

LEGISLATIVE #

180972B

Hopping Green & Sams

Attorneys and Counselors

September 24, 2018

Via Overnight Delivery

Sean M. McDermott
Assistant City Attorney
City of Gainesville
Office of the City Attorney
P.O. Box 490, Station 46
Gainesville, Florida 32627

Re: Petition to Establish the Finley Woods Community Development District and Reference Guide to Statutory Petition Requirements

Dear Sean:

Enclosed please find one (1) original and one (1) electronic copy of the *Petition to Establish the Finley Woods Community Development District* ("Petition"), to be filed with the City of Gainesville, pursuant to Chapter 190, *Florida Statutes*. If you require additional copies of the Petition, please let us know and we will provide them.

As previously discussed, also enclosed is a check in the amount of \$15,000 made payable to the City of Gainesville as required by Section 190.005(1)(b)1., *Florida Statutes*. Please include a receipt for the filing fee along with the date-stamped copy of this correspondence in the self-addressed, prepaid UPS envelope enclosed herein.

Additionally, to facilitate the City's review of the Petition and its supporting documents, I prepared the below table describing the requirements for a petition to establish a community development district in accordance with Sections 190.005(1)(a) and (2)(e), *Florida Statutes*. This table also points to the corresponding Petition paragraph or exhibit to such requirements.

STATUTORY REQUIREMENTS FOR A PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT		
STATUTORY REFERENCE	PETITION REQUIREMENT	PETITION REFERENCE
§ 190.005(1)(a)1.	A metes and bounds description of the external boundaries of the district.	Petition, Exhibit 2
§ 190.005(1)(a)2.	The written consent to the establishment of the district by all landowners whose real property is to be included in the district.	Petition, Exhibit 3

§ 190.005(1)(a)3.	A designation of five persons to be the initial members of the board of supervisors.	Petition, Paragraph 4
§ 190.005(1)(a)4.	The proposed name of the district.	Petition, Paragraph 5
§ 190.005(1)(a)5.	A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.	Petition, Exhibit 6
§ 190.005(1)(a)6.	The proposed timetable for construction of the district services and the estimated cost of constructing the proposed services.	Petition, Paragraph 9; Petition, Exhibit 7
§ 190.005(1)(a)7.	A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan.	Petition, Exhibit 5
§ 190.005(1)(a)8.	A statement of estimated regulatory costs in accordance with the requirements of Section 120.541, <i>Florida Statutes</i> .	Petition, Exhibit 8

I hope you find this information helpful. Should you have any questions or concerns, please do not hesitate to contact me. We look forward to working with you and the City on this matter.

Sincerely,



Katie S. Buchanan

MKR

Enclosures

Finley Woods Development, LLC
2563 SW 87th Drive, Suite 10
Gainesville, Florida 32608
(352) 331-8180

Columbia Bank
Lake City, Florida
63-0064/0631

NO. **000151**

DATE
9-14-2018

AMOUNT
15,000.00

PAY City of Gainesville

Pay: *****Fifteen thousand dollars and no cents

TO THE ORDER OF
City of Gainesville
200 E University Ave
Gainesville, FL 32601



AUTHORIZED SIGNATURE

MP

⑈000151⑈ ⑆063100646⑆ 600004867⑈

Finley Woods Development, LLC
City of Gainesville

000151

7-26-18 072618	Finley Woods Develo	15000.00	.00	15000.00
----------------	---------------------	----------	-----	----------

9-14-18	151	15000.00	.00	15000.00
---------	-----	----------	-----	----------

**PETITION TO ESTABLISH
FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Submitted by:

Katie S. Buchanan
Florida Bar No. 14196
Michelle K. Rigoni
Florida Bar No. 124758
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Phone: (850) 222-7500
Fax: (850) 224-8551
Attorneys for Petitioner

**BEFORE THE CITY COMMISSION OF
THE CITY OF GAINESVILLE, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, WWB Real Estate Investments, LLC, (hereafter “Petitioner”), hereby petitions the City Commission of the City of Gainesville, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, to establish a Community Development District (hereafter the “District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Gainesville, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 88 acres of land. The site is located in the area generally located south of Archer Road, west of Interstate 75, north of Williston Road, bisected by 62nd Avenue. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no excluded parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the Landowners of one hundred percent (100%) of the real property located within the District in accordance with Section 190.005, Florida Statutes. Documentation of this consent is contained in **Exhibit 3**.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Thomas W. Williams, Jr.
Address: 2563 SW 87th Drive, Suite 10
Gainesville, Florida 32608

Name: E.D. Norfleet, III
Address: 5820 Southeast County Road 337

Newberry, Florida 32669

Name: Anne E. Williams
Address: 2563 SW 87th Drive, Suite 10
Gainesville, Florida 32608

Name: Emilee Lowe
Address: 2563 SW 87th Drive, Suite 10
Gainesville, Florida 32608

Name: Thomas W. Williams, III
Address: 2563 SW 87th Drive, Suite 10
Gainesville, Florida 32608

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Finley Woods Community Development District.

6. Existing Land Uses. The existing land uses within and abutting the proposed District are depicted on **Exhibit 4**. The lands within the proposed District are presently undeveloped.

7. Future Land Uses. The future general distribution, location, and extent of the public and private land uses proposed within the District are generally depicted on **Exhibit 5**.

8. Major Water and Wastewater Facilities. **Exhibit 6** shows the pre-development drainage patterns of the lands to be included within the proposed District and the existing trunk water mains and sewer interceptors and outfalls, if any.

9. District Facilities and Services. **Exhibit 7** describes the type of facilities Petitioner presently expects the District to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. These facilities will serve the residential development within the District. The estimated costs of constructing the infrastructure serving land within the proposed District are also identified in **Exhibit 7**. At

present, these improvements are estimated to be made, acquired, constructed, and/or installed in three (3) phases, which began in June 2018 and with anticipated completion in July 2023. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes (2018). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. The authorized agent for the Petitioner is Katie S. Buchanan. See **Exhibit 9**. Copies of all correspondence and official notices should also be sent to:

Katie S. Buchanan
Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

12. This petition to establish the Finley Woods Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Gainesville, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2018);

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and

educational uses, and for security, all as authorized and described by Sections 190.012 (2)(a) and 190.012(2)(d), Florida Statutes (2018).

RESPECTFULLY SUBMITTED, this 25th day of SEPTEMBER, 2018.

