

**SECOND AMENDED
PETITION TO AMEND THE
BOUNDARY OF BEACH
COMMUNITY
DEVELOPMENT DISTRICT**

Submitted by:

Wesley S. Haber
Florida Bar No. 420069
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

Attorneys for Petitioner

**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: A Petition to Amend the Boundary)
of the Beach Community Development)
District)
_____)

**SECOND AMENDED PETITION TO AMEND THE BOUNDARY OF
BEACH COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Beach Community Development District, a unit of special purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes and the City of Jacksonville Ordinance No. 2007-170-E, as amended by Ordinance No. 2007-780-E, Ordinance No. 2013-680-E, Ordinance No. 2014-765-E and Ordinance No. 2017-189-E, and located entirely within the City of Jacksonville, Florida (hereafter “District”), hereby petitions the City Council, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to adopt an amendment to the City of Jacksonville Ordinance No. 2007-170-E, to remove approximately 55.87 acres from the District. In support of this amended petition, the District states:

1. Location and Size. The District is located entirely within the City of Jacksonville, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 600.36 acres of land and is located north of Beach Boulevard, east of Kernan Boulevard, south of Atlantic Boulevard and west of Hodges Boulevard. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The general location for the lands to be contracted from the District (the “Exception Parcels”) is set forth in **Exhibit 3**. **Exhibit 4** provides a metes and bounds description of the Exception Parcels, which

comprises approximately 55.87 acres. Subsequent to the proposed contraction of the District, the District will encompass approximately 544.05 acres in total. **Exhibit 5** contains the metes and bounds description of the District boundary, as amended, as well as a location map.

2. Landowner Consent. Petitioner has obtained the written consent of one hundred percent of the owners of the lands comprising the Exception Parcels to amend the boundary of the District as set forth in this Petition. Documentation of this consent is attached hereto in **Exhibit 6**, as amended. The favorable action of the Board of Supervisors of the District constitutes consent for all other lands pursuant to Section 190.046(1)(g), Florida Statutes, as is evidenced by the District's submission of this Petition and Resolutions 2018-01 and 2019-05, attached hereto as **Exhibit 7**.

3. Future Land Uses. The designation of future general distribution, location and extent of the public and private land uses proposed for the District's amended boundary by the Future Land Use Element of the City of Jacksonville's Comprehensive Plan are shown on **Exhibit 8**. Amending the boundary of the District in the manner proposed is consistent with the adopted applicable Comprehensive Plan.

4. District Facilities and Services. The District intends to construct, acquire, install or provide the facilities detailed on **Exhibit 9**, as amended, which provides the estimated construction costs prepared by England-Thims and Miller, Inc. for such improvements. The cost estimates include work for fire station relocation and the construction of community amenities. The construction of such facilities is authorized by virtue of City of Jacksonville Ordinances 2007-780-E and 2013-680-E, which granted the requisite special powers. Construction of the Master Improvements is complete and completion of the residential community improvements is

anticipated in 2022, as described in the chart at **Exhibit 9** which provides the estimated annual outlay of these costs. The improvements described in **Exhibit 9** will be funded either by the entity developing the particular parcel or through a subsequent issuance of bonds by the District. Actual construction timetables and expenditures may vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions. **Exhibit 10**, as amended, includes drainage and utility maps for the District, as well as letters from JEA regarding the availability of water and sewer. The District currently renders no services to the proposed Exception Parcels of land.

5. Statement of Estimated Regulatory Costs. **Exhibit 11** is the amended statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

6. Certificate of Petition and Agent Authorization. **Exhibit 12** is an affidavit of the Chairman of the Beach Community Development District Board of Supervisors, affirming that the contents of the Petition were reviewed and are true and correct to the best of the Chairman’s knowledge, and authorizing Wesley S. Haber to act as the District’s agent in all matters related to the Petition. Copies of all correspondence should be sent to Mr. Haber at the following address:

Wesley S. Haber
wesh@hgslaw.com
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

7. This second amended petition to amend the boundary of the Beach Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the local Comprehensive Plan.

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

c. The District, as amended, remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District as amended will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes; and

b. grant this Second Amended Petition and amend the boundary of the District, as established and amended by City of Jacksonville Ordinance No. 2007-170-E, Ordinance No. 2007-780-E, Ordinance No. 2013-680-E, Ordinance No. 2014-765-E and Ordinance No. 2017-189-E, pursuant to Chapter 190, Florida Statutes.

This Second Amended Petition to Amend the Beach Community Development District is respectfully submitted, this 4th day of April, 2019.

HOPPING GREEN & SAMS, P.A.

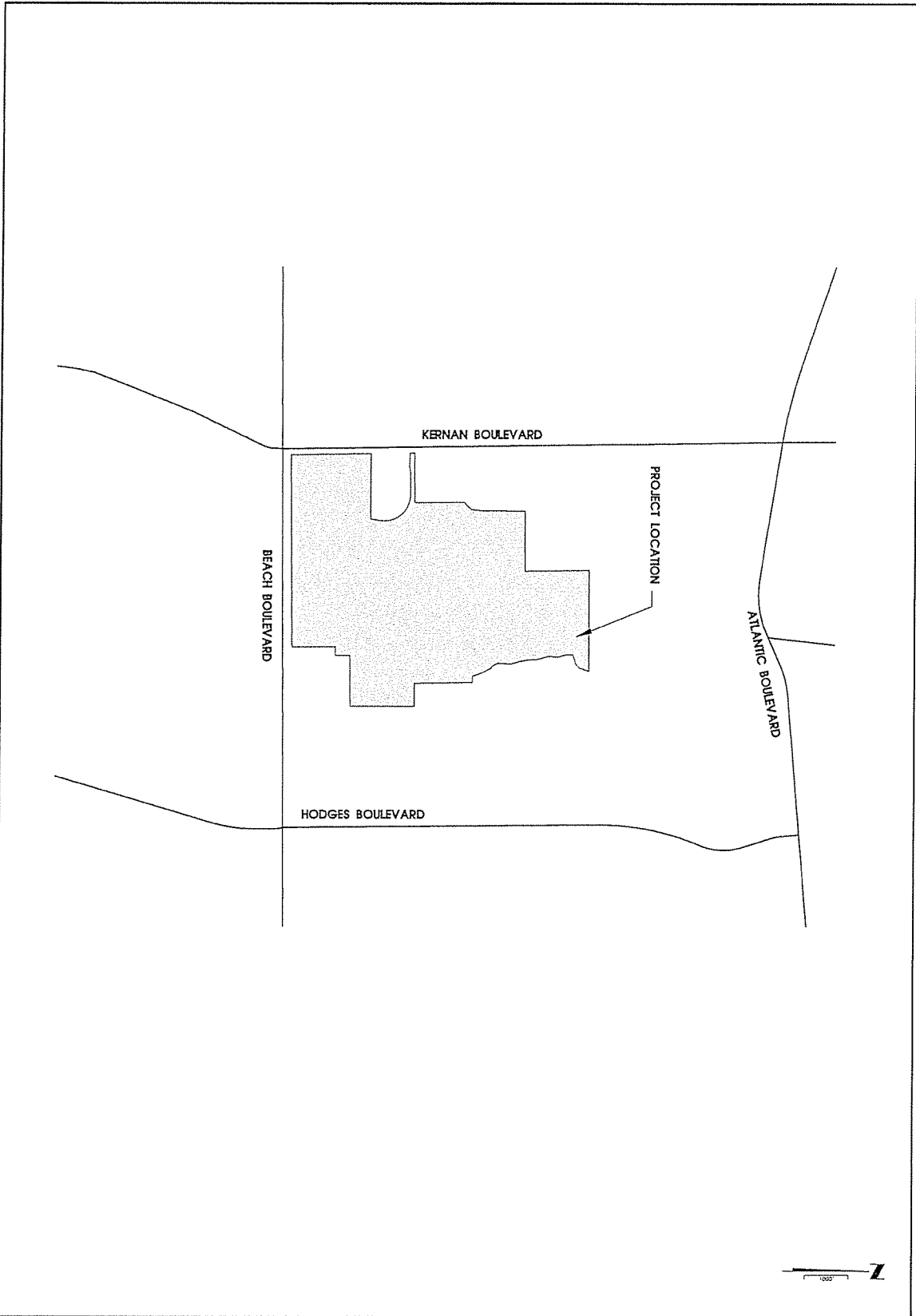
By: Wesley Haber
Wesley S. Haber
Florida Bar No. 0420069
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314
wesh@hgslaw.com
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

Attorneys for Petitioner

List of Exhibits

<u>Exhibit Number</u>	<u>Description</u>
1	<i>Map showing general location of the District</i>
2	<i>Current metes and bounds description of the external boundary of District</i>
3	<i>Map showing location of exception parcels</i>
4	<i>A metes and bounds description for the exception parcels</i>
5	<i>A metes and bounds description of the proposed District boundary, along with location map.</i>
6	<i>Written consent from the property owners of the exception parcels</i>
7	<i>Resolutions Authorizing the Boundary Amendment.</i>
8	<i>Future distribution, location and extent of public and private land uses for the amended boundary by land use plan element.</i>
9	<i>Estimated costs construction and annual outlay</i>
10	<i>Utilities and drainage maps with JEA letters</i>
11	<i>Statement of Estimated Regulatory Costs (SERC)</i>
12	<i>Certificate of Petition and Authorization of Agent.</i>

1



DRAWING NUMBER	CURRENT CDD	 ETM VISION • EXPERIENCE • RESULTS	ETM NO. 16-117-00	REVISIONS	PLANS PREPARED UNDER THE DIRECTION OF:
	VICINITY MAP CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA BEACH COMMUNITY DEVELOPMENT DISTRICT		Employee: Thibault & Thibault, Inc. 14775 Old Dixie Highway Road Jacksonville, FL 32218 TEL: (904) 442-8999 FAX: (904) 444-4433 CA-15962344 LC-10003111		
P.E. NUMBER:					

6:10-13(03)-136-01 Drawn/Plan/Check/CCD_Corrected.rvt P:\07702_Alt 30_2016 - 9 23 16.rvt Date Printed:

2



www.rmangas.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustine Road • Jacksonville, Florida 32258

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September 10, 2014
Tamaya
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Work Order 14-156.00
File No. 123E-35.00A

Beach CDD Remaining Lands Parcel

A portion of Sections 27, 34 and 35, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 35; thence North 89°54'26" East, along the Northerly line of said Section 35, a distance of 532.46 feet to the Northwest corner of those lands described and recorded in Official Records Book 16455, page 2305 of the current Public Records of said county; thence South 00°05'34" East, departing said Northerly line, along the Westerly line of last said lands and along the Westerly line of Terra Costa Phase 1, according to the plat thereof recorded in Plat Book 67, pages 75 through 82, said current Public Records, a distance of 1465.36 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 10124, Page 1928 of said current Public Records; thence South 89°30'13" West, departing last said Westerly line, along said Easterly prolongation and along said Northerly line, 1176.27 feet to the Northwesterly corner thereof; thence South 00°27'44" East, along the Westerly line of last said lands, 334.40 feet; thence South 89°30'13" West, departing said Westerly line and along the Northerly line of those lands described and recorded in Official Records Book 8105, page 1950, of said current Public Records, a distance of 200.00 feet to the Northwesterly corner thereof; thence South 00°27'44" East, along the Westerly line of last said lands, 985.60 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established; thence South 89°30'13" West, along said Northerly right of way line, 4445.13 feet to a point lying on the Easterly right of way line of Kernan Boulevard South, a 200 foot right of way as presently established; thence North 00°54'42" West, departing said Northerly right of way line and along said Easterly right of way line, 2822.91 feet to the Northwest corner of said Section 34; thence North 89°52'26" East, along said Northerly line, 1150.00 feet to the Southeasterly corner of Parcel "A" as described and recorded in Official Records Book 10473, Page 2247 of said current Public Records; thence North 00°45'10" West, departing said Northerly line and along the Easterly line of last said lands, along the Easterly line of those lands described and recorded in Official Records Book 7857, Page 1093, of said current Public Records, and along the Easterly line of Parcel "B" of said Official Records Book 10473, Page 2247, a distance of 1125.00 feet to the Northeasterly corner of said Parcel "B"; thence North 89°52'26" East, 17.03 feet; thence North 41°28'37" East, 233.37 feet; thence North 05°55'49" East, 269.79 feet to a point on a curve concave Westerly having a radius of 9614.04 feet; thence

