | $110,874.39 | $0.00 |
| 54 | 8/12/21 | 9/1/21 | $88,583.35 | | $88,583.35 | $0.00 |
| 55 | 9/16/21 | 9/30/21 | $191,434.80 | | $191,434.80 | $0.00 |
| TOTAL | | | $678,286.30 | $130,460.13 | $547,826.17 | $0.00 |

# Meadow View at Twin Creeks

## Community Development District

**Debt Service Fund Series 2016 A1**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Special Assessments - 2016 A1 | $443,364 | $443,364 | $444,549 | $1,185 |
| Interest Income | $500 | $500 | $21 | ($479) |
| **TOTAL REVENUES** | $443,864 | $443,864 | $444,570 | $706 |
| **EXPENDITURES:** | | | | |
| **Series 2016 A1** | | | | |
| Interest Expense - 11/1 | $164,288 | $164,288 | $164,288 | $0 |
| Interest Expense - 5/1 | $164,288 | $164,288 | $164,288 | $0 |
| Principal Expense - 5/1 | $115,000 | $115,000 | $115,000 | $0 |
| **TOTAL EXPENDITURES** | $443,575 | $443,575 | $443,575 | $0 |
| **OTHER SOURCES/(USES)** | | | | |
| Interfund Transfer In/(Out) | $0 | $0 | $0 | $0 |
| **TOTAL OTHER SOURCES AND USES** | $0 | $0 | $0 | $0 |
| EXCESS REVENUES (EXPENDITURES) | $289 | | $995 | |
| FUND BALANCE - Beginning | $204,612 | | $338,356 | |
| FUND BALANCE - Ending | $204,901 | | $339,351 | |

# Meadow View at Twin Creeks

## Community Development District

**Debt Service Fund Series 2016 B**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Special Assessments - 2016 B | $228,900 | $228,900 | $182,938 | ($45,962) |
| Prepayments | $0 | $0 | $2,214,448 | $2,214,448 |
| Prepayment Interest | $1 | $0 | $0 | $0 |
| Interest Income | $200 | $200 | $9 | ($191) |
| **TOTAL REVENUES** | $229,101 | $229,100 | $2,397,395 | $2,168,295 |
| **EXPENDITURES:** | | | | |
| Interest Expense - 11/1 | $113,850 | $113,850 | $113,850 | $0 |
| Interest Expense - 5/1 | $113,850 | $113,850 | $113,850 | $0 |
| **TOTAL EXPENDITURES** | $227,700 | $227,700 | $227,700 | $0 |
| **OTHER SOURCES/(USES)** | | | | |
| Interfund Transfer In/(Out) | $0 | $0 | ($6) | ($6) |
| **TOTAL OTHER SOURCES AND USES** | $0 | $0 | ($6) | ($6) |
| EXCESS REVENUES (EXPENDITURES) | $1,401 | | $2,169,689 | |
| FUND BALANCE - Beginning | $122,390 | | $231,736 | |
| FUND BALANCE - Ending | $123,791 | | $2,401,425 | |

# Meadow View at Twin Creeks

## Community Development District

**Debt Service Fund Series 2018 A1**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Assessments - Direct | $385,217 | $385,217 | $281,650 | ($103,568) |
| Assessments - Tax Roll | $227,327 | $227,327 | $227,934 | $607 |
| Prepayment Revenue | $0 | $0 | $370,147 | $370,147 |
| Interest Income | $200 | $200 | $17 | ($183) |
| **TOTAL REVENUES** | $612,744 | $612,744 | $879,747 | $267,003 |
| **EXPENDITURES:** | | | | |
| Interest Expense - 11/1 | $238,663 | $238,663 | $238,663 | $0 |
| Interest Expense - 5/1 | $238,663 | $238,663 | $238,663 | $0 |
| Principal Expense - 5/1 | $135,000 | $135,000 | $135,000 | $0 |
| **TOTAL EXPENDITURES** | $612,325 | $612,325 | $612,325 | $0 |
| **OTHER SOURCES/(USES)** | | | | |
| Interfund Transfer In/(Out) | $0 | $0 | $0 | $0 |
| **TOTAL OTHER SOURCES AND USES** | $0 | $0 | $0 | $0 |
| EXCESS REVENUES (EXPENDITURES) | $419 | | $267,422 | |
| FUND BALANCE - Beginning | $242,039 | | $425,463 | |
| FUND BALANCE - Ending | $242,458 | | $692,885 | |

# Meadow View at Twin Creeks

## Community Development District

**Debt Service Fund Series 2018 A2**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Assessments - Direct | $201,356 | $201,356 | $157,466 | ($43,890) |
| Assessments - Tax Roll | $159,552 | $159,552 | $124,620 | ($34,932) |
| Interest Income | $200 | $200 | $49 | ($151) |
| Prepayments | $0 | $0 | $2,901,013 | $2,901,013 |
| **TOTAL REVENUES** | $361,108 | $361,108 | $3,183,147 | $2,822,039 |
| **EXPENDITURES:** | | | | |
| Interest Expense - 11/1 | $159,320 | $159,320 | $159,320 | $0 |
| Principal Expense - 11/1 (Prepayment) | $460,000 | $460,000 | $1,015,000 | ($555,000) |
| Interest Expense - 2/1 | $0 | $0 | $6,510 | ($6,510) |
| Principal Expense - 2/1 (Prepaynent) | $0 | $0 | $465,000 | ($465,000) |
| Interest Expense - 5/1 | $159,320 | $159,320 | $117,880 | $41,440 |
| Principal Expense - 5/1 | $80,000 | $80,000 | $60,000 | $20,000 |
| Principal Expense - 5/1 (Prepayment) | $0 | $0 | $1,290,000 | ($1,290,000) |
| Interest Expense - 8/3 | $0 | $0 | $8,680 | ($8,680) |
| Principal Expense - 8/3 (Prepayment) | $0 | $0 | $620,000 | ($620,000) |
| **TOTAL EXPENDITURES** | $858,640 | $858,640 | $3,742,390 | ($2,883,750) |
| **OTHER SOURCES/(USES)** | | | | |
| Interfund Transfer In/(Out) | $0 | $0 | ($76,010) | ($76,010) |
| **TOTAL OTHER SOURCES AND USES** | $0 | $0 | ($76,010) | ($76,010) |
| EXCESS REVENUES (EXPENDITURES) | ($497,532) | | ($635,254) | |
| FUND BALANCE - Beginning | $656,522 | | $1,306,426 | |
| FUND BALANCE - Ending | $158,990 | | $671,172 | |

# Meadow View at Twin Creeks

## Community Development District

**Debt Service Fund Series 2019 A1/A2**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Adopted Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Assessments - Direct 2019 A1 | $257,360 | $257,360 | $182,667 | ($74,693) |
| Assessments - Direct 2019 A2 | $313,155 | $313,155 | $221,554 | ($91,601) |
| Interest Income | $200 | $200 | $36 | ($164) |
| Prepayments | $0 | $0 | $2,303,385 | $2,303,385 |
| **TOTAL REVENUES** | $570,715 | $570,715 | $2,707,642 | $2,136,927 |
| **EXPENDITURES:** | | | | |
| **2019 A1** | | | | |
| Interest Expense - 11/1 | $102,190 | $102,190 | $102,190 | $0 |
| Interest Expense - 5/1 | $102,190 | $102,190 | $102,190 | $0 |
| Principal Expense - 5/1 | $50,000 | $50,000 | $50,000 | $0 |
| **2019A2** | | | | |
| Interest Expense - 11/1 | $126,440 | $126,440 | $126,440 | $0 |
| Interest Expense - 2/1 | $0 | $0 | $1,378 | ($1,378) |
| Principal Expense - 2/1 (Prepayment) | $0 | $0 | $95,000 | ($95,000) |
| Interest Expense - 5/1 | $126,440 | $126,440 | $123,685 | $2,755 |
| Principal Expense - 5/1 | $60,000 | $60,000 | $60,000 | $0 |
| Principal Expense - 5/1 (Prepayment) | $0 | $0 | $1,540,000 | ($1,540,000) |
| Interest Expense - 8/3 | $0 | $0 | $3,915 | ($3,915) |
| Principal Expense - 8/3 (Prepayment) | $0 | $0 | $270,000 | ($270,000) |
| **TOTAL EXPENDITURES** | $567,260 | $567,260 | $2,474,798 | ($1,907,538) |
| **OTHER SOURCES/(USES)** | | | | |
| Interfund Transfer In/(Out) | $0 | $0 | ($5) | ($5) |
| **TOTAL OTHER SOURCES AND USES** | $0 | $0 | ($5) | ($5) |
| EXCESS REVENUES (EXPENDITURES) | $3,455 | | $232,840 | |
| FUND BALANCE - Beginning | $233,910 | | $406,176 | |
| FUND BALANCE - Ending | $237,365 | | $639,016 | |

# Meadow View at Twin Creeks

## Community Development District

**Debt Service Fund Series 2020 A1/A2/A3**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Proposed Budget | Prorated Thru 09/30/21 | Actual Thru 09/30/21 | Variance |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Prepayment A1 | $0 | $0 | $20,894 | $20,894 |
| Prepayment A2 | $0 | $0 | $1,445,275 | $1,445,275 |
| Prepayment A3 | $0 | $0 | $2,517,701 | $2,517,701 |
| Interest Income | $1,000 | $1,000 | $71 | ($929) |
| **TOTAL REVENUES** | $1,000 | $1,000 | $3,983,941 | $3,982,941 |
| **EXPENDITURES:** | | | | |
| **2020 A1** | | | | |
| Interest Expense - 11/1 | $37,612 | $37,612 | $37,612 | $0 |
| Interest Expense - 5/1 | $43,678 | $43,678 | $43,678 | ($0) |
| Principal Expense - 5/1 | $0 | $0 | $0 | $0 |
| **2020 A2** | | | | |
| Interest Expense - 11/1 | $57,393 | $57,393 | $57,393 | $0 |
| Principal Expense - 11/1 (Prepayment) | $30,000 | $30,000 | $0 | $30,000 |
| Interest Expense - 2/1 | $0 | $0 | $4,098 | ($4,098) |
| Principal Expense - 2/1 (Prepayment) | $0 | $0 | $305,000 | ($305,000) |
| Interest Expense - 5/1 | $66,650 | $66,650 | $58,453 | $8,197 |
| Principal Expense - 5/1 (Prepayment) | $0 | $0 | $405,000 | ($405,000) |
| Interest Expense - 8/1 | $0 | $0 | $5,509 | ($5,509) |
| Principal Expense - 8/1 (Prepayment) | $0 | $0 | $410,000 | ($410,000) |
| **2020 A3** | | | | |
| Interest Expense - 11/1 | $99,628 | $99,628 | $99,628 | ($0) |
| Principal Expense - 11/01 (Prepayment) | $340,000 | $340,000 | $375,000 | ($35,000) |
| Interest Expense - 2/1 | $0 | $0 | $4,703 | ($4,703) |
| Principal Expense - 2/1 (Prepayment) | $0 | $0 | $350,000 | ($350,000) |
| Interest Expense - 5/1 | $115,697 | $115,697 | $96,213 | $19,484 |
| Principal Expense - 5/1 (Prepayment) | $0 | $0 | $1,155,000 | ($1,155,000) |
| Interest Expense - 8/3 | $0 | $0 | $7,189 | ($7,189) |
| Principal Expense - 8/3 (Prepayment) | $0 | $0 | $535,000 | ($535,000) |
| **TOTAL EXPENDITURES** | $790,658 | $790,658 | $3,949,476 | ($3,158,819) |
| **OTHER SOURCES/(USES)** | | | | |
| Interfund Transfer In/(Out) | $0 | $0 | ($7) | ($7) |
| **TOTAL OTHER SOURCES AND USES** | $0 | $0 | ($7) | ($7) |
| EXCESS REVENUES (EXPENDITURES) | ($789,658) | | $34,458 | |
| FUND BALANCE - Beginning | $1,130,518 | | $1,232,936 | |
| FUND BALANCE - Ending | $340,860 | | $1,267,394 | |

# Meadow View at Twin Creeks

**Community Development District**

**Capital Projects Funds**

Statement of Revenues & Expenditures

For the Period ending September 30, 2021

| | Series 2016 A1/A2 | Series 2016 B | Series 2018 | Series 2019 | Series 2020 |
|---|---|---|---|---|---|
| **REVENUES:** | | | | | |
| Interest Income | $0 | $0 | $0 | $0 | $1 |
| Developer Contributions | $0 | $0 | $0 | $2,435,953 | $0 |
| **TOTAL REVENUES** | $0 | $0 | $0 | $2,435,953 | $1 |
| **EXPENDITURES:** | | | | | |
| Capital Outlay | $0 | $0 | $0 | $1,980,107 | $0 |
| Capital Outlay A1 | $0 | $0 | $0 | $0 | $0 |
| Capital Outlay A3 | $0 | $0 | $0 | $0 | $0 |
| Cost of Issuance A1 | $0 | $0 | $0 | $0 | $0 |
| Cost of Issuance A2 | $0 | $0 | $0 | $0 | $0 |
| Cost of Issuance A3 | $0 | $0 | $0 | $0 | $0 |
| **TOTAL EXPENDITURES** | $0 | $0 | $0 | $1,980,107 | $0 |
| **OTHER SOURCES/(USES)** | | | | | |
| Interfund Transfer In (Out) | $0 | $6 | $5 | $5 | $7 |
| **TOTAL OTHER SOURCES/(USES)** | $0 | $6 | $5 | $5 | $7 |
| EXCESS REVENUES (EXPENDITURES) | $0 | $6 | $5 | $455,851 | $8 |
| FUND BALANCE - Beginning | $356 | $3,466 | $407 | ($450,253) | $14,002 |
| FUND BALANCE - Ending | $356 | $3,472 | $412 | $5,598 | $14,010 |

# Meadow View at Twin Creeks

**Community Development District**

**Long Term Debt Report**

| **Series 2016 A1 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 4.5% -5.5% |
| Maturity Date: | 11/1/47 |
| Reserve Fund Definition: | 30% of Max Annual Debt Service |
| Reserve Fund Requirement: | $133,012.50 |
| Reserve Balance: | $133,752.99 |
| | |
| Bonds outstanding - 10/26/2016 | $6,640,000 |
| Less: May 1, 2017 | $0 |
| Less: May 1, 2018 | ($100,000) |
| Less: May 1, 2019 | ($105,000) |
| Less: May 1, 2020 | ($110,000) |
| Less: May 1, 2021 | ($115,000) |
| | |
| Current Bonds Outstanding | $6,210,000 |

| **Series 2016 B Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 6.00% |
| Maturity Date: | 11/1/26 |
| Reserve Fund Definition: | 6 months of Interest |
| Reserve Fund Requirement: | $113,850.00 |
| Reserve Balance: | $113,850.00 |
| | |
| Bonds outstanding - 10/26/2016 | $9,405,000 |
| Less: May 1, 2017 | $0 |
| Less: December 15, 2018 (Prepayment) | ($3,400,000) |
| Less: March 21, 2019 (Prepayment) | ($1,425,000) |
| Less: November 11, 2019 (Prepayment) | ($145,000) |
| Less: February 2, 2020 (Prepayment) | ($5,000) |
| Less: June 19, 2020 (Prepayment) | ($615,000) |
| Less: August 3, 2020 (Prepayment) | ($20,000) |
| | |
| Current Bonds Outstanding | $3,795,000 |

| **Series 2018 A1 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 4.25%-5.8% |
| Maturity Date: | 5/1/49 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $183,765.00 |
| Reserve Balance: | $184,337.23 |
| | |
| Bonds outstanding - 11/19/2018 | $8,955,000 |
| Less: May 1, 2020 | ($130,000) |
| Less: May 1, 2021 | ($135,000) |
| | |
| Current Bonds Outstanding | $8,690,000 |

| **Series 2018 A2 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 5.60%-5.80% |
| Maturity Date: | 5/1/49 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $61,428.00 |
| Reserve Balance: | $61,428.00 |
| | |
| Bonds outstanding - 11/19/2018 | $7,535,000 |
| Less: May 1, 2020 | ($100,000) |
| Less: May 1, 2020 (Prepayment) | ($1,395,000) |
| Less: August 3, 2020 (Prepayment) | ($350,000) |
| Less: November 1, 2020 (Prepayment) | ($1,015,000) |
| Less: February 2, 2021 (Prepayment) | ($465,000) |
| Less: May 1, 2021 | ($60,000) |
| Less: May 1, 2021 (Prepay,ent) | ($1,290,000) |
| | |
| Current Bonds Outstanding | $2,860,000 |

# Meadow View at Twin Creeks

**Community Development District**

**Long Term Debt Report**

| **Series 2019 A1 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 5.20%-5.70% |
| Maturity Date: | 5/1/49 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $77,208.00 |
| Reserve Balance: | $77,581.83 |
| | |
| Bonds outstanding - 2/25/2019 | $3,660,000 |
| Less: May 1, 2020 | ($50,000) |
| Less: May 1, 2021 | ($50,000) |
| | |
| Current Bonds Outstanding | $3,560,000 |

| **Series 2019 A2 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 5.80% |
| Maturity Date: | 5/1/49 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $58,359.00 |
| Reserve Balance: | $58,359.00 |
| | |
| Bonds outstanding - 2/25/2019 | $4,450,000 |
| Less: May 1, 2020 | ($55,000) |
| Less: August 3, 2020 (Prepayment) | ($35,000) |
| Less: November 1, 2021 | ($95,000) |
| Less: May 1, 2021 | ($60,000) |
| Less: May 1, 2021 (Prepayment) | ($1,540,000) |
| | |
| Current Bonds Outstanding | $2,665,000 |

| **Series 2020 A1 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 4.25% |
| Maturity Date: | 5/1/26 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $34,348.13 |
| Reserve Balance: | $34,349.44 |
| | |
| Bonds outstanding - 5/18/2020 | $1,685,000 |
| | |
| Current Bonds Outstanding | $1,685,000 |

| **Series 2020 A2 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 5.38% |
| Maturity Date: | 5/1/31 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $36,429.38 |
| Reserve Balance: | $36,429.38 |
| | |
| Bonds outstanding - 5/18/2020 | $2,480,000 |
| Less: February 2, 2021 (Prepayment) | ($305,000) |
| Less: May 1, 2021 (Prepayment) | ($405,000) |
| | |
| Current Bonds Outstanding | $1,770,000 |

| **Series 2020 A3 Special Assessment Bonds** | |
|---|---|
| Interest Rate: | 5.38% |
| Maturity Date: | 5/1/51 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | $54,120.00 |
| Reserve Balance: | $49,494.38 |
| | |
| Bonds outstanding - 5/18/2020 | $4,410,000 |
| Less: August 3, 2020 (Prepayment) | ($105,000) |
| Less: November 1, 2020 (Prepayment) | ($375,000) |
| Less: February 2, 2021 (Prepayment) | ($350,000) |
| Less: May 1, 2021 (Prepayment) | ($1,155,000) |
| | |
| Current Bonds Outstanding | $2,425,000 |

*B*.

## MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2021 ASSESSMENT RECEIPTS**

| ASSESSED | # UNITS | SERIES 2016A-1 DEBT SERVICE NET | SERIES 2016B DEBT SERVICE NET | SERIES 2018A-1 DEBT SERVICE NET | SERIES 2018A-2 DEBT SERVICE NET | SERIES 2019A-1 DEBT SERVICE NET | SERIES 2019-2 DEBT SERVICE NET | SERIES 2020A-1 DEBT ASMT NET (2) | SERIES 2020A-2 DEBT ASMT NET (2) | SERIES 2020A-3 DEBT ASMT NET (2) | FY21 O&M NET | TOTAL ASSESSED |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HEARTWOOD 23 LLC | 876 | - | 228,900.00 | 236,755.92 | 201,356.07 | 255,342.38 | 313,154.85 | | | | 318,651.58 | 1,554,160.80 |
| DREAM FINDERS | 101 | - | - | 148,461.52 | | | | | | | 68,525.20 | 216,986.72 |
| TOLL BROTHERS | 1 | - | - | - | - | 2,018.00 | - | - | - | - | 795.26 | 2,813.26 |
| **TOTAL DIRECT INVOICE** | **978** | **-** | **228,900.00** | **385,217.44** | **201,356.07** | **257,360.38** | **313,154.85** | **-** | **-** | **-** | **387,972.04** | **1,773,960.78** |
| **TAX ROLL ASSESSED** | **498** | **443,364.15** | **-** | **227,326.37** | **124,287.38** | **-** | **-** | **-** | **-** | **-** | **306,631.29** | **1,101,609.19** |
| **TOTAL ASSESSED** | **1,476** | **443,364.15** | **228,900.00** | **612,543.81** | **325,643.45** | **257,360.38** | **313,154.85** | **-** | **-** | **-** | **694,603.33** | **2,875,569.97** |

| DUE / RECEIVED | BALANCE DUE | SERIES 2016A-1 DEBT SERVICE RECEIVED | SERIES 2016B DEBT SERVICE RECEIVED | SERIES 2018A-1 DEBT SERVICE RECEIVED | SERIES 2018A-2 DEBT SERVICE RECEIVED | SERIES 2019A-1 DEBT SERVICE RECEIVED | SERIES 2019-2 DEBT SERVICE RECEIVED | SERIES 2020A-1 DEBT SERVICE RECEIVED | SERIES 2020A-2 DEBT SERVICE RECEIVED | SERIES 2020A-3 DEBT SERVICE RECEIVED | O&M RECEIVED | TOTAL RECEIVED |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HEARTWOOD 23 LLC | 307,752.04 | - | 182,938.07 | 185,149.52 | 157,465.88 | 180,649.43 | 221,554.28 | | | | 318,651.58 | 1,246,408.76 |
| DREAM FINDERS | 51,961.53 | | | 96,499.99 | | | | | | | 68,525.20 | 165,025.19 |
| TOLL BROTHERS | - | | | | | 2,018.00 | | | | | 795.26 | 2,813.26 |
| **DIRECT RECEIPTS** | **359,713.57** | **-** | **182,938.07** | **281,649.51** | **157,465.88** | **182,667.43** | **221,554.28** | **-** | **-** | **-** | **387,972.04** | **1,414,247.21** |
| **TAX ROLL RECEIPTS** | **(2,944.57)** | **444,549.25** | **-** | **227,934.00** | **124,619.59** | **-** | **-** | | | | **307,450.92** | **1,104,553.76** |
| **TOTAL RECEIPTS** | **356,769.00** | **444,549.25** | **182,938.07** | **509,583.51** | **282,085.47** | **182,667.43** | **221,554.28** | **-** | **-** | **-** | **695,422.96** | **2,518,800.97** |

**TAX ROLL RECEIPTS**

| DISTRIBUTION | DATE | SERIES 2016A-1 DEBT SERVICE RECEIVED | SERIES 2016B DEBT SERVICE RECEIVED | SERIES 2018A-1 DEBT SERVICE RECEIVED | SERIES 2018A-2 DEBT SERVICE RECEIVED | SERIES 2019A-1 DEBT SERVICE RECEIVED | SERIES 2019-2 DEBT SERVICE RECEIVED | SERIES 2020A-1 DEBT ASMT RECEIVED | SERIES 2020A-2 DEBT ASMT RECEIVED | SERIES 2020A-3 DEBT ASMT RECEIVED | O&M RECEIVED | TOTAL RECEIVED |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 11/2/2020 | 381.96 | - | 195.84 | 107.07 | - | - | - | - | - | 264.16 | 949.03 |
| 2 | 11/12/2020 | 11,442.84 | - | 5,867.09 | 3,207.75 | - | - | - | - | - | 7,913.89 | 28,431.57 |
| 3 | 11/24/2020 | 16,249.82 | - | 8,331.78 | 4,555.28 | - | - | - | - | - | 11,238.40 | 40,375.28 |
| 4 | 12/3/2020 | 190,034.10 | - | 97,436.30 | 53,271.88 | - | - | - | - | - | 131,427.85 | 472,170.13 |
| 5 | 12/10/2020 | 49,556.82 | - | 25,409.30 | 13,892.16 | - | - | - | - | - | 34,273.58 | 123,131.86 |
| 6 | 1/7/2021 | 145,825.34 | - | 74,769.11 | 40,878.92 | - | - | - | - | - | 100,853.02 | 362,326.39 |
| INTEREST | 1/19/2021 | 16.82 | - | 8.63 | 4.72 | - | - | - | - | - | 11.63 | 41.80 |
| 7 | 2/22/2021 | 17,998.42 | - | 9,228.34 | 5,045.46 | - | - | - | - | - | 12,447.74 | 44,719.96 |
| 8 | 3/11/2021 | 1,008.96 | - | 517.32 | 282.84 | - | - | - | - | - | 697.80 | 2,506.92 |
| INTEREST | 4/8/2021 | 3.65 | - | 1.87 | 1.02 | - | - | - | - | - | 2.52 | 9.06 |
| 9 | 4/13/2021 | 10,478.61 | - | 5,372.71 | 2,937.45 | - | - | - | - | - | 7,247.02 | 26,035.79 |
| DELQ & TAX CERTIFICATES | 6/15/2021 | 1,551.91 | - | 795.71 | 435.04 | - | - | - | - | - | 1,073.31 | 3,855.97 |
| | | - | - | - | - | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | - | - | - | - | |
| **TOTAL TAX ROLL RECEIPTS** | | 444,549.25 | - | 227,934.00 | 124,619.59 | - | - | - | - | - | 307,450.92 | 1,104,553.76 |

**DIRECT INVOICE INSTALLMENTS DUE 10/1/20, 1/1/21, 4/1/21, 7/1/21 FOR O&M AND 4/15/21, 10/15/21 FOR D/S**
**THERE IS AN ADDITIONAL $716,009 DUE FOR DEVELOPER CONTRIBUTION**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **PERCENT COLLECTED DIRECT** | **0%** | **80%** | **73%** | **78%** | **71%** | **71%** | **0%** | **0%** | **0%** | **100.0%** | **79.7%** |
| **PERCENT COLLECTED TAX ROLL** | **100%** | **0%** | **100%** | **100%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100.3%** | **100.3%** |
| **PERCENT COLLECTED TOTAL** | **100%** | **80%** | **83%** | **87%** | **71%** | **71%** | **0%** | **0%** | **0%** | **100.1%** | **87.6%** |

*C*.