BY: Katie S. Buchanan
Katie S. Buchanan
Florida Bar No. 14196
Michelle K. Rigoni
Florida Bar No. 124758
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Phone: (850) 222-7500
Fax: (850) 224-8551
Attorneys for Petitioner

1



**Exhibit 1 - Finley Woods CDD
General Location Map**

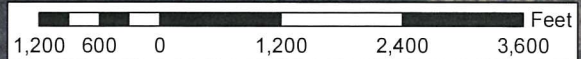
NORTH

CHW
Professional Consultants

Prepared by: Employee 481
Date: 7/2018

Document Path: L:\081717-0820\Planning\GIS\Map\CDD map\citygeneral Location Map.mxd

Legend	
	Project Site
	City of Gainesville



2

EXHIBIT 2 – FINLEY WOODS CDD

LEGAL DESCRIPTION



DATE: July 5, 2018
CLIENT: WWB REAL ESTATE INVESTMENTS, LLC
PROJECT NO: 17-0050
DESCRIPTION FOR: FINLEY WOODS CDD

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE NORTH 88°51'58" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 568.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE; THENCE NORTH 89°06'16" WEST, ALONG SAID NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH $39^{\circ}24'30''$ WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, A DISTANCE OF 104.14 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH $84^{\circ}05'35''$ EAST, ALONG THE NORTH LINE OF SAID LANDS, THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420, A DISTANCE OF 2451.15 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420; THENCE SOUTH $02^{\circ}09'02''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 376.31 FEET; THENCE NORTH $89^{\circ}42'08''$ EAST, A DISTANCE OF 71.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3051, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE SOUTH $31^{\circ}06'07''$ WEST, ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3051, PAGE 1424, OFFICIAL RECORDS BOOK 3051, PAGE 1425, OFFICIAL RECORDS BOOK 3051, PAGE 1423, AND A SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 1924.82 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF $00^{\circ}28'38''$, AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF NORTH $75^{\circ}01'21''$ WEST, 29.83 FEET, RESPECTIVELY) TO THE POINT OF BEGINNING.

LESS & EXCEPT #1

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH $35^{\circ}40'54''$ WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF $03^{\circ}27'25''$, AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH $76^{\circ}59'23''$ WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH $01^{\circ}13'26''$ EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH $86^{\circ}58'45''$ WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH $01^{\circ}07'57''$ EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH $01^{\circ}07'57''$ EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH $01^{\circ}07'57''$ EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND THE POINT OF

BEGINNING; THENCE NORTH 81°02'41" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 620.72 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND LYING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 00°26'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'10" EAST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, A DISTANCE OF 671.85 FEET TO THE WEST LINE OF PARCEL 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 338.81 FEET TO THE NORTHEAST CORNER OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°07'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 109.10 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT #2

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE

CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

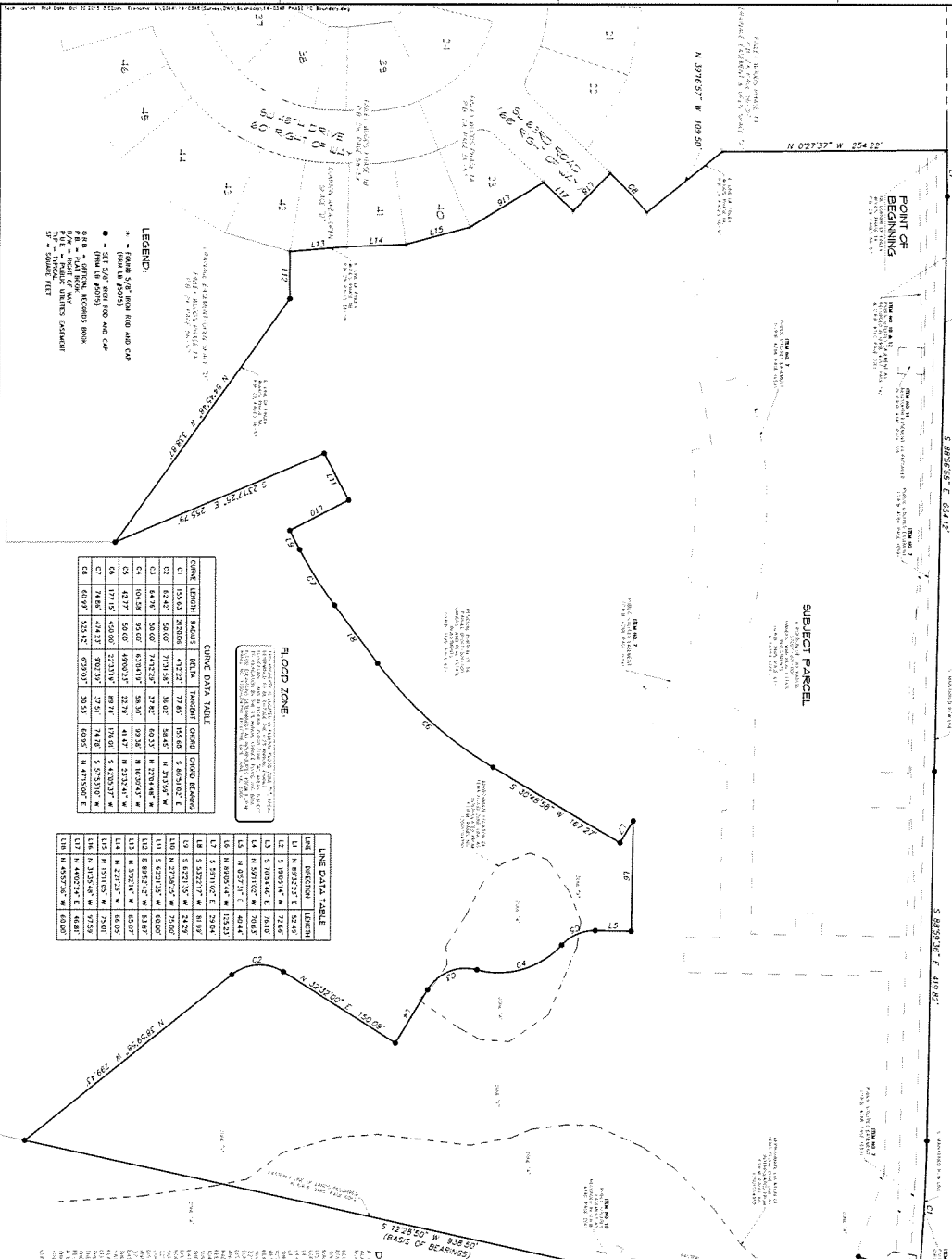
BEGIN AT THE NORTHEAST CORNER OF FINLEY WOODS, PHASE 1A, ACCORDING THENCE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 56-57 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SOUTHWEST 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE: (1) NORTH 89°32'23" EAST, A DISTANCE OF 52.49 FEET; (2) THENCE SOUTH 88°56'55" EAST, A DISTANCE OF 654.12 FEET; (3) THENCE SOUTH 88°59'36" EAST, A DISTANCE OF 419.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2120.06 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 86°51'02" EAST, 155.60 FEET; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°12'22", AN ARC LENGTH OF 155.63 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, SOUTH 19°05'14" WEST, A DISTANCE OF 72.66 FEET; THENCE SOUTH 70°54'46" EAST, A DISTANCE OF 76.10 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°28'50" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 938.50 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°13'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'29", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC