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Northerly along the arc of said curve, through a central angle of $02^{\circ}05'33''$, an arc length of 351.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}44'29''$ East, 351.11 feet; thence North $00^{\circ}00'32''$ West, 602.79 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 9784, Page 2027 of said current Public Records; thence North $89^{\circ}49'34''$ East, along the Southerly line of last said lands and the Southerly line of those lands described and recorded in Official Records Book 9907, Page 2037 of said current Public Records, a distance of 1385.39 feet to the Southeasterly corner thereof; thence North $00^{\circ}45'10''$ West, along the Easterly line of last said lands, 1,465.15 feet to the Northeasterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 12145, Page 1118, of said current Public Records; thence North $89^{\circ}50'42''$ East, along said Northerly line, 2,333.56 feet to the Northwesterly corner of Bentwater Place Unit X, according to the plat thereof recorded in Plat Book 56, Pages 25, 25A through 25D, of said current Public Records; thence Southerly along the Westerly line of said Bentwater Place Unit X the following fifteen courses: Course 1, thence South $19^{\circ}49'13''$ West, departing said Northerly line, 240.31 feet; Course 2, thence South $45^{\circ}33'58''$ West, 105.91 feet; Course 3, thence South $74^{\circ}14'19''$ West, 232.82 feet; Course 4, thence South $01^{\circ}09'07''$ West, 162.59 feet; Course 5, thence South $18^{\circ}31'45''$ East, 186.97 feet; Course 6, thence South $06^{\circ}49'07''$ West, 204.23 feet; Course 7, thence South $15^{\circ}05'21''$ East, 301.81 feet; Course 8, thence South $02^{\circ}08'20''$ East, 172.43 feet; Course 9, thence South $10^{\circ}39'10''$ East, 230.11 feet; Course 10, thence South $15^{\circ}24'22''$ East, 201.94 feet; Course 11, thence South $03^{\circ}49'16''$ West, 284.02 feet; Course 12, thence South $24^{\circ}25'17''$ East, 118.15 feet; Course 13, thence South $48^{\circ}56'02''$ East, 101.29 feet; Course 14, thence South $26^{\circ}06'20''$ East, 258.14 feet; Course 15, thence South $19^{\circ}33'20''$ East, 193.80 feet to the Southwesterly corner of said Bentwater Place Unit X; thence South $89^{\circ}57'42''$ East, along the Southerly line of said Bentwater Place Unit X, a distance of 142.02 feet to a point lying on the Easterly line of said Section 27, said point being the Northwesterly corner of those lands described and recorded in Official Records Book 7746, Page 2134, of said current Public Records; thence South $00^{\circ}59'57''$ East, departing said Southerly line and along the Westerly line of last said lands, a distance of 1,325.28 feet to the Southwest corner thereof and the Point of Beginning.

Less and Except the following described parcel:

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File No. 123E-35.00A

Beach CDD Remaining Lands Parcel

Exception Parcel:

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12145, page 1118, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 34, said corner also lying on the Easterly right of way line of Kernan Boulevard South, a 200 foot right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 140.01 feet to the Point of Beginning.

From said Point of Beginning, thence North $89^{\circ}52'26''$ East, departing said Easterly right of way line, 327.57 feet to the point of curvature of a curve concave Northerly having a radius of 320.00 feet; thence Easterly along the arc of said curve, through a central angle of $15^{\circ}54'56''$, an arc length of 88.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $81^{\circ}54'58''$ East, 88.60 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 280.00 feet, through a central angle of $15^{\circ}54'56''$, an arc length of 77.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $81^{\circ}54'58''$ East, 77.53 feet; thence North $89^{\circ}52'26''$ East, 474.69 feet to the point of curvature of a curve concave Southerly having a radius of 583.50 feet; thence Easterly along the arc of said curve, through a central angle of $20^{\circ}19'32''$, an arc length of 206.99 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $79^{\circ}57'48''$ East, 205.91 feet; thence North $20^{\circ}11'58''$ West, 15.50 feet to a point on a curve concave Southwesterly having a radius of 599.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $34^{\circ}07'52''$, an arc length of 356.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $52^{\circ}44'06''$ East, 351.57 feet; thence South $54^{\circ}56'12''$ West, 20.00 feet to a point on a curve concave Southwesterly having a radius of 579.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $09^{\circ}45'46''$, an arc length of 98.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $30^{\circ}48'33''$ East, 98.54 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 131.79 feet, through a central angle of $77^{\circ}36'33''$, an arc length of 178.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $17^{\circ}43'36''$ East, 165.18 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 579.00 feet, through a central angle of $09^{\circ}57'22''$, an arc length of 100.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $04^{\circ}32'52''$ East, 100.49 feet; thence North $89^{\circ}03'04''$ East, 20.01 feet to a point on a curve concave Westerly having a radius of 599.00 feet; thence Southerly along the arc of said curve, through a central angle of $12^{\circ}24'02''$, an arc length of 129.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing

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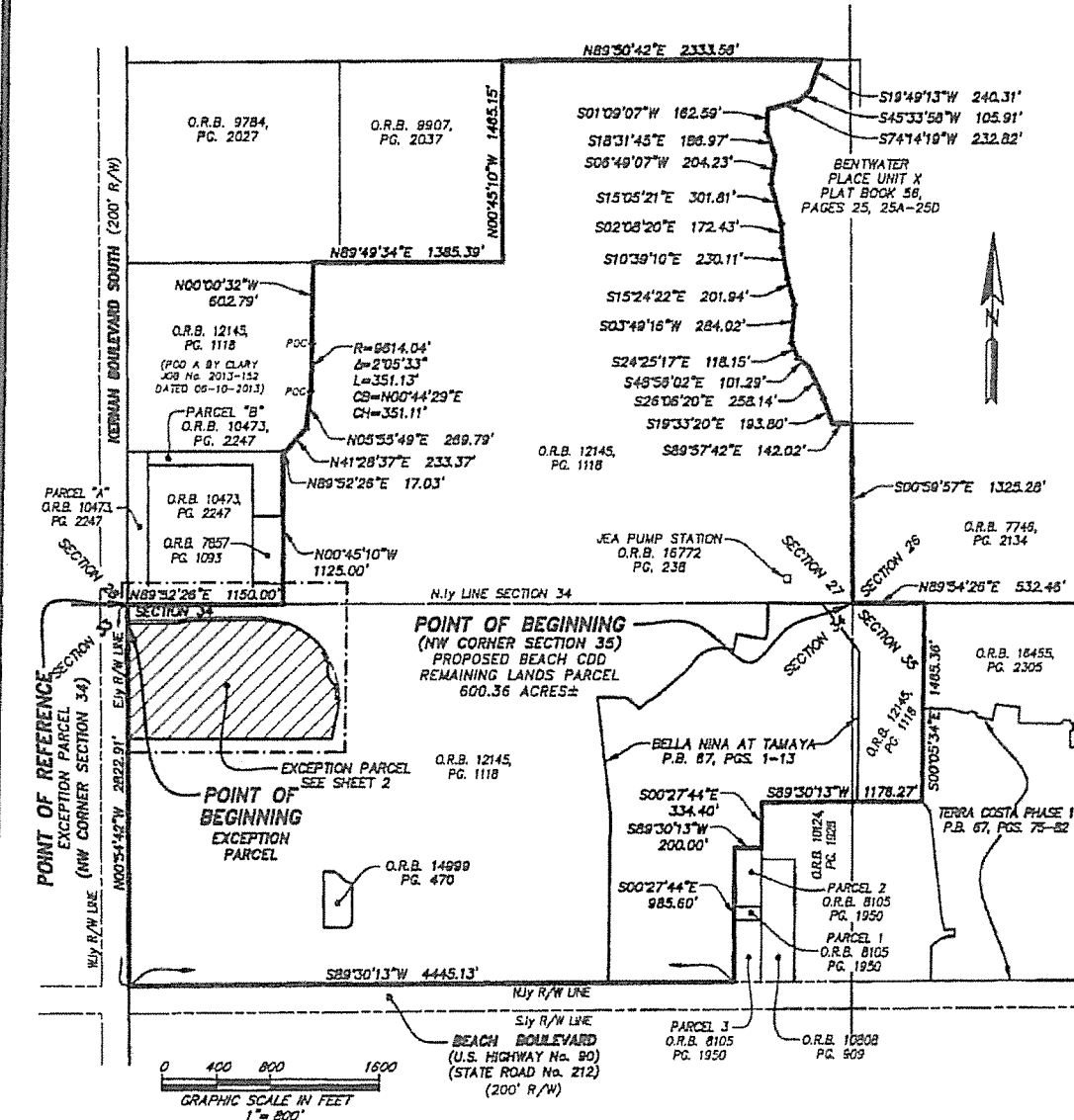
Work Order 14-156.00
File No. 123E-35.00A

Beach CDD Remaining Lands Parcel

and distance of South $06^{\circ}35'04''$ West, 129.39 feet; thence South $12^{\circ}47'05''$ West, 62.75 feet; thence South $77^{\circ}12'55''$ East, 4.50 feet; thence South $12^{\circ}47'05''$ West, 110.99 feet; thence North $89^{\circ}59'16''$ West, 1504.42 feet to a point lying on the Easterly right of way line of said Kernan Boulevard South; thence North $00^{\circ}54'42''$ West, along said Easterly right of way line, 861.14 feet to the Point of Beginning.

The above described lands containing 600.36 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTIONS 27, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
[Symbol] DENOTES EXCEPTION PARCEL

REVISED AUGUST 23, 2016 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
REVISED JULY 27, 2016 TO AMEND SCRIVENER'S ERROR IN ACREAGE TOTAL.
REVISED JUNE 3, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
REVISED MAY 22, 2015 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
REVISED NOVEMBER 7, 2014 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGUS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 842-8550 Fax: (904) 842-4185
Certificate of Authorization No.: LB 3024

[Signature]
DAVID J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 0284

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 35 AS BEING NORTH 89°54'28" EAST.
3) SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.

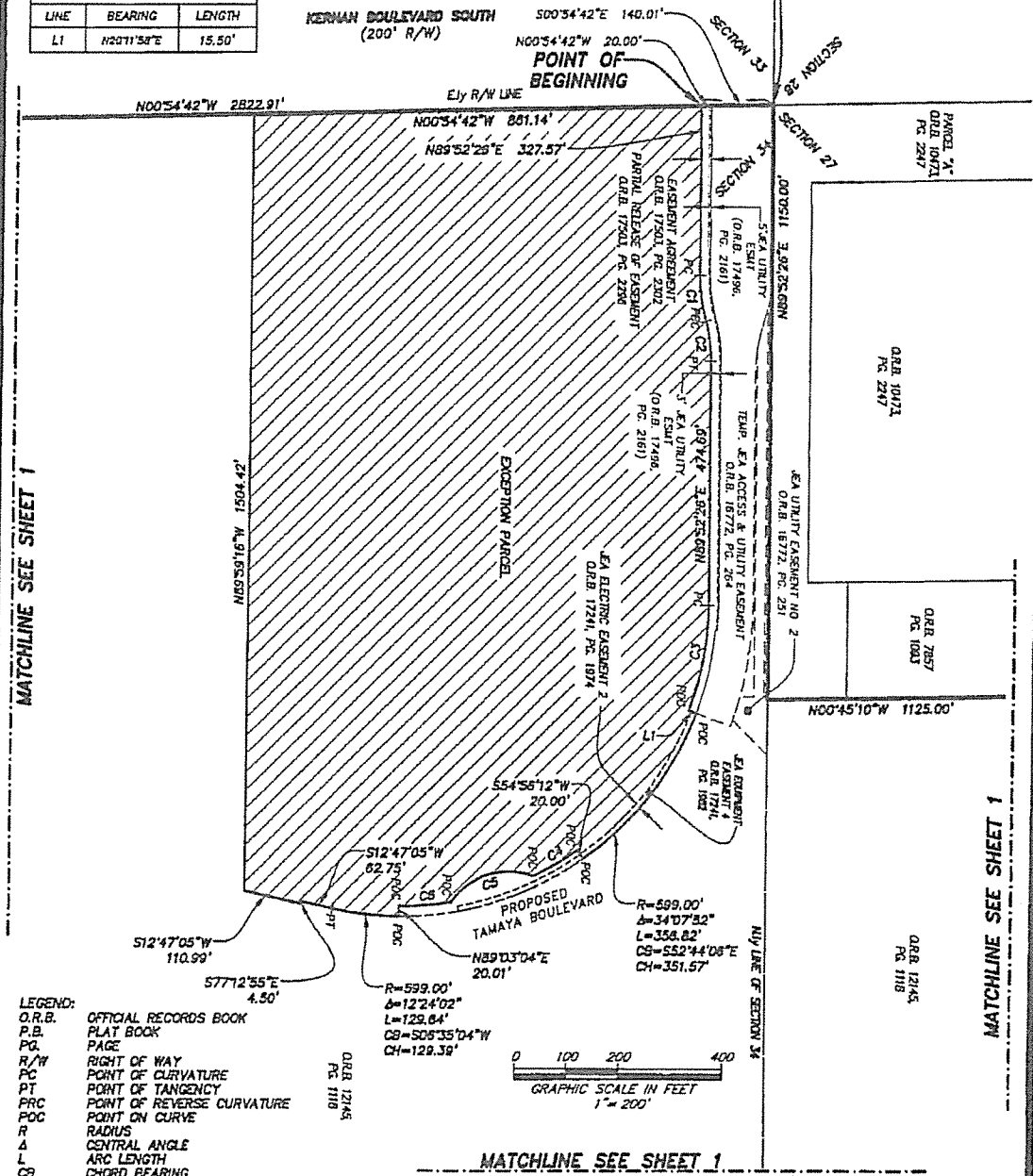
SHEET 1 OF 2

DATE: SEPTEMBER 10, 2014

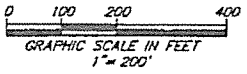
A PORTION OF SECTIONS 27, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	320.00'	15°34'58"	88.89'	S31°01'54"58"E(W)	88.80'
C2	280.00'	15°34'58"	77.78'	S31°01'54"58"E(W)	77.53'
C3	583.50'	2°18'32"	205.99'	N25°18'57"48"E(W)	205.91'
C4	578.00'	8°45'48"	85.88'	S30°48'33"E	85.54'
C5	131.78'	77°35'33"	178.55'	S17°43'58"E	183.18'
C6	578.00'	8°57'22"	100.81'	S84°32'32"E	100.49'