# Meadow View at Twin Creeks
# Community Development District

Check Run Summary

8/1/21 - 9/30/21

| Date | Check Numbers | | Amount |
|---|---|---|---|
| General Fund | | | |
| 8/1/21 - 8/31/21 | 1372-1397 | $188,858.69 | |
| 9/1/21 - 9/30/21 | 1398-1436 | $484,877.61 | |
| | **Total Checks** | | **$673,736.30** |
| Autopayments | | | |
| 8/3/21 | Wellbeats | $249.00 | |
| 8/6/21 | Republic Services | $293.91 | |
| 8/17/21 | AT&T | $69.55 | |
| 8/18/21 | St Johns County Utility Dept | $543.97 | |
| 8/23/21 | Comcast | $822.89 | |
| 8/27/21 | FPL | $8,145.69 | |
| 8/30/21 | Wells Fargo Credit Card | $2,576.11 | |
| 8/30/21 | TECO | $71.98 | |
| 9/2/21 | Wellbeats | $249.00 | |
| 9/8/21 | Republic Services | $294.43 | |
| 9/20/21 | St Johns County Utility Dept | $691.98 | |
| 9/20/21 | AT&T | $69.55 | |
| 9/21/21 | Comcast | $821.81 | |
| 9/28/21 | FPL | $8,007.14 | |
| 9/28/21 | Wells Fargo Credit Card | $4,887.11 | |
| 9/30/21 | TECO | $68.21 | |
| | **Total Paid Electronically** | | **$27,613.33** |
| **Total General Fund** | | | **$701,349.63** |

* Fedex Invoices will be available upon request

*** CHECK DATES 08/01/2021 - 08/31/2021 ***
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/06/21 | 00038 | 7/15/21 | 209472 | 202108 | 320-57200-45400 | | * | 110.95 | | |
| | | | AUG MONITORING | | | | | | | |
| | | | | | | ATLANTIC SECURITY | | | 110.95 | 001372 |
| 8/06/21 | 00036 | 8/14/21 | 08142021 | 202108 | 320-57200-49400 | | * | 1,550.00 | | |
| | | | SPEC EVENT 8/14/21 | | | | | | | |
| | | | | | | BOUNCERS,SLIDES, AND MORE INC | | | 1,550.00 | 001373 |
| 8/06/21 | 00021 | 7/09/21 | 496140ES | 202106 | 320-57200-45913 | | * | 21.74 | | |
| | | | 6/4-7/6 JUNE GAS | | | | | | | |
| | | | | | | FLORIDA NATURAL GAS | | | 21.74 | 001374 |
| 8/06/21 | 00045 | 7/30/21 | 68718 | 202107 | 320-53800-45005 | | * | 1,769.14 | | |
| | | | JUL AQUATIC WEED CTRL SRV | | | | | | | |
| | | | | | | FUTURE HORIZONS, INC. | | | 1,769.14 | 001375 |
| 8/06/21 | 00001 | 8/01/21 | 74 | 202108 | 310-51300-34000 | | * | 3,937.50 | | |
| | | | AUG MANAGEMENT FEES | | | | | | | |
| | | 8/01/21 | 74 | 202108 | 310-51300-35100 | | * | 166.67 | | |
| | | | AUG INFORMATION TECH | | | | | | | |
| | | 8/01/21 | 74 | 202108 | 310-51300-31600 | | * | 833.33 | | |
| | | | AUG DISSEM AGENT SERVICES | | | | | | | |
| | | 8/01/21 | 74 | 202108 | 310-51300-51000 | | * | 12.50 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 8/01/21 | 74 | 202108 | 310-51300-42000 | | * | 16.12 | | |
| | | | POSTAGE | | | | | | | |
| | | 8/01/21 | 74 | 202108 | 310-51300-42500 | | * | 260.40 | | |
| | | | COPIES | | | | | | | |
| | | 8/01/21 | 74 | 202108 | 310-51300-41000 | | * | 47.86 | | |
| | | | TELEPHONE | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,274.38 | 001376 |
| 8/06/21 | 00126 | 8/01/21 | 38 | 202107 | 310-51300-31500 | | * | 171.00 | | |
| | | | JULY GENERAL COUNSEL | | | | | | | |
| | | | | | | KE LAW GROUP, PLLC | | | 171.00 | 001377 |
| 8/06/21 | 00022 | 7/19/21 | 13129560 | 202107 | 320-57200-45506 | | * | 270.00 | | |
| | | | JULY POOL CHEMICALS | | | | | | | |
| | | 7/19/21 | 13129560 | 202107 | 320-57200-45506 | | * | 70.00 | | |
| | | | JULY POOL CHEMICALS | | | | | | | |
| | | 7/26/21 | 13129560 | 202107 | 320-57200-45506 | | * | 740.00 | | |
| | | | JULY POOL CHEMICALS | | | | | | | |
| | | 7/26/21 | 13129560 | 202107 | 320-57200-45506 | | * | 565.00 | | |
| | | | JULY POOL CHEMICALS | | | | | | | |
| | | | | | | POOLSURE | | | 1,645.00 | 001378 |

*** CHECK DATES 08/01/2021 - 08/31/2021 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/06/21 | 00020 | 6/15/21 | 111 | 202105 | 320-57200-45508 | | * | 3,089.78 | | |
| | | | MAY AMENITY FAC MAINT | | | | | | | |
| | | 6/15/21 | 111 | 202105 | 320-57200-44200 | | * | 175.00 | | |
| | | | MAY MAINTENANCE SUPPLIES | | | | | | | |
| | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 3,264.78 | 001379 |
| 8/06/21 | 00054 | 7/29/21 | 684667 | 202107 | 320-53800-45010 | | * | 1,752.15 | | |
| | | | TRASH CANS | | | | | | | |
| | | | | | | A WAUSAU TILE INC. BRAND | | | 1,752.15 | 001380 |
| 8/06/21 | 00040 | 7/15/21 | JAX24222 | 202107 | 320-53800-45003 | | * | 17,811.85 | | |
| | | | JULY LAKE MAINTENANCE | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE | | | 17,811.85 | 001381 |
| 8/12/21 | 00013 | 8/19/20 | 12105 | 202010 | 320-53800-45009 | | * | 739.30 | | |
| | | | 8/19/20 IRRIGATION REPAIR | | | | | | | |
| | | 11/01/20 | 13031 | 202010 | 320-53800-45003 | | * | 9,011.47 | | |
| | | | 4/2020 LAWN MAINTENANCE | | | | | | | |
| | | 11/01/20 | 13032 | 202010 | 320-53800-45003 | | * | 8,420.00 | | |
| | | | 8/2020 LAWN MAINTENANCE | | | | | | | |
| | | 2/01/21 | 13096 | 202102 | 320-53800-45003 | | * | 9,011.47 | | |
| | | | FEB LAWN MAINTENANCE | | | | | | | |
| | | 2/01/21 | 13097 | 202102 | 320-53800-45003 | | * | 8,420.00 | | |
| | | | FEB LAWN MAINTENANCE PH2 | | | | | | | |
| | | 3/01/21 | 13125 | 202103 | 320-53800-45003 | | * | 8,420.00 | | |
| | | | MAR LAWN MAIMTENANCE | | | | | | | |
| | | 4/01/21 | 13151 | 202104 | 320-53800-45003 | | * | 8,420.00 | | |
| | | | APR LAWN MAINTENANCE | | | | | | | |
| | | 6/01/21 | 13183 | 202106 | 320-53800-45003 | | * | 9,100.00 | | |
| | | | JUNE LAWN MAINTENANCE | | | | | | | |
| | | 7/22/21 | 13233 | 202107 | 320-53800-45009 | | * | 1,132.81 | | |
| | | | PH3A IRRIGATION REPAIR | | | | | | | |
| | | 8/01/21 | 13225 | 202108 | 320-53800-45003 | | * | 9,011.47 | | |
| | | | AUG LAWN MAINTENANCE | | | | | | | |
| | | 8/01/21 | 13228 | 202108 | 320-53800-45003 | | * | 8,420.00 | | |
| | | | AUG LAWN MAINTENANCE PH2 | | | | | | | |
| | | 8/01/21 | 13229 | 202108 | 320-53800-45003 | | * | 9,100.00 | | |
| | | | AUG LAWN MAINTENANCE 3A | | | | | | | |
| | | | | | | WEST ORANGE NURSERIES, INC | | | 89,206.52 | 001382 |
| 8/17/21 | 00124 | 8/04/21 | P0008-21 | 202108 | 320-57200-49400 | | * | 3,238.00 | | |
| | | | 96 PERSON CHEF DEMO 8/4 | | | | | | | |
| | | | | | | BONO'S OF AMERICA DBA | | | 3,238.00 | 001383 |
| 8/17/21 | 00127 | 8/02/21 | 160994 | 202108 | 320-57200-45922 | | * | 477.00 | | |
| | | | BEACON LAKE LOGO & NUMBER | | | | | | | |
| | | | | | | COPANS PRINTING & GRAPHICS | | | 477.00 | 001384 |

*** CHECK DATES 08/01/2021 - 08/31/2021 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/17/21 | 00003 | 7/31/21 | 124276 | 202106 | 310-51300-31500 | | * | 3,367.15 | | |
| | | | JUNE GENERAL COUNSEL | | | | | | | |
| | | | | | | HOPPING GREEN & SAMS | | | 3,367.15 | 001385 |
| 8/17/21 | 00020 | 7/31/21 | 120 | 202107 | 320-57200-45509 | | * | 706.25 | | |
| | | | JULY PRIV EVENT ATTENDANT | | | | | | | |
| | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 706.25 | 001386 |
| 8/17/21 | 00020 | 7/31/21 | 121 | 202107 | 320-57200-45501 | | * | 11,182.24 | | |
| | | | JULY LIFEGUARD HOURS SRV | | | | | | | |
| | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 11,182.24 | 001387 |
| 8/17/21 | 00020 | 7/31/21 | 122 | 202107 | 320-57200-45509 | | * | 3,368.75 | | |
| | | | JULY FAC NIGHT ATTENDANT | | | | | | | |
| | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 3,368.75 | 001388 |
| 8/17/21 | 00020 | 8/01/21 | 119 | 202108 | 320-57200-45507 | | * | 1,295.00 | | |
| | | | AUG JANITORIAL SRVS | | | | | | | |
| | | 8/01/21 | 119 | 202108 | 320-57200-45505 | | * | 1,365.00 | | |
| | | | AUG POOL MAINT SRVS | | | | | | | |
| | | 8/01/21 | 119 | 202108 | 320-57200-45504 | | * | 2,083.33 | | |
| | | | AUG CONTRACT ADMIN | | | | | | | |
| | | 8/01/21 | 119 | 202108 | 320-57200-45500 | | * | 5,150.00 | | |
| | | | AUG FAC MANAGEMENT | | | | | | | |
| | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 9,893.33 | 001389 |
| 8/17/21 | 00002 | 6/30/21 | I0335941 | 202106 | 310-51300-48000 | | * | 98.73 | | |
| | | | BOS REG MTG 6/17/21 | | | | | | | |
| | | 6/30/21 | I0335941 | 202106 | 300-13100-10200 | | * | 2.03 | | |
| | | | 6/30/21 FINANCE CHARGE | | | | | | | |
| | | 7/31/21 | I0336439 | 202107 | 310-51300-48000 | | * | 94.24 | | |
| | | | SPV MEETING 7/6/21 | | | | | | | |
| | | 7/31/21 | I0336732 | 202107 | 310-51300-48000 | | * | 233.36 | | |
| | | | ADPT FY BUDGETS 2021-2022 | | | | | | | |
| | | | | | | ST AUGUSTINE RECORD | | | 428.36 | 001390 |
| 8/17/21 | 00077 | 6/14/21 | 20484.1 | 202106 | 320-57200-44200 | | * | 390.00 | | |
| | | | RPLC A/C BELT DRIVEN UNIT | | | | | | | |
| | | 6/17/21 | 20777.1 | 202106 | 320-57200-44200 | | * | 490.00 | | |
| | | | RPR A/C | | | | | | | |
| | | | | | | THIGPEN HEATING & COOLING, INC. | | | 880.00 | 001391 |
| 8/17/21 | 00046 | 8/10/21 | 7782268 | 202108 | 320-57200-45917 | | * | 190.00 | | |
| | | | AUG PEST CONTROL | | | | | | | |
| | | | | | | TURNER PEST CONTROL | | | 190.00 | 001392 |

*** CHECK DATES 08/01/2021 - 08/31/2021 ***
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/17/21 | 00040 | 8/10/21 | JAX25263 | 202108 | 320-53800-45004 | | | * | 8,039.94 | | |
| | | | SUM ANNUAL ROTATION 2021 | | | | | | | | |
| | | | | | | | YELLOWSTONE LANDSCAPE | | | 8,039.94 | 001393 |
| 8/25/21 | 00114 | 8/01/21 | 705309 | 202108 | 300-15500-10000 | | | * | 984.54 | | |
| | | | SEPT ALARM MONITORING SRV | | | | | | | | |
| | | | | | | | HIDDEN EYES LLC DBA | | | 984.54 | 001394 |
| 8/25/21 | 00014 | 8/01/21 | 618211 | 202108 | 320-57200-45915 | | | * | 2,307.62 | | |
| | | | AUG LEASE PAYMENT | | | | | | | | |
| | | | | | | | MUNICIPAL ASSET MANAGEMENT, INC | | | 2,307.62 | 001395 |
| 8/25/21 | 00020 | 8/12/21 | 123 | 202107 | 320-57200-45508 | | | * | 2,566.15 | | |
| | | | JUL AMENITY FAC MAINT | | | | | | | | |
| | | 8/12/21 | 123 | 202107 | 320-53800-45006 | | | * | 580.00 | | |
| | | | JUL GROUNDS MAINT | | | | | | | | |
| | | 8/12/21 | 123 | 202107 | 320-53800-45005 | | | * | 260.00 | | |
| | | | JUL LAKE MAINT | | | | | | | | |
| | | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 3,406.15 | 001396 |
| 8/25/21 | 00040 | 8/15/21 | JAX25370 | 202108 | 320-53800-45003 | | | * | 17,811.85 | | |
| | | | AUG LANDSCAPE MAINTENANCE | | | | | | | | |
| | | | | | | | YELLOWSTONE LANDSCAPE | | | 17,811.85 | 001397 |

TOTAL FOR BANK A 188,858.69

TOTAL FOR REGISTER 188,858.69

*** CHECK NOS. 001398-001436
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 9/03/21 | 00069 | 8/16/21 | CFR#25 R REQ#482 INV#8539 | 202109 | 300-13100-10100 | BASHAM & LUCAS DESIGN GROUP INC | * | 10,100.00 | 10,100.00 | 001398 |
| 9/03/21 | 00019 | 8/16/21 | CFR#25 R REQ#487 INV#2020-166 | 202109 | 300-13100-10100 | CLARY & ASSOCIATES, INC. | * | 10,860.00 | 10,860.00 | 001399 |
| 9/03/21 | 00005 | 8/16/21 | CFR#25 R REQ#483 INV#199131 | 202109 | 300-13100-10100 | ENGLAND THIMS & MILLER, INC | * | 6,285.00 | 6,285.00 | 001400 |
| 9/03/21 | 00005 | 8/16/21 | CFR#25 R REQ#484 INV#199133 | 202109 | 300-13100-10100 | ENGLAND THIMS & MILLER, INC | * | 495.00 | 495.00 | 001401 |
| 9/03/21 | 00005 | 8/16/21 | CFR#25 R REQ#485 INV#199135 | 202109 | 300-13100-10100 | ENGLAND THIMS & MILLER, INC | * | 2,070.00 | 2,070.00 | 001402 |
| 9/03/21 | 00049 | 8/16/21 | CFR#25 R REQ#486 INV#26644 | 202109 | 300-13100-10100 | HARBINGER | * | 14,780.75 | 14,780.75 | 001403 |
| 9/03/21 | 00102 | 8/16/21 | CFR#25 REQ#488 INV#2013-5 | 202109 | 300-13100-10100 | O.R. DICKY SMITH & CO., INC. | * | 35,112.00 | 35,112.00 | 001404 |
| 9/03/21 | 00102 | 8/16/21 | CFR#25 R REQ#489 INV#2013-RET | 202109 | 300-13100-10100 | O.R. DICKY SMITH & CO., INC. | * | 55,037.00 | 55,037.00 | 001405 |
| 9/03/21 | 00102 | 8/16/21 | CFR#25 R REQ#490 INV#2013-RET | 202109 | 300-13100-10100 | O.R. DICKY SMITH & CO., INC. | * | 28,935.00 | 28,935.00 | 001406 |
| 9/07/21 | 00038 | 8/17/21 | 213161 SEPT MONITORING | 202109 | 320-57200-45400 | ATLANTIC SECURITY | * | 110.95 | 110.95 | 001407 |
| 9/07/21 | 00128 | 5/25/21 | 17105577 RPLCD FIREPIT GAS VALVE | 202105 | 320-57200-44200 | BLOSSMAN GAS OF LOUISIANNA,INC | * | 900.00 | 900.00 | 001408 |
| 9/07/21 | 00045 | 8/31/21 | 69308 AUG LAKE MAINTENANCE | 202108 | 320-53800-45005 | FUTURE HORIZONS, INC. | * | 1,769.14 | 1,769.14 | 001409 |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 9/07/21 | 00050 | 8/31/21 | RTEAM075 | 202109 | 320-57200-49400 | | * | 750.00 | | |
| | | | HONEY HOUNDS 9/6/21 | | | | | | | |
| | | | | | | REAL TIME ENTERTAINMENT & MGMT | | | 750.00 | 001410 |
| 9/07/21 | 00013 | 9/01/21 | 8776292 | 202109 | 320-53800-45003 | | * | 9,011.47 | | |
| | | | SEPT LAWN MAINTENANCE | | | | | | | |
| | | 9/01/21 | 8776296 | 202109 | 320-53800-45003 | | * | 8,420.00 | | |
| | | | SEPT LAWN MAINTENANCE | | | | | | | |
| | | | | | | WEST ORANGE NURSERIES, INC | | | 17,431.47 | 001411 |
| 9/22/21 | 00038 | 6/09/21 | 204354 | 202106 | 320-57200-44200 | | * | 450.00 | | |
| | | | UPDATE FIRMWARE,ADJ GATE | | | | | | | |
| | | | | | | ATLANTIC SECURITY | | | 450.00 | 001412 |
| 9/22/21 | 00096 | 9/14/21 | 590 | 202109 | 320-57200-44206 | | * | 11,653.00 | | |
| | | | HOLIDAY DECOR DEPOSIT | | | | | | | |
| | | | | | | DREAM GROUP USA | | | 11,653.00 | 001413 |
| 9/22/21 | 00004 | 9/20/21 | 14649 | 202109 | 300-15500-10000 | | * | 45,791.00 | | |
| | | | FY22 INSURANCE RENEWAL | | | | | | | |
| | | | | | | EGIS INSURANCE ADVISORS, LLC | | | 45,791.00 | 001414 |
| 9/22/21 | 00005 | 5/05/21 | 197782 | 202104 | 310-51300-31100 | | * | 1,675.00 | | |
| | | | APR PROFESSIONAL SERVICES | | | | | | | |
| | | 6/04/21 | 198256 | 202105 | 310-51300-31100 | | * | 2,730.50 | | |
| | | | JUN PROFESSIONAL SERVICES | | | | | | | |
| | | 7/09/21 | 198659 | 202106 | 310-51300-31100 | | * | 978.32 | | |
| | | | JUN PROFESSIONAL SERVICES | | | | | | | |
| | | 8/06/21 | 199130 | 202107 | 310-51300-31100 | | * | 2,592.32 | | |
| | | | JUL PROFESSIONAL SERVICES | | | | | | | |
| | | 9/02/21 | 199425 | 202108 | 310-51300-31100 | | * | 1,189.50 | | |
| | | | AUG PROFESSIONAL SERVICES | | | | | | | |
| | | | | | | ENGLAND THIMS & MILLER, INC | | | 9,165.64 | 001415 |
| 9/22/21 | 00001 | 9/01/21 | 75 | 202109 | 310-51300-34000 | | * | 3,937.50 | | |
| | | | SEPT MANAGEMENT FEES | | | | | | | |
| | | 9/01/21 | 75 | 202109 | 310-51300-35100 | | * | 166.67 | | |
| | | | SEPT INFORMATION TECH | | | | | | | |
| | | 9/01/21 | 75 | 202109 | 310-51300-31600 | | * | 833.33 | | |
| | | | SEPT DISSEM AGENT SERVICE | | | | | | | |
| | | 9/01/21 | 75 | 202109 | 310-51300-51000 | | * | 13.94 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 9/01/21 | 75 | 202109 | 310-51300-42000 | | * | 24.48 | | |
| | | | POSTAGE | | | | | | | |
| | | 9/01/21 | 75 | 202109 | 310-51300-42500 | | * | 358.05 | | |
| | | | COPIES | | | | | | | |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 9/01/21 | 75 | 202109 | 310-51300-41000 | | * | 52.15 | | |
| | | | TELEPHONE | | | | | | | |
| | | 9/01/21 | 75 | 202109 | 320-57200-44200 | | * | 181.66 | | |
| | | | COMPC FILT-SEAL SLEEVE KT | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,567.78 | 001416 |
| 9/22/21 | 00114 | 8/24/21 | 705780 | 202108 | 320-57200-45400 | | * | 102.24 | | |
| | | | AUG ALARM MONITORING SRVS | | | | | | | |
| | | 9/01/21 | 706301 | 202109 | 320-57200-45400 | | * | 500.00 | | |
| | | | SEP ENVERA KIOSK SYSTEM | | | | | | | |
| | | 9/01/21 | 706301 | 202109 | 320-57200-45400 | | * | 150.00 | | |
| | | | SEP DATA MANAGEMENT | | | | | | | |
| | | 9/01/21 | 706301 | 202109 | 320-57200-45400 | | * | 334.54 | | |
| | | | SEP SERVICE & MAINTENANCE | | | | | | | |
| | | 9/01/21 | 706301 | 202109 | 320-57200-45400 | | * | 48.00 | | |
| | | | SEP VIRTUAL GATE GRD MONI | | | | | | | |
| | | | | | | HIDDEN EYES LLC DBA | | | 1,134.78 | 001417 |
| 9/22/21 | 00003 | 8/31/21 | 124903 | 202107 | 310-51300-31500 | | * | 1,104.56 | | |
| | | | JUL GEN COUNSEL | | | | | | | |
| | | | | | | HOPPING GREEN & SAMS | | | 1,104.56 | 001418 |
| 9/22/21 | 00126 | 9/06/21 | 244 | 202108 | 310-51300-31500 | | * | 2,082.50 | | |
| | | | AUG GENERAL COUNSEL | | | | | | | |
| | | | | | | KE LAW GROUP, PLLC | | | 2,082.50 | 001419 |
| 9/22/21 | 00023 | 8/24/21 | 11108855 | 202108 | 320-57200-45508 | | * | 276.00 | | |
| | | | ONSITE BATTERY | | | | | | | |
| | | | | | | LIFESAFE SERVICES LLC | | | 276.00 | 001420 |
| 9/22/21 | 00014 | 9/01/21 | 618237 | 202109 | 320-57200-45915 | | * | 2,307.62 | | |
| | | | SEPT LEASE PAYMENT | | | | | | | |
| | | | | | | MUNICIPAL ASSET MANAGEMENT, INC | | | 2,307.62 | 001421 |
| 9/22/21 | 00022 | 8/31/21 | 13129560 | 202108 | 320-57200-45506 | | * | 585.00 | | |
| | | | AUG POOL CHEMICALS | | | | | | | |
| | | 8/31/21 | 13129560 | 202108 | 320-57200-45506 | | * | 735.00 | | |
| | | | AUG POOL CHEMICALS | | | | | | | |
| | | | | | | POOLSURE | | | 1,320.00 | 001422 |
| 9/22/21 | 00020 | 8/31/21 | 125 | 202108 | 320-57200-45509 | | * | 356.25 | | |
| | | | AUG PRIVATE EVENT ATTNDNT | | | | | | | |
| | | 8/31/21 | 126 | 202108 | 320-57200-45500 | | * | 1,935.94 | | |
| | | | AUG ASST MANAGER | | | | | | | |
| | | 8/31/21 | 127 | 202108 | 320-57200-45400 | | * | 3,272.50 | | |
| | | | AUG FAC NIGHT ATTNDT | | | | | | | |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 8/31/21 | 128 | 202108 | 320-57200-45501 | | * | 6,724.16 | | |
| | | | AUG LIFEGUARD SERVICES | | | | | | | |
| | | 9/01/21 | 124 | 202109 | 320-57200-45507 | | * | 1,295.00 | | |
| | | | SEPT JANITORIAL SERVICES | | | | | | | |
| | | 9/01/21 | 124 | 202109 | 320-57200-45505 | | * | 1,365.00 | | |
| | | | SEPT POOL MAINT SERVICES | | | | | | | |
| | | 9/01/21 | 124 | 202109 | 320-57200-45504 | | * | 2,083.33 | | |
| | | | SEPT CONTRACT ADMIN | | | | | | | |
| | | 9/01/21 | 124 | 202109 | 320-57200-45500 | | * | 5,150.00 | | |
| | | | SEPT FAC MANAGEMENT | | | | | | | |
| | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 22,182.18 | 001423 |
| 9/22/21 | 00013 | 4/01/21 | 13152A | 202104 | 320-53800-45003 | | * | 9,100.00 | | |
| | | | APR LANDSCAPE MAINT 3A | | | | | | | |
| | | | | | | WEST ORANGE NURSERIES, INC | | | 9,100.00 | 001424 |
| 9/22/21 | 00040 | 9/01/21 | JAX26205 | 202109 | 320-53800-45003 | | * | 17,811.85 | | |
| | | | SEP LANDSCAPE MAINTENANCE | | | | | | | |
| | | 9/03/21 | JAX26180 | 202109 | 320-53800-45004 | | * | 620.00 | | |
| | | | SEP LNDSCP CONT-WASHOUT | | | | | | | |
| | | 9/03/21 | JAX26180 | 202109 | 320-53800-45004 | | * | 38,700.00 | | |
| | | | SEPT LNDSCP MAINT-MULCH | | | | | | | |
| | | 9/03/21 | JAX26180 | 202109 | 320-53800-45004 | | * | 3,739.83 | | |
| | | | SEP LNDSCP MNT-PLYGRD MUL | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE | | | 60,871.68 | 001425 |
| 9/24/21 | 00021 | 8/09/21 | 509733ES | 202107 | 320-57200-45913 | | * | 18.84 | | |
| | | | 7/06/21-8/4/21 JUL GAS | | | | | | | |
| | | 9/09/21 | 525455ES | 202108 | 320-57200-45913 | | * | 25.11 | | |
| | | | 8/4/21-9/3/21 AUG GAS | | | | | | | |
| | | | | | | FLORIDA NATURAL GAS | | | 43.95 | 001426 |
| 9/24/21 | 00040 | 7/15/21 | JAX24222 | 202107 | 320-53800-45003 | | * | 17,811.85 | | |
| | | | JUL LANDSCAPE MAINTENANCE | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE | | | 17,811.85 | 001427 |
| 9/30/21 | 00129 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | * | 2,885.00 | | |
| | | | REQ#497 INV#21-0572-1 | | | | | | | |
| | | | | | | ATLANTIC PIPE SERVICES, LLC | | | 2,885.00 | 001428 |
| 9/30/21 | 00069 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | * | 634.90 | | |
| | | | REQ#495 INV#8581 | | | | | | | |
| | | | | | | BASHAM & LUCAS DESIGN GROUP INC | | | 634.90 | 001429 |
| 9/30/21 | 00005 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | * | 1,845.00 | | |
| | | | REQ#491 INV#199426 | | | | | | | |
| | | | | | | ENGLAND THIMS & MILLER, INC | | | 1,845.00 | 001430 |