LENGTH OF 42.77 FEET; THENCE NORTH $0^{\circ}57'31''$ EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH $89^{\circ}05'44''$ WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH $59^{\circ}11'02''$ EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH $30^{\circ}48'58''$ WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $42^{\circ}05'37''$ WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $22^{\circ}33'19''$, AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH $53^{\circ}22'17''$ WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $57^{\circ}53'10''$ WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $9^{\circ}02'39''$, AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH $62^{\circ}21'35''$ WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH $27^{\circ}38'25''$ WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH $62^{\circ}21'35''$ WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH $23^{\circ}17'25''$ EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE NORTH $54^{\circ}45'48''$ WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 338.87 FEET; THENCE SOUTH $89^{\circ}52'42''$ WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 53.87 FEET TO THE EASTERLY LINE OF FINLEY WOODS, PHASE 1B, A PLAT AS RECORDED IN PLAT BOOK 29, PAGES 58-59 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE: (1) THENCE NORTH $5^{\circ}02'14''$ WEST, A DISTANCE OF 65.07 FEET; (2) THENCE NORTH $2^{\circ}21'26''$ WEST, A DISTANCE OF 66.05 FEET; (3) THENCE NORTH $15^{\circ}11'05''$ WEST, A DISTANCE OF 75.01 FEET TO THE AFOREMENTIONED EASTERLY LINE OF FINLEY WOODS PHASE 1A; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY LINE: (1) NORTH $31^{\circ}35'48''$ WEST, A DISTANCE OF 97.59 FEET; (2) THENCE NORTH $44^{\circ}02'24''$ EAST, A DISTANCE OF 46.81 FEET; (3) THENCE NORTH $45^{\circ}57'36''$ WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $47^{\circ}15'00''$ EAST, 60.95 FEET; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $6^{\circ}39'03''$, AN ARC LENGTH OF 60.99 FEET; (5) THENCE NORTH $39^{\circ}16'57''$ WEST, A DISTANCE OF 109.50 FEET; (6) THENCE NORTH $0^{\circ}27'37''$ WEST, A DISTANCE OF 254.22 FEET TO THE POINT OF BEGINNING.

Exhibit 2 - Boundary (Phase 1C)

BOUNDARY SURVEY
 LOCATED IN SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
 ALACHUA COUNTY, FLORIDA

SU 62ND AVENUE (RW VARIES)



LEGEND:
 * - FORMER AGRI. ROAD AND CAP (FROM DE POSSESSION)
 ● - SET 5/6\"/>

CHIRP DATA TABLE

POINT	UTM X	UTM Y	UTM Z	UTM W	UTM H
C1	155453	202806	71252	77467	195462
C2	62424	59302	73114	38262	58452
C3	64136	50002	74122	37282	60332
C4	10428	93002	49314	58382	92382
C5	42172	59002	49302	22722	41482
C6	11102	59002	52214	69722	19582
C7	60392	52242	49302	50332	60382
C8	60392	52242	49302	50332	60382
C9	60392	52242	49302	50332	60382
C10	60392	52242	49302	50332	60382
C11	60392	52242	49302	50332	60382
C12	60392	52242	49302	50332	60382
C13	60392	52242	49302	50332	60382
C14	60392	52242	49302	50332	60382
C15	60392	52242	49302	50332	60382
C16	60392	52242	49302	50332	60382
C17	60392	52242	49302	50332	60382
C18	60392	52242	49302	50332	60382
C19	60392	52242	49302	50332	60382
C20	60392	52242	49302	50332	60382
C21	60392	52242	49302	50332	60382
C22	60392	52242	49302	50332	60382
C23	60392	52242	49302	50332	60382
C24	60392	52242	49302	50332	60382
C25	60392	52242	49302	50332	60382
C26	60392	52242	49302	50332	60382
C27	60392	52242	49302	50332	60382
C28	60392	52242	49302	50332	60382
C29	60392	52242	49302	50332	60382
C30	60392	52242	49302	50332	60382
C31	60392	52242	49302	50332	60382
C32	60392	52242	49302	50332	60382
C33	60392	52242	49302	50332	60382
C34	60392	52242	49302	50332	60382
C35	60392	52242	49302	50332	60382
C36	60392	52242	49302	50332	60382
C37	60392	52242	49302	50332	60382
C38	60392	52242	49302	50332	60382
C39	60392	52242	49302	50332	60382
C40	60392	52242	49302	50332	60382
C41	60392	52242	49302	50332	60382
C42	60392	52242	49302	50332	60382
C43	60392	52242	49302	50332	60382
C44	60392	52242	49302	50332	60382
C45	60392	52242	49302	50332	60382
C46	60392	52242	49302	50332	60382
C47	60392	52242	49302	50332	60382
C48	60392	52242	49302	50332	60382
C49	60392	52242	49302	50332	60382
C50	60392	52242	49302	50332	60382
C51	60392	52242	49302	50332	60382
C52	60392	52242	49302	50332	60382
C53	60392	52242	49302	50332	60382
C54	60392	52242	49302	50332	60382
C55	60392	52242	49302	50332	60382
C56	60392	52242	49302	50332	60382
C57	60392	52242	49302	50332	60382
C58	60392	52242	49302	50332	60382
C59	60392	52242	49302	50332	60382
C60	60392	52242	49302	50332	60382
C61	60392	52242	49302	50332	60382
C62	60392	52242	49302	50332	60382
C63	60392	52242	49302	50332	60382
C64	60392	52242	49302	50332	60382
C65	60392	52242	49302	50332	60382
C66	60392	52242	49302	50332	60382
C67	60392	52242	49302	50332	60382
C68	60392	52242	49302	50332	60382
C69	60392	52242	49302	50332	60382
C70	60392	52242	49302	50332	60382
C71	60392	52242	49302	50332	60382
C72	60392	52242	49302	50332	60382
C73	60392	52242	49302	50332	60382
C74	60392	52242	49302	50332	60382
C75	60392	52242	49302	50332	60382
C76	60392	52242	49302	50332	60382
C77	60392	52242	49302	50332	60382
C78	60392	52242	49302	50332	60382
C79	60392	52242	49302	50332	60382
C80	60392	52242	49302	50332	60382
C81	60392	52242	49302	50332	60382
C82	60392	52242	49302	50332	60382
C83	60392	52242	49302	50332	60382
C84	60392	52242	49302	50332	60382
C85	60392	52242	49302	50332	60382
C86	60392	52242	49302	50332	60382
C87	60392	52242	49302	50332	60382
C88	60392	52242	49302	50332	60382
C89	60392	52242	49302	50332	60382
C90	60392	52242	49302	50332	60382
C91	60392	52242	49302	50332	60382
C92	60392	52242	49302	50332	60382
C93	60392	52242	49302	50332	60382
C94	60392	52242	49302	50332	60382
C95	60392	52242	49302	50332	60382
C96	60392	52242	49302	50332	60382
C97	60392	52242	49302	50332	60382
C98	60392	52242	49302	50332	60382
C99	60392	52242	49302	50332	60382
C100	60392	52242	49302	50332	60382