LINE TABLE		
LINE	BEARING	LENGTH
LI	N20°11'58"E	15.50'



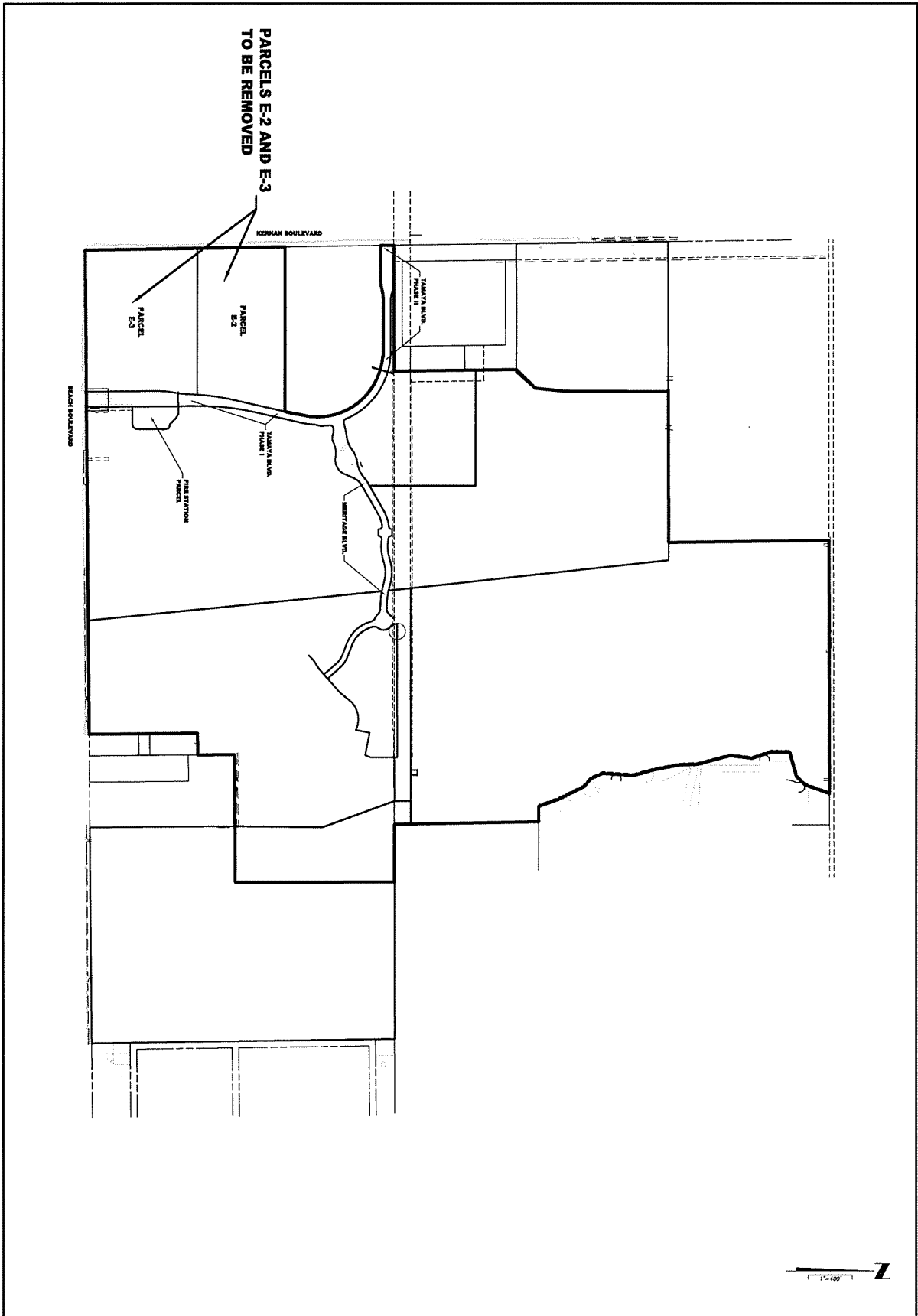
- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CS CHORD BEARING
 - CH CHORD DISTANCE
 - LI TABULATED LINE DATA
 - CI TABULATED CURVE DATA
 - TEMP TEMPORARY
 - EASMT EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
1475 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32204 (904) 645-8150
CERTIFICATE OF AUTHORIZATION NO. LB 3824

3



EX. 1 DRAWING NUMBER	BOUNDARY AMENDMENT	England-Thiro & Thier, Inc. 14778 Old St. Augustine Road Jacksonville, FL 32218 TEL: (904) 843-8000 FAX: (904) 848-8485 CA - 0002354 LC - 0002318	ETM NO. 18-117-00 REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF:
	BEACH COMMUNITY DEVELOPMENT DISTRICT		DRAWN BY: CWO DESIGNED BY: CHECKED BY: LAA DATE: 07/27/18	P.E. NUMBER: On File

4



ROBERT M. ANGAS ASSOCIATES, INC.
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Revised March 30, 2018
October 20, 2017
Tamaya

Work Order No. 17-203.00
File No. 124C-10.00A

Tamaya Parcel E-2

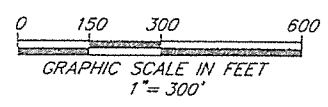
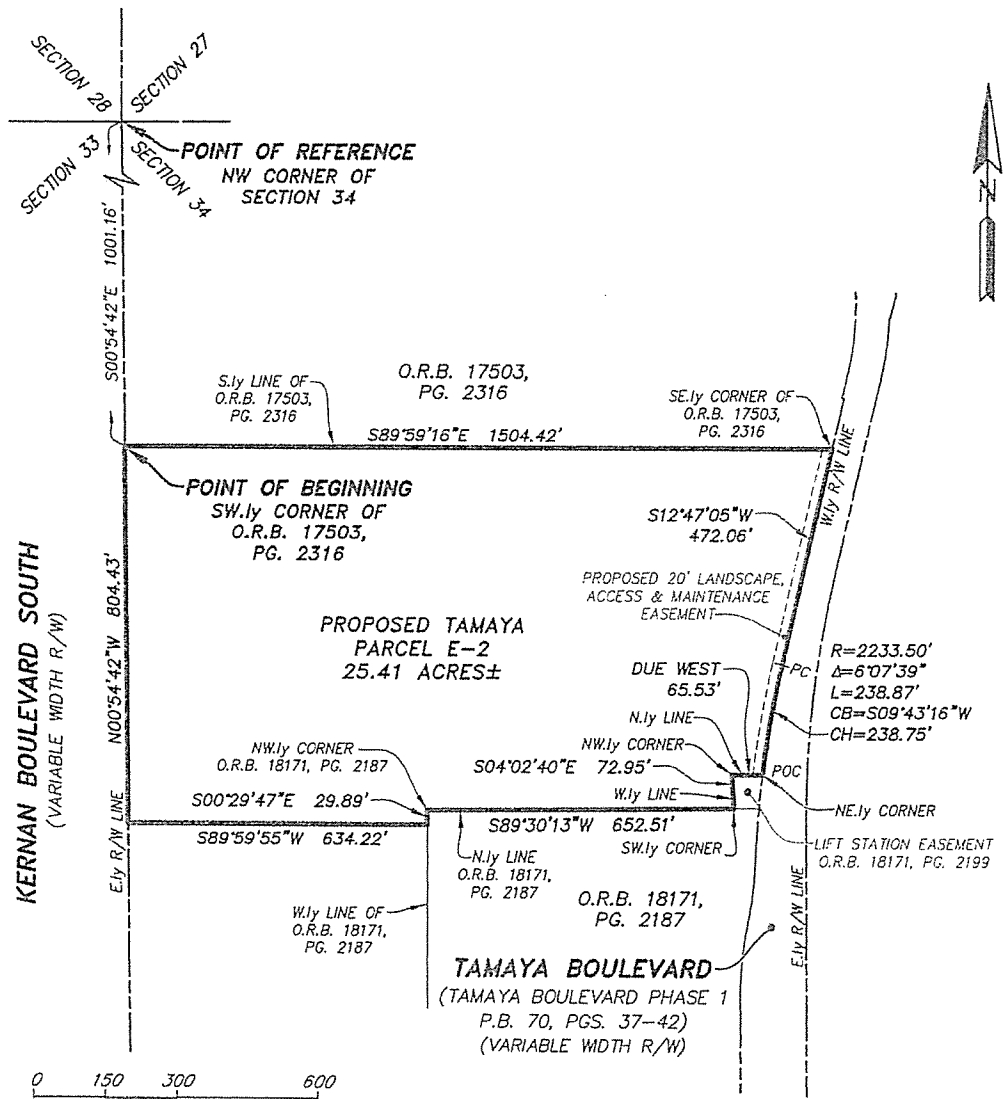
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 1001.16 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence South $89^{\circ}59'16''$ East, departing said Easterly right of way line and along the Southerly line of said Official Records Book 17503, page 2316, a distance of 1504.42 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence South $12^{\circ}47'05''$ West, along said Westerly right of way line, 472.06 feet to the point of curvature of a curve concave Easterly having a radius of 2233.50 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $06^{\circ}07'39''$, an arc length of 238.87 feet to the Northeasterly corner of that certain Lift Station Easement described and recorded in Official Records Book 18171, page 2199, of said current Public Records, said arc being subtended by a chord bearing and distance of South $09^{\circ}43'16''$ West, 238.75 feet; thence Due West, departing said Westerly right of way line and along the Northerly line of said Lift Station Easement, 65.53 feet to the Northwesterly corner thereof; thence South $04^{\circ}02'40''$ East, along the Westerly line of said Lift Station Easement, 72.95 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 18171, page 2187, of said current Public Records; thence South $89^{\circ}30'13''$ West, along said Northerly line, 652.51 feet to the Northwesterly corner thereof; thence South $00^{\circ}29'47''$ East, along the Westerly line of last said lands, 29.89 feet; thence South $89^{\circ}59'55''$ West, departing said Westerly line, 634.22 feet to a point lying on said Easterly right of way line of Kernan Boulevard South; thence North $00^{\circ}54'42''$ West, along said Easterly right of way line, 804.43 feet to the Point of Beginning.

Containing 25.41 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



REVISED MARCH 30, 2018 TO AMEND SKETCH AND LEGAL DESCRIPTION.

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.