*** CHECK NOS. 001398-001436
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/30/21 | 00005 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | | * | 360.00 | | |
| | | | REQ#492 | INV#199428 | | | | | | | |
| | | | | | | | ENGLAND THIMS & MILLER, INC | | | 360.00 | 001431 |
| 9/30/21 | 00005 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | | * | 1,834.75 | | |
| | | | REQ#493 | INV#199429 | | | | | | | |
| | | | | | | | ENGLAND THIMS & MILLER, INC | | | 1,834.75 | 001432 |
| 9/30/21 | 00005 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | | * | 794.75 | | |
| | | | REQ#494 | INV#199430 | | | | | | | |
| | | | | | | | ENGLAND THIMS & MILLER, INC | | | 794.75 | 001433 |
| 9/30/21 | 00061 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | | * | 90,282.90 | | |
| | | | REQ#498 | INV#1039 | | | | | | | |
| | | | | | | | J2W SERVICES LLC | | | 90,282.90 | 001434 |
| 9/30/21 | 00095 | 9/13/21 | CFR#26 R | 202109 | 300-13100-10100 | | | * | 5,625.00 | | |
| | | | REQ#496 | INV#80950 | | | | | | | |
| | | | | | | | SMITH TRUCKING COMPANY, INC | | | 5,625.00 | 001435 |
| 9/30/21 | 00020 | 9/21/21 | 129 | 202108 | 320-57200-45508 | | | * | 3,586.79 | | |
| | | | AUG FAC MAINTENANCE | | | | | | | | |
| | | 9/21/21 | 129 | 202108 | 320-53800-45006 | | | * | 622.38 | | |
| | | | AUG GROUNDS MAINTENANCE | | | | | | | | |
| | | 9/21/21 | 129 | 202108 | 320-57200-45507 | | | * | 16.08 | | |
| | | | AUG JANITORIAL AMENITY | | | | | | | | |
| | | 9/21/21 | 129 | 202108 | 320-57200-45505 | | | * | 241.21 | | |
| | | | AUG AMENITY POOL MAINT | | | | | | | | |
| | | 9/21/21 | 130 | 202109 | 320-53800-45006 | | | * | 650.00 | | |
| | | | SEPT PRESSURE WASHING | | | | | | | | |
| | | | | | | | RIVERSIDE MANAGEMENT SERVICES | | | 5,116.46 | 001436 |

TOTAL FOR BANK A 484,877.61

TOTAL FOR REGISTER 484,877.61

ATLANTIC SECURITY
SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@ smarthome.biz

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 08/05/2021 | $110.95 | 07/15/2021 |

Meadow View at Twin Creeks CCD
475 West Town Place
Suite #114
St Augustine FL 32092

# INVOICE NO. 209472

**Site:** 850 Beacon Lakes Pkwy St Augustine
**Site Address:** 850 Beacon Lakes Pkwy St Augustine FL 32092
**Period:** 08/01/2021 to 08/31/2021
**Recurring No.:** 4197
**Job Name:**
**Order No.:**

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By

**Description**
Meadow View @ Twin Creeks

**Security Monitoring**

| Item | Quantity | Unit Price | Total |
|---|---|---|---|
| Cellular Fire Monitoring | 1.00 | $79.00 | $79.00 |
| Monitoring with Cellular Communicator | 1.00 | $31.95 | $31.95 |
| | | **Sub-Total ex Tax** | $110.95 |
| | | **Tax** | $0.00 |
| | | **Total** | $110.95 |

1-320-57200-45400
38A

*"Thank you–we really appreciate your business! Please send payment within 21 days of receiving this invoice.*

***IMPORTANT:** Please remember to test your system monthly.*

*Need automation for your home? Visit us online at www.smarthome.biz*

*There will be a 1.5% interest charge per month on late invoices.*

| | |
|---|---|
| **Sub-Total ex Tax** | $110.95 |
| **Tax** | $0.00 |
| **Total inc Tax** | $110.95 |
| **Amount Applied** | $0.00 |
| **Balance Due** | $110.95 |

ATLANTIC SECURITY

SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@ smarthome.biz

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 08/05/2021 | $110.95 | 07/15/2021 |

# INVOICE NO. 209472

## How To Pay

INVOICE NO. 209472

**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: ___ / ___ Signature: _____

**Mail**

*Detach this section and mail check to:*

**Atlantic Security**
**1714 Cesery Blvd**
**Jacksonville, FL 32211**

| NAME: | Meadow View at Twin Creeks CCD | DUE DATE: | 08/05/2021 | AMOUNT DUE: | $110.95 |
|---|---|---|---|---|---|

Please Reference: 209472

| | | |
|---|---|---|
| | Bouncers, Slides, and More Inc.<br>1915 Bluebonnet Way<br>Fleming Island, FL<br>32003 | Invoice<br>Date: August 14th, 2021<br>Invoice No.: 08142021.16 |

| Name / Address | Additional Details: |
|---|---|
| Attn: Venus Durden | |
| Meadow View at Twin Creeks | 1.320.57200.49400 |
| Riverside Management Services Inc. | 36A |
| Governmental Management Services Inc. | |

| | Description | Quantity | Rate | Discount | Subtotal | Extended |
|---|---|---|---|---|---|---|
| 1 | Large Dry Combination Unit | | | | | |
| 2 | Toddler Bouncer | | | | | |
| 3 | Large Water slide | | | | | |
| 4 | Generator | | | | | |
| 5 | Onsite Setup, supervision, take down | | | | | |
| 6 | Rockwall | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |
| 9 | | | | | | |
| 10 | | | | | | |
| 11 | | | | | | |
| 12 | | | | | | |
| 13 | | | | | | |
| 14 | | | | | | |
| 15 | | | | | | |
| 16 | | | | | | |
| 17 | | | | | | |
| 18 | | | | | | |
| 19 | | | | | | |
| 20 | | | | | | |
| Comments: | | Subtotal | | | | $1,550.00 |
| | | Sales Tax (0.0%) | | | | n/a |
| | | **Total** | | | | $1,550.00 |

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JUL 08 2021
BY

**Florida Natural Gas**

P.O. Box 78760
Atlanta, GA 30357-2760

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

# Invoice

MDG2021 00000149 00

Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

21A
1-32057200-45913

| | |
|---|---|
| Billing Group #: | 39005 |
| Invoice Date: | July 09, 2021 |
| Invoice #: | 496140ES |
| Due Date: | August 02, 2021 |
| Current Charges: | $21.74 |
| Last Payment: | |
| Payment Date: | |
| Prior Balance Due: | $9.99 |
| Total Amount Due: | $31.73 |

## Current Charge Summary

| Description | Term | Therm | Cost |
|---|---|---|---|
| INSIDE FERC FGT Z3 | 06/04/21 - 07/06/21 - June Gas | 28.10 | $13.10 |
| Fuel | 06/04/21 - 07/06/21 | 0.78 | $0.36 |
| | ***Commodity Charges Sub Total:*** | ***28.88*** | ***$13.46*** |
| Transportation | | | $2.33 |
| | ***Transportation Charges Sub Total:*** | | ***$2.33*** |
| Customer Charge | | | $5.95 |
| | ***Miscellaneous Charges Sub Total:*** | | ***$5.95*** |
| | ***Pre-Tax Sub Total:*** | | ***$21.74*** |
| Sales Taxes | | | $0.00 |
| | ***Taxes Sub Total:*** | | ***$0.00*** |
| | **Total Current Charges:** | | **$21.74** |
| | **Prior Balance Due:** | | **$9.99** |
| | **Total Amount Due:** | | **$31.73** |

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JUL 22 2021

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

*Please detach and remit this portion with your payment*

| | |
|---|---|
| Billing Group #: | 39005 |
| Invoice Date: | July 09, 2021 |
| Invoice #: | 496140ES |
| Due Date: | August 02, 2021 |
| Current Charges: | $21.74 |
| Last Payment: | |
| Payment Date: | |
| Prior Balance Due: | $9.99 |
| Total Amount Due: | $31.73 |
| Amount Paid: | |

**Customer Information**

Meadow View at Twin Creeks C
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

**Make Checks Payable To: Florida Natural Gas**
**Please include your Billing Group # on your check.**

**Wire/ACH Payment To:**

| | |
|---|---|
| Bank: | Wells Fargo Bank Atlanta GA |
| ABA #: | 121000248 |
| Acct Name: | Florida Natural Gas |
| Account #: | 2000036933330 |

**Mail Payment To:**
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

100000 01 01 000149 000149 P

Florida Natural Gas®
Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice #: 496140ES

## Account Detail

| | | | |
|---|---|---|---|
| Service Address: | 850 Beacon Lakes Pkwy | City, State: | St Johns, FL |
| Utility: | TECO - Peoples Gas | Utility Account #: | 221004398311 |

### Current Charges

#### Natural Gas - Commodity

| Description | Term | Therm | Price | Cost |
|---|---|---|---|---|
| INSIDE FERC FGT Z3 | 06/04/21 - 07/06/21 | 28.10 | $0.4660 | $13.10 |
| Fuel | 06/04/21 - 07/06/21 | 0.78 | $0.4660 | $0.36 |
| Totals: | | 28.88 | | $13.46 |

#### Transportation Charges

| Description | Units | Price | Cost |
|---|---|---|---|
| Transportation | 28.10 | $0.0829 | $2.33 |
| Totals: | | | $2.33 |

#### Miscellaneous Charges

| Description | Cost |
|---|---|
| Customer Charge | $5.95 |
| Totals: | $5.95 |

#### Taxes

| Description | Cost |
|---|---|
| Florida State Tax 100% Exempt | $0.00 |
| St. Johns County Tax 100% Exempt | $0.00 |
| Totals: | $0.00 |

**Total Account Charges:** $21.74

**Future Horizons, Inc.**
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

# INVOICE

Invoice Number: 68718
Invoice Date: Jul 30, 2021
Page: 1

| Bill To: | Ship to: |
|---|---|
| Meadow View at Twin Creeks CDD<br>District Accountant<br>1408 Hamlin Avenue, Unit E<br>Saint Cloud, FL 34771 | Meadow View at Twin Creeks CDD<br>c/o GMS<br>475 West Town Place, Ste 114<br>St. Augustine, FL 32092 |

| Customer ID | Customer PO | Payment Terms | |
|---|---|---|---|
| Beacon02 | Per Contract | Net 30 Days | |
| **Sales Rep ID** | **Shipping Method** | **Ship Date** | **Due Date** |
| | Hand Deliver | | 8/29/21 |

| Quantity | Item | Description | Unit Price | Amount |
|---|---|---|---|---|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services performed on July 13.<br>July<br>1.320.53800.45005<br>45A | 1,769.14 | 1,769.14 |

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By

| | |
|---|---|
| Subtotal | 1,769.14 |
| Sales Tax | |
| Freight | |
| Total Invoice Amount | 1,769.14 |
| Payment/Credit Applied | |
| **TOTAL** | **1,769.14** |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**Governmental Management Services, LLC**
1001 Bradford Way
Kingston, TN 37763

# Invoice

**Invoice #:** 74
**Invoice Date:** 8/1/21
**Due Date:** 8/1/21
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

1A

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Management Fees - August 2021 1.310.513.340 | | 3,937.50 | 3,937.50 |
| Information Technology - August 2021 1.310.513.351 | | 166.67 | 166.67 |
| Dissemination Agent Services - August 2021 1.310.513.316 | | 833.33 | 833.33 |
| Office Supplies 1.310.513.510 | | 12.50 | 12.50 |
| Postage 1.310.513.420 | | 16.12 | 16.12 |
| Copies 1.310.513.425 | | 260.40 | 260.40 |
| Telephone 1.310.513.410 | | 47.86 | 47.86 |

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AUG 05 2021
By

| | |
|---|---|
| **Total** | $5,274.38 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $5,274.38 |

# INVOICE

Invoice # 38
Date: 08/01/2021
Due On: 08/31/2021

P.O. Box 6386
Tallahassee, Florida 32314

Meadow View at Twin Creeks CDD
475 West Town Place Suite 114
St Augustine, Florida 32092

126A

## MVTCDD-01

## Meadow View at Twin Creeks CDD - General

| Type | Date | Notes | Quantity | Rate | Total |
|---|---|---|---|---|---|
| Service | 07/22/2021 | Email regarding Turkey Trot race. | 0.20 | $285.00 | $57.00 |
| Service | 07/28/2021 | Prepare letter to Supervisor of Elections; email regarding the same; email regarding amenity usage and COVID update; follow-up email with Simpson. | 0.40 | $285.00 | $114.00 |
| | | | | **Total** | **$171.00** |

1-310-51300-31500
July Gen Counsel

## Detailed Statement of Account

### Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|---|---|---|---|---|
| 38 | 08/31/2021 | $171.00 | $0.00 | $171.00 |
| | | | **Outstanding Balance** | **$171.00** |
| | | | **Total Amount Outstanding** | **$171.00** |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

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AUG 02 2021
By

poolsure

# Invoice

Date 7/19/2021
Invoice # 131295601184

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

| | |
|---|---|
| Terms | Net 20 |
| Due Date | 8/8/2021 |
| PO # | |
| Delivery Ticket # | Sales Order #1335585 |
| Delivery Date | 7/16/2021 |
| Delivery Location | Meadow View at Twin Creeks CDD Pool |
| Customer # | 13BEA030 |
| For Invoice Grouping | No |

**Bill To**
Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

**Ship To**
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

| Item ID | Item | Quantity | Units | Rate | Amount |
|---|---|---|---|---|---|
| 135-057 | Stabilizer/CYA-Bag | 3 | | 65.00 | 195.00 |
| 135-010 | Sodium Bicarbonate 50# bag | 3 | | 25.00 | 75.00 |

22A
July Pool Chemicals
1.320.57200.45506

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BY:

| | |
|---|---|
| Subtotal | 270.00 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 270.00 |
| Amount Due | $270.00 |

**Remittance Slip**

**Customer**
13BEA030

**Invoice #**
131295601184

**Amount Due** $270.00

**Amount Paid** _____

**Make Checks Payable To**
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295601184

poolsure

# Invoice

Date 7/19/2021
Invoice # 131295601183

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

| | |
|---|---|
| Terms | Net 20 |
| Due Date | 8/8/2021 |
| PO # | |
| Delivery Ticket # | Sales Order #1335584 |
| Delivery Date | 7/16/2021 |
| Delivery Location | Meadow View at Twin Creeks CDD Activity Po... |
| Customer # | 13BEA030 |
| For Invoice Grouping | No |

**Bill To**
Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

**Ship To**
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

| Item ID | Item | Quantity | Units | Rate | Amount |
|---|---|---|---|---|---|
| 160-050 | Pool Acid bulk by Gallon | 15 | gal | 3.00 | 45.00 |
| 135-010 | Sodium Bicarbonate 50# bag | 1 | | 25.00 | 25.00 |

22A
July Pool Chemicals
1.320.57200.45506

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JUL 26 2021
BY:

| | |
|---|---|
| Subtotal | 70.00 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 70.00 |
| Amount Due | $70.00 |

**Remittance Slip**

**Customer**
13BEA030

**Invoice #**
131295601183

**Amount Due** $70.00

**Amount Paid** _____

**Make Checks Payable To**
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295601183

poolsure

# Invoice

Date 7/26/2021
Invoice # 131295601296

1707 Townhurst Dr
Houston TX 77043
ar@ poolsure.com
800-858-POOL (7665)
www.poolsure.com

| | |
|---|---|
| Terms | Net 20 |
| Due Date | 8/15/2021 |
| PO # | |
| Delivery Ticket # | Sales Order #1335704 |
| Delivery Date | 7/23/2021 |
| Delivery Location | Meadow View at Twin Creeks CDD Pool |
| Customer # | 13BEA030 |
| For Invoice Grouping | No |

**Bill To**

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

**Ship To**

Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

| Item ID | Item | Quantity | Units | Rate | Amount |
|---|---|---|---|---|---|
| 115-300 | Bleach Minibulk Delivered | 300 | gal | 1.50 | 450.00 |
| 160-050 | Pool Acid bulk by Gallon | 45 | gal | 3.00 | 135.00 |
| 135-057 | Stabilizer/CYA-Bag | 2 | | 65.00 | 130.00 |
| 135-010 | Sodium Bicarbonate 50# bag | 1 | | 25.00 | 25.00 |

22A
1.320.57200.45506
July Pool chemicals

| | |
|---|---|
| Subtotal | 740.00 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 740.00 |
| Amount Due | $740.00 |

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By_____

**Remittance Slip**

**Customer**
13BEA030

**Invoice #**
131295601296

**Amount Due** $740.00

**Amount Paid** _____

**Make Checks Payable To**
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295601296

poolsure

# Invoice

Date 7/26/2021
Invoice # 131295601290

1707 Townhurst Dr
Houston TX 77043
ar@ poolsure.com
800-858-POOL (7665)
www.poolsure.com

| | |
|---|---|
| Terms | Net 20 |
| Due Date | 8/15/2021 |
| PO # | |
| Delivery Ticket # | Sales Order #1335705 |
| Delivery Date | 7/23/2021 |
| Delivery Location | Meadow View at Twin Creeks CDD Activity Po... |
| Customer # | 13BEA030 |
| For Invoice Grouping | No |