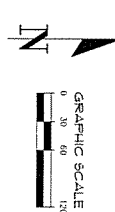
LINE DATA TABLE

LINE	DESCRIPTION	UTM X	UTM Y	UTM Z	UTM W	UTM H
L1	N 89°52'57\"/>					

DESCRIPTION (per surveyor)
 This map was prepared by Thomas R. Bon, a Professional Surveyor and Mapper, Florida License No. 6547. The map shows the boundary of the subject parcel, including the 'POINT OF BEGINNING' and the 'SUBJECT PARCEL'. The boundary is defined by several lines with bearings and distances. The map also shows a 'FLOOD ZONE' indicated by a dashed line. The map is located in Section 31, Township 10 South, Range 19 East, Alachua County, Florida. The map is prepared for W&B Reverse Exchange, LLC, a Florida Limited Liability Company. The map is dated 10/5/2015. The map is prepared by Thomas R. Bon, a Professional Surveyor and Mapper, Florida License No. 6547. The map shows the boundary of the subject parcel, including the 'POINT OF BEGINNING' and the 'SUBJECT PARCEL'. The boundary is defined by several lines with bearings and distances. The map also shows a 'FLOOD ZONE' indicated by a dashed line. The map is located in Section 31, Township 10 South, Range 19 East, Alachua County, Florida. The map is prepared for W&B Reverse Exchange, LLC, a Florida Limited Liability Company. The map is dated 10/5/2015. The map is prepared by Thomas R. Bon, a Professional Surveyor and Mapper, Florida License No. 6547.

ENCUMBRANCES
 No encumbrances were found on the subject parcel.

SURVEYOR'S NOTES:
 1. The survey was conducted on 10/5/2015.
 2. The survey was conducted by Thomas R. Bon, a Professional Surveyor and Mapper, Florida License No. 6547.
 3. The survey was conducted for W&B Reverse Exchange, LLC, a Florida Limited Liability Company.
 4. The survey was conducted in Section 31, Township 10 South, Range 19 East, Alachua County, Florida.
 5. The survey was conducted for the purpose of boundary surveying.



3

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that WWB Real Estate Investments, LLC (“Petitioner”) intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petition, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[REMAINDER OF PAGE LEFT BLANK]

Executed this 17 day of JULY, 2018.

FINLEY WOODS DEVELOPMENT, LLC

Witnessed:

[Signature]
Print Name: SUPAPID KHANTEE

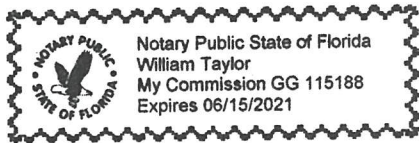
[Signature]
By: Thomas W. Williams, Jr.
Its: Managing Member

[Signature]
Print Name: W. H. TAYLOR

STATE OF FLORIDA
COUNTY OF ALACHUA

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Thomas W. Williams, Jr., Managing Member of Finley Woods Development, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that s/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 17 day of JULY, 2018.



[Signature]
Notary Public

Personally known: X
Produced Identification: _____
Type of Identification: _____

Exhibit A
Property

PARCEL IDENTIFICATION NUMBER: 06985-030-000

Lands described in FINLEY WOODS, PHASE 1C, according to the plat thereof recorded in Plat Book 34, Page 19, in and for Official Records of Alachua County, Florida, further described as:

DESCRIPTION: (BY SURVEYOR)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF FINLEY WOODS, PHASE 1A, ACCORDING THENCE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 56-57 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SOUTHWEST 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE: (1) NORTH 89°32'23" EAST, A DISTANCE OF 52.49 FEET; (2) THENCE SOUTH 88°56'55" EAST, A DISTANCE OF 654.12 FEET; (3) THENCE SOUTH 88°59'36" EAST, A DISTANCE OF 419.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2120.06 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 86°51'02" EAST, 155.60 FEET; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°12'22", AN ARC LENGTH OF 155.63 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, SOUTH 19°05'14" WEST, A DISTANCE OF 72.86 FEET; THENCE SOUTH 70°54'46" EAST, A DISTANCE OF 78.10 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°28'50" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 938.50 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 31°3'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'28", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC LENGTH OF 42.77 FEET; THENCE NORTH 0°57'31" EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH 88°05'44" WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH 59°11'02" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 30°48'58" WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°05'37" WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'19", AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH 53°22'17" WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°53'10" WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°02'39", AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 27°38'25" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°17'25" EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE NORTH 54°45'48" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 338.87 FEET; THENCE SOUTH 89°52'42" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 53.87 FEET TO THE EASTERLY LINE OF FINLEY WOODS, PHASE 1B, A PLAT AS RECORDED IN PLAT BOOK 29, PAGES 58-59 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE: (1) THENCE NORTH 5°02'14" WEST, A DISTANCE OF 65.07 FEET; (2) THENCE NORTH 2°21'26" WEST, A DISTANCE OF 68.05 FEET; (3) THENCE NORTH 15°11'05" WEST, A DISTANCE OF 75.01 FEET TO THE AFOREMENTIONED EASTERLY LINE OF FINLEY WOODS PHASE 1A; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY LINE: (1) NORTH 31°35'48" WEST, A DISTANCE OF 97.59 FEET; (2) THENCE NORTH 44°02'24" EAST, A DISTANCE OF 46.81 FEET; (3) THENCE NORTH 45°57'36" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°15'00" EAST, 60.95 FEET; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°39'03", AN ARC LENGTH OF 60.99 FEET; (5) THENCE NORTH 39°16'57" WEST, A DISTANCE OF 109.50 FEET; (6) THENCE NORTH 0°27'37" WEST, A DISTANCE OF 254.22 FEET TO THE POINT OF BEGINNING.