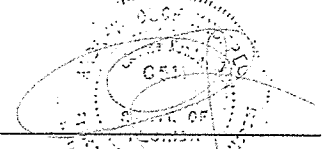
LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE



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 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCALE: 1"=300'
 DATE: OCTOBER 20, 2017
ANDREW G. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6511



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January 25, 2019

Work Order No. 18-160.00
File No. 125A-20.00D

E-2 Remainder Parcel

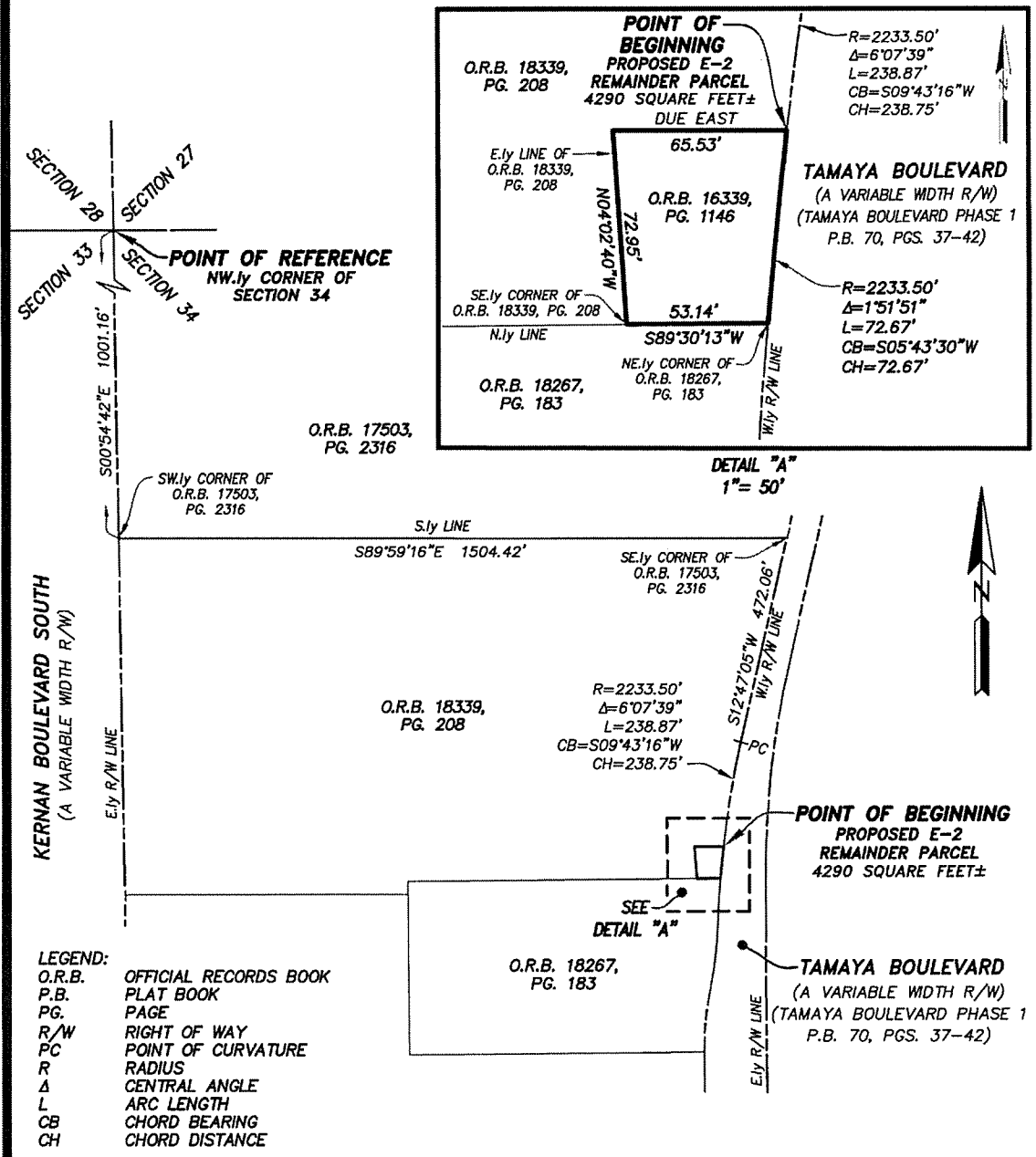
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 1001.16 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records; thence South $89^{\circ}59'16''$ East, departing said Easterly right of way line and along the Southerly line of said Official Records Book 17503, page 2316, a distance of 1504.42 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, a variable width right of way as presently established; thence South $12^{\circ}47'05''$ West, along said Westerly right of way line, 472.06 feet to the point of curvature of a curve concave Easterly having a radius of 2233.50 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $06^{\circ}07'39''$, an arc length of 238.87 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $09^{\circ}43'16''$ West, 238.75 feet.

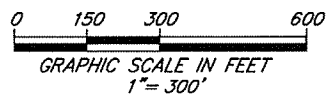
From said Point of Beginning, thence Southerly along said Westerly right of way line and along the arc of a curve concave Easterly having a radius of 2233.50 feet, through a central angle of $01^{\circ}51'51''$, an arc length of 72.67 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 18267, page 183, of said current Public Records, said arc being subtended by a chord bearing and distance of South $05^{\circ}43'30''$ West, 72.67 feet; thence South $89^{\circ}30'13''$ West, departing said Westerly right of way line and along the Northerly line of said Official Records Book 18267, page 183, a distance of 53.14 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 18339, page 208, of said current Public Records; thence North $04^{\circ}02'40''$ West, departing said Northerly line and along the Easterly line of said Official Records Book 18339, page 208, a distance of 72.95 feet; thence Due East, continuing along said Easterly line, 65.53 feet to the Point of Beginning.

Containing 4290 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

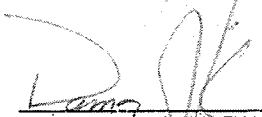


GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.



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Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=300'
DATE: JANUARY 25, 2019



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Revised April 13, 2018
 November 17, 2017

Work Order No. 17-224.00
 File No. 124C-32.00A

Tamaya Retail Site

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

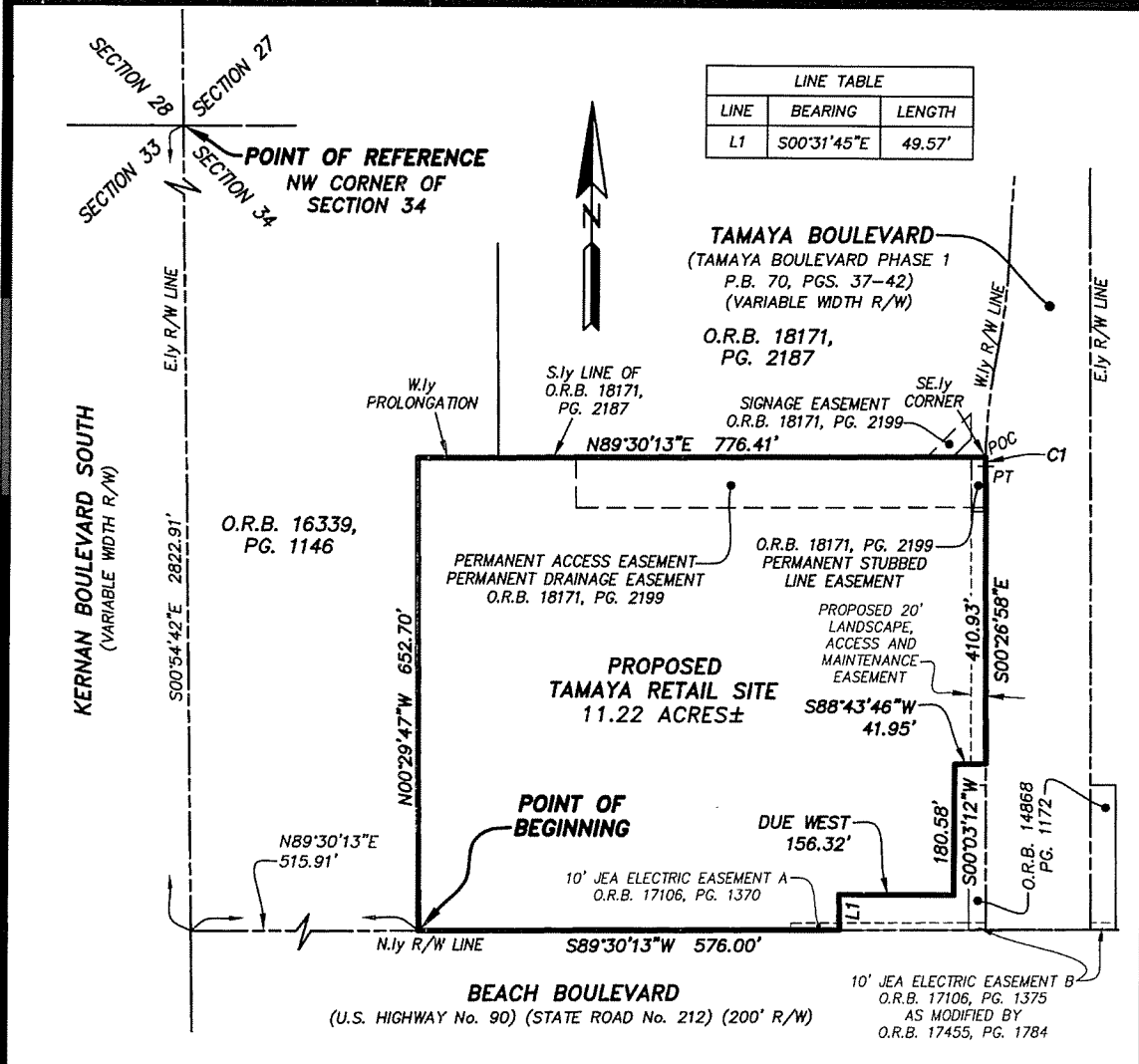
For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South 00°54'42" East, along said Easterly right of way line, 2822.91 feet to its intersection with the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90 / State Road No. 212), a 200 foot right of way as presently established; thence North 89°30'13" East, departing said Easterly right of way line and along said Northerly right of way line, 515.91 feet to the Point of Beginning.

From said Point of Beginning, thence North 00°29'47" West, departing said Northerly right of way line of Beach Boulevard, 652.70 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 18171, page 2187, of said current Public Records; thence North 89°30'13" East, along said Westerly prolongation and said Southerly line, 776.41 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, a variable width right of way as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence Southerly along said Westerly right of way line and along the arc of a curve concave Easterly having a radius of 790.00 feet, through a central angle of 00°54'02", an arc length of 12.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°00'03" West, 12.41 feet; thence South 00°26'58" East, continuing along said Westerly right of way line, 410.93 feet; thence South 88°43'46" West, departing said Westerly right of way line, 41.95 feet; thence South 00°03'12" West, 180.58 feet; thence Due West, 156.32 feet; thence South 00°31'45" East, 49.57 feet to a point lying on said Northerly right of way line of Beach Boulevard; thence South 89°30'13" West, along said Northerly right of way line, 576.00 feet to the Point of Beginning.

Containing 11.22 acres, more or less.

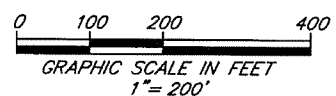
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'45"E	49.57'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	790.00'	0°54'02"	12.42'	S00°00'03"W	12.41'



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - PT POINT OF TANGENCY
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.

REVISED APRIL 13, 2018 TO AMEND MAP AND LEGAL DESCRIPTION.



ROBERT M. ANGAS ASSOCIATES, INC.
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 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: NOVEMBER 17, 2017 SCALE: 1"=200'
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

October 26, 2018

Work Order No. 18-265.00

File No. 125B-12.00A

Parcel E-3 West

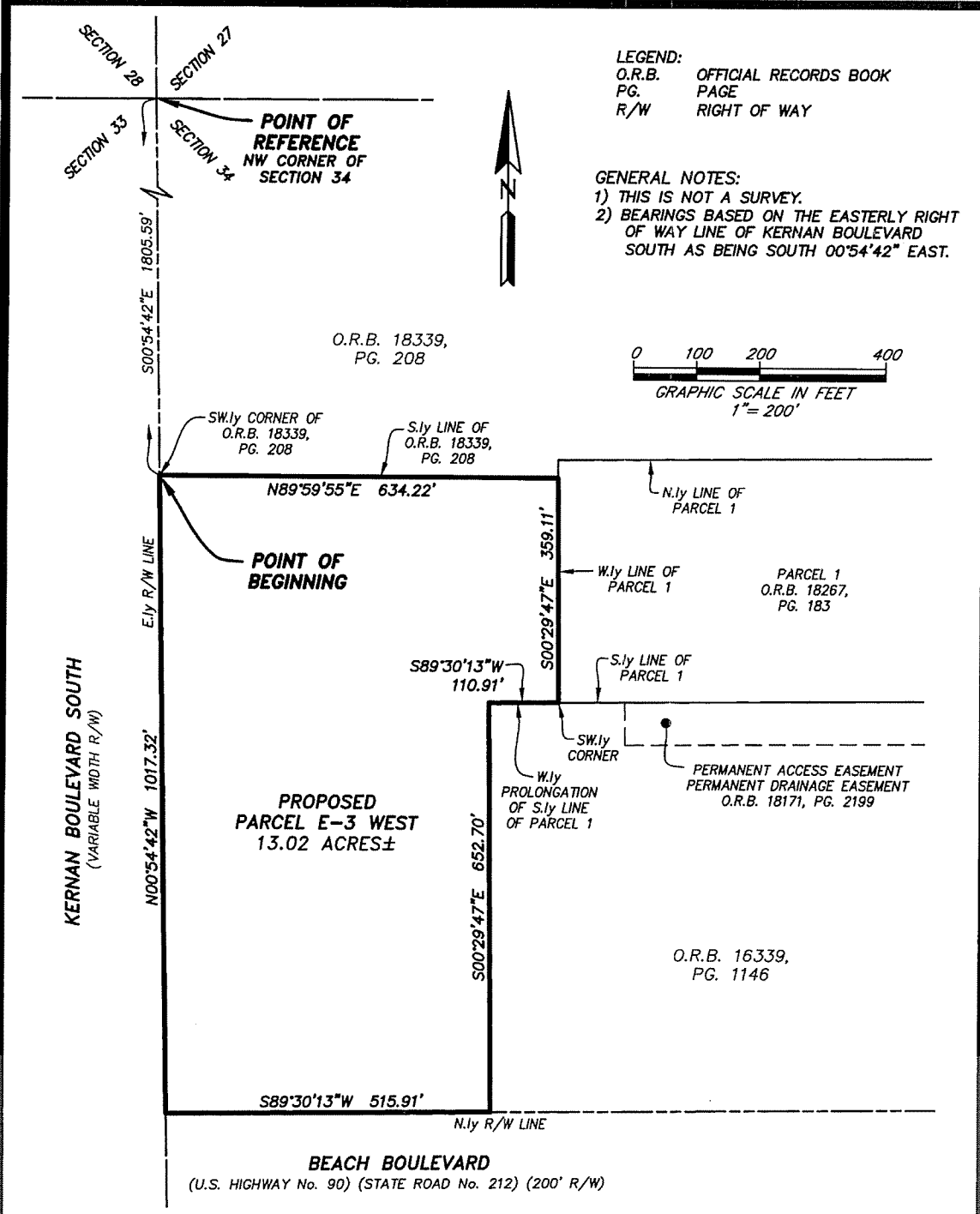
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 1805.59 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 18339, page 208, of said current Public Records and the Point of Beginning.