**Bill To**

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

**Ship To**

Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

| Item ID | Item | Quantity | Units | Rate | Amount |
|---|---|---|---|---|---|
| 115-300 | Bleach Minibulk Delivered | 200 | gal | 1.50 | 300.00 |
| 160-050 | Pool Acid bulk by Gallon | 45 | gal | 3.00 | 135.00 |
| 135-057 | Stabilizer/CYA-Bag | 2 | | 65.00 | 130.00 |

1.320.57200.45506
22A
July Pool Chemicals

RECEIVED
JUL 28 2021
By

| | |
|---|---|
| Subtotal | 565.00 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 565.00 |
| Amount Due | $565.00 |

**Remittance Slip**

**Customer**
13BEA030

**Invoice #**
131295601290

**Amount Due** $565.00

**Amount Paid** _____

**Make Checks Payable To**
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295601290

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 111
**Invoice Date:** 6/15/2021
**Due Date:** 6/15/2021
**Case:**
**P.O. Number:**

**Bill To:**
Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

20A

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Facility Maintenance May 1 - May 31, 2021 | | 3,184.12 | 3,184.12 |
| Maintenance Supplies | | 80.66 | 80.66 |

B Stupto 6-15-21
May Amenity - Facility Maint. - $ 3089.78
001. 320. 57200. 45508
May Repairs + Replacement - $ 175.00
001. 320. 57200. 44200

RECEIVED
AUG 02 2021
By

| | |
|---|---|
| **Total** | $3,264.78 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $3,264.78 |

6-21-21

RMS

# MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
## MAINTENANCE BILLABLE HOURS
## FOR THE MONTH OF MAY 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 5/4/21 | 8 | J.S. | Pressure washed kayak boat ramp, cob web dusted around boat house, sprayed for weeds and ants in pool area, playground and walkways, raked under swings on all playgrounds, removed debris on all roadways, entryways, lakes, amenity center, parking area, food truck area and tennis courts, changed all trash receptacles in pool area, tennis courts and around amenity center, changed all dog pots throughout community |
| 5/6/21 | 10 | J.S. | Assembled and installed 2 dog pots, filled hole near fire hydrant packed all the dirt in, cleaned out maintenance closet, checked and changed all trash receptacles, checked and changed all dog pots throughout community and in dog park, removed debris on roadways, entryways, parking lot, lakes, tennis courts, soccer field, amenity center, playgrounds and picnic area |
| 5/11/21 | 9 | J.S. | Hung state flag and installed hammock on beach, washed all lights and signs on croquet field, sprayed for ants on pool deck, raked under all swings, cleaned front entryway and gym entryway, checked and change all trash receptacles, changed all dog pots in neighborhood and dog park, removed debris around neighborhood, entryways, soccer field, pool area, parks, lakes and parking area |
| 5/13/21 | 9 | J.S. | Put first coat of paint in fitness center and social hall area, removed scuff marks in fitness center and social hall, removed cob weds around gazebo, checked and changed all dog pots in neighborhood and dog parks, changed all trash receptacles throughout community, removed debris around pool area, picnic area, all playgrounds, parking area, tennis courts, beach area, lakes and entryways |
| 5/18/21 | 8 | J.S. | Begin installation of lockers, replaced posts at tennis court for net, straightened signs, replaced trash receptacle liners as needed, removed debris from amenity center and pool, cleaned and restocked dog waste receptacles |
| 5/18/21 | 10.5 | J.S. | Straightened multiple stop signs, worked on lockers, assisted with tennis court net, putted the drywall in the gym and social room, put touch up paint in gym and social room, changed all trash receptacles, changed all dog pots in neighborhood and dog parks, removed debris around lakes, roadways, entryways, pool, playgrounds, parking lot, tennis area and amenity area |
| 5/18/21 | 8.5 | J.S. | Applied putty on the walls in the gym and social room, paint in the gym and social room, put lockers together, install hose rack and painted it, removed debris around lakes, playgrounds, parking lot, entryways, roadways, amenity center, pool and common areas, changed all trash receptacles, changed all dog pots in dog parks and around community |
| 5/25/21 | 8.5 | J.S. | Pressure washed front entrance of clubhouse, food truck area and picnic tables, paint bench in front of clubhouse, changed all dog pots in parks and throughout community, raked under swings on all playground areas, removed debris around parking lot, tennis courts, lakes, soccer field, amenity center and common areas |
| 5/25/21 | 5 | T.C. | Installed clock at crew house bathrooms, installed hose reel at pool pak, assisted with fire pit, removed cob webs around amenity center, removed debris around amenity center, replaced trash receptacle liners as needed |
| 5/25/21 | 2 | E.B. | Assisted with fire pit |
| 5/27/21 | 9 | J.S. | Sprayed for weeds on playground areas, concrete hand rail by pool, raked under all swing sets on all playgrounds, changed all trash receptacles, changed all dog pots in neighborhood and dog park, removed debris around lakes, roadways, entryways, dog park, playgrounds, tennis courts, picnic area, parking lot, pool area, common areas and amenity center |
| 5/31/21 | 2 | R.M. | Changed all trash receptacles in pool area, food truck area, kayak area and amenity center, removed debris on pool deck and amenity center |
| TOTAL | 89.5 | | |
| MILES | 115 | | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445 |

## MAINTENANCE BILLABLE PURCHASES

**Period Ending 06/05/21**

| DISTRICT | DATE | SUPPLIES | PRICE | EMPLOYEE |
|---|---|---|---|---|
| MEADOWVIEW AT TWIN CREEKS CDD (MVTC) | 5/12/21 | Gloss Black Spray Paint (6) | 31.60 | K.B. |
| | 5/12/21 | Clean Metal Primer (3) | 15.80 | K.B. |
| | 5/18/21 | Hose Hangout | 6.88 | T.C. |
| | 6/1/21 | Marine Grease | 5.15 | T.C. |
| | 6/1/21 | Cable Ties 100pk | 14.93 | T.C. |
| | 6/1/21 | 50lb Concrete | 6.30 | T.C. |
| | | TOTAL | $80.66 | |

WAUSAU TILE

PLEASE INDICATE INVOICE NUMBER AND/OR CUSTOMER NUMBER WITH REMITTANCE

# INVOICE

| INVOICE | PAGE |
|---|---|
| 684667 | 1 |

REMIT TO: Wausau Tile
P.O. Box 1520
Wausau, WI 54402

PRO FORMA INVOICE

| | |
|---|---|
| DATE | 7/29/21 |
| DUE ON | 7/29/21 |

SHIP TO
MEADOW VIEW AT TWIN CREEKS CDD
850 BEACON LAKE PKWY
SAINT AUGUSTINE FL 32095
USA

SOLD TO
BBX CAPITAL
C/O MEADOW VIEW AT TWIN CREEKS CDD
850 BEACON LAKE PKWY
SAINT AUGUSTINE FL 32095
USA

| EXPORT | CURRENCY |
|---|---|
| N | USD US DOLLARS |

| TERMS |
|---|
| PRE PAY |

| SELLER TAX I.D. |
|---|
| |

| CUSTOMER | ORDER | SLS. REP. | PURCHASE ORDER NUMBER | P.O. REV. |
|---|---|---|---|---|
| 1 28025120 | CO 684667 | 8 | 25 | |

| SHIP NO. | SHIP VIA | SHIP DATE | SHIP WEIGHT |
|---|---|---|---|
| 0 | LTL W/LIFTGATE - SHIP 9/3/21 | | 350.000 LB |

| LINE NO. | ITEM NUMBER/DESCRIPTION | U/M | QUANTITY/PRICE | NET SALES AMOUNT |
|---|---|---|---|---|
| | | | Tracking#: | |
| | CONTACT: DANIELLE SIMPSON<br>PH: 602-373-7227<br>EMAIL: DSIMPSON@BBXCAPITA<br>L.COM<br>CALL 1 DAY PRIOR<br>FLORIDA CONSUMERS<br>CERTIFICATE OF EXEMPTION<br>ON FILE SECTION 212<br>CERT# 85-8017121617C-7 | | | |
| | MF3302-9 | EA | 2.000 | |
| | DEPT WC TRASH ONLY-WHITE | | 691.000 | 1,382.00 |
| | SHIPPING | | | 370.15 |

54A

1.320.53800.45010

RECEIVED
AUG 02 2021
By

| | | | |
|---|---|---|---|
| NET SALES | 1,382.00 | | .00 |
| MISC. CHARGES | .00 | | .00 |
| FREIGHT | 370.15 | | |
| TAXES | .00 | AMOUNT DUE | 1,752.15 |

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 242224 | 7/15/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

**Invoice Due Date:** August 14, 2021
**Invoice Amount:** $17,811.85

| Description | Current Amount |
|---|---|
| Monthly Landscape Maintenance July 2021 | $17,811.85 |

**Invoice Total** **$17,811.85**

40A

YB Stupt 7-14-21
July LANDSCAPE MAINT.
001.320.53800.45003

RECEIVED
JUL 28 2021
By

**Should you have any questions or inquiries please call (386) 437-6211.**

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake Parkway
& Common Area

# INVOICE 12105

**DATE** 08/19/2020

**DUE DATE** 08/19/2020

**SHIP DATE**
08/19/2020

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| | Repair made to main line of Irrigation that had been damaged by gas company | | | 0.00 |
| | | | | 0.00 |
| MISC | 2 Wire - 55 feet | 55 | 0.95 | 52.25 |
| MISC | Dry Splices | 13 | 2.85 | 37.05 |
| MISC | Laborer - 5 hours @ $ 55.00 | 5 | 55.00 | 275.00 |
| MISC | Foreman - 5 hours @ 75.00 per hr. | 5 | 75.00 | 375.00 |

**TOTAL DUE** **$739.30**

exp 10/20

8/2020 irrigation repair

13A

1.320.538.45009

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AUG 11 2021
By

WEST ORANGE NURSERIES
EST. 1978
www.westorangenurseries.com

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Entry # 2 / Townhomes
April Maintenance

# INVOICE 13031

**DATE** 11/01/2020

**DUE DATE** 11/01/2020

**SHIP DATE**
11/01/2020

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,011.47 | 9,011.47 |
| | | | | 0.00 |
| | APRIL 2020 | | | 0.00 |

eff 10/20

4/2020 Lawn Maint.

**TOTAL DUE** **$9,011.47**

13A

1.320.53800.45003

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AUG 11 2021
By

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)
August Maintenance

# INVOICE 13032

**DATE** 11/01/2020

**DUE DATE** 11/01/2020

**SHIP DATE**
11/01/2020

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 8,420.00 | 8,420.00 |
| | | | | 0.00 |
| | AUGUST 2020 | | | 0.00 |

exp 10/20

13A

8/2020
Lawn Maint

1. 320.53800.45003

**TOTAL DUE** **$8,420.00**

RECEIVED
AUG 11 2021
By

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Entry #2 / Townhomes

# INVOICE 13096

**DATE** 02/01/2021 **TERMS** Net 30

**DUE DATE** 03/01/2021

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,011.47 | 9,011.47 |

Feb

**TOTAL DUE** **$9,011.47**

13A

1. 320.53800.45003

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AUG 11 2021
By

WEST ORANGE NURSERIES
EST. 1978
www.westorangenurseries.com

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

# INVOICE 13097

DATE 02/01/2021 TERMS Net 30

DUE DATE 03/03/2021

Feb

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 8,420.00 | 8,420.00 |

TOTAL DUE **$8,420.00**

13A
1.320.53800.45003

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AUG 11 2021
By

**West Orange Nurseries Inc. / Landscape Division**
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

# INVOICE 13125

**DATE** 03/01/2021 **TERMS** Net 30

**DUE DATE** 03/31/2021

Mar

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 8,420.00 | 8,420.00 |

13A

1. 320.53800.45003

**TOTAL DUE** **$8,420.00**

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AUG 11 2021
By_____

**West Orange Nurseries Inc. / Landscape Division**
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

# INVOICE 13151

**DATE** 04/01/2021 **TERMS** Net 30

**DUE DATE** 05/01/2021

Apr

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 8,420.00 | 8,420.00 |

13A

1.320.53800.45003

**TOTAL DUE** **$8,420.00**

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AUG 11 2021
By

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EST. 1978
www.westorangenurseries.com

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
Beacon Lake 3 A

# INVOICE 13183

**DATE** 06/01/2021 **TERMS** Net 30

**DUE DATE** 07/01/2021

June

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,100.00 | 9,100.00 |

13A
1.320.53800, 45003

**TOTAL DUE** **$9,100.00**

RECEIVED
AUG 11 2021
By

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
Beacon Lake Phase 3A

# INVOICE 13233

**DATE** 07/22/2021 **TERMS** Net 30

**DUE DATE** 08/21/2021

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| | Beacon Lake Phase 3A - Irrigation Repair 07/16/21 | | | |
| MISC | Irrigation Mainline Break - 6" mainline leaking at 6" x 4" bushing - Cut section of 6" pipe and re-plumb | 1 | 1,132.81 | 1,132.81 |

1.320.53800. 13A
45009

TOTAL DUE **$1,132.81**

RECEIVED
AUG 11 2021
By

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

# INVOICE 13225

**DATE** 08/01/2021 **TERMS** Net 30

**DUE DATE** 08/31/2021

**SHIP DATE**
03/01/2019

Aug

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,011.47 | 9,011.47 |

13A

**TOTAL DUE** **$9,011.47**

1.320.538.45003

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AUG 11 2021
By

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

# INVOICE 13228

**DATE** 08/01/2021 **TERMS** Net 30

**DUE DATE** 08/31/2021

Aug

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 8,420.00 | 8,420.00 |

1 3A
1.320.53800.45003

**TOTAL DUE** **$8,420.00**

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AUG 11 2021
By

WEST ORANGE NURSERIES
EST. 1978
www.westorangenurseries.com

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
Beacon Lake 3 A

# INVOICE 13229

**DATE** 08/01/2021 **TERMS** Net 30

**DUE DATE** 08/31/2021

Aug

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| **Maintenance** | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,100.00 | 9,100.00 |

13A

TOTAL DUE **$9,100.00**

1.320.538.45003

RECEIVED
AUG 11 2021
By

**Envera**
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

# Invoice

| Invoice Number | Date |
|---|---|
| **705309** | **08/01/2021** |
| Customer Number | Due Date |
| **300380** | **09/01/2021** |

Page 1

| Customer Name | Customer Number | P.O. Number | Invoice Number | Due Date |
|---|---|---|---|---|
| Meadow View at Twin Creeks CDD | 300380 | | 705309 | 09/01/2021 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL* | | | |
| 1.00 | Envera Kiosk System<br>09/01/2021 - 09/30/2021 | 500.00 | 500.00 |
| 1.00 | Data Management<br>09/01/2021 - 09/30/2021 | 150.00 | 150.00 |
| 1.00 | Service & Maintenance<br>09/01/2021 - 09/30/2021 | 334.54 | 334.54 |
| | Sales Tax | | 63.99 STEC |
| | Payments/Credits Applied | | 0.00 |
| | | **Invoice Balance Due:** | **$~~1,048.53~~** |

1.320.57200.45400
Sept alarm monitoring Srv
001.300.15500.10000
prepaid 114A

## IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

984.54

RECEIVED
AUG 13 2021
BY:

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 08/01/2021 | 705309 | Alarm Monitoring Services | $1,048.53 | $1,048.53 |

**Envera**
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

**Invoice**

| Invoice Number | Date |
|---|---|
| **705309** | **08/01/2021** |
| Customer Number | Due Date |
| **300380** | **09/01/2021** |

**Net Due:** **$~~1,048.53~~**
**Amount Enclosed:** 984.54

MEADOW VIEW AT TWIN CREEKS CDD
C/O GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

4512

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

**Municipal Asset Management, Inc.**
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

# INVOICE

**INVOICE NO:** 0618211
**DATE:** 8/1/2021

**To:** Meadow View at Twin Creeks CDD
Ernesto J Torres
475West Town Place, Suite 114
St. Augustine, FL 32902

RECEIVED
AUG 13 2021
BY:

| DUE DATE | RENTAL PERIOD |
|---|---|
| 9/7/2021 | |

| PMT NUMBER | DESCRIPTION | AMOUNT |
|---|---|---|
| 32 | Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment<br>1.320.57200.45915<br>14A<br>Aug. Lease Payments | 2,307.62 |

**TOTAL DUE** $2,307.62

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

| Invoice # | Due Date | Total Due | Amount Enclosed |
|---|---|---|---|
| 0618211 | 9/7/2021 | $2,307.62 | |

Meadow View at Twin Creeks CDD
Ernesto J Torres
475West Town Place, Suite 114
St. Augustine, FL 32902

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 123
**Invoice Date:** 8/12/2021
**Due Date:** 8/12/2021
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Facility Maintenance July 1 - July 31, 2021 | | 3,026.18 | 3,026.18 |
| Maintenance Supplies | | 379.97 | 379.97 |

Amenity Facility Maint. $2,566.15
1.320.57200.45508
Grounds Maint. $580.00
1.320.53800.45006
Lake Maintenance $260.00
1.320.53800.45005

20A

RECEIVED
AUG 19 2021
By

| | |
|---|---|
| **Total** | $3,406.15 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $3,406.15 |

8/17/21

MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JULY 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 7/1/21 | 9 | J.S. | Straightened all pool deck furniture, cleaned both fire screens and repainted black, put ant killer on soccer field and event field, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park |
| 7/6/21 | 9.5 | J.S. | Pressure washed playground, picnic area, awning, columns and concrete pad, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park, checked and changed all trash receptacles and dog pots |
| 7/8/21 | 9 | J.S. | Secured loose ballet bar, filled in hole in dog park with fill dirt, secures ball back on lap by the pool, put 2 windscreens back on tennis courts, put all brand new banner flags up around pool and around front entrance, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park |
| 7/8/21 | 4.5 | T.C. | Secured ballet bar at mirrors, repaired strike plates at restroom door, inspect attic area for leaks, replaced missing screw on strike plate at kitchen |
| 7/13/21 | 8.5 | J.S. | Pressure washed all concrete and benches inside dog park, pressure washed the signs and all lights around the croquet field, pressure washed the canopy on the beach area, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park, checked and changed all trash receptacles and dog pots |
| 7/15/21 | 9.5 | J.S. | Painted pagoda white, pressure washed front entryway, re-installed 2 knocked down signs in neighborhood, sprayed detement all over front entryway, checked and changed dog pots throughout neighborhood, removed debris around parking lot, pool area, roadways, dog park, playgrounds and picnic areas, checked and changed trash receptacles |
| 7/20/21 | 9 | J.S. | Pressure washed back doors and fireplace, sprayed spider webs with eliminator, glued down all loose gale tile, checked and changed all trash receptacles, checked and changed all dog pots throughout neighborhood, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park |
| 7/22/21 | 7.5 | J.S. | Pressure washed front entryway and back patio area and furniture, checked and changed dog pots throughout community, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park, checked and changed trash receptacles |
| 7/27/21 | 10 | J.S. | Blew leaves and debris off pool deck, straightened pool deck furniture, put first coat of paint on pagoda, checked and changed all trash receptacles, checked and changed all dog pots throughout neighborhood, removed debris around parking lot, pool area, roadways, dog park, playgrounds, soccer field, tennis courts and entryways |
| 7/29/21 | 8.5 | J.S. | Finished painting the pagoda, adjusted both bathroom doors by pool, put down ant killer on all ant beds on pool deck, checked and changed all dog pots in neighborhood and in dog park, checked and changed all trash receptacles, removed debris around amenity center, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, pool deck and dog park |
| TOTAL | 85 | | |
| MILES | 115 | | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445 |

MVTC

## MAINTENANCE BILLABLE PURCHASES

**Period Ending 08/05/21**

| DISTRICT | DATE | SUPPLIES | PRICE | EMPLOYEE |
|---|---|---|---|---|
| MEADOWVIEW AT TWIN CREEKS CDD (MVTC) | 7/9/21 | Pool Net | 44.49 | B.L. |
| | 7/9/21 | Taylor Reagent #13 (3) | 31.02 | B.L. |
| | 7/12/21 | Master Keys (7) | 51.44 | T.C. |
| | 7/15/21 | Heavy Duty Timer (2) | 25.25 | B.L. |
| | 7/17/21 | Pool Test Kit | 14.94 | T.W. |
| | 7/19/21 | Power Blue Water Line & Tile Cleaner 2pk | 114.86 | K.B. |
| | 8/3/21 | Replacement Hammock | 97.97 | B.L. |
| | | TOTAL | $379.97 | |

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 253706 | 8/15/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

**Invoice Due Date:** September 14, 2021
**Invoice Amount:** $17,811.85

| Description | Current Amount |
|---|---|
| Monthly Landscape Maintenance August 2021 | $17,811.85 |

1.320.53800.45003
40A

**Invoice Total** **$17,811.85**

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED
AUG 19 2021
By

**Should you have any questions or inquiries please call (386) 437-6211.**

# Meadow View at Twin Creeks

**Community Development District**

**Construction Funding Request #25**
August 16, 2021

| Req. | PAYEE | | |
|---|---|---|---|
| 482 | **Basham Lucas**<br>Lakeside Park @ Beacon Lake Redesign - Invoice 8539 | $ | 10,100.00 |
| 483 | **ETM**<br>Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199131 | $ | 6,285.00 |
| 484 | **ETM**<br>Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199133 | $ | 495.00 |
| 485 | **ETM**<br>Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199135 | $ | 2,070.00 |
| 486 | **HARBINGER**<br>Signage for Beacon Lake - Invoice 26644 | $ | 14,780.75 |
| 487 | **CLARY AND ASSOCIATES INC**<br>Beacon Lake Unit 3B - Plat Preparation - Invoice 2020-166 | $ | 10,860.00 |
| 488 | **O. R. DICKY SMITH & CO INC**<br>Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5 | $ | 35,112.00 |
| 489 | **O. R. DICKY SMITH & CO INC**<br>Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-ret | $ | 55,037.00 |
| 490 | **O. R. DICKY SMITH & CO INC**<br>Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-ret | $ | 28,935.00 |
| | **Total Funding Request** | **$** | **163,674.75** |

Please make check payable to:

**Meadow View at Twin Creeks CDD**
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/~~Asst. Secretary~~

ATLANTIC SECURITY
SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@ smarthome.biz

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 09/07/2021 | $110.95 | 08/17/2021 |

Meadow View at Twin Creeks CCD
475 West Town Place
Suite #114
St Augustine FL 32092

# INVOICE NO. 213161

**Site:** 850 Beacon Lakes Pkwy St Augustine
**Site Address:** 850 Beacon Lakes Pkwy St Augustine FL 32092
**Period:** 09/01/2021 to 09/30/2021
**Recurring No.:** 4197
**Job Name:**
**Order No.:**

38A
1.320.57200.45400
Sept Monitoring

RECEIVED
AUG 30 2021
By

**Description**
Meadow View @ Twin Creeks

**Security Monitoring**

| Item | Quantity | Unit Price | Total |
|---|---|---|---|
| Cellular Fire Monitoring | 1.00 | $79.00 | $79.00 |
| Monitoring with Cellular Communicator | 1.00 | $31.95 | $31.95 |
| | | **Sub-Total ex Tax** | $110.95 |
| | | **Tax** | $0.00 |
| | | **Total** | $110.95 |

*"Thank you–we really appreciate your business! Please send payment within 21 days of receiving this invoice.*

***IMPORTANT:** Please remember to test your system monthly.*

*Need automation for your home? Visit us online at www.smarthome.biz*

*There will be a 1.5% interest charge per month on late invoices.*

| | |
|---|---|
| **Sub-Total ex Tax** | $110.95 |
| **Tax** | $0.00 |
| **Total inc Tax** | $110.95 |
| **Amount Applied** | $0.00 |
| **Balance Due** | $110.95 |