CONTAINING ±19.154 ACRES, MORE OR LESS

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that WWB Real Estate Investments, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petition, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[REMAINDER OF PAGE LEFT BLANK]

Executed this 17 day of JULY, 2018.

Witnessed:

Sopad Khandee
Print Name: SOPAD KHANTEE

W. H. Taylor
Print Name: W. H. TAYLOR

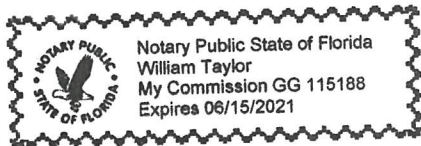
WWB REAL ESTATE INVESTMENTS,
LLC

Thomas W. Williams, Jr.
By: Thomas W. Williams, Jr.
Its: Managing Member

STATE OF FLORIDA
COUNTY OF ALACHUA

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Thomas W. Williams, Jr., Managing Member of WWB Real Estate Investments, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that s/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 17 day of JULY, 2018.



William Taylor
Notary Public

Personally known: X
Produced Identification: _____
Type of Identification: _____

**Exhibit A
Property**

PARCEL IDENTIFICATION NUMBER: 06991-001-000

Lands described in that Special Warranty Deed, according to Official Records Book 3590, Page 163, in and for Official Records of Alachua County, Florida, together with:

PARCEL IDENTIFICATION NUMBER: 06975-001-001

Lands described in that Warranty Deed, according to Official Records Book 3590, Page 153, in and for Official Records of Alachua County, Florida, together with:

PARCEL IDENTIFICATION NUMBER: 06975-002-000

Lands described in that Corrective Trustee's Deed, according to Official Records Book 3664, Page 375, in and for Official Records of Alachua County, Florida, together with:

PARCEL IDENTIFICATION NUMBERS: 07245-000-000
07245-001-000
07245-002-000
06975-000-000
06975-005-000
06975-006-000
06975-007-000
07002-001-001

Lands described in that Warranty Deed, according to Official Records Book 3590, Page 155, in and for Official Records of Alachua County, Florida, together with:

PARCEL IDENTIFICATION NUMBER: 07007-002-000

Lands described in that Fee Simple Deed, according to Official Records Book 3590, Page 165, in and for Official Records of Alachua County, Florida.

Above lands all together, containing approximately 69.96 acres, more or less.

Parcel Identification Numbers are identified in accordance with Alachua County Property Appraiser's Website.

4

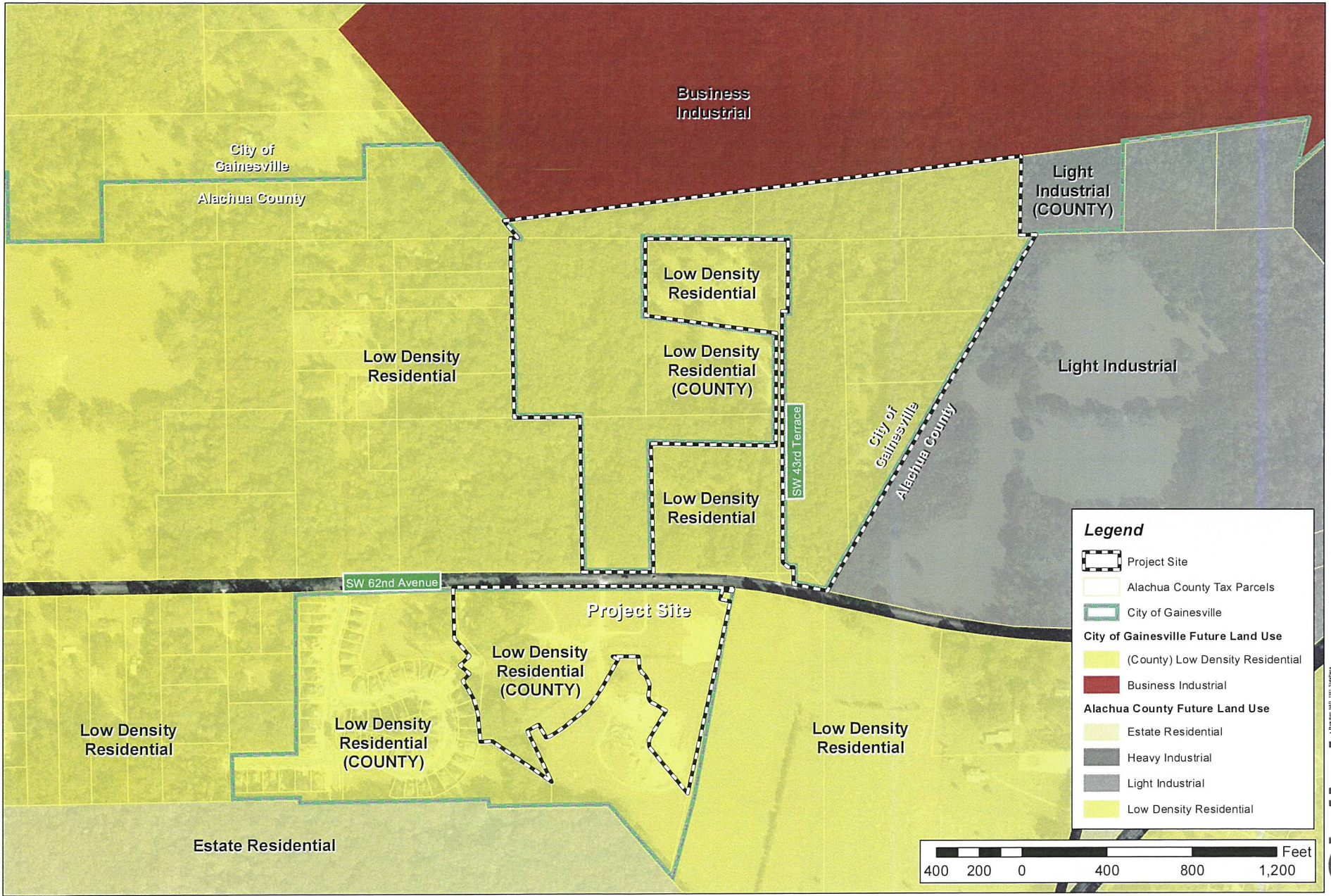
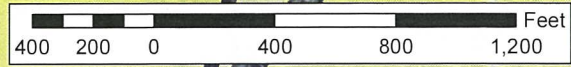