From said Point of Beginning, thence North $89^{\circ}59'55''$ East, departing said Easterly right of way line of Kernan Boulevard South and along the Southerly line of said Official Records Book 18339, page 208, a distance of 634.22 feet to a point lying on the Westerly line of Parcel 1 as described and recorded in Official Records Book 18267, page 183, of said current Public Records; thence South $00^{\circ}29'47''$ East, departing said Southerly line and along said Westerly line, 359.11 feet to the Southwesterly corner of said Parcel 1; thence South $89^{\circ}30'13''$ West, along the Westerly prolongation of the Southerly line of said Parcel 1, a distance of 110.91 feet; thence South $00^{\circ}29'47''$ East, 652.70 feet to a point lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established; thence South $89^{\circ}30'13''$ West, along said Northerly right of way line, 515.91 feet to its intersection with said Easterly right of way line of Kernan Boulevard South; thence North $00^{\circ}54'42''$ West, departing said Northerly right of way line and along said Easterly right of way line, 1017.32 feet to the Point of Beginning.

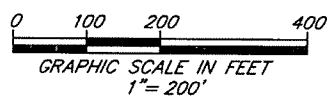
Containing 13.02 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.



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DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=200'
DATE: OCTOBER 26, 2018



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January 23, 2019

Work Order No. 19-006.00
File No. 123E-35.00B

Senior Living Parcel

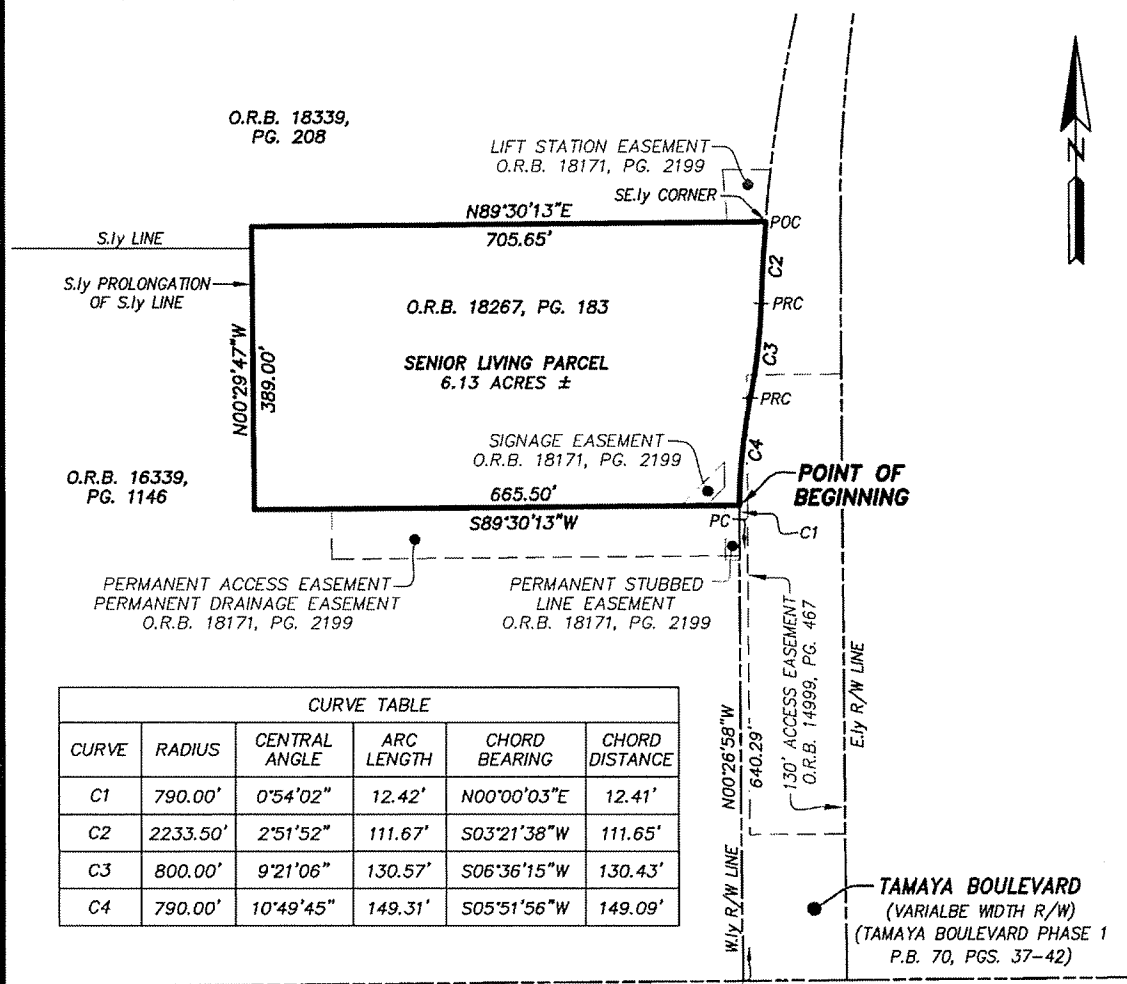
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 18267, page 183, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Southerly terminus of Tamaya Boulevard, a variable width right of way as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence North $00^{\circ}26'58''$ West, along the Westerly right of way line of said Tamaya Boulevard, 640.29 feet to the point of curvature of a curve concave Easterly having a radius of 790.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $00^{\circ}54'02''$, an arc length of 12.42 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $00^{\circ}00'03''$ East, 12.41 feet.

From said Point of Beginning, thence South $89^{\circ}30'13''$ West, departing said Westerly right of way line of Tamaya Boulevard, 665.50 feet to a point lying on the Southerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 18339, page 208 of said current Public Records; thence North $00^{\circ}29'47''$ West, along said Southerly prolongation and along said Southerly line, 389.00 feet; thence North $89^{\circ}30'13''$ East, continuing along said Southerly line, 705.65 feet to the Southwesterly corner thereof, said corner lying on said Westerly right of way line of Tamaya Boulevard; thence Southerly, along said Westerly right of way line, the following 3 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 2233.50 feet, through a central angle of $02^{\circ}51'52''$, an arc length of 111.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $03^{\circ}21'38''$ West, 111.65 feet; Course 2, thence Southerly along the arc of a curve concave Westerly having a radius of 800.00 feet, through a central angle of $09^{\circ}21'06''$, an arc length of 130.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $06^{\circ}36'15''$ West, 130.43 feet; Course 3, thence Southerly along the arc of a curve concave Easterly having a radius of 790.00 feet, through a central angle of $10^{\circ}49'45''$, an arc length of 149.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $05^{\circ}51'56''$ West, 149.09 feet.

Containing 6.13 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND
RECORDED IN OFFICIAL RECORDS BOOK 18267, PAGE 183,
OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

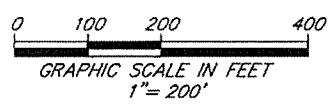


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	790.00'	0°54'02"	12.42'	N00°00'03"E	12.41'
C2	2233.50'	2°51'52"	111.67'	S03°21'38"W	111.65'
C3	800.00'	9°21'06"	130.57'	S06°36'15"W	130.43'
C4	790.00'	10°49'45"	149.31'	S05°51'56"W	149.09'

BEACH BOULEVARD
 (HIGHWAY No. 90) (STATE ROAD No. 212)
 (200' R/W)

POINT OF REFERENCE
 W.ly CORNER OF THE
 SOUTHERLY TERMINUS OF
 TAMAYA BOULEVARD

TAMAYA BOULEVARD
 (VARIABLE WIDTH R/W)
 (TAMAYA BOULEVARD PHASE 1
 P.B. 70, PGS. 37-42)



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 POC POINT ON CURVE
 PRC POINT OF REVERSE CURVATURE

LEGEND (CONTINUED):
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 C1 TABULATED CURVE DATA

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF TAMAYA BOULEVARD AS BEING NORTH 00°26'58" WEST.



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 Certificate of Authorization No.: LB 3624

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[Signature]
DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA: LS No. 6284

SCALE: 1"=200'
 DATE: JANUARY 23, 2019

5

Revised January 11, 2019
September 10, 2014
Tamaya
Page 1 of 3

Work Order 14-156.00
File No. 123E-35.00A

Beach CDD Remaining Lands Parcel

A portion of Sections 27, 34 and 35, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 35; thence North $89^{\circ}54'26''$ East, along the Northerly line of said Section 35, a distance of 532.46 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 16455, page 2305, of the current Public Records of said county; thence South $00^{\circ}05'34''$ East, departing said Northerly line, along the Westerly line of last said lands and along the Westerly line of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82, of said current Public Records, a distance of 1465.36 feet to its intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 10124, Page 1928, of said current Public Records; thence South $89^{\circ}30'13''$ West, departing said Westerly line, along said Easterly prolongation and along said Northerly line, 1176.27 feet to the Northwesterly corner thereof; thence South $00^{\circ}27'44''$ East, along the Westerly line of last said lands, 334.40 feet; thence South $89^{\circ}30'13''$ West, departing said Westerly line and along the Northerly line of those lands described and recorded in Official Records Book 8105, page 1950, of said current Public Records, a distance of 200.00 feet to the Northwesterly corner thereof; thence South $00^{\circ}27'44''$ East, along the Westerly line of last said lands, 985.60 feet to the Southwesterly corner thereof, said corner lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established; thence South $89^{\circ}30'13''$ West, along said Northerly right of way line, 3153.43 feet to its intersection with the Westerly right of way line of Tamaya Boulevard, a variable width right of way as presently established; thence Northerly, along said Westerly right of way line, the following 8 courses: Course 1, thence North $00^{\circ}26'58''$ West, 640.29 feet to the point of curvature of a curve concave Easterly having a radius of 790.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of $11^{\circ}43'46''$, an arc length of 161.73 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $05^{\circ}24'55''$ East, 161.44 feet; Course 3, thence Northerly along the arc of a curve concave Westerly having a radius of 800.00 feet, through a central angle of $09^{\circ}21'06''$, an arc length of 130.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $06^{\circ}36'15''$ East, 130.43 feet; Course 4, thence Northerly along the arc of a curve concave Westerly having a radius of 2223.50 feet, through a central angle of $10^{\circ}51'23''$, an arc length of 423.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}21'24''$ East, 422.57 feet; Course 5, thence North $12^{\circ}47'05''$ East, 583.06 feet; Course 6, North $77^{\circ}12'55''$ West, 4.50 feet, Course 7, thence North $12^{\circ}47'05''$ East, 62.75 feet to the point of curvature of a curve concave Westerly having a radius of 599.00 feet; Course 8, thence Northerly along the arc