ATLANTIC SECURITY

SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@ smarthome.biz

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 09/07/2021 | $110.95 | 08/17/2021 |

# INVOICE NO. 213161

## How To Pay

INVOICE NO. 213161

**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: ___ / ___ Signature: _____

**Mail**

*Detach this section and mail check to:*

**Atlantic Security**
**1714 Cesery Blvd**
**Jacksonville, FL 32211**

| NAME: | Meadow View at Twin Creeks CCD | DUE DATE: | 09/07/2021 | AMOUNT DUE: | $110.95 |
|---|---|---|---|---|---|

Please Reference: 213161

Take Comfort In
Blossman
Gas & Appliance

5923 SOUTEL DRIVE
JACKSONVILLE, FL 32219

# INVOICE



| | |
|---|---|
| Customer #: | 5453191 |
| Payment Terms: | Payment due in 10 days |
| Invoice #: | 17105577 |
| Invoice Date | 2021-05-25 |
| Total Due | $948.75 |

Amount Enclosed: $ _____

Return Service Requested

MEADOWVIEW AT TWIN CREEKS
840 BEACON LAKE PKWY
ST AUGUSTINE, FL 32095

BLOSSMAN GAS & APPLIANCE
5923 SOUTEL DRIVE
JACKSONVILLE, FL 32219

0005453191000009487 50

| Customer Name | Delivery/Service Address | Cust # | Invoice # | Inv Date |
|---|---|---|---|---|
| MEADOWVIEW AT TWIN CREEKS | 840 BEACON LAKE PKWY - ST AUGUSTINE, FL 32095 | 5453191 | 17105577 | 2021-05-25 |

| Quantity | Item Number | Description | Unit Price | TOTAL |
|---|---|---|---|---|
| 1.00 | LABOR NT | LABOR ONLY | $150.0000 | $150.00 |
| 1.00 | LABOR | LABOR | $450.0000 | $450.00 |
| 1.00 | PARTS | PARTS | $300.0000 | $300.00 |
| 1.00 | LABOR | LABOR | $0.0000 | $0.00 |
| | | Tax Total | | ~~$48.75~~ |

STEC

128 A

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AUG 30 2021
By _____

1,320.57200.44201

**Tank/Equipment:** Outdoor Living Products - FIREPIT

**For Fuel or Service At:**
840 BEACON LAKE PKWY - ST AUGUSTINE, FL 32095

| | |
|---|---|
| Sub Total | $900.00 |
| Charges | $0.00 |
| Tax Total | ~~$48.75~~ |
| TOTAL DUE | ~~$948.75~~ |

STEC

**05/25/2021 - Technician: 046 WILLIAM FELIX - Work Performed: Billed non Flat Rate - replaced gas value on firepit, no leaks**

**Future Horizons, Inc.**
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

# INVOICE

Invoice Number: 69308
Invoice Date: Aug 31, 2021
Page: 1

| Bill To: | Ship to: |
|---|---|
| Meadow View at Twin Creeks CDD<br>District Accountant<br>1408 Hamlin Avenue, Unit E<br>Saint Cloud, FL 34771 | Meadow View at Twin Creeks CDD<br>c/o GMS<br>475 West Town Place, Ste 114<br>St. Augustine, FL 32092 |

| Customer ID | Customer PO | Payment Terms | |
|---|---|---|---|
| Beacon02 | Per Contract | Net 30 Days | |
| **Sales Rep ID** | **Shipping Method** | **Ship Date** | **Due Date** |
| | Hand Deliver | | 9/30/21 |

| Quantity | Item | Description | Unit Price | Amount |
|---|---|---|---|---|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services performed in August Lake Maintenance<br>1.320.53800, 45005<br>45A | 1,769.14 | 1,769.14 |

RECEIVED
AUG 30 2021
By

| | |
|---|---|
| Subtotal | 1,769.14 |
| Sales Tax | |
| Freight | |
| Total Invoice Amount | 1,769.14 |
| Payment/Credit Applied | |
| **TOTAL** | **1,769.14** |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

RTEAM
REAL TIME ENTERTAINMENT & MANAGEMENT

**Niko Costas**
1021 16th Street N
Jacksonville Beach, , United States 32250
9048618128

**Honey Hounds** at **Beacon Lake** 850 Beacon Lake Parkway, St. Augustine, FL, 32095, United States
**September 6, 2021**

| | |
|---|---|
| **INVOICE** | **rteam0755** |
| Total | **$ 750.00** |
| Due | **8/31/21** |
| Created | 8/31/21 |

RECEIVED
SEP 01 2021
By

PAY NOW

**Beacon Lake**
Venus Durden
beaconmanager@rmsnf.com
850 Beacon Lake Parkway
St. Augustine, US 32095

| | |
|---|---|
| Subtotal | $ 750.00 |
| Tax | $ 0.00 |
| Total | $ 750.00 |
| Income Tax Withholding | $ 0.00 |
| **Amount Due** | **$ 750.00** |

58A
1.320.57200.49400

**Invoice Details**

**Sep 6, 2021 - Honey Hounds**

| | |
|---|---|
| Performance Fee **Balance** | $ 750.00 |

PayPal BANKTRANSFER VISA

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

WEST ORANGE NURSERIES
EST. 1978
www.westorangenurseries.com

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

# INVOICE 8776292

**DATE** 09/01/2021 **TERMS** Net 30

**DUE DATE** 10/01/2021

**SHIP DATE**
03/01/2019

13A

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,011.47 | 9,011.47 |

1.320.53800.45003
Sept

TOTAL DUE **$9,011.47**

RECEIVED
AUG 30 021
By

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

WEST ORANGE NURSERIES
EST. 1978
www.westorangenurseries.com

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

# INVOICE 8776296

**DATE** 09/01/2021 **TERMS** Net 30

**DUE DATE** 10/01/2021

13A

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 8,420.00 | 8,420.00 |

1, 320. 53800. 45003
Sept

TOTAL DUE **$8,420.00**

RECEIVED
SEP 01 2021
By

Tel. 904-743-8444
www.smarthome.biz
sales@ smarthome.biz

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 07/07/2021 | $450.00 | 06/09/2021 |

Governmental Management Services
475 West Town Pl Ste 114
St Augustine FL 32092

# INVOICE NO. 204354

**Site:** 850 Beacon Lakes Pkwy St Augustine
**Site Address:** 850 Beacon Lakes Pkwy St Augustine FL 32092
**Job No.:** 65645
**Job Name:**
**Order No.:**

RECEIVED
SEP 14 2021
By

**Description**
Contact via phone to assist. If appt is needed. Let us know to schedule.

Atrium system: Can not see history. Event tabs not working. Door schedule problems. POC:(904)217-3052 Venus Durden
06/09/2021 - Brent Touchet:
The job is complete.
Update firmware and adjust gate and doorsIf you have any further problems with your system please contact us.

KR

38A
1. 320.572. 4420

**Service - Security**

| Item | Quantity | Unit Price | Total |
|---|---|---|---|
| AV Programming | 3.00 hrs | $150.00 | $450.00 |
| | | **Sub-Total ex Tax** | $450.00 |
| | | **Tax** | $0.00 |
| | | **Total** | $450.00 |

*"Thank you–we really appreciate your business! Please send payment within 21 days of receiving this invoice.*
***IMPORTANT:** Please remember to test your system monthly.*
*Need automation for your home? Visit us online at www.smarthome.biz*

*There will be a 1.5% interest charge per month on late invoices.*

| | |
|---|---|
| **Sub-Total ex Tax** | $450.00 |
| **Tax** | $0.00 |
| **Total inc Tax** | $450.00 |
| **Amount Applied** | $0.00 |
| **Balance Due** | $450.00 |

Tel. 904-743-8444
www.smarthome.biz
sales@ smarthome.biz

SMARTHOME.BIZ
SMART HOME SPECIALISTS

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 07/07/2021 | $450.00 | 06/09/2021 |

# INVOICE NO. 204354

INVOICE NO. 204354

## How To Pay

**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: ___ / ___ Signature: _____

**Mail**

*Detach this section and mail check to:*

**Atlantic Security**
**1714 Cesery Blvd**
**Jacksonville, FL 32211**

| NAME: | Governmental Management Services | DUE DATE: | 07/07/2021 | AMOUNT DUE: | $450.00 |
|---|---|---|---|---|---|

Please Reference: 204354

DREAM GROUP USA

# INVOICE

# INV-000590

| | |
|---|---|
| Date Issued: | Sep 14, 2021 |
| Date Due: | Due on Receipt |
| Type: | Final Payment |
| Check Payable To: | Dream Group USA Corp |
| **Balance Due:** | **$23,306.00** |

**FROM:**
**Dream Group USA Corp**
License: 278526
10882 STANTON HILLS DR E
JACKSONVILLE, FL, 32222-1460
Email: info@dreamgroupusa.com
Phone: (904) 654-8044

96A 1.320.572.44206
Holiday Decor

**TO:**
**Meadow View At Twin Creeks Cdd**
Attn: Danielle Simpson
850 Beacon Lake Parkway
St. Augustine, FL, 32095
Phone: (602) 373-7227

**JOB LOCATION:**
**Meadow View At Twin Creeks Cdd**
850 Beacon Lake Parkway
St. Augustine, FL, 32095
Phone: (602) 373-7227

RECEIVED
SEP 14 2021
By

**JOB:**

| # | Services | Qty | Price | Discount | Tax | Total |
|---|---|---|---|---|---|---|
| 1 | Line Roof in C9 Rear of Amenity Center<br>Custom fit C9s to roofline | 175.00 | $4.00 | $0.00 | No Tax | $700.00 |
| 2 | Line Roof in C9 - Front of amenity Center<br>Custom fit C9s to roofline | 240.00 | $4.00 | $0.00 | No Tax | $960.00 |
| 3 | Flag pole animated wrap - Amenity Center<br>Wrap flagpole in animated LED lights that are controllable via app. | 1.00 | $2,100.00 | $0.00 | No Tax | $2,100.00 |
| 4 | Palm Tree Trunk Lighting (Over 10') - in pool area<br>Wrap the trunk of the palm in mini lights in color of customers choice | 12.00 | $100.00 | $0.00 | No Tax | $1,200.00 |
| 5 | 48" Lighted Wreath - Amenity Center<br>48" pre lit Wreath | 4.00 | $225.00 | $0.00 | No Tax | $900.00 |
| 6 | Line Peak in C7 - in pool area gazebo<br>Custom fit Lights to roofline | 50.00 | $3.50 | $0.00 | No Tax | $175.00 |
| 7 | Light Palms in Roundabout | 5.00 | $195.00 | $0.00 | No Tax | $975.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Light Palm tree trunks with mini lights in customers color choice | | | | | |
| 8 | Light Trees in Roundabout<br>Light smaller trees in Roundabout area with mini lights in customers color choice | 5.00 | $65.00 | $0.00 | No Tax | $325.00 |
| 9 | 5' LED Tree - location TBD | 5.00 | $125.00 | $0.00 | No Tax | $625.00 |
| 10 | 36" Lighted Wreath on sign - Main Entrance<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 11 | Line Roof in C9 - Lighthouse<br>Custom fit C9s to roofline | 140.00 | $4.25 | $0.00 | No Tax | $595.00 |
| 12 | Spotlights on lighthouse | 4.00 | $400.00 | $0.00 | No Tax | $1,600.00 |
| 13 | 60" Lighted Wreath - Main Entrance<br>60" pre Lit Wreath | 2.00 | $350.00 | $0.00 | No Tax | $700.00 |
| 14 | Lighted Garland - Main Entrance<br>9' Lighted Garland | 6.00 | $99.00 | $0.00 | No Tax | $594.00 |
| 15 | Light Topiaries at sign WW - Main Entrance | 3.00 | $60.00 | $0.00 | No Tax | $180.00 |
| 16 | Lit Snowflakes on Lampposts - Main Entrance | 6.00 | $185.00 | $0.00 | No Tax | $1,110.00 |
| 17 | Base Tree wrap and animated snow tubes - Main entrance | 6.00 | $475.00 | $0.00 | No Tax | $2,850.00 |
| 18 | 36" Lighted Wreath - Publix Entrance<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 19 | Lighted Garland - Publix Entrance<br>9' Lighted Garland | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 20 | Base Tree wrap and animated snow tubes - Publix entrance | 4.00 | $475.00 | $0.00 | No Tax | $1,900.00 |
| 21 | 36" Lighted Wreath - Landing<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 22 | 48" Lighted Wreath - Landing<br>48" pre lit Wreath | 3.00 | $225.00 | $0.00 | No Tax | $675.00 |
| 23 | Light Palm up to 15 - Landing<br>Wrap Palm trunk with lights up to 15 ft | 1.00 | $150.00 | $0.00 | No Tax | $150.00 |
| 24 | 36" Lighted Wreath - Condo Entrance<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 25 | Lighted Garland - Condo Entrance<br>9' Lighted Garland | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 26 | Lighted Garland - Landing<br>9' Lighted Garland | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 27 | Light topiaries behind sign - Condo | 3.00 | $60.00 | $0.00 | No Tax | $180.00 |
| 28 | Additional Plugs and Wires<br>Plugs, wires, Timers | 1.00 | $1,090.00 | $0.00 | No Tax | $1,090.00 |
| 29 | Light plants in pots of roundabout | 5.00 | $50.00 | $0.00 | No Tax | $250.00 |
| 30 | Light Palm up to 20 - Lakehouse entrance<br>Wrap Palm trunk with lights up to 20 ft | 2.00 | $200.00 | $0.00 | No Tax | $400.00 |
| 31 | Light Palm up to 10 - Lakehouse entrance<br>Wrap Palm trunk with lights up to 20 ft | 2.00 | $150.00 | $0.00 | No Tax | $300.00 |

| | |
|---|---|
| Subtotal | $23,306.00 |
| **Grand Total ($)** | **$23,306.00** |
| Deposit Due | $11,653.00 |

**Payment Schedule**

| | |
|---|---|
| Deposit (50.00%) | $11,653.00 |

**Accepted payment methods**
Credit Card, Check, Cash

Accepting Mobile Payments

**Message**
Thank you for your business.

Business powered by Markate.com

DREAM GROUP USA

# INVOICE

# INV-000590

| | |
|---|---|
| Date Issued: | Sep 14, 2021 |
| Date Due: | Due on Receipt |
| Type: | Final Payment |
| Check Payable To: | Dream Group USA Corp |
| **Balance Due:** | **$23,306.00** |

**FROM:**
**Dream Group USA Corp**
License: 278526
10882 STANTON HILLS DR E
JACKSONVILLE, FL, 32222-1460
Email: info@ dreamgroupusa.com
Phone: (904) 654-8044

**TO:**
**Meadow View At Twin Creeks Cdd**
Attn: Danielle Simpson
850 Beacon Lake Parkway
St. Augustine, FL, 32095
Phone: (602) 373-7227

RECEIVED
SEP 14 2021
By

**JOB LOCATION:**
**Meadow View At Twin Creeks Cdd**
850 Beacon Lake Parkway
St. Augustine, FL, 32095
Phone: (602) 373-7227

**JOB:**

| # | Services | Qty | Price | Discount | Tax | Total |
|---|---|---|---|---|---|---|
| 1 | Line Roof in C9 Rear of Amenity Center<br>Custom fit C9s to roofline | 175.00 | $4.00 | $0.00 | No Tax | $700.00 |
| 2 | Line Roof in C9 - Front of amenity Center<br>Custom fit C9s to roofline | 240.00 | $4.00 | $0.00 | No Tax | $960.00 |
| 3 | Flag pole animated wrap - Amenity Center<br>Wrap flagpole in animated LED lights that are controllable via app. | 1.00 | $2,100.00 | $0.00 | No Tax | $2,100.00 |
| 4 | Palm Tree Trunk Lighting (Over 10') - in pool area<br>Wrap the trunk of the palm in mini lights in color of customers choice | 12.00 | $100.00 | $0.00 | No Tax | $1,200.00 |
| 5 | 48" Lighted Wreath - Amenity Center<br>48" pre lit Wreath | 4.00 | $225.00 | $0.00 | No Tax | $900.00 |
| 6 | Line Peak in C7 - in pool area gazebo<br>Custom fit Lights to roofline | 50.00 | $3.50 | $0.00 | No Tax | $175.00 |
| 7 | Light Palms in Roundabout<br>Light Palm tree trunks with mini lights in customers color choice | 5.00 | $195.00 | $0.00 | No Tax | $975.00 |

| # | Services | Qty | Price | Discount | Tax | Total |
|---|---|---|---|---|---|---|
| 8 | Light Trees in Roundabout<br>Light smaller trees in Roundabout area with mini lights in customers color choice | 5.00 | $65.00 | $0.00 | No Tax | $325.00 |
| 9 | 5' LED Tree - location TBD | 5.00 | $125.00 | $0.00 | No Tax | $625.00 |
| 10 | 36" Lighted Wreath on sign - Main Entrance<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 11 | Line Roof in C9 - Lighthouse<br>Custom fit C9s to roofline | 140.00 | $4.25 | $0.00 | No Tax | $595.00 |
| 12 | Spotlights on lighthouse | 4.00 | $400.00 | $0.00 | No Tax | $1,600.00 |
| 13 | 60" Lighted Wreath - Main Entrance<br>60" pre Lit Wreath | 2.00 | $350.00 | $0.00 | No Tax | $700.00 |
| 14 | Lighted Garland - Main Entrance<br>9' Lighted Garland | 6.00 | $99.00 | $0.00 | No Tax | $594.00 |
| 15 | Light Topiaries at sign WW - Main Entrance | 3.00 | $60.00 | $0.00 | No Tax | $180.00 |
| 16 | Lit Snowflakes on Lampposts - Main Entrance | 6.00 | $185.00 | $0.00 | No Tax | $1,110.00 |
| 17 | Base Tree wrap and animated snow tubes - Main entrance | 6.00 | $475.00 | $0.00 | No Tax | $2,850.00 |
| 18 | 36" Lighted Wreath - Publix Entrance<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 19 | Lighted Garland - Publix Entrance<br>9' Lighted Garland | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 20 | Base Tree wrap and animated snow tubes - Publix entrance | 4.00 | $475.00 | $0.00 | No Tax | $1,900.00 |
| 21 | 36" Lighted Wreath - Landing<br>36" Pre Lit Wreath | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 22 | 48" Lighted Wreath - Landing<br>48" pre lit Wreath | 3.00 | $225.00 | $0.00 | No Tax | $675.00 |
| 23 | Light Palm up to 15 - Landing<br>Wrap Palm trunk with lights up to 15 ft | 1.00 | $150.00 | $0.00 | No Tax | $150.00 |
| 24 | 36" Lighted Wreath - Condo Entrance | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |

| # | Services | Qty | Price | Discount | Tax | Total |
|---|---|---|---|---|---|---|
| | 36" Pre Lit Wreath | | | | | |
| 25 | Lighted Garland - Condo Entrance<br>9' Lighted Garland | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 26 | Lighted Garland - Landing<br>9' Lighted Garland | 4.00 | $99.00 | $0.00 | No Tax | $396.00 |
| 27 | Light topiaries behind sign - Condo | 3.00 | $60.00 | $0.00 | No Tax | $180.00 |
| 28 | Additional Plugs and Wires<br>Plugs, wires, Timers | 1.00 | $1,090.00 | $0.00 | No Tax | $1,090.00 |
| 29 | Light plants in pots of roundabout | 5.00 | $50.00 | $0.00 | No Tax | $250.00 |
| 30 | Light Palm up to 20 - Lakehouse entrance<br>Wrap Palm trunk with lights up to 20 ft | 2.00 | $200.00 | $0.00 | No Tax | $400.00 |
| 31 | Light Palm up to 10 - Lakehouse entrance<br>Wrap Palm trunk with lights up to 20 ft | 2.00 | $150.00 | $0.00 | No Tax | $300.00 |

| | |
|---|---|
| Subtotal | $23,306.00 |
| **Grand Total ($)** | **$23,306.00** |
| Deposit Due | $11,653.00 |

**Payment Schedule**

| | |
|---|---|
| Deposit (50.00%) | $11,653.00 |

**Accepted payment methods**
Credit Card, Check, Cash

Accepting Mobile Payments

**Message**
Thank you for your business.

Business powered by Markate.com

# INVOICE

egis Insurance & Risk Advisors

| | |
|---|---|
| Customer | Meadow View at Twin Creeks Community Development District |
| Acct # | 643 |
| Date | 09/20/2021 |
| Customer Service | Kristina Rudez |
| Page | 1 of 1 |

| Payment Information | |
|---|---|
| Invoice Summary | $ 45,791.00 |
| Payment Amount | |
| Payment for: | Invoice#14649 |
| 100121283 | |

Thank You

**Meadow View at Twin Creeks Community Development District**
**c/o Governmental Management Services**
**475 West Town Place, Ste 114**
**St. Augustine, FL 32092**

Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---|---|---|---|---|
| 14649 | 10/01/2021 | Renew policy | Policy #100121283 10/01/2021-10/01/2022<br>Florida Insurance Alliance<br><br>Package - Renew policy<br>Due Date: 9/20/2021<br><br>001.300.15500.10000<br>prepaid<br><br>4A | 45,791.00 |

| Total |
|---|
| $ 45,791.00 |

Thank You

*FOR PAYMENTS SENT OVERNIGHT:*
*Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453*

| | | |
|---|---|---|
| **Remit Payment To: Egis Insurance Advisors, LLC** | (321)233-9939 | **Date** |
| Lockbox 234021 PO Box 84021<br>Chicago, IL 60689-4002 | sclimer@egisadvisors.com | 09/20/2021 |

ETM
VISION • EXPERIENCE • RESULTS

Meadow View at Twin Creeks Community
Development District
475 W Town Place
Suite 114
St. Augustine, FL 32092

May 5, 2021
Project No: 17348.00000
Invoice No: 0197782

1.310.51300.31100

Project 17348.00000 2020/2021 General Consulting Services (WA#8)

>CDD Agenda Items
> Revise April 15 Req Summary to add requisitions at last minute
> Work on and review monthly requisitions
> Attend CDD meeting
> Provide Townhome Park dimensions

5A

**Professional Services rendered through April 30, 2021**

**Professional Personnel**

| | | Hours | Rate | Amount | |
|---|---|---|---|---|---|
| Project Manager | | | | | |
| Lockwood, Scott | 4/10/2021 | 2.50 | 178.00 | 445.00 | |
| Lockwood, Scott | 4/17/2021 | 5.00 | 178.00 | 890.00 | |
| Lockwood, Scott | 4/24/2021 | .50 | 178.00 | 89.00 | |
| Lockwood, Scott | 5/1/2021 | .50 | 178.00 | 89.00 | |
| Administrative Support | | | | | |
| Blair, Shelley | 4/10/2021 | 1.00 | 81.00 | 81.00 | |
| Blair, Shelley | 4/17/2021 | 1.00 | 81.00 | 81.00 | |
| Totals | | 10.50 | | 1,675.00 | |
| **Total Labor** | | | | | **1,675.00** |
| | | | | **Invoice Total this Period** | **$1,675.00** |

**Outstanding Invoices**

| Number | Date | Balance |
|---|---|---|
| 0196696 | 2/3/2021 | 2,257.75 |
| 0197162 | 3/5/2021 | 5,004.50 |
| 0197467 | 4/8/2021 | 429.00 |
| **Total** | | **7,691.25** |

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SEP 09 2021
By

England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485
CA-00002584 LC-0000316

ETM
VISION • EXPERIENCE • RESULTS

Meadow View at Twin Creeks Community
Development District
475 W Town Place
Suite 114
St. Augustine, FL 32092