Exhibit 4 - Finley Woods CDD
Existing Land Use Map

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville
- City of Gainesville Future Land Use**
 - (County) Low Density Residential
 - Business Industrial
- Alachua County Future Land Use**
 - Estate Residential
 - Heavy Industrial
 - Light Industrial
 - Low Density Residential



NORTH

CHWA
Professional Consultants
Document Path: L:\001117\2020\FinleyWoodsCDD\map\Existing_Land_Use.mxd
Prepared by: Employee 481
Date: 7/2/2018

5

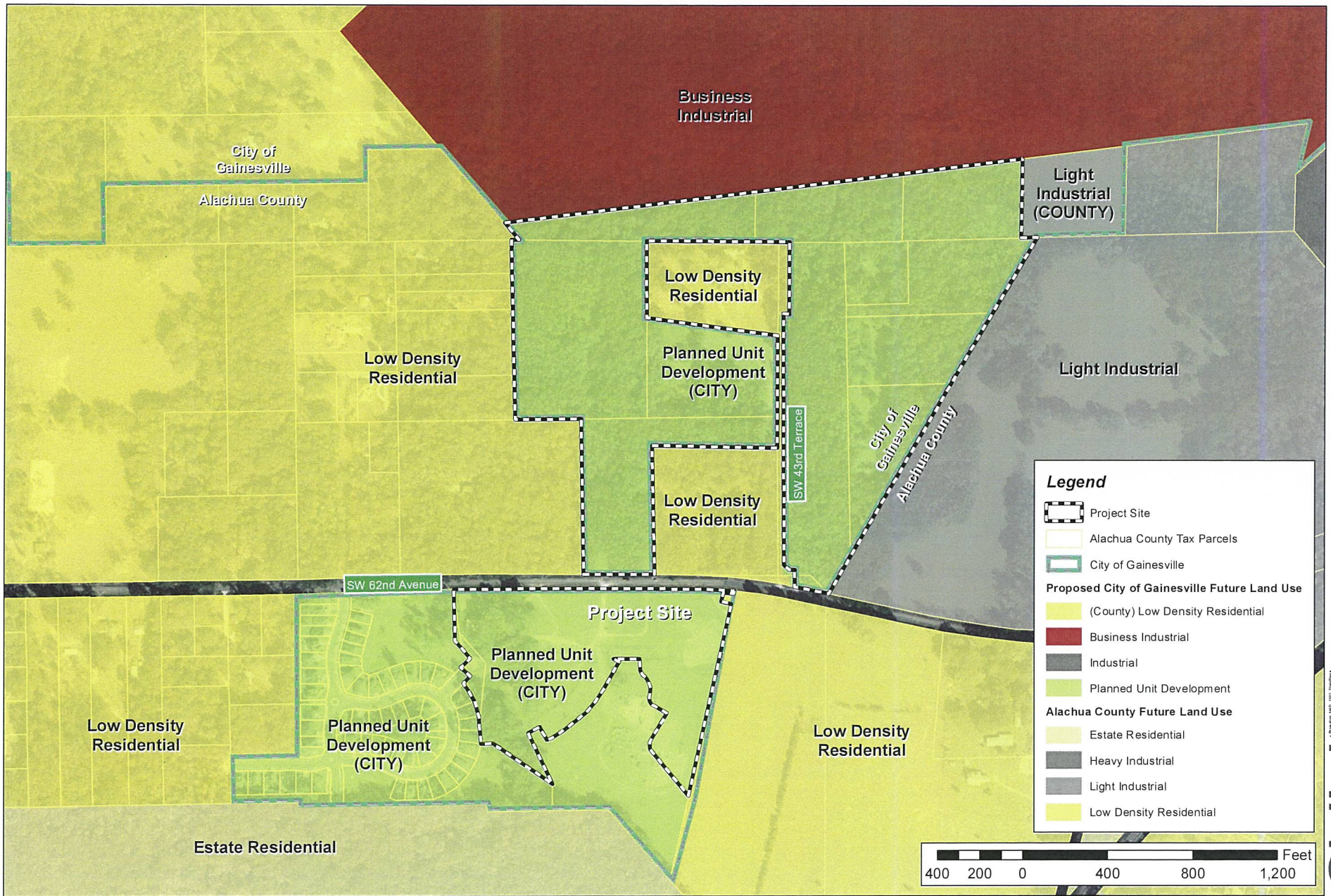
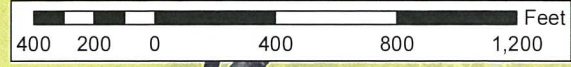