Beach CDD Remaining Lands Parcel (continued)

of said curve, through a central angle of $12^{\circ}24'02''$, an arc length of 129.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $06^{\circ}35'04''$ East, 129.39 feet; thence Northerly, along the Easterly line of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records, the following 5 courses: Course 1, thence South $89^{\circ}03'04''$ West, departing said Westerly right of way line, 20.01 feet to a point on a curve concave Westerly having a radius of 579.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of $09^{\circ}57'22''$, an arc length of 100.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}32'52''$ West, 100.49 feet; Course 3, thence Northerly along the arc of a curve concave Easterly having a radius of 131.79 feet, through a central angle of $77^{\circ}36'33''$, an arc length of 178.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $17^{\circ}43'36''$ West, 165.18 feet; Course 4, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 579.00 feet, through a central angle of $09^{\circ}45'46''$, an arc length of 98.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $30^{\circ}48'33''$ West, 98.54 feet; Course 5, thence North $54^{\circ}56'12''$ East, 20.00 feet to a point lying on said Westerly right of way line of Tamaya Boulevard; thence Northwesterly along said Westerly right of way line and along the arc of a curve concave Southwesterly having a radius of 599.00 feet, through a central angle of $34^{\circ}07'52''$, an arc length of 356.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $52^{\circ}44'06''$ West, 351.57 feet; thence Westerly, along the Northerly line of said Official Records Book 17503, page 2316, the following 6 courses: Course 1, thence South $20^{\circ}11'58''$ West, departing said Westerly right of way line, 15.50 feet to a point on a curve concave Southerly having a radius of 583.50 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $20^{\circ}19'32''$, an arc length of 206.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ}57'48''$ West, 205.91 feet; Course 3, thence South $89^{\circ}52'26''$ West, 474.69 feet to the point of curvature of a curve concave Southerly having a radius of 280.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of $15^{\circ}54'56''$, an arc length of 77.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $81^{\circ}54'58''$ West, 77.53 feet; Course 5, thence Westerly along the arc of a curve concave Northerly having a radius of 320.00 feet, through a central angle of $15^{\circ}54'56''$, an arc length of 88.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $81^{\circ}54'58''$ West, 88.60 feet; Course 6, thence South $89^{\circ}52'26''$ West, 327.57 feet to the Northwesterly corner thereof, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence North $00^{\circ}54'42''$ West, along said Easterly right of way line, 140.01 feet to the Northwest corner of said Section 34; thence North $89^{\circ}52'26''$ East, departing said Easterly right of way line and along the Northerly line of said Section 34, a distance of 1150.00 feet to the Southeasterly corner of Parcel "A" as described and recorded in Official Records Book 10473, page 2247, of said current Public Records; thence North $00^{\circ}45'10''$ West, departing said Northerly line, along the Easterly line of said Parcel "A", along the Easterly line of those lands described and recorded in Official Records Book 7857, Page

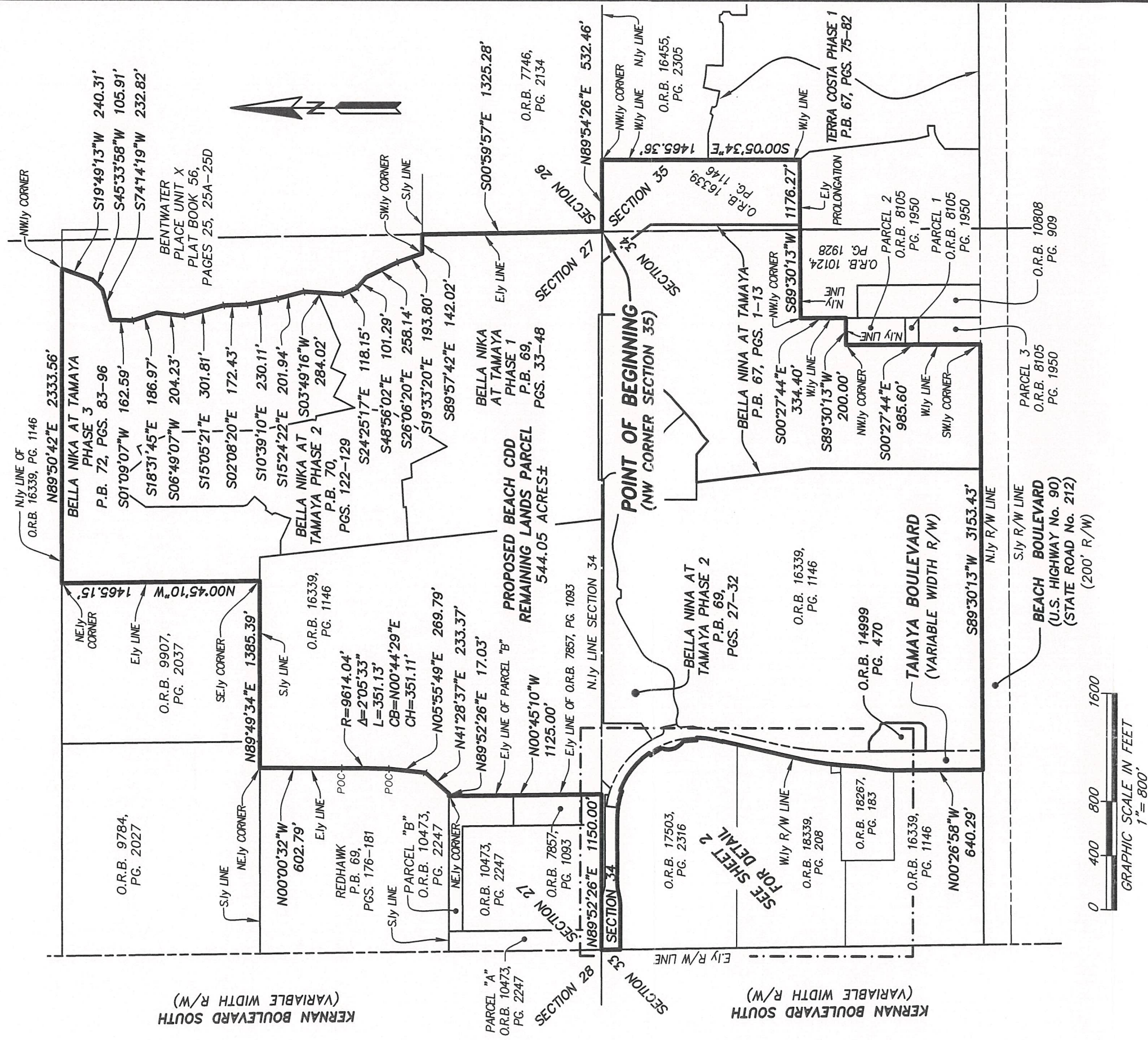
Beach CDD Remaining Lands Parcel (continued)

1093, of said current Public Records, and along the Easterly line of Parcel "B" of said Official Records Book 10473, Page 2247, a distance of 1125.00 feet to the Northeasterly corner of said Parcel "B", said corner lying on the Southerly line of Redhawk, as recorded in Plat Book 69, pages 176 through 181, of said current Public Records; thence Northerly, along the Southerly and Easterly lines of said Redhawk, the following 5 courses: Course 1, thence North $89^{\circ}52'26''$ East, 17.03 feet; Course 2, thence North $41^{\circ}28'37''$ East, 233.37 feet; Course 3, thence North $05^{\circ}55'49''$ East, 269.79 feet to a point on a curve concave Westerly having a radius of 9614.04 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of $02^{\circ}05'33''$, an arc length of 351.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}44'29''$ East, 351.11 feet; Course 5, thence North $00^{\circ}00'32''$ West, 602.79 feet to the Northeasterly corner thereof, said corner lying on the Southerly line of those lands described and recorded in Official Records Book 9784, page 2027, of said current Public Records; thence North $89^{\circ}49'34''$ East, along the Southerly line of last said lands and the Southerly line of those lands described and recorded in Official Records Book 9907, page 2037, of said current Public Records, a distance of 1385.39 feet to the Southeasterly corner thereof; thence North $00^{\circ}45'10''$ West, along the Easterly line of last said lands, 1465.15 feet to the Northeasterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 16339, Page 1146, of said current Public Records; thence North $89^{\circ}50'42''$ East, along said Northerly line, 2333.56 feet to the Northwesterly corner of Bentwater Place Unit X, as recorded in Plat Book 56, pages 25, 25A through 25D, of said current Public Records; thence Southerly, along the Westerly line of said Bentwater Place Unit X, the following 15 courses: Course 1, thence South $19^{\circ}49'13''$ West, departing said Northerly line, 240.31 feet; Course 2, thence South $45^{\circ}33'58''$ West, 105.91 feet; Course 3, thence South $74^{\circ}14'19''$ West, 232.82 feet; Course 4, thence South $01^{\circ}09'07''$ West, 162.59 feet; Course 5, thence South $18^{\circ}31'45''$ East, 186.97 feet; Course 6, thence South $06^{\circ}49'07''$ West, 204.23 feet; Course 7, thence South $15^{\circ}05'21''$ East, 301.81 feet; Course 8, thence South $02^{\circ}08'20''$ East, 172.43 feet; Course 9, thence South $10^{\circ}39'10''$ East, 230.11 feet; Course 10, thence South $15^{\circ}24'22''$ East, 201.94 feet; Course 11, thence South $03^{\circ}49'16''$ West, 284.02 feet; Course 12, thence South $24^{\circ}25'17''$ East, 118.15 feet; Course 13, thence South $48^{\circ}56'02''$ East, 101.29 feet; Course 14, thence South $26^{\circ}06'20''$ East, 258.14 feet; Course 15, thence South $19^{\circ}33'20''$ East, 193.80 feet to the Southwesterly corner thereof; thence South $89^{\circ}57'42''$ East, along the Southerly line of said Bentwater Place Unit X, a distance of 142.02 feet to its intersection with the Easterly line of said Section 27; thence South $00^{\circ}59'57''$ East, departing said Southerly line and along said Easterly line, 1325.28 feet to the Point of Beginning.

Containing 544.05 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 27, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE

SHEET 1 OF 2

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 35 AS BEING NORTH 89°54'26" EAST.

REVISED JANUARY, 11, 2019 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED MAY 10, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED AUGUST 23, 2016 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED JULY 27, 2016 TO AMEND SCRIVENER'S ERROR IN ACREAGE TOTAL
 REVISED JUNE 3, 2016 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED MAY 22, 2015 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED NOVEMBER 7, 2014 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.



ROBERT M. ANGAS ASSOCIATES, INC.

SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

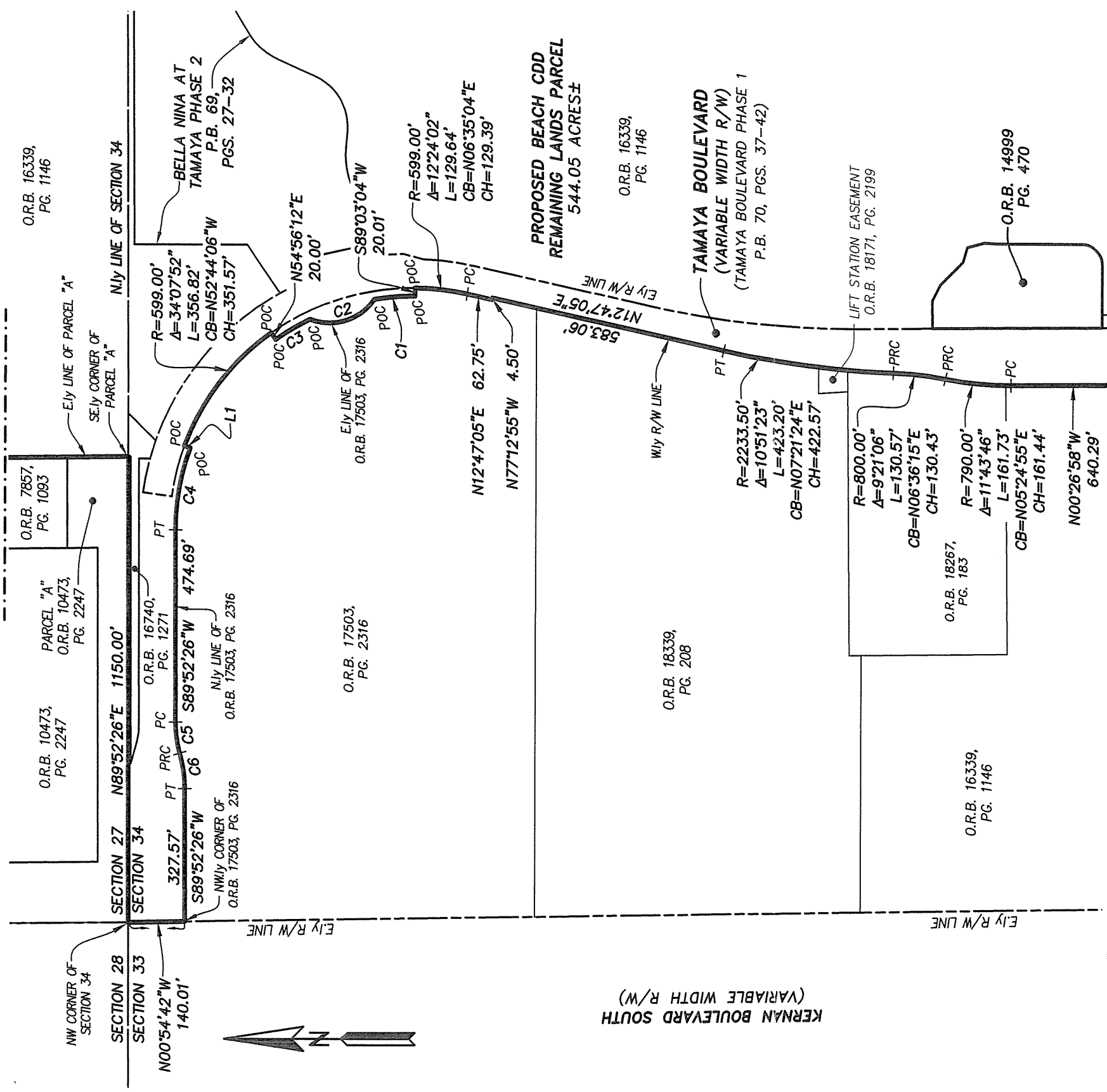
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