June 4, 2021
Project No: 17348.00000
Invoice No: 0198256

1.310.51300.31100

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM
> Work on CDD Agenda and requisitions and distribute to team.Ï
> Work on Dicky Smith requistions.Ï Work on Monthly requistions.
> Find old requistions and upload to FTP for Jim Oliver
> Site review for Annual reportÏ Start work on Annual report

**Professional Services rendered through May 31, 2021** 5A

**Professional Personnel**

| | | Hours | Rate | Amount | |
|---|---|---|---|---|---|
| Project Manager | | | | | |
| Lockwood, Scott | 5/8/2021 | 1.00 | 178.00 | 178.00 | |
| Lockwood, Scott | 5/15/2021 | .50 | 178.00 | 89.00 | |
| Lockwood, Scott | 5/22/2021 | 2.75 | 178.00 | 489.50 | |
| Lockwood, Scott | 5/29/2021 | 1.50 | 178.00 | 267.00 | |
| CADD/GIS Technician | | | | | |
| Sims, Daniel | 5/29/2021 | 12.75 | 118.00 | 1,504.50 | |
| Administrative Support | | | | | |
| Blair, Shelley | 5/15/2021 | 1.00 | 81.00 | 81.00 | |
| Blair, Shelley | 5/22/2021 | 1.50 | 81.00 | 121.50 | |
| Totals | | 21.00 | | 2,730.50 | |
| **Total Labor** | | | | | **2,730.50** |
| | | | **Invoice Total this Period** | | **$2,730.50** |

**Outstanding Invoices**

| Number | Date | Balance |
|---|---|---|
| 0197782 | 5/5/2021 | 1,675.00 |
| **Total** | | **1,675.00** |

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ETM
VISION • EXPERIENCE • RESULTS

Meadow View at Twin Creeks Community
Development District
475 W Town Place
Suite 114
St. Augustine, FL 32092

July 9, 2021
Project No: 17348.00000
Invoice No: 0198659

1.310.51300.31100

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM
> Prepare requisitions
> Finalize and distribute requisitions list
> Revise requisition list and distribute.
> Respond to questions about Lot 298 Smf access - Beam Road
> Review easements
> CDD meeting 6-17-21

5A

**Professional Services rendered through June 30, 2021**

**Professional Personnel**

| | | Hours | Rate | Amount | |
|---|---|---|---|---|---|
| Project Manager | | | | | |
| Lockwood, Scott | 6/12/2021 | 1.00 | 178.00 | 178.00 | |
| Lockwood, Scott | 6/19/2021 | 3.25 | 178.00 | 578.50 | |
| Administrative Support | | | | | |
| Blair, Shelley | 6/12/2021 | 1.00 | 81.00 | 81.00 | |
| Blair, Shelley | 6/19/2021 | 1.50 | 81.00 | 121.50 | |
| Totals | | 6.75 | | 959.00 | |
| **Total Labor** | | | | | **959.00** |

**Expenses**

| | | | | |
|---|---|---|---|---|
| Mileage | | | 16.80 | |
| **Total Expenses** | | **1.15 times** | **16.80** | **19.32** |

**Invoice Total this Period** **$978.32**

**Outstanding Invoices**

| Number | Date | Balance |
|---|---|---|
| 0197782 | 5/5/2021 | 1,675.00 |
| 0198256 | 6/4/2021 | 2,730.50 |
| **Total** | | **4,405.50** |

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14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485
CA-00002584 LC-0000316

ETM
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Meadow View at Twin Creeks Community
Development District
475 W Town Place
Suite 114
St. Augustine, FL 32092

5A

August 6, 2021
Project No: 17348.00000
Invoice No: 0199130

1.310.51300.31100

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM
>Prepare Monthly requistions
<Prepare Annual CDD Repor
>CDD Meeting
>Prepare Exhibit to show drainage for Phase I etc
>Review entry Pay apps

**Professional Services rendered through July 31, 2021**

**Professional Personnel**

| | | Hours | Rate | Amount | |
|---|---|---|---|---|---|
| Project Manager | | | | | |
| Lockwood, Scott | 7/10/2021 | 6.75 | 178.00 | 1,201.50 | |
| Lockwood, Scott | 7/17/2021 | 3.00 | 178.00 | 534.00 | |
| Lockwood, Scott | 7/24/2021 | 2.50 | 178.00 | 445.00 | |
| Lockwood, Scott | 7/31/2021 | 1.75 | 178.00 | 311.50 | |
| Administrative Support | | | | | |
| Blair, Shelley | 7/17/2021 | 1.00 | 81.00 | 81.00 | |
| Totals | | 15.00 | | 2,573.00 | |
| **Total Labor** | | | | | **2,573.00** |

**Expenses**

| | | | | |
|---|---|---|---|---|
| Mileage | | | 16.80 | |
| **Total Expenses** | | **1.15 times** | **16.80** | **19.32** |

**Invoice Total this Period** **$2,592.32**

**Outstanding Invoices**

| Number | Date | Balance |
|---|---|---|
| 0197782 | 5/5/2021 | 1,675.00 |
| 0198256 | 6/4/2021 | 2,730.50 |
| 0198659 | 7/9/2021 | 978.32 |
| **Total** | | **5,383.82** |

England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
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CA-00002584 LC-0000316

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By:

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Meadow View at Twin Creeks Community
Development District
475 W Town Place
Suite 114
St. Augustine, FL 32092

September 2, 2021
Project No: 17348.00000
Invoice No: 0199425

5A

1.310.51300.31100

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM
Distribute executed requisitions

Prepare monthly requisitions and send to team.

Monthly requisition list updates.

CDD Meeting at GMS 8-19-21

Review and comment on Dock application / plans for 533 Convex Lane as requested by Herb Boyett.

Review Beacon 3B Pay App

**Professional Services rendered through August 31, 2021**

**Professional Personnel**

| | | Hours | Rate | Amount | |
|---|---|---|---|---|---|
| Project Manager | | | | | |
| Lockwood, Scott | 8/21/2021 | 4.75 | 178.00 | 845.50 | |
| Lockwood, Scott | 8/28/2021 | 1.25 | 178.00 | 222.50 | |
| Administrative Support | | | | | |
| Blair, Shelley | 8/21/2021 | 1.50 | 81.00 | 121.50 | |
| Totals | | 7.50 | | 1,189.50 | |
| **Total Labor** | | | | | **1,189.50** |
| | | | **Invoice Total this Period** | | **$1,189.50** |

**Outstanding Invoices**

| Number | Date | Balance |
|---|---|---|
| 0197782 | 5/5/2021 | 1,675.00 |
| 0198256 | 6/4/2021 | 2,730.50 |
| 0198659 | 7/9/2021 | 978.32 |
| 0199130 | 8/6/2021 | 2,592.32 |
| **Total** | | **7,976.14** |

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CA-00002564 LC-0000316

**Governmental Management Services, LLC**
1001 Bradford Way
Kingston, TN 37763

# Invoice

**Invoice #:** 75
**Invoice Date:** 9/1/21
**Due Date:** 9/1/21
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Management Fees - September 2021 1.310.513.34000 | | 3,937.50 | 3,937.50 |
| Information Technology - September 2021 1.310.513.35100 | | 166.67 | 166.67 |
| Dissemination Agent Services - September 2021 1.310.513.31600 | | 833.33 | 833.33 |
| Office Supplies 1.310.513.51000 | | 13.94 | 13.94 |
| Postage 1.310.513.42000 | | 24.48 | 24.48 |
| Copies 1.310.51300.48000 | | 358.05 | 358.05 |
| Telephone 1.310.51300.41000 | | 52.15 | 52.15 |
| Compac Filtration- seal, sleeve kit 1.320.5772.442 R/R | | 181.66 | 181.66 |

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By

| | |
|---|---|
| **Total** | $5,567.78 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $5,567.78 |

**Envera**
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

# Invoice

| Invoice Number | Date |
|---|---|
| **705780** | **08/24/2021** |
| Customer Number | Due Date |
| **300380** | **10/01/2021** |

Page 1

| Customer Name | Customer Number | P.O. Number | Invoice Number | Due Date |
|---|---|---|---|---|
| Meadow View at Twin Creeks CDD | 300380 | | 705780 | 10/01/2021 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL* | | | |
| 2.00 | Add Res as of 7/31/21 | 48.00 | 96.00 |
| | 08/01/2021 - 09/30/2021 | | |
| | Sales Tax | | 6.24 |
| | Payments/Credits Applied | | 0.00 |
| | | **Invoice Balance Due:** | **$102.24** |

## IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

MyEnvera Count as of 7/30/21. Not yet billed.

Any Alarm monitoring svcs
1-320.57200.45400
114A

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SEP 09 2021
BY:

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 08/24/2021 | 705780 | Alarm Monitoring Services | $102.24 | $102.24 |

**Envera**
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice

| Invoice Number | Date |
|---|---|
| **705780** | **08/24/2021** |
| Customer Number | Due Date |
| **300380** | **10/01/2021** |

**Net Due: $102.24**

**Amount Enclosed:** _____

MEADOW VIEW AT TWIN CREEKS CDD
C/O GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

11612

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

# Invoice

| Invoice Number | Date |
|---|---|
| 706301 | 09/01/2021 |
| **Customer Number** | **Due Date** |
| 300380 | 10/01/2021 |

Page 1

| Customer Name | Customer Number | P.O. Number | Invoice Number | Due Date |
|---|---|---|---|---|
| Meadow View at Twin Creeks CDD | 300380 | | 706301 | 10/01/2021 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL* | | | |
| 1.00 | Envera Kiosk System<br>10/01/2021 - 10/31/2021 | 500.00 | 500.00 |
| 1.00 | Data Management<br>10/01/2021 - 10/31/2021 | 150.00 | 150.00 |
| 1.00 | Service & Maintenance<br>10/01/2021 - 10/31/2021 | 334.54 | 334.54 |
| 1.00 | Virtual Gate Guard Monitoring<br>10/01/2021 - 10/31/2021 | 48.00 | 48.00 |
| | Sales Tax | | 67.11 STEC |
| | Payments/Credits Applied | | 0.00 |
| | | **Invoice Balance Due:** | **$1,099.65** $1,032.54 |

## IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

INA
1.320.572.454

RECEIVED
SEP 13 2021
BY:

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 09/01/2021 | 706301 | Alarm Monitoring Services | $1,099.65 | $1,099.65 |

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice

| Invoice Number | Date |
|---|---|
| 706301 | 09/01/2021 |
| Customer Number | Due Date |
| 300380 | 10/01/2021 |

**Net Due:** $1,099.65 $1,032.54
**Amount Enclosed:** _____

MEADOW VIEW AT TWIN CREEKS CDD
C/O GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

1896

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Hopping Green & Sams
Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

========== STATEMENT ==========

August 31, 2021

Meadow View at Twin Creeks Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124903
Billed through 07/31/2021

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By

**General Counsel**
**MVTCDD 00001 JLE**

**FOR PROFESSIONAL SERVICES RENDERED**

| | | | |
|---|---|---|---|
| 07/01/21 | KVH | Prepare third party vendor agreement template; confer with amenities manager regarding agreement. | 0.90 hrs |
| 07/01/21 | JLE | Review draft agenda; email regarding the same. | 0.10 hrs |
| 07/02/21 | JLE | Confer with Oliver regarding budget documents; review notice history; review revised budget; update budget notices and resolutions; email regarding the same. | 0.60 hrs |
| 07/02/21 | KEM | Research existing amendments to amenities management agreement. | 0.10 hrs |
| 07/06/21 | JLE | Email regarding fireworks on CDD property. | 0.10 hrs |
| 07/09/21 | KVH | Research fireworks regulations in St. Johns County; confer with St. Johns County ordinance records department. | 1.10 hrs |
| 07/12/21 | KVH | Prepare conveyance documents and agreement for maintenance services for homeowner's association and district. | 1.10 hrs |
| 07/12/21 | JLE | Review provision of dock easement agreement; email Boyette regarding the same. | 0.20 hrs |
| 07/13/21 | KVH | Confer with Simpson regarding fireworks regulations research. | 0.40 hrs |
| | | Total fees for this matter | $1,077.00 |

**DISBURSEMENTS**

| | |
|---|---|
| Conference Calls | 27.56 |
| Total disbursements for this matter | $27.56 |

**MATTER SUMMARY**

| | | | |
|---|---|---|---|
| Earlywine, Jere L. | 1.00 hrs | 275 /hr | $275.00 |
| Ibarra, Katherine E. - Paralegal | 0.10 hrs | 145 /hr | $14.50 |

| | | | |
|---|---|---|---|
| Haber, Karen V. - Attorney | 3.50 hrs | 225 /hr | $787.50 |
| TOTAL FEES | | | $1,077.00 |
| TOTAL DISBURSEMENTS | | | $27.56 |
| **TOTAL CHARGES FOR THIS MATTER** | | | **$1,104.56** |

**BILLING SUMMARY**

| | | | |
|---|---|---|---|
| Earlywine, Jere L. | 1.00 hrs | 275 /hr | $275.00 |
| Ibarra, Katherine E. - Paralegal | 0.10 hrs | 145 /hr | $14.50 |
| Haber, Karen V. - Attorney | 3.50 hrs | 225 /hr | $787.50 |
| TOTAL FEES | | | $1,077.00 |
| TOTAL DISBURSEMENTS | | | $27.56 |
| **TOTAL CHARGES FOR THIS BILL** | | | **$1,104.56** |

**Please include the bill number with your payment.**

3 A
1.310.57300.31500

Hopping Green & Sams

Attorneys and Counselors

September 2, 2021

**Via E-Mail**

Meadow View at Twin Creeks CDD
Governmental Management Services
bperegrino@gmsnf.com

Re: Meadow View at Twin Creeks CDD – Hopping Green & Sams ("HGS") Final Invoices

Dear Bernadette:

Attached are HGS's invoices for work performed in July. In light of the recent decision to switch to KE Law Group, PLLC for legal services, these will be HGS's final invoices.

For the bill associated with the financing matter attached hereto, HGS typically receives payment at the time of closing on the financing, which as of the date hereof, has not occurred. Upon closing on the anticipated financing, HGS would expect that the amount due to HGS would be deducted from the flat fee charged by KE Law Group, PLLC, and remitted to HGS at that time.

Please let us know if you have any questions regarding the attached. Otherwise, please remit payment within 30 days of your receipt of this letter. It was a pleasure serving as your counsel; should you need our services in the future, please do not hesitate to let us know.

Sincerely,

cc: Jim Oliver, CDD Manager
Jere Earlywine, District Counsel

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SEP 08 2021
By

Post Office Box 6526 Tallahassee, Florida 32314 119 South Monroe Street, Suite 300 (32301) 850.222.7500 850.224.8551 fax www.hgslaw.com

# INVOICE

KE LAW GROUP

Invoice # 244
Date: 09/06/2021
Due On: 10/06/2021

P.O. Box 6386
Tallahassee, Florida 32314

Meadow View at Twin Creeks CDD
475 West Town Place Suite 114
St Augustine, Florida 32092

126A
1.310.51300.31500

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By

## MVTCDD-01

## Meadow View at Twin Creeks CDD - General

| Type | Date | Notes | Quantity | Rate | Total |
|---|---|---|---|---|---|
| Service | 08/05/2021 | Review property and official records; complete dock applicant easement items; email regarding the same. | 0.50 | $285.00 | $142.50 |
| Service | 08/06/2021 | Confer with Board Supervisor regarding quit claim deed; review property records and email; prepare quit claim deed; email regarding the same; revise deed based on email from Lockwood, and email the same; review and revise plat dedication language. | 2.20 | $285.00 | $627.00 |
| Service | 08/08/2021 | Revise development and contribution agreement; email regarding the same. | 0.50 | $285.00 | $142.50 |
| Service | 08/09/2021 | Prepare amendment to amenities management agreement. | 0.30 | $180.00 | $54.00 |
| Service | 08/10/2021 | Record quit claim deed; review recorded copy of same. | 0.30 | $180.00 | $54.00 |
| Service | 08/11/2021 | Email Simpson regarding COVID inquiry; review addendum to contract. | 0.20 | $285.00 | $57.00 |
| Service | 08/11/2021 | Prepare amendment to amenities management services agreement. | 0.10 | $180.00 | $18.00 |
| Expense | 08/12/2021 | Simplifile Recording: Simplifile Recording 08/10/21 | 1.00 | $40.75 | $40.75 |
| Service | 08/12/2021 | Prepare amendment to amenities management agreement. | 0.10 | $180.00 | $18.00 |
| Service | 08/13/2021 | Email regarding Board meeting agenda. | 0.10 | $285.00 | $28.50 |
| Service | 08/15/2021 | Review email and spreadsheet regarding costs; email regarding the same; review plat; prepare second amendment to acquisition agreement; email regarding the same. | 0.80 | $285.00 | $228.00 |
| Service | 08/19/2021 | Prepare for and attend Board meeting; follow-up. | 0.80 | $285.00 | $228.00 |

| | | | | | |
|---|---|---|---|---|---|
| Expense | 08/21/2021 | Simplifile Recording: Simplifile Recording 08/21/21 | 1.00 | $159.75 | $159.75 |
| Service | 08/21/2021 | Record development and contribution agreement. | 0.10 | $180.00 | $18.00 |
| Service | 08/23/2021 | Review executed amendment to amenities management agreement. | 0.20 | $180.00 | $36.00 |
| Service | 08/24/2021 | Research form of general election resolution. | 0.10 | $180.00 | $18.00 |
| Service | 08/25/2021 | Review recorded development and contribution agreement. | 0.10 | $180.00 | $18.00 |
| Service | 08/26/2021 | Research stormwater report requirements and prepare memorandum regarding same. | 0.10 | $275.00 | $27.50 |
| Service | 08/26/2021 | Conference call regarding assessment item; follow-up. | 0.30 | $285.00 | $85.50 |
| Service | 08/27/2021 | Analyze meeting notice requirements; prepare memorandum regarding same. | 0.10 | $275.00 | $27.50 |
| Service | 08/28/2021 | Prepare general election resolution. | 0.30 | $180.00 | $54.00 |
| | | | | **Total** | **$2,082.50** |

## Detailed Statement of Account

### Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|---|---|---|---|---|
| 244 | 10/06/2021 | $2,082.50 | $0.00 | $2,082.50 |
| | | | **Outstanding Balance** | **$2,082.50** |
| | | | **Total Amount Outstanding** | **$2,082.50** |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

LifeSafe Services LLC

(888) 767-0050
paige@lifesafeservices.com
www.lifesafeservices.com

LifeSafe SERVICES

# INVOICE

**BILL TO**
025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

**SHIP TO**
025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

**INVOICE #** 111088554
**DATE** 08/24/2021
**DUE DATE** 09/23/2021
**TERMS** Net 30

23A
1.320.572.45508

| EQUIPMENT & SERVICES - EMERGENCY USE ONLY | QTY | RATE | AMOUNT |
|---|---|---|---|
| Battery - Onsite | 2 | 138.00 | 276.00T |

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217

| | |
|---|---|
| SUBTOTAL | 276.00 |
| TAX | 0.00 |
| TOTAL | 276.00 |
| BALANCE DUE | **$276.00** |

For sales please contact Julie at 888-767-0050 x21.

Please disregard this invoice if you have already submitted payment.

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By

Woman Owned Small Business Certification WOSB200454
FL Permit #31728 Exp 3/31/2022
Past Due invoices are subject to a monthly 1.5% finance charge.

**Municipal Asset Management, Inc.**
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

# INVOICE

**INVOICE NO:** 0618237
**DATE:** 9/1/2021

**To:** Meadow View at Twin Creeks CDD
Ernesto J Torres
475West Town Place, Suite 114
St. Augustine, FL 32902

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BY

| DUE DATE | RENTAL PERIOD |
|---|---|
| 10/7/2021 | |

| PMT NUMBER | DESCRIPTION | AMOUNT |
|---|---|---|
| 33 | Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment<br>sept lease<br>1.320.57200.45915<br>14A | 2,307.62 |

**TOTAL DUE** $2,307.62

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

| Invoice # | Due Date | Total Due | Amount Enclosed |
|---|---|---|---|
| 0618237 | 10/7/2021 | $2,307.62 | |

Meadow View at Twin Creeks CDD
Ernesto J Torres
475West Town Place, Suite 114
St. Augustine, FL 32902

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401

poolsure

# Invoice

Date 8/31/2021
Invoice # 131295602117

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

| | |
|---|---|
| Terms | Net 20 |
| Due Date | 9/20/2021 |
| PO # | |
| Delivery Ticket # | Sales Order #1336286 |
| Delivery Date | 8/30/2021 |
| Delivery Location | Meadow View at Twin Creeks CDD Activity Po... |
| Customer # | 13BEA030 |
| For Invoice Grouping | No |

**Bill To**
Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

**Ship To**
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

| Item ID | Item | Quantity | Units | Rate | Amount |
|---|---|---|---|---|---|
| 115-300 | Bleach Minibulk Delivered | 300 | gal | 1.50 | 450.00 |
| 160-050 | Pool Acid bulk by Gallon | 45 | gal | 3.00 | 135.00 |

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SEP 13 2021
BY:

22A
1.320.57200.45506

Aug. Pool chemicals

| | |
|---|---|
| Subtotal | 585.00 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 585.00 |
| Amount Due | $585.00 |

**Remittance Slip**

**Customer**
13BEA030

**Invoice #**
131295602117

**Amount Due** $585.00

**Amount Paid** _____

**Make Checks Payable To**
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295602117

poolsure

# Invoice

Date 8/31/2021
Invoice # 131295602118

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

| | |
|---|---|
| Terms | Net 20 |
| Due Date | 9/20/2021 |
| PO # | |
| Delivery Ticket # | Sales Order #1336287 |
| Delivery Date | 8/30/2021 |
| Delivery Location | Meadow View at Twin Creeks CDD Pool |
| Customer # | 13BEA030 |
| For Invoice Grouping | No |

**Bill To**
Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

**Ship To**
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

| Item ID | Item | Quantity | Units | Rate | Amount |
|---|---|---|---|---|---|
| 115-300 | Bleach Minibulk Delivered | 400 | gal | 1.50 | 600.00 |
| 160-050 | Pool Acid bulk by Gallon | 45 | gal | 3.00 | 135.00 |

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SEP 13 2021
BY:

22A
1.320.57200.45506
Aug Pool chemicals

| | |
|---|---|
| Subtotal | 735.00 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 735.00 |
| Amount Due | $735.00 |

**Remittance Slip**

**Customer**
13BEA030

**Invoice #**
131295602118

**Amount Due** $735.00

**Amount Paid** _____

**Make Checks Payable To**
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295602118

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 125
**Invoice Date:** 8/31/2021
**Due Date:** 8/31/2021
**Case:**
**P.O. Number:**

**Bill To:**
Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description 20A | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Private Event Attendant through August 2021<br>1.320.57200.45509 | 14.25 | 25.00 | 356.25 |

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By

| | |
|---|---|
| **Total** | $356.25 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $356.25 |

9/14/21

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| 14.25 | Private Event Attendant | $ 25.00 | $356.25 |
| | Covers August 2021 | | |
| | TOTAL DUE: | | $356.25 |

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH AUGUST 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 8/7/21 | 5 | J.W. | Private Event Attendant - Reilly |
| 8/7/21 | 4 | E.W. | Private Event Attendant - Frank |
| 8/18/21 | 5.25 | E.W. | Private Event Attendant - Duffin |
| TOTAL | 14.25 | | |

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 126
**Invoice Date:** 8/31/2021
**Due Date:** 8/31/2021
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description 20A | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Assistant Manager through August 2021 | 73.75 | 26.25 | 1,935.94 |
| 1.320.57200.45500 | | | |

SEP 14 2021
By

| | |
|---|---|
| **Total** | $1,935.94 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $1,935.94 |

9/14/21

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| 73.75 | Assistant Manager | $ 26.25 | $ 1,935.94 |
| | Covers July 2021 - August 2021 | | |
| | TOTAL DUE: | | $ 1,935.94 |