Exhibit 5 - Finley Woods CDD
Future Land Use Map

Legend

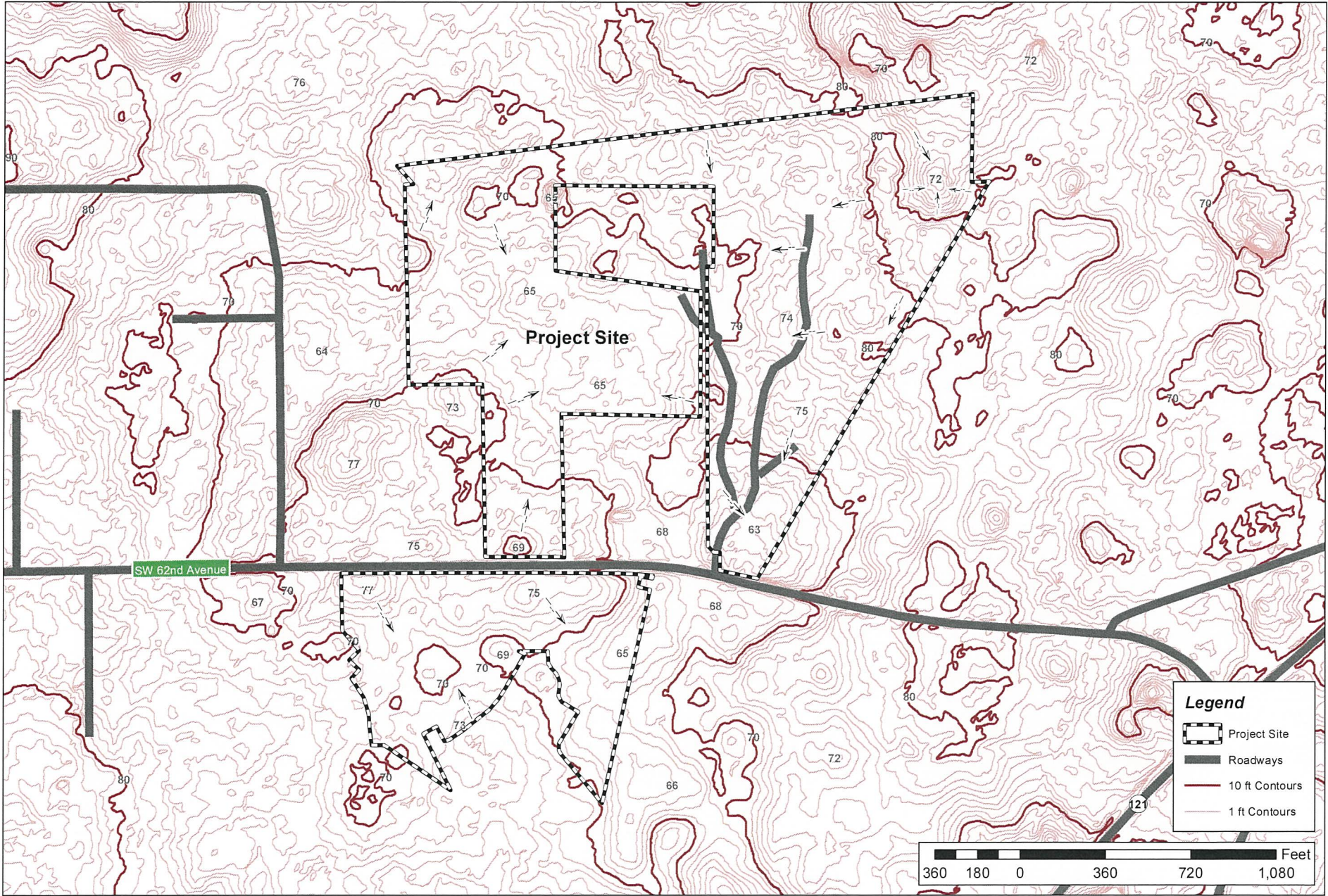
- Project Site
- Alachua County Tax Parcels
- City of Gainesville
- Proposed City of Gainesville Future Land Use**
- (County) Low Density Residential
- Business Industrial
- Industrial
- Planned Unit Development
- Alachua County Future Land Use**
- Estate Residential
- Heavy Industrial
- Light Industrial
- Low Density Residential



NORTH

Professional Consultants
Date: 7/5/2018
Document Path: L:\2017\17-2650\17-2650\GIS\2018\Map\17-2650-Future Land Use.mxd

6



**Exhibit 6 - Finley Woods CDD
Pre-Development Drainage Patterns**



7

Exhibit 7

PROPOSED FACILITIES AND SERVICES

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

Facility	Construction	Ownership	Capital Financing*	Operation and Maintenance
Entry Feature & Signage	CDD	CDD	CDD Bonds	CDD
Stormwater Management Facilities	CDD	CDD	CDD Bonds	CDD
Water & Sewer Improvements	CDD	GRU	CDD Bonds	GRU
Roadway Improvements	CDD	City	CDD Bonds	City
Streetlights	CDD	CE	CDD Bonds	CE
Roadway Landscaping and Hardscaping	CDD	CDD	CDD Bonds	CDD

Key:

CDD = Finley Woods Community Development District

CE = Clay Electric Cooperative, Inc.

City = City of Gainesville

GRU = Gainesville Regional Utilities

* Costs not funded by bonds will be funded by the developer

Exhibit 7 Continued

ESTIMATED COSTS OF CONSTRUCTION

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

Facility	Estimated Cost
Entry Feature & Signage	\$ 300,000
Stormwater Management Facilities	\$ 5,234,451
Water & Sewer Improvements	\$ 1,379,400
Roadway Improvements	\$ 330,000
Streetlights, Roadway Landscaping and Hardscaping	\$ 1,117,908
Professional Fees	\$ 1,267,764
Contingency	\$ 1,267,764
Total	\$ 10,897,287

8



**STATEMENT OF ESTIMATED
REGULATORY COSTS
ACCOMPANYING THE PETITION TO
ESTABLISH
FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

July 30, 2018

Prepared by:

**Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817**

STATEMENT OF ESTIMATED REGULATORY COSTS

Finley Woods Community Development District

July 30, 2018

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") serves as an exhibit to the petition ("Petition") to establish the proposed Finley Woods Community Development District ("the District"). The proposed District will include approximately 88 acres of land on which WWB Real Estate Investments, LLC a Florida limited liability company ("Petitioner") or its affiliates plans to develop a portion of its Finley Woods development ("Project"). The District is planned to include 256 residential lots and supporting infrastructure.

The lands within the proposed District are located entirely within the boundaries of City of Gainesville, Florida ("City"). The District proposes to provide community services to the land uses planned for the District, as described in more detail below.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes (governing Community Development District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and *based only on factors material to managing and financing* the service delivery function of the district, so that *any matter concerning permitting or planning of the development is not material or relevant*" (emphasis added).

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. defines the elements that a statement of estimated regulatory costs must contain:

- a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with this rule.
- d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.
- e) Any additional information that the agency determines may be useful.
- f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

For purposes of a SERC prepared pursuant to Section 190.005, F.S., the term "rule" cited above has the same meaning as "ordinance," and the term "agency" refers to the City of Gainesville.

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance

As outlined above, the District is planned to include single family development and, likely, multiple property owners at build-out. It is the property owners within the District that will be served by, and therefore most affected by, the District. However, the proposed ordinance establishing the District will not *require* the compliance of these District property owners. All initial property owners within the District have consented to the formation of the District and those who choose to purchase property within the District will be aware of the District and will purchase property within the District on a voluntary basis.

It is planned that the District will provide community services to the properties within its boundaries, as outlined in Table 1 below.

Table 1. Proposed Facilities and Services*

<u>Infrastructure Category</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operation & Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	GRU	District Bonds	GRU
Street Lights	District	Clay Electric	District Bonds	Clay Electric
Land & Hardscaping	District	District	District Bonds	District
Road Construction	District	City of Gainesville	District Bonds	City of Gainesville

*Costs not funded by bonds will be funded by the developer

All of the property owners within the District will be subject to District rules related to the services provided by, and the facilities owned or operated by, the District. District property owners will also be responsible for paying District assessments to install or acquire the public infrastructure improvements listed above and to fund the District's operations and maintenance expenses incurred thereafter on an ongoing basis. Of course, prior to the sale of the real estate to end users, all of the undeveloped land owned by the Petitioner and any other landowner will also be under the jurisdiction of the District and subject to funding their share of the District's operations and maintenance expenses.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and is required to file various reports with the State of Florida, the Department of Economic Opportunity and other agencies of the State. The District's filing requirements are outlined in the attached Appendix. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from many other similar districts.