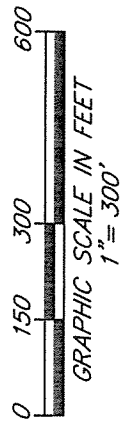
DATE: SEPTEMBER 10, 2014

A PORTION OF SECTIONS 27, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

MATCHLINE SEE SHEET 1



MATCHLINE SEE SHEET 1



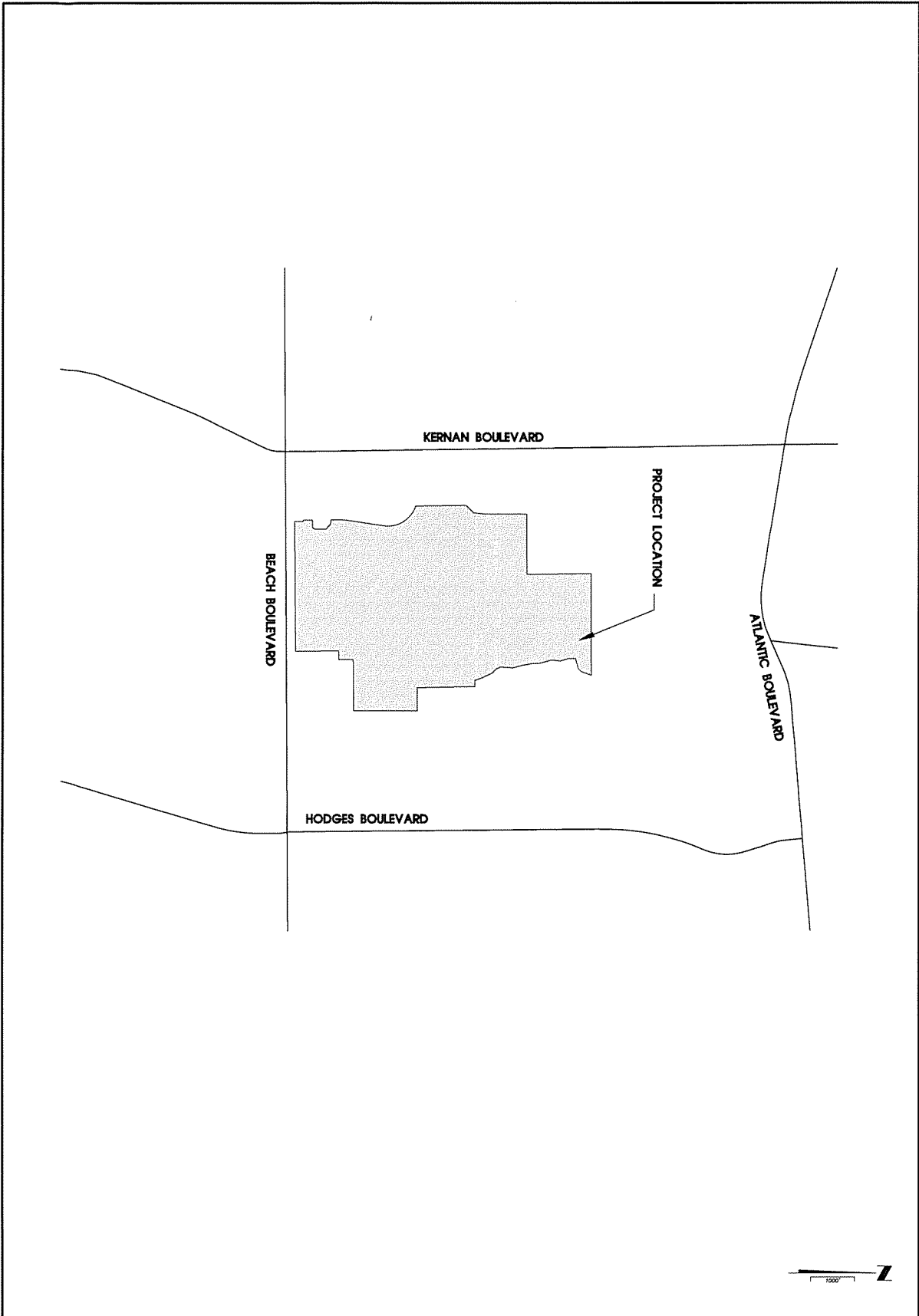
LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°11'58"W	15.50'

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - TEMP TEMPORARY
 - ESMT EASEMENT

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD DISTANCE
C1	579.00'	9°57'22"	100.61'	100.49'
C2	131.79'	77°36'33"	178.52'	165.18'
C3	579.00'	9°45'46"	98.66'	98.54'
C4	583.50'	20°19'32"	206.99'	205.91'
C5	280.00'	15°54'56"	77.78'	77.53'
C6	320.00'	15°54'56"	88.89'	88.60'

SHEET 2 OF 2
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



03/20/14 10:45 AM 03/20/14 10:45 AM	PROPOSED CDD VICINITY MAP CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA BEACH COMMUNITY DEVELOPMENT DISTRICT	 ETM VISION • EXPERIENCE • RESULTS	ETM No. 18-117-02 REVISIONS:		PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER:
	14773 Cit St. Augustine Road Jacksonville, FL 32216 TEL: (904) 842-8946 FAX: (904) 848-8465 CA: 0002534 LC: 0002714		DRAWN BY: CWD DESIGNED BY: CHECKED BY: LAA DATE: 8/24/14	On File Page 36 of 111	

6

Consent and Joinder of Landowner
For the Amendment of the Boundaries of the Beach Community Development District

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Beach Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Beach Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the Beach Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be excluded from the Community Development District.

The undersigned hereby requests and consents to removal of the Property from the Beach Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the Beach Community Development District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. 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 Petitioner, consent to amendment of the boundaries of the Beach 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 officer executing this instrument.

|

[signatures on following page]

Executed this 25th day of July, 2018.

Witnessed:

Lennar Homes, LLC

Cynthia Arnold

[Signature]

Print Name: Cynthia Arnold

By: Scott Keiling

Its: VP

[Signature]

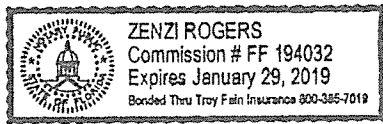
Print Name: Kristina Dods

STATE OF FLORIDA
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, VP personally appeared Scott Keiling of Lennar Homes, LLC, 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 25th day of July, 2018.

Zenzi Rogers
Notary Public



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



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 Since 1924

Exhibit A

www.rmangas.com
 tel 904-642-8550 • fax 904-642-4165
 14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised March 30, 2018
 October 20, 2017
 Tamaya

Work Order No. 17-203.00
 File No. 124C-10.00A

Tamaya Parcel E-2

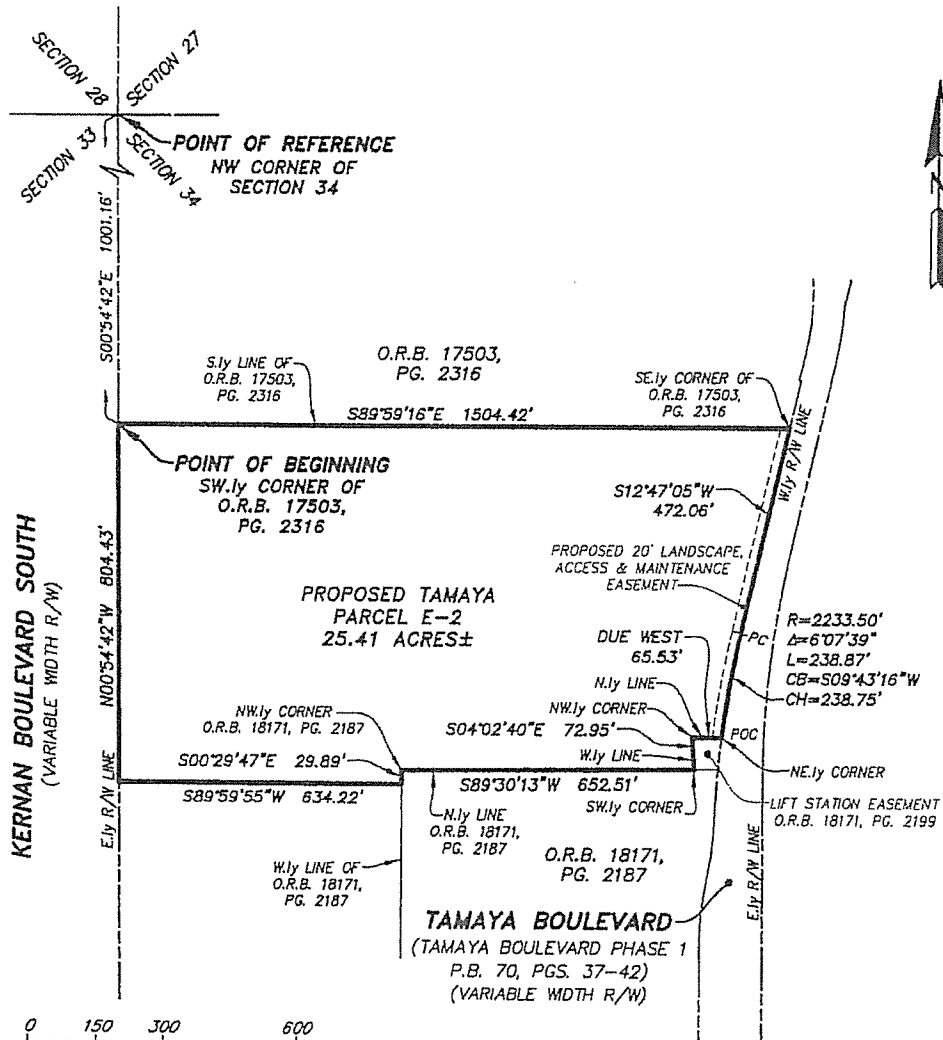
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South 00°54'42" East, along said Easterly right of way line, 1001.16 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence South 89°59'16" East, departing said Easterly right of way line and along the Southerly line of said Official Records Book 17503, page 2316, a distance of 1504.42 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence South 12°47'05" West, along said Westerly right of way line, 472.06 feet to the point of curvature of a curve concave Easterly having a radius of 2233.50 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of 06°07'39", an arc length of 238.87 feet to the Northeasterly corner of that certain Lift Station Easement described and recorded in Official Records Book 18171, page 2199, of said current Public Records, said arc being subtended by a chord bearing and distance of South 09°43'16" West, 238.75 feet; thence Due West, departing said Westerly right of way line and along the Northerly line of said Lift Station Easement, 65.53 feet to the Northwesterly corner thereof; thence South 04°02'40" East, along the Westerly line of said Lift Station Easement, 72.95 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 18171, page 2187, of said current Public Records; thence South 89°30'13" West, along said Northerly line, 652.51 feet to the Northwesterly corner thereof; thence South 00°29'47" East, along the Westerly line of last said lands, 29.89 feet; thence South 89°59'55" West, departing said Westerly line, 634.22 feet to a point lying on said Easterly right of way line of Kernan Boulevard South; thence North 00°54'42" West, along said Easterly right of way line, 804.43 feet to the Point of Beginning.

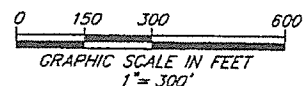
Containing 25.41 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



KERNAN BOULEVARD SOUTH
(VARIABLE WIDTH R/W)

TAMAYA BOULEVARD
(TAMAYA BOULEVARD PHASE 1
P.B. 70, PGS. 37-42)
(VARIABLE WIDTH R/W)



REVISED MARCH 30, 2018 TO AMEND SKETCH AND LEGAL DESCRIPTION.

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.