Facility Management 001.320.57200.45500

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
JULY 2021 THROUGH AUGUST 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 7/8/21 | 7 | T.W. | Facility Assistant |
| 7/9/21 | 7.25 | T.W. | Facility Assistant |
| 7/15/21 | 7.75 | T.W. | Facility Assistant |
| 7/27/21 | 7.25 | T.W. | Facility Assistant |
| 8/5/21 | 3.5 | T.W. | Facility Assistant - Event |
| 8/6/21 | 10 | T.W. | Facility Assistant |
| 8/13/21 | 6 | T.W. | Facility Assistant |
| 8/14/21 | 3 | T.W. | Facility Assistant |
| 8/21/21 | 6 | T.W. | Facility Assistant - Event |
| 8/25/21 | 8 | T.W. | Facility Assistant |
| 8/27/21 | 8 | T.W. | Facility Assistant |
| TOTAL | 73.75 | | |

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 127
**Invoice Date:** 8/31/2021
**Due Date:** 8/31/2021
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description 20A | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Facility Night Attendant through August 2021<br>1.320.57200.45400 | 119 | 27.50 | 3,272.50 |

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By

| | |
|---|---|
| **Total** | $3,272.50 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $3,272.50 |

9/14/21

**MVTC CDD**

**FACILITY NIGHT ATTENDANT INVOICE DETAIL**

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| 119 | Facility Night Attendant | $ 27.50 | $ 3,272.50 |
| | Covers August 2021 | | |
| | TOTAL DUE: | | $ 3,272.50 |

Facility Management 001.320.57200.45500

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
FACILITY NIGHT ATTENDANT BILLABLE HOURS
THROUGH AUGUST 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 8/1/21 | 4 | D.B. | Facility Night Attenant |
| 8/2/21 | 4 | A.B. | Facility Night Attenant |
| 8/3/21 | 4 | A.B. | Facility Night Attenant |
| 8/4/21 | 4 | A.B. | Facility Night Attenant |
| 8/5/21 | 4 | D.B. | Facility Night Attenant |
| 8/6/21 | 4 | A.B. | Facility Night Attenant |
| 8/7/21 | 4 | A.B. | Facility Night Attenant |
| 8/8/21 | 4 | A.B. | Facility Night Attenant |
| 8/9/21 | 4 | A.B. | Facility Night Attenant |
| 8/10/21 | 4 | T.W. | Facility Night Attenant |
| 8/11/21 | 4 | A.B. | Facility Night Attenant |
| 8/12/21 | 4 | D.B. | Facility Night Attenant |
| 8/13/21 | 4 | D.B. | Facility Night Attenant |
| 8/14/21 | 4 | D.B. | Facility Night Attenant |
| 8/15/21 | 4 | D.B. | Facility Night Attenant |
| 8/16/21 | 3 | D.B. | Facility Night Attenant |
| 8/17/21 | 4 | D.B. | Facility Night Attenant |
| 8/18/21 | 4 | T.W. | Facility Night Attenant |
| 8/19/21 | 4 | D.B. | Facility Night Attenant |
| 8/20/21 | 4 | D.B. | Facility Night Attenant |
| 8/21/21 | 4 | D.B. | Facility Night Attenant |
| 8/23/21 | 4 | T.W. | Facility Night Attenant |
| 8/24/21 | 4 | T.W. | Facility Night Attenant |
| 8/25/21 | 4 | E.B. | Facility Night Attenant |
| 8/26/21 | 4 | D.B. | Facility Night Attenant |
| 8/27/21 | 4 | D.B. | Facility Night Attenant |
| 8/28/21 | 4 | D.B. | Facility Night Attenant |
| 8/29/21 | 4 | T.W. | Facility Night Attenant |
| 8/30/21 | 4 | E.B. | Facility Night Attenant |
| 8/31/21 | 4 | E.B. | Facility Night Attenant |
| TOTAL | 119 | | |

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 128
**Invoice Date:** 8/31/2021
**Due Date:** 8/31/2021
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

20A

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Lifeguard Services through August 2021<br>320.572.45501 | 420.26 | 16.00 | 6,724.16 |

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| | |
|---|---|
| **Total** | $6,724.16 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $6,724.16 |

9/14/21

MVTC CDD

LIFEGUARD INVOICE DETAIL

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| 420.26 | Lifeguard Services | $ 16.00 | $ 6,724.16 |

Covers AUGUST 2021

TOTAL DUE: $ 6,724.16

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS AUGUST 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 8/1/21 | 6.75 | G.V. | Lifeguarding |
| 8/1/21 | 6.68 | K.G. | Lifeguarding |
| 8/1/21 | 6.7 | S.A.T. | Lifeguarding |
| 8/1/21 | 6.65 | M.L. | Lifeguarding |
| 8/2/21 | 4.07 | M.S. | Lifeguarding |
| 8/2/21 | 6.63 | C.H. | Lifeguarding |
| 8/2/21 | 6.62 | J.H. | Lifeguarding |
| 8/2/21 | 4.2 | K.G. | Lifeguarding |
| 8/3/21 | 6.77 | M.S. | Lifeguarding |
| 8/3/21 | 6.48 | C.H. | Lifeguarding |
| 8/3/21 | 6.68 | S.A.T. | Lifeguarding |
| 8/3/21 | 6.47 | J.H. | Lifeguarding |
| 8/4/21 | 6.02 | C.H. | Lifeguarding |
| 8/4/21 | 6.1 | S.A.T. | Lifeguarding |
| 8/4/21 | 6.02 | J.R.H. | Lifeguarding |
| 8/5/21 | 6.7 | M.S. | Lifeguarding |
| 8/5/21 | 6.47 | J.H. | Lifeguarding |
| 8/5/21 | 6.68 | M.L. | Lifeguarding |
| 8/5/21 | 3.95 | J.R.H. | Lifeguarding |
| 8/6/21 | 6.77 | M.S. | Lifeguarding |
| 8/6/21 | 6.65 | M.L. | Lifeguarding |
| 8/6/21 | 6.7 | S.A.T. | Lifeguarding |
| 8/6/21 | 2.43 | J.R.H. | Lifeguarding |
| 8/7/21 | 6.9 | M.S. | Lifeguarding |
| 8/7/21 | 6.88 | S.A.T. | Lifeguarding |
| 8/7/21 | 6.9 | M.L. | Lifeguarding |
| 8/8/21 | 6.6 | C.H. | Lifeguarding |
| 8/8/21 | 6.77 | M.S. | Lifeguarding |
| 8/8/21 | 4.03 | J.H. | Lifeguarding |
| 8/8/21 | 6.77 | M.L. | Lifeguarding |
| 8/9/21 | 6.78 | J.A. | Lifeguarding |
| 8/9/21 | 6.77 | H.B.A. | Lifeguarding |
| 8/9/21 | 6.37 | C.H. | Lifeguarding |
| 8/10/21 | 6.8 | J.A. | Lifeguarding |
| 8/10/21 | 6.78 | H.B.A. | Lifeguarding |
| 8/10/21 | 6.67 | M.S. | Lifeguarding |
| 8/11/21 | 6.78 | J.A. | Lifeguarding |
| 8/11/21 | 6.77 | H.B.A. | Lifeguarding |
| 8/11/21 | 6.72 | K.G. | Lifeguarding |
| 8/12/21 | 6.75 | J.A. | Lifeguarding |
| 8/12/21 | 6.77 | H.B.A. | Lifeguarding |
| 8/12/21 | 6.3 | C.H. | Lifeguarding |
| 8/12/21 | 6.6 | K.G. | Lifeguarding |
| 8/13/21 | 6.78 | J.A. | Lifeguarding |
| 8/13/21 | 6.78 | H.B.A. | Lifeguarding |
| 8/13/21 | 4.78 | M.S. | Lifeguarding |
| 8/14/21 | 4.7 | J.A. | Lifeguarding |
| 8/14/21 | 4.7 | H.B.A. | Lifeguarding |
| 8/14/21 | 4.72 | K.G. | Lifeguarding |
| 8/14/21 | 4 | J.R.H. | Lifeguarding |
| 8/15/21 | 6.5 | J.A. | Lifeguarding |
| 8/15/21 | 4.22 | H.B.A. | Lifeguarding |
| 8/15/21 | 6.2 | M.S. | Lifeguarding |
| 8/15/21 | 6.4 | J.R.H. | Lifeguarding |
| 8/21/21 | 6.82 | J.A. | Lifeguarding |
| 8/21/21 | 6.8 | H.B.A. | Lifeguarding |
| 8/21/21 | 6.68 | K.G. | Lifeguarding |
| 8/21/21 | 6.78 | S.A.T. | Lifeguarding |
| 8/22/21 | 6.23 | J.A. | Lifeguarding |
| 8/22/21 | 3.67 | H.B.A. | Lifeguarding |
| 8/22/21 | 5.98 | G.V. | Lifeguarding |
| 8/22/21 | 5.92 | J.R.H. | Lifeguarding |
| 8/28/21 | 5.4 | J.A. | Lifeguarding |
| 8/28/21 | 5.4 | H.B.A. | Lifeguarding |
| 8/28/21 | 6.6 | G.V. | Lifeguarding |
| 8/29/21 | 6.77 | J.A. | Lifeguarding |
| 8/29/21 | 3.18 | H.B.A. | Lifeguarding |
| 8/29/21 | 6.67 | J.R.H. | Lifeguarding |
| 8/29/21 | 6.68 | S.A.T. | Lifeguarding |
| TOTAL | 420.26 | | |

| | |
|---|---|
| Supervisor Lifeguarding Deck Monitor | 420.26 |

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 124
**Invoice Date:** 9/1/2021
**Due Date:** 9/1/2021
**Case:**
**P.O. Number:**

**Bill To:**

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description 20A | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Janitorial Services - September 2021 320.572.45507 | | 1,295.00 | 1,295.00 |
| Pool Maintenance Services - September 2021 320.572.45505 | | 1,365.00 | 1,365.00 |
| Contract Administration - September 2021 320.572.45504 | | 2,083.33 | 2,083.33 |
| Facility Management - Meadow View - September 2021 320.572.45500 | | 5,150.00 | 5,150.00 |

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By

| | |
|---|---|
| **Total** | $9,893.33 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $9,893.33 |

9/9/21

Mobile: (407) 714-4631
Email: Lori@westorangeteam.com
Website: www.westorangenurseries.com
Address: 4001 Avalon Rd., Winter Garden, FL. 34787

WEST ORANGE NURSERIES
EST. 1978
www.westorangenurseries.com

West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

**BILL TO**
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

**SHIP TO**
Meadow View @ Twin Creeks
Beacon Lake 3 A

**INVOICE 13152** A

**DATE** 04/01/2021 **TERMS** Net 30

**DUE DATE** 05/01/2021

| ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 1 | 9,100.00 | 9,100.00 |

**TOTAL DUE** $9,100.00

1.320.538.45003
13A
Apr. Landscape Maint 3A

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By

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 262058 | 9/1/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

40A

Landscape Maint
1.320.538.45003

**Invoice Due Date:** October 1, 2021
**Invoice Amount:** $17,811.85

| Description | Current Amount |
|---|---|
| Monthly Landscape Maintenance September 2021 | $17,811.85 |

**Invoice Total** **$17,811.85**

Excellence
IN COMMERCIAL LANDSCAPING

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By

**Should you have any questions or inquiries please call (386) 437-6211.**

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 261803 | 9/3/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

40A

**Invoice Due Date:** October 3, 2021
**Invoice Amount:** $620.00

| Description | Current Amount |
|---|---|
| Lucerne - Washout Repair and Bahia Seed Plant Installation | $620.00 |

landscape cont.
1.320.53800.45504

RECEIVED
SEP 08 2021
By

**Invoice Total** **$620.00**

Excellence
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 261801 | 9/3/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

**Invoice Due Date:** October 3, 2021
**Invoice Amount:** $38,700.00

40A
Sep Landscape Maint

| Description | Current Amount |
|---|---|
| Mulch Application 2021<br>Mulch (Sub)<br>1.320.538.45003 | $38,700.00 |

RECEIVED
SEP 08 2021
By

**Invoice Total** **$38,700.00**

Excellence
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 261802 | 9/3/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

**Invoice Due Date:** October 3, 2021
**Invoice Amount:** $3,739.83

40A
Sep landscape Maint

| Description | Current Amount |
|---|---|
| Playground Mulch - Full Mulch (Sub) 1.320.538.45003 | $3,739.83 |

**Invoice Total** **$3,739.83**

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED
SEP 08 2021
By

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Florida Natural Gas
P.O. Box 78760
Atlanta, GA 30357-2760

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

# Invoice

21A 1.32057200.45913 July

Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

RECEIVED SEP 13 2021 By

| | |
|---|---|
| Billing Group #: | 39005 |
| Invoice Date: | August 09, 2021 |
| Invoice #: | 509733ES |
| Due Date: | September 01, 2021 |
| Current Charges: | $18.84 |
| Last Payment: | $9.99 |
| Payment Date: | July 12, 2021 |
| Prior Balance Due: | $21.74 |
| Total Amount Due: | $40.58 |

## Current Charge Summary

| Description | Term | Therm | Cost |
|---|---|---|---|
| INSIDE FERC FGT Z3 | 07/06/21 - 08/04/21 | 21.10 | $10.68 |
| Fuel | 07/06/21 - 08/04/21 | 0.58 | $0.29 |
| | ***Commodity Charges Sub Total:*** | ***21.68*** | ***$10.97*** |
| Transportation | | | $1.82 |
| | ***Transportation Charges Sub Total:*** | | ***$1.82*** |
| Customer Charge | | | $5.95 |
| February Cost Recovery Charge | | | $0.10 |
| | ***Miscellaneous Charges Sub Total:*** | | ***$6.05*** |
| | ***Pre-Tax Sub Total:*** | | ***$18.84*** |
| Sales Taxes | | | $0.00 |
| | ***Taxes Sub Total:*** | | ***$0.00*** |
| | **Total Current Charges:** | | **$18.84** |
| | **Prior Balance Due:** | | **$21.74** |
| | **Total Amount Due:** | | **$40.58** |

Due to the unprecedented weather events in February, we experienced higher than expected costs in providing your gas service. Over the next two months, you will see a small charge on your bill to recover those unanticipated costs.

*Please detach and remit this portion with your payment*

| | |
|---|---|
| Billing Group #: | 39005 |
| Invoice Date: | August 09, 2021 |
| Invoice #: | 509733ES |
| Due Date: | September 01, 2021 |
| Current Charges: | $18.84 |
| Last Payment: | $9.99 |
| Payment Date: | July 12, 2021 |
| Prior Balance Due: | $21.74 |
| Total Amount Due: | $40.58 |
| Amount Paid: | $18.84 |

**Customer Information**

Meadow View at Twin Creeks C
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

**Make Checks Payable To: Florida Natural Gas**
**Please include your Billing Group # on your check.**

**Wire/ACH Payment To:**

| | |
|---|---|
| Bank: | Call 877.436.4427 for assistance |
| ABA #: | Call 877.436.4427 for assistance |
| Acct Name: | Call 877.436.4427 for assistance |
| Account #: | Call 877.436.4427 for assistance |

**Mail Payment To:**
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com



Invoice #: 509733ES

## Account Detail

| | | | |
|---|---|---|---|
| **Service Address:** | 850 Beacon Lakes Pkwy | **City, State:** | St Johns, FL |
| **Utility:** | TECO - Peoples Gas | **Utility Account #:** | 221004398311 |

## Current Charges

### Natural Gas - Commodity

| Description | Term | Therm | Price | Cost |
|---|---|---|---|---|
| INSIDE FERC FGT Z3 | 07/06/21 - 08/04/21 | 21.10 | $0.5060 | $10.68 |
| Fuel | 07/06/21 - 08/04/21 | 0.58 | $0.5060 | $0.29 |
| **Totals:** | | 21.68 | | $10.97 |

### Transportation Charges

| Description | Units | Price | Cost |
|---|---|---|---|
| Transportation | 21.10 | $0.0861 | $1.82 |
| **Totals:** | | | $1.82 |

### Miscellaneous Charges

| Description | Cost |
|---|---|
| Customer Charge | $5.95 |
| February Cost Recovery Charge | $0.10 |
| **Totals:** | $6.05 |

### Taxes

| Description | Cost |
|---|---|
| Florida State Tax 100% Exempt | $0.00 |
| St. Johns County Tax 100% Exempt | $0.00 |
| **Totals:** | $0.00 |

**Total Account Charges:** $18.84

Florida Natural Gas
P.O. Box 78760
Atlanta, GA 30357-2760

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

# Invoice

21A
1.320.572.45913
ANS

Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

RECEIVED
SEP 13 2021
By

| | |
|---|---|
| Billing Group #: | 39005 |
| Invoice Date: | September 09, 2021 |
| Invoice #: | 525455ES |
| Due Date: | October 04, 2021 |
| Current Charges: | $25.11 |
| Last Payment: | |
| Payment Date: | |
| Prior Balance Due: | $40.58 |
| Total Amount Due: | $65.69 |

## Current Charge Summary

| Description | Term | Therm | Cost |
|---|---|---|---|
| INSIDE FERC FGT Z3 | 08/04/21 - 09/03/21 | 14.10 | $7.63 |
| Fuel | 08/04/21 - 09/03/21 | 0.39 | $0.21 |
| | ***Commodity Charges Sub Total:*** | ***14.49*** | ***$7.84*** |
| Transportation | | | $1.22 |
| | ***Transportation Charges Sub Total:*** | | ***$1.22*** |
| Customer Charge | | | $5.95 |
| February Cost Recovery Charge | | | $0.10 |
| Finance Charge | | | $10.00 |
| | ***Miscellaneous Charges Sub Total:*** | | ***$16.05*** |
| | ***Pre-Tax Sub Total:*** | | ***$25.11*** |
| Sales Taxes | | | $0.00 |
| | ***Taxes Sub Total:*** | | ***$0.00*** |
| | **Total Current Charges:** | | **$25.11** |
| | **Prior Balance Due:** | | **$40.58** |
| | **Total Amount Due:** | | **$65.69** |

Due to the unprecedented weather events in February, we experienced higher than expected costs in providing your gas service. Over the next two months, you will see a small charge on your bill to recover those unanticipated costs.

*Please detach and remit this portion with your payment*

| | |
|---|---|
| Billing Group #: | 39005 |
| Invoice Date: | September 09, 2021 |
| Invoice #: | 525455ES |
| Due Date: | October 04, 2021 |
| Current Charges: | $25.11 |
| Last Payment: | |
| Payment Date: | |
| Prior Balance Due: | $40.58 |
| Total Amount Due: | $65.69 |
| Amount Paid: | $25.11 |

**Customer Information**

Meadow View at Twin Creeks C
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

**Make Checks Payable To: Florida Natural Gas**
**Please include your Billing Group # on your check.**

**Wire/ACH Payment To:**

| | |
|---|---|
| Bank: | Call 877.436.4427 for assistance |
| ABA #: | Call 877.436.4427 for assistance |
| Acct Name: | Call 877.436.4427 for assistance |
| Account #: | Call 877.436.4427 for assistance |

**Mail Payment To:**

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com



Invoice #: 525455ES

## Account Detail

| | | | |
|---|---|---|---|
| Service Address: | 850 Beacon Lakes Pkwy | City, State: | St Johns, FL |
| Utility: | TECO - Peoples Gas | Utility Account #: | 221004398311 |

## Current Charges

### Natural Gas - Commodity

| Description | Term | Therm | Price | Cost |
|---|---|---|---|---|
| INSIDE FERC FGT Z3 | 08/04/21 - 09/03/21 | 14.10 | $0.5410 | $7.63 |
| Fuel | 08/04/21 - 09/03/21 | 0.39 | $0.5410 | $0.21 |
| **Totals:** | | 14.49 | | $7.84 |

### Transportation Charges

| Description | Units | Price | Cost |
|---|---|---|---|
| Transportation | 14.10 | $0.0862 | $1.22 |
| **Totals:** | | | $1.22 |

### Miscellaneous Charges

| Description | Cost |
|---|---|
| Customer Charge | $5.95 |
| February Cost Recovery Charge | $0.10 |
| **Totals:** | $6.05 |

### Taxes

| Description | Cost |
|---|---|
| Florida State Tax 100% Exempt | $0.00 |
| St. Johns County Tax 100% Exempt | $0.00 |
| **Totals:** | $0.00 |

**Total Account Charges:** $15.11

YELLOWSTONE
LANDSCAPE

# INVOICE

| INVOICE # | INVOICE DATE |
|---|---|
| JAX 242224 A | 7/15/2021 |
| **TERMS** | **PO NUMBER** |
| Net 30 | |

**Bill To:**

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

**Invoice Due Date:** August 14, 2021
**Invoice Amount:** $17,811.85

| Description | Current Amount |
|---|---|
| Monthly Landscape Maintenance July 2021 | $17,811.85 |

**Invoice Total** **$17,811.85**

40A

B Stupto 7-14-21
July LANDSCAPE MAINT.
001.320.53800.45003

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By

**Should you have any questions or inquiries please call (386) 437-6211.**

# Meadow View at Twin Creeks

**Community Development District**

**Construction Funding Request #25**
August 16, 2021

| Req. | PAYEE | | |
|---|---|---|---|
| 482 | **Basham Lucas**<br>Lakeside Park @ Beacon Lake Redesign - Invoice 8539 | $ | 10,100.00 |
| 483 | **ETM**<br>Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199131 | $ | 6,285.00 |
| 484 | **ETM**<br>Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199133 | $ | 495.00 |
| 485 | **ETM**<br>Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199135 | $ | 2,070.00 |
| 486 | **HARBINGER**<br>Signage for Beacon Lake - Invoice 26644 | $ | 14,780.75 |
| 487 | **CLARY AND ASSOCIATES INC**<br>Beacon Lake Unit 3B - Plat Preparation - Invoice 2020-166 | $ | 10,860.00 |
| 488 | **O. R. DICKY SMITH & CO INC**<br>Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5 | $ | 35,112.00 |
| 489 | **O. R. DICKY SMITH & CO INC**<br>Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-ret | $ | 55,037.00 |
| 490 | **O. R. DICKY SMITH & CO INC**<br>Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-ret | $ | 28,935.00 |
| | **Total Funding Request** | **$** | **163,674.75** |

Please make check payable to:

**Meadow View at Twin Creeks CDD**
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/~~Asst. Secretary~~

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

**Invoice #:** 129
**Invoice Date:** 9/21/2021
**Due Date:** 9/21/2021
**Case:**
**P.O. Number:**

**Bill To:**
Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

20A

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Facility Maintenance August 1 - August 31, 2021 | | 3,815.46 | 3,815.46 |
| Maintenance Supplies | | 651.00 | 651.00 |

Amen. Fac. Maint. $3,586.79
1.320.57200.45508
Grounds Maint. $622.38
1.320.53800.45006
Janitorial Amenity $16.08
1.320.57200.45507
Amenity Pool Maint. $241.21
1.320.57200.45505

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By

| | |
|---|---|
| **Total** | $4,466.46 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $4,466.46 |