City of Gainesville

The Petition to establish the District will require the City to review the Petition and its supporting exhibits. In addition, the City will hold a public hearing to discuss the Petition and consider any public input on the establishment of the District. These activities will require the time of City staff members and of the City Commission. However, these costs will be modest at most for the following reasons. First, the review of the Petition to establish the District does not include an analysis of the Project itself. In fact, such a review of the project is prohibited by statute. Second, the Petition contains all of the information necessary for the City's review. Third, the City currently has the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the City routinely processes similar petitions for land use and zoning changes that are far more complicated than this Petition to establish the District. These costs will be offset by any applicable City filing fee, which will be paid by the Petitioner concurrently with the filing of the Petition.

The City will incur negligible continuing costs if the Petition is approved. The proposed District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The District will provide the City with its budget each year for the City's review and comment, but no City action on the budget is required. Table 1 above outlines the Petitioner's current good faith estimate of the facilities the District and/or the City may provide and/or maintain.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or City revenues. The District is an independent unit of local government. The District is designed to provide community facilities and services to serve the Project.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida State law, debts of the District are strictly its own responsibility.

4.0 **A good faith estimate of the transactional costs, or any other costs, likely to be incurred by individuals and entities required to comply with the requirements of the ordinance**

The District may impose non-ad valorem assessments on the properties within its boundaries to fund both the installation and/or acquisition of its public infrastructure and for the ongoing operation and maintenance of this infrastructure. Community development districts are typically efficient providers of maintenance services as they are subject to government bidding requirements, professionally managed, and have the ability to place non-ad valorem assessments on the County tax roll to fund these activities. A good faith estimate of the costs of the District's public infrastructure is found below in Table 2.

Table 2. District Capital Improvement Summary of Probable Cost Estimates (1)

<u>Infrastructure Component</u>	<u>Total Estimated Costs</u>
Entry Feature & Signage	\$300,000
Stormwater Facilities	\$5,234,451
Lift Stations/Water/Sewer	\$1,379,400
Road Construction	\$330,000
Street Lights, Land-Hardscaping	\$1,117,908
Professional Fees	\$1,267,764
Contingency	<u>\$1,267,764</u>
Total	<u>\$10,897,287</u>

(1) Source: CHW, Inc.

The public improvements outlined above will likely be funded through the District's issuance of long-term bond debt. Repayment of the District's bond debt will be secured by assessments levied on all properties within the District in proportion to the relative benefit received by each property within the District. Thus, revenue from the properties located within the District will secure the repayment of any debt issued by the District. Estimates of the District's bond financing program are found below in Table 3.

Table 3. Estimated District Bond Financing Program

<u>Bond Fund</u>	<u>Bond Fund Value</u>
Construction/Acquisition Fund	\$10,897,287
Debt Service Reserve	\$1,121,477
Capitalized Interest	\$1,903,850
Costs of Issuance (including Underwriter's Fee)	\$717,900
Contingency	<u>\$4,486</u>
Total Bond Principal	<u>\$14,645,000</u>

All private District property owners will be subject to bond debt service assessments. The District's bond debt service assessments are subject to changes based on an analysis of the benefit received by each landowner from the District's facilities and services, direction from the District's Board of Supervisors, and other factors. However, preliminary estimates of District bond debt service assessments range from \$800 to \$1,250 per year per residential unit.

It is important to note that the costs incurred by the District in providing its infrastructure and services are typical for development of the type contemplated here. In other words, there is nothing peculiar about the District's financing activities that would require additional funding over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Thus, District-imposed assessments for operations and maintenance costs will be similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are generally efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. The operations and maintenance charges for property within the Project must be in line with the competition. Furthermore, the decision by new property owners to locate within the District is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in exchange for the benefits that the District provides.

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The District is not located within a county with a population of less than 75,000 or within a city with a population of less than 10,000. Therefore, the proposed District is not located in either a county or city that is defined as "small" by Florida Statute § 120.52.

6.0 Any additional useful information.

It is useful to reflect upon the question of whether the proposed formation of the District is the best alternative for providing community facilities and services to the Project. As one alternative to the District, the City could approve a non-ad valorem assessment area for services. However, this alternative is inferior to the District. Unlike the District, it would require the City to continue to administer the Project in addition to its existing facilities and services. As a result, the costs for these services and facilities would not be fully sequestered to the land directly benefiting from them, as the case would be with the District.

Another alternative to the District would be for the developer to use a property owner's association ("POA") for operations and maintenance of community facilities and services. The District is superior to a POA for a variety of reasons. First, unlike a POA, the District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed operational funds than is a POA. Second, the proposed District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations, including government-in-the-sunshine requirements.

The District also is preferable to these alternatives from an accountability perspective. With the District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other City responsibilities.

Fishkind & Associates, Inc. certifies that this SERC meets the requirements for a SERC as set out in Section 120.541, F.S.

Fishkind & Associates, Inc. has developed over 100 SERCs for various clients. Below is a listing of some of the other community development district clients for which we have prepared SERCs.

- The Lake Nona "Family" of Community Development Districts in Orlando
- Urban Orlando (Baldwin Park) Community Development District in Orlando
- The Villages "Family" of Community Development Districts in Lake, Sumter, and Marion Counties
- Winter Garden Village at Fowler Groves Community Development District in Winter Garden
- Highlands Community Development District in Tampa
- The Tradition "Family" of Community Development Districts in Port St. Lucie

APPENDIX

LIST OF DISTRICT REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE SECTION	DATE
Annual Financial Audit	218.39	9 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after delivery of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.08	Initial report within 1 year of creation, updates every 7 years
Public Meetings Schedule	189.015	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board Meeting
Notice of Establishment	190.0485	30 days after formation
Creation Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

9

Authorization of Agent

This letter shall serve as a designation of Katie S. Buchanan whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent(s) for WWB Real Estate Investments, LLC, a Florida corporation/limited liability company, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Gainesville, Florida, to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

[Signature]

Print Name: SUPAPID KHANTEE

[Signature]

Print Name: W. H. TAYLOR

[Signature]

By: Thomas W. Williams, Jr.

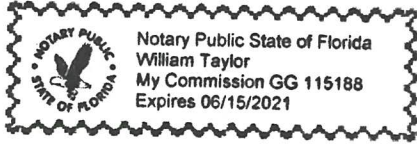
Its: Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared THOMAS W. WILLIAMS, JR., MANAGER of WWB REAL ESTATE INVESTMENTS a Florida limited liability company/corporation, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of ALACHUA and State of FLORIDA this 17 day of JULY, 2018.

[Signature]
Notary Public



Personally known: X
Produced Identification: _____
Type of Identification: _____