9/27/21

# MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
## MAINTENANCE BILLABLE HOURS
## FOR THE MONTH OF AUGUST 2021

| Date | Hours | Employee | Description |
|---|---|---|---|
| 8/3/21 | 8.5 | J.S. | Changed three pool gate hinges, replace two down windscreens with stronger zip ties and secured back up, straightened upper deck pool furniture, sprayed for spider around furniture, fireplace, kitchen windows, sprayed for weeds on front and side of walkways, checked and changed trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park |
| 8/3/21 | 2 | T.C. | Repaired pool gate hinges |
| 8/5/21 | 9 | J.S. | Raked mulch under all swings in all playgrounds, straightened up all outside pool furniture, sprayed for spiders around crew house, sprayed for wasp around plants on side, glued down two concrete ball post, checked and changed trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park, removed mud from curbs and streets from sports complex, blew leaves and debris off courts and parking lot |
| 8/10/21 | 10 | J.S. | Pressure washed whole back side of clubhouse and sprayed spider spray around windows, doors and all along backside wall, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park |
| 8/12/21 | 10 | J.S. | Pressure washed one awning, tables, chairs, 3 columns and one light pole, pressure washed all of back patio, furniture, doors and columns, checked and changed all trash receptacles and dog pots in community, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex |
| 8/17/21 | 10 | J.S. | Spray feature maintenance including cleaning, waxing, detailing and repairing feature, pressure washed spray feature and pool deck by spray feature, checked and changed dog pots in neighborhood and in dog park, removed debris in parking lot, food truck area, upper deck, dog park and around the pool deck and amenity center, checked and changed all trash receptacles throughout the community |
| 8/17/21 | 8 | R.W. | Spray feature maintenance including cleaning, waxing and detailing feature, removed debris at tennis courts, roadways, common areas, pocket parks, playgrounds and around the pool deck and amenity center |
| 8/17/21 | 7 | D.J. | Removed cobwebs from inside and outside gazebo, cleaned light fixtures and fans, removed debris in entryways, soccer field and around amenity center and pool deck |
| 8/17/21 | 7 | E.B. | Remove sand from water feature, replace all zip ties on water feature, clean and polish handicap chairs, pressure wash furniture on deck, organize pool supplies |
| 8/19/21 | 9.5 | J.S. | Removed cobwebs around front entrance, back entrance and boat house, put ant killer around pool deck, checked and changed all trash receptacles and dog pots, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex |
| 8/24/21 | 8.5 | J.S. | Repaired sign that was down, greased bucket in pool area, checked and changed all trash receptacles throughout the community, checked, changed and restocked all dog waste receptacles throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex |
| 8/26/21 | 9.5 | J.S. | Assisted in installing seven faucets in bathrooms, put ant killer down on pool deck and play areas, dusted for cobwebs at gazebo and side patio, checked and changed all trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex |
| 8/31/21 | 8.5 | J.S. | Installed 4 soap dispensers in bathrooms in gym, reattached sign that was ripped down, put ant killer down in pool area, playground area, along with parking lot, sprayed weed killer in pool area, playground area, picnic area and walkways, checked and changed all trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex |
| TOTAL | 107.5 | | |
| MILES | 119 | | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445 |

## MAINTENANCE BILLABLE PURCHASES

Period Ending 09/05/21

| DISTRICT | DATE | SUPPLIES | PRICE | EMPLOYEE |
|---|---|---|---|---|
| MEADOWVIEW AT TWIN CREEKS CDD (MVTC) | 8/10/21 | 8x8 Tamper | 40.23 | J.L. |
| | 8/10/21 | Interior Paint White 1 Qt | 21.83 | J.L. |
| | 8/10/21 | 2.5" Brush | 17.79 | J.L. |
| | 8/10/21 | 3M 220 Grit Sandpaper | 5.72 | J.L. |
| | 8/10/21 | 60lb Black Asphalt Cold Pak | 16.73 | J.L. |
| | 8/14/21 | Cree LM020-3000-27G9 LED Module | 43.60 | J.L. |
| | 8/17/21 | Grease Lighting Cleaner | 4.59 | J.L. |
| | 8/17/21 | PEX Adaptor 1/2"x1/2" | 4.13 | J.L. |
| | 8/17/21 | Stainless Steel 1" Clamp | 3.00 | J.L. |
| | 8/19/21 | Sheet Metal Screws #4 | 1.47 | J.L. |
| | 8/19/21 | Angle Gage 1/16" Alum | 6.85 | J.L. |
| | 8/19/21 | 1/2x5" Pex Pipe | 2.58 | J.L. |
| | 8/19/21 | Toilet Paper 12 pack | 16.08 | J.S. |
| | 8/19/21 | Drill Bit | 25.77 | J.L. |
| | 8/20/21 | Ryobi One+ Charger | 36.73 | J.L. |
| | 8/20/21 | Ryobi 18Volt Lithium Battery | 110.22 | J.L. |
| | 8/20/21 | Ryobi One+ 10" Buffer | 48.97 | J.L. |
| | 8/20/21 | Ryobi One+ 10" Buffer Pads Bonnets | 8.57 | J.L. |
| | 8/26/21 | 3/8"x1/2"x16" Sink Water Supply Line (4) | 42.08 | J.L. |
| | 8/26/21 | Fasteners/Washers 3/4" (10) | 13.69 | J.L. |
| | 8/26/21 | 8" Crescent Adjustable | 22.91 | J.L. |
| | 8/26/21 | 3/8"x1/2"x12" Sink Water Supply Line (4) | 39.15 | J.L. |
| | 8/26/21 | Grease Gun/Pool Bucket | 24.48 | J.L. |
| | 8/26/21 | 3/8"x1/2"x12" Sink Water Supply Line | 5.98 | J.L. |
| | 8/26/21 | 3/8"x1/2"x16" Sink Water Supply Line (11) | 75.65 | J.L. |
| | 9/5/21 | Caution Tape | 12.24 | T.W. |
| | | TOTAL | $651.00 | |

John Deere Gator and Trailer Rental 70.00

**Riverside Management Services, Inc**
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

# Invoice

Invoice #: 130
Invoice Date: 9/21/2021
Due Date: 9/21/2021
Case:
P.O. Number:

**Bill To:**
Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

20A

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Pressure Washing Services - September 2021 | | 650.00 | 650.00 |

1.320.53800.45006
GROUNDS MAINTENANCE
$ 650-
9/22/21 JGZ

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SEP 27 021
By

| | |
|---|---|
| Total | $650.00 |
| Payments/Credits | $0.00 |
| Balance Due | $650.00 |

9/27/21

# Riverside Management Services, Inc.

9655 Florida Mining Blvd. W, Bldg. 300, Suite 305, Jacksonville, Florida 32257

## Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 9/20/21

Due Date: Upon Receipt

Amount Due: $ 650.00

| Date | Description | Amount |
|---|---|---|
| 8/5/21 | Pressure washed lake house and parking lot and fence by lakehouse | $ 650.00 |

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: $ 650.00

Should you have any questions, please contact Rich Whetsel @ (904) 759-8923 or rwhetsel@gmsnf.com.com

Remit Payment

*D*.

# Meadow View at Twin Creeks

**Community Development District**

**Funding Request #55**
September 16, 2021

| Check Date | Vendor Name | Invoice Date | Invoice Number | Description | GENERAL FUND FY2021 |
|---|---|---|---|---|---|
| 8/6/21 | ATLANTIC SECURITY | 7/15/21 | 209472 | AUG MONITORING | 110.95 |
| 8/6/21 | BOUNCERS,SLIDES, AND MORE INC | 8/14/21 | 8142021 | SPEC EVENT 8/14/21 | 1,550.00 |
| 8/6/21 | FLORIDA NATURAL GAS | 7/9/21 | 496140ES | 6/4-7/6 JUNE GAS | 21.74 |
| 8/6/21 | FUTURE HORIZONS, INC. | 7/30/21 | 68718 | JUL AQUATIC WEED CTRL SRV | 1,769.14 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | AUG MANAGEMENT FEES | 3,937.50 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | AUG INFORMATION TECH | 166.67 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | AUG DISSEM AGENT SERVICES | 833.33 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | OFFICE SUPPLIES | 12.50 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | POSTAGE | 16.12 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | COPIES | 260.40 |
| 8/6/21 | GOVERNMENTAL MANAGEMENT SERVICES | 8/1/21 | 74 | TELEPHONE | 47.86 |
| 8/6/21 | KE LAW GROUP, PLLC | 8/1/21 | 38 | JULY GENERAL COUNSEL | 171.00 |
| 8/6/21 | POOLSURE | 7/19/21 | 13129560 | JULY POOL CHEMICALS | 270.00 |
| 8/6/21 | POOLSURE | 7/19/21 | 13129560 | JULY POOL CHEMICALS | 70.00 |
| 8/6/21 | POOLSURE | 7/26/21 | 13129560 | JULY POOL CHEMICALS | 740.00 |
| 8/6/21 | POOLSURE | 7/26/21 | 13129560 | JULY POOL CHEMICALS | 565.00 |
| 8/6/21 | RIVERSIDE MANAGEMENT SERVICES | 6/15/21 | 111 | MAY AMENITY FAC MAINT | 3,089.78 |
| 8/6/21 | RIVERSIDE MANAGEMENT SERVICES | 6/15/21 | 111 | MAY MAINTENANCE SUPPLIES | 175.00 |
| 8/6/21 | A WAUSAU TILE INC. BRAND | 7/29/21 | 684667 | TRASH CANS | 1,752.15 |
| 8/6/21 | YELLOWSTONE LANDSCAPE | 7/15/21 | JAX24222 | JULY LAKE MAINTENANCE | 17,811.85 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 8/19/20 | 12105 | 8/19/20 IRRIGATION REPAIR | 739.30 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 11/1/20 | 13031 | 4/2020 LAWN MAINTENANCE | 9,011.47 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 11/1/20 | 13032 | 8/2020 LAWN MAINTENANCE | 8,420.00 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 2/1/21 | 13096 | FEB LAWN MAINTENANCE | 9,011.47 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 2/1/21 | 13097 | FEB LAWN MAINTENANCE PH2 | 8,420.00 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 3/1/21 | 13125 | MAR LAWN MAIMTENANCE | 8,420.00 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 4/1/21 | 13151 | APR LAWN MAINTENANCE | 8,420.00 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 6/1/21 | 13183 | JUNE LAWN MAINTENANCE | 9,100.00 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 7/22/21 | 13233 | PH3A IRRIGATION REPAIR | 1,132.81 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 8/1/21 | 13225 | AUG LAWN MAINTENANCE | 9,011.47 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 8/1/21 | 13228 | AUG LAWN MAINTENANCE PH2 | 8,420.00 |
| 8/12/21 | WEST ORANGE NURSERIES, INC | 8/1/21 | 13229 | AUG LAWN MAINTENANCE 3A | 9,100.00 |
| 8/17/21 | BONO'S OF AMERICA DBA | 8/4/21 | P0008-21 | 96 PERSON CHEF DEMO 8/4 | 3,238.00 |
| 8/17/21 | COPANS PRINTING & GRAPHICS | 8/2/21 | 160994 | BEACON LAKE LOGO & NUMBER | 477.00 |
| 8/17/21 | HOPPING GREEN & SAMS | 7/31/21 | 124276 | JUNE GENERAL COUNSEL | 3,367.15 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 7/31/21 | 120 | JULY PRIV EVENT ATTENDANT | 706.25 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 7/31/21 | 121 | JULY LIFEGUARD HOURS SRV | 11,182.24 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 7/31/21 | 122 | JULY FAC NIGHT ATTENDANT | 3,368.75 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 8/1/21 | 119 | AUG JANITORIAL SRVS | 1,295.00 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 8/1/21 | 119 | AUG POOL MAINT SRVS | 1,365.00 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 8/1/21 | 119 | AUG CONTRACT ADMIN | 2,083.33 |
| 8/17/21 | RIVERSIDE MANAGEMENT SERVICES | 8/1/21 | 119 | AUG FAC MANAGEMENT | 5,150.00 |
| 8/17/21 | ST AUGUSTINE RECORD | 6/30/21 | I0335941 | BOS REG MTG 6/17/21 | 98.73 |
| 8/17/21 | ST AUGUSTINE RECORD | 6/30/21 | I0335941 | 6/30/21 FINANCE CHARGE | 2.03 |
| 8/17/21 | ST AUGUSTINE RECORD | 7/31/21 | I0336439 | SPV MEETING 7/6/21 | 94.24 |
| 8/17/21 | ST AUGUSTINE RECORD | 7/31/21 | I0336732 | ADPT FY BUDGETS 2021-2022 | 233.36 |
| 8/17/21 | THIGPEN HEATING & COOLING, INC. | 6/14/21 | 20484.1 | RPLC A/C BELT DRIVEN UNIT | 390.00 |
| 8/17/21 | THIGPEN HEATING & COOLING, INC. | 6/17/21 | 20777.1 | RPR A/C | 490.00 |
| 8/17/21 | TURNER PEST CONTROL | 8/10/21 | 7782268 | AUG PEST CONTROL | 190.00 |
| 8/17/21 | YELLOWSTONE LANDSCAPE | 8/10/21 | JAX25263 | SUM ANNUAL ROTATION 2021 | 8,039.94 |
| 8/25/21 | HIDDEN EYES LLC DBA | 8/1/21 | 705309 | SEPT ALARM MONITORING SRV | 984.54 |
| 8/25/21 | MUNICIPAL ASSET MANAGEMENT, INC | 8/1/21 | 618211 | AUG LEASE PAYMENT | 2,307.62 |
| 8/25/21 | RIVERSIDE MANAGEMENT SERVICES | 8/12/21 | 123 | JUL AMENITY FAC MAINT | 2,566.15 |
| 8/25/21 | RIVERSIDE MANAGEMENT SERVICES | 8/12/21 | 123 | JUL GROUNDS MAINT | 580.00 |
| 8/25/21 | RIVERSIDE MANAGEMENT SERVICES | 8/12/21 | 123 | JUL LAKE MAINT | 260.00 |
| 8/25/21 | YELLOWSTONE LANDSCAPE | 8/15/21 | JAX25370 | AUG LANDSCAPE MAINTENANCE | 17,811.85 |
| 8/30/21 | WELLS FARGO CREDIT CARD PAYMENT | 8/30/21 | | VENUS DURDEN JULY PURCHASES | 2,576.11 |
| **Total Funding Request** | | | | | **$ 191,434.80** |

*Wells Fargo Credit Card transaction available upon request

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475 West Town Place
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St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

# Meadow View at Twin Creeks

**Community Development District**

**Funding Request #56**
October 14, 2021

| Check Date | Vendor Name | Invoice Date | Invoice Number | Description | FY2021 | GENERAL FUND FY2022 |
|---|---|---|---|---|---|---|
| 9/7/21 | ATLANTIC SECURITY | 8/17/21 | 213161 | SEPT MONITORING | 110.95 | |
| 9/7/21 | BLOSSMAN GAS OF LOUISIANNA,INC | 5/25/21 | 17105577 | RPLCD FIREPIT GAS VALVE | 900.00 | |
| 9/7/21 | FUTURE HORIZONS, INC. | 8/31/21 | 69308 | AUG LAKE MAINTENANCE | 1,769.14 | |
| 9/7/21 | REAL TIME ENTERTAINMENT & MGMT | 8/31/21 | RTEAM075 | HONEY HOUNDS 9/6/21 | 750.00 | |
| 9/7/21 | WEST ORANGE NURSERIES, INC | 9/1/21 | 8776292 | SEPT LAWN MAINTENANCE | 9,011.47 | |
| 9/7/21 | WEST ORANGE NURSERIES, INC | 9/1/21 | 8776296 | SEPT LAWN MAINTENANCE | 8,420.00 | |
| 9/22/21 | ATLANTIC SECURITY | 6/9/21 | 204354 | UPDATE FIRMWARE,ADJ GATE | 450.00 | |
| 9/22/21 | DREAM GROUP USA | 9/14/21 | 590 | HOLIDAY DECOR DEPOSIT | 11,653.00 | |
| 9/22/21 | EGIS INSURANCE ADVISORS, LLC | 9/20/21 | 14649 | FY22 INSURANCE RENEWAL | | 45,791.00 |
| 9/22/21 | ENGLAND THIMS & MILLER, INC | 5/5/21 | 197782 | APR PROFESSIONAL SERVICES | 1,675.00 | |
| 9/22/21 | ENGLAND THIMS & MILLER, INC | 6/4/21 | 198256 | JUN PROFESSIONAL SERVICES | 2,730.50 | |
| 9/22/21 | ENGLAND THIMS & MILLER, INC | 7/9/21 | 198659 | JUN PROFESSIONAL SERVICES | 978.32 | |
| 9/22/21 | ENGLAND THIMS & MILLER, INC | 8/6/21 | 199130 | JUL PROFESSIONAL SERVICES | 2,592.32 | |
| 9/22/21 | ENGLAND THIMS & MILLER, INC | 9/2/21 | 199425 | AUG PROFESSIONAL SERVICES | 1,189.50 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | SEPT MANAGEMENT FEES | 3,937.50 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | SEPT INFORMATION TECH | 166.67 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | SEPT DISSEM AGENT SERVICE | 833.33 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | OFFICE SUPPLIES | 13.94 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | POSTAGE | 24.48 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | COPIES | 358.05 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | TELEPHONE | 52.15 | |
| 9/22/21 | GOVERNMENTAL MANAGEMENT SERVICES | 9/1/21 | 75 | COMPC FILT-SEAL SLEEVE KT | 181.66 | |
| 9/22/21 | HIDDEN EYES LLC DBA | 8/24/21 | 705780 | AUG ALARM MONITORING SRVS | 102.24 | |
| 9/22/21 | HIDDEN EYES LLC DBA | 9/1/21 | 706301 | SEP ENVERA KIOSK SYSTEM | 500.00 | |
| 9/22/21 | HIDDEN EYES LLC DBA | 9/1/21 | 706301 | SEP DATA MANAGEMENT | 150.00 | |
| 9/22/21 | HIDDEN EYES LLC DBA | 9/1/21 | 706301 | SEP SERVICE & MAINTENANCE | 334.54 | |
| 9/22/21 | HIDDEN EYES LLC DBA | 9/1/21 | 706301 | SEP VIRTUAL GATE GRD MONI | 48.00 | |
| 9/22/21 | HOPPING GREEN & SAMS | 8/31/21 | 124903 | JUL GEN COUNSEL | 1,104.56 | |
| 9/22/21 | KE LAW GROUP, PLLC | 9/6/21 | 244 | AUG GENERAL COUNSEL | 2,082.50 | |
| 9/22/21 | LIFESAFE SERVICES LLC | 8/24/21 | 11108855 | ONSITE BATTERY | 276.00 | |
| 9/22/21 | MUNICIPAL ASSET MANAGEMENT, INC | 9/1/21 | 618237 | SEPT LEASE PAYMENT | 2,307.62 | |
| 9/22/21 | POOLSURE | 8/31/21 | 13129560 | AUG POOL CHEMICALS | 585.00 | |
| 9/22/21 | POOLSURE | 8/31/21 | 13129560 | AUG POOL CHEMICALS | 735.00 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 8/31/21 | 125 | AUG PRIVATE EVENT ATTNDNT | 356.25 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 8/31/21 | 127 | AUG FAC NIGHT ATTNDT | 3,272.50 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 8/31/21 | 128 | AUG LIFEGUARD SERVICES | 6,724.16 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 9/1/21 | 124 | SEPT JANITORIAL SERVICES | 1,295.00 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 9/1/21 | 124 | SEPT POOL MAINT SERVICES | 1,365.00 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 9/1/21 | 124 | SEPT CONTRACT ADMIN | 2,083.33 | |
| 9/22/21 | RIVERSIDE MANAGEMENT SERVICES | 9/1/21 | 124 | SEPT FAC MANAGEMENT | 5,150.00 | |
| 9/22/21 | WEST ORANGE NURSERIES, INC | 4/1/21 | 13152A | APR LANDSCAPE MAINT 3A | 9,100.00 | |
| 9/22/21 | YELLOWSTONE LANDSCAPE | 9/1/21 | JAX26205 | SEP LANDSCAPE MAINTENANCE | 17,811.85 | |
| 9/22/21 | YELLOWSTONE LANDSCAPE | 9/3/21 | JAX26180 | SEP LNDSCP CONT-WASHOUT | 620.00 | |
| 9/22/21 | YELLOWSTONE LANDSCAPE | 9/3/21 | JAX26180 | SEPT LNDSCP MAINT-MULCH | 38,700.00 | |
| 9/22/21 | YELLOWSTONE LANDSCAPE | 9/3/21 | JAX26180 | SEP LNDSCP MNT-PLYGRD MUL | 3,739.83 | |
| 9/24/21 | FLORIDA NATURAL GAS | 8/9/21 | 509733ES | 7/06/21-8/4/21 JUL GAS | 18.84 | |
| 9/24/21 | FLORIDA NATURAL GAS | 9/9/21 | 525455ES | 8/4/21-9/3/21 AUG GAS | 25.11 | |
| 9/24/21 | YELLOWSTONE LANDSCAPE | 7/15/21 | JAX24222 | JUL LANDSCAPE MAINTENANCE | 17,811.85 | |
| 9/30/21 | RIVERSIDE MANAGEMENT SERVICES | 9/21/21 | 129 | AUG FAC MAINTENANCE | 3,586.79 | |
| 9/30/21 | RIVERSIDE MANAGEMENT SERVICES | 9/21/21 | 129 | AUG GROUNDS MAINTENANCE | 622.38 | |
| 9/30/21 | RIVERSIDE MANAGEMENT SERVICES | 9/21/21 | 129 | AUG JANITORIAL AMENITY | 16.08 | |
| 9/30/21 | RIVERSIDE MANAGEMENT SERVICES | 9/21/21 | 129 | AUG AMENITY POOL MAINT | 241.21 | |
| 9/30/21 | RIVERSIDE MANAGEMENT SERVICES | 9/21/21 | 130 | SEPT PRESSURE WASHING | 650.00 | |
| 9/30/21 | WELLS FARGO CREDIT CARD PAYMENT | 9/30/21 | | VENUS DURDEN AUGUST PURCHASES | 4,887.11 | |
| | | | | | 174,100.73 | 45,791.00 |
| **Total Funding Request** | | | | | | **$ 219,891.73** |

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Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

# Meadow View at Twin Creeks

**Community Development District**

**Construction Funding Request #26**
September 13, 2021

| Req. | PAYEE | | |
|---|---|---|---|
| 491 | **ETM**<br>Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199426 | $ | 1,845.00 |
| 492 | **ETM**<br>Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199428 | $ | 360.00 |
| 493 | **ETM**<br>Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199429 | $ | 1,834.75 |
| 494 | **ETM**<br>Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 199430 | $ | 794.75 |
| 495 | **Basham Lucas**<br>Beacon Lake Community Park - Invoice 8581 | $ | 634.90 |
| 496 | **Smith Trucking Company, Inc**<br>Sports park clean up - Invoice 80950 | $ | 5,625.00 |
| 497 | **Atlantic Pipe Services, LLC**<br>Beacon Lakes - Electrical Work Invoice 21-0572-1 | $ | 2,885.00 |
| 498 | **J2W Services, LLC**<br>Miscellanous repair services - Invoice 1039 | $ | 90,282.90 |
| | **Total Funding Request** | **$** | **104,262.30** |

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Chairman/Vice Chairman

Signature: _____
Secretary/~~Asst. Secretary~~

# Meadow View at Twin Creeks

**Community Development District**

**Construction Funding Request #27**
October 22, 2021

| Req. | PAYEE | | |
|---|---|---|---|
| 499 | **West Orange Nursuries Inc**<br>Contractor Application for Payment #7 - Beacon Lake Phase 3A | $ | 67,590.45 |
| 500 | **West Orange Nursuries Inc**<br>Contractor Application for Payment #8 - Beacon Lake Phase 3A | $ | 93,522.04 |
| 501 | **Atlantic Pipe Services, LLC**<br>Beacon Lakes - Electrical Work Invoice 21-0572-2 | $ | 3,260.00 |
| 502 | **ETM**<br>Beacon Lake - Phase 3B CEI Services (WA#24) Invoice 199837 | $ | 1,954.25 |
| 503 | **ETM**<br>Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199836 | $ | 96.60 |
| 504 | **ETM**<br>Beacon Lake - Phase 3A (WA#17) Invoice 199833 | $ | 698.40 |
| | **Total Funding Request** | **$** | **167,121.74** |

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