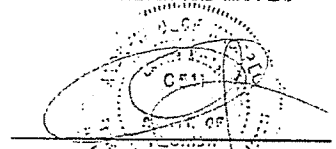
LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCALE: 1"=300'
DATE: OCTOBER 20, 2017
ANDREW O. KNUFFEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS No. 6511

2018 FLORIDA LIMITED LIABILITY COMPANY AMENDED ANNUAL REPORT

DOCUMENT# L06000114706

FILED
Mar 28, 2018
Secretary of State
CC0478024591

Entity Name: LENNAR HOMES, LLC

Current Principal Place of Business:

700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Current Mailing Address:

700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172 US

FEI Number: 59-0711505

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 S. PINE ISLAND RD.
SUITE 250
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name U.S. HOME CORPORATION
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title CEO
Name MILLER, STUART A
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title CFO
Name GROSS, BRUCE
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title PRES
Name BECKWITT, RICHARD
Address 1707 MARKETPLACE BLVD., SUITE
270
City-State-Zip: IRVING TX 75063

Title VP/S/GC
Name SUSTANA, MARK
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name FEDER, ERIC
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name BAVOuset, JAMES S
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name GABOR, STEPHEN
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARK SUSTANA

VP

03/28/2018

Electronic Signature of Signing Authorized Person(s) Detail

Date

Authorized Person(s) Detail Continued :

Title VP
Name GONZALEZ, CARLOS
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name HIGGINS, ERIK R
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name JAFFE, JONATHAN M
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name MCMURRAY, DARIN L
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name METHENY, MARVIN L
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name SMITH, STEVE R
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title CONTROLLER
Name COLLINS, DAVID
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES
OPERATIONS
Name CHEN, SANDY
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES
OPERATIONS
Name KIRSCHNER, TERRENCE V
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name GROSS, BRUCE
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name HURST, BRYAN
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name MARLIN, CHRISTIAN L
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name MCPHERSON, GREG
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name ROTHMAN, FRED
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name TYLER, JUDD
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT -
HOMEBUILDING/SALES OPERATIONS
Name AVILA, MICHAEL
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT -
HOMEBUILDING/SALES OPERATIONS
Name HUMAN, MICHAEL
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT -
HOMEBUILDING/SALES OPERATIONS
Name MORGAN, KAREN
Address 700 N.W. 107TH AVENUE
SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS
Name MOSS, DEBORAH
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/PERMITTING OPERATIONS
Name SERRATE, PHIL
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - PAYROLL OPERATIONS
Name MURIAS, MANUEL
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - TAX OPERATIONS
Name PETROLINO, MICHAEL
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. SECRETARY
Name CHEN, SANDY
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. SECRETARY
Name LEYVA, SANDRA
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. SECRETARY
Name MCPHERSON, GREG
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. TREASURER
Name DESOUZA, JACQUELINE S
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - PURCHASE AGREEMENTS
Name ROTHMAN, FRED
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name KEILING, SCOTT

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS
Name RODRIGUEZ, ANGEL
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS
Name COFFEY, LAURA
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - TAX OPERATIONS
Name AGATSTEIN, GARY A
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - TAX OPERATIONS
Name SCHAAN, TODD
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. SECRETARY
Name HOUK, MELANIE
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. SECRETARY
Name MAYER, JOAN
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title ASST. SECRETARY
Name SANTAELLA, GRACE
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title AUTHORIZED AGENT - PURCHASE AGREEMENTS
Name FOSTER, E. W. MICHAEL
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Title VP
Name ELLIS, LANCE
Address 10481 BEN . PRATT SIC MILE CYPRESS PARKWAY
City-State-Zip: FORT MEYERS FL 33912

Title VP

Address 9440 PHILIPS HIGHWAY
City-State-Zip: JACKSONVILLE FL 32256
Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS
Name GOLDSTEIN, BENJAMIN
Address 4600 WEST CYPRESS STREET SUITE 200
City-State-Zip: TAMPA FL 33607
Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS
Name PACE, ERICKA
Address 4600 WEST CYPRESS STREET SUITE 200
City-State-Zip: TAMPA FL 33607
Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS
Name BOWLEY, THERESA
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172
Title AUTHORIZED AGENT
Name CASAGRANDE, VIRGINIA S.
Address 15550 LIGHTWAVE DRIVE SUITE 201
City-State-Zip: CLEARWATER FL 33760
Title AUTHORIZED AGENT
Name MALCUIT, KEITH
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172
Title VP
Name MCCHESENEY, VALERIE
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Name BROCK, NICHOLAS
Address 8390 EAST CRESENT WAY PARKWAY #600
City-State-Zip: GREENWOOD VILLAGE FL 80111
Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS
Name CATANZARITI, JR., JOE
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172
Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS
Name BONIN, ROB
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172
Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS
Name HIRONS, PARKER
Address 4600 WEST CYPRESS STREET SUITE 300
City-State-Zip: MIAMI FL 33607
Title VP
Name DESIMONE, ANTHONY
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172
Title AUTHORIZED AGENT
Name RAPAPORT, JON
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172
Title AUTHORIZED AGENT
Name ALEXANDER, JEFFREY
Address 700 N.W. 107TH AVENUE SUITE 400
City-State-Zip: MIAMI FL 33172

Consent and Joinder of Landowner
For the Amendment of the Boundaries of the Beach Community Development District

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Beach Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Beach Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the Beach Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be excluded from the Community Development District.

The undersigned hereby requests and consents to removal of the Property from the Beach Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the Beach Community Development District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. 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 Petitioner, consent to amendment of the boundaries of the Beach 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 officer executing this instrument.

[signatures on following page]

Executed this 29th day of January, 2019.

Witnessed:

TAMAYA LOAN ACQUISITION, LLC,
a Florida limited liability company

Teri L. Hansen

Charlene B. Ireland
CHARLENE B. IRLAND

Print Name: TERIL HANSEN

By: _____

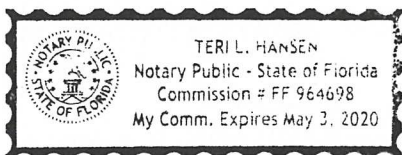
Its: Vice President

Joanne Schmieder
Print Name: JOANNE SCHMIEDER

STATE OF FLORIDA
COUNTY OF Volusia

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared CHARLENE B. IRLAND, Vice President of Tamaya Loan Acquisition, LLC, 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 29th day of January, 2019.

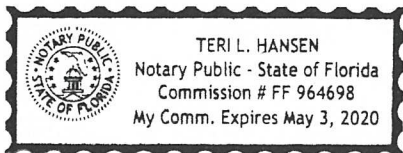


Teri L. Hansen
Notary Public TERIL HANSEN

Personally known: X

Produced Identification: _____

Type of Identification: _____





ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 Since 1924

Exhibit A

www.rmangas.com
 tel 904-642-8550 • fax 904-642-4165
 14775 Old St. Augustine Road • Jacksonville, Florida 32258

October 26, 2018

Work Order No. 18-265.00
 File No. 125B-12.00A

Parcel E-3 West

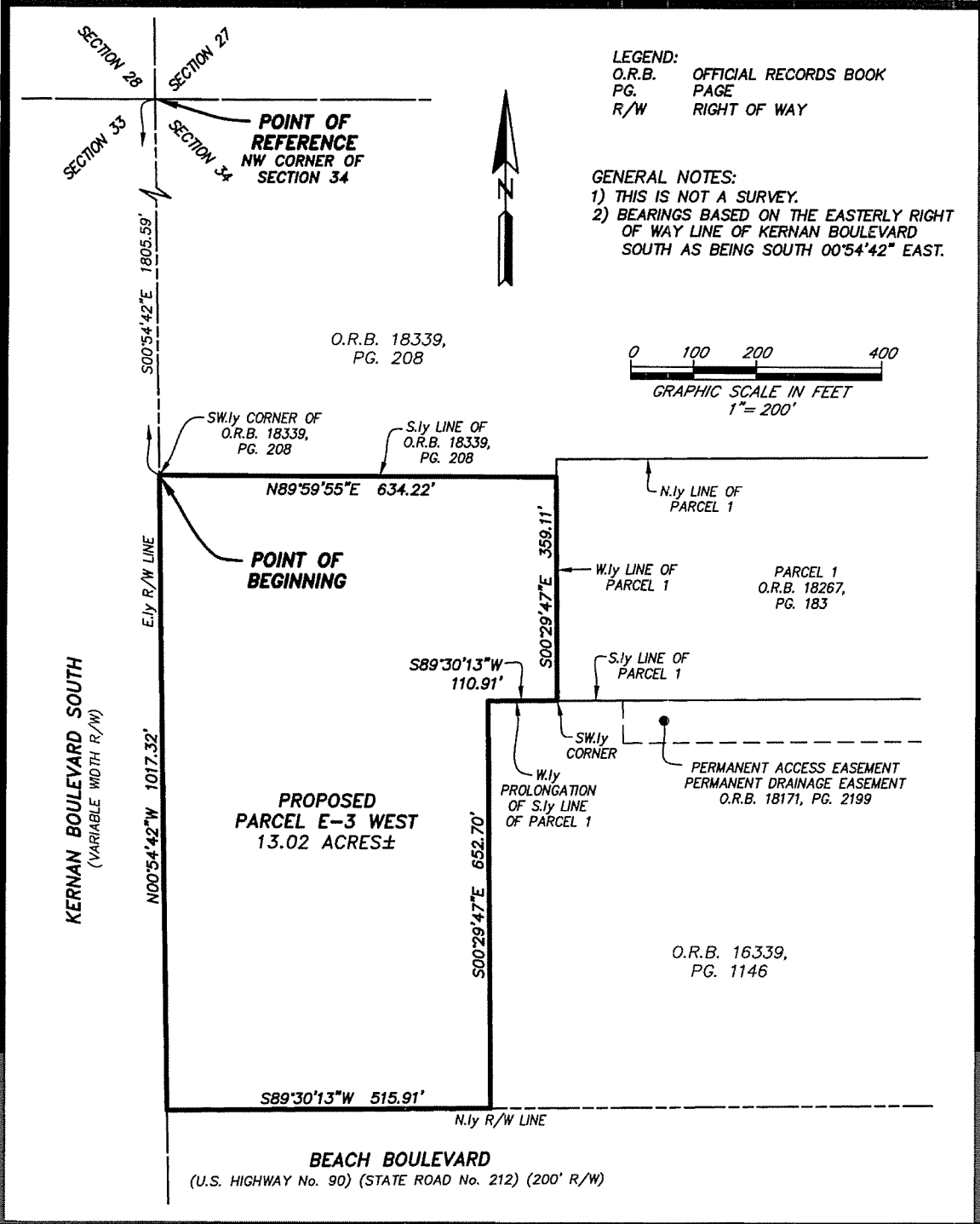
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South 00°54'42" East, along said Easterly right of way line, 1805.59 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 18339, page 208, of said current Public Records and the Point of Beginning.

From said Point of Beginning, thence North 89°59'55" East, departing said Easterly right of way line of Kernan Boulevard South and along the Southerly line of said Official Records Book 18339, page 208, a distance of 634.22 feet to a point lying on the Westerly line of Parcel 1 as described and recorded in Official Records Book 18267, page 183, of said current Public Records; thence South 00°29'47" East, departing said Southerly line and along said Westerly line, 359.11 feet to the Southwesterly corner of said Parcel 1; thence South 89°30'13" West, along the Westerly prolongation of the Southerly line of said Parcel 1, a distance of 110.91 feet; thence South 00°29'47" East, 652.70 feet to a point lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established; thence South 89°30'13" West, along said Northerly right of way line, 515.91 feet to its intersection with said Easterly right of way line of Kernan Boulevard South; thence North 00°54'42" West, departing said Northerly right of way line and along said Easterly right of way line, 1017.32 feet to the Point of Beginning.

Containing 13.02 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

SCALE: 1"=200'
 DATE: OCTOBER 26, 2018

2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000142481

Entity Name: TAMAYA LOAN ACQUISITION, LLC

Current Principal Place of Business:

2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119

Current Mailing Address:

2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119 US

FEI Number: 46-1469520

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HAGAN, J. ANDREW ESQ.
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: J. ANDREW HAGAN

03/23/2018

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MANAGING MEMBER
Name TAMAYA PROPERTY HOLDINGS, LLC
Address 135 SAN LORENZO AVENUE, SUITE 750
City-State-Zip: CORAL GABLES FL 33146

Title PRESIDENT, SECRETARY, TREASURER
Name HOSSEINI-KARGAR, MORTEZA
Address 2379 BEVILLE ROAD
City-State-Zip: DAYTONA BEACH FL 32119

Title VP
Name CARR, JAMES
Address 135 SAN LORENZO AVENUE SUITE 750
City-State-Zip: CORAL GABLES FL 33146

Title VP
Name GRAGG, K. LAWRENCE
Address 135 SAN LORENZO AVENUE, SUITE 750
City-State-Zip: CORAL GABLES FL 33146

Title VP
Name HAAS, DAVID
Address 2379 BEVILLE ROAD
City-State-Zip: DAYTONA BEACH FL 32119

Title VP
Name IRLAND, CHARLENE
Address 2379 BEVILLE ROAD
City-State-Zip: DAYTONA BEACH FL 32119

Title ASST. VICE PRESIDENT
Name NEWKIRK, KIMBERLY A
Address 2379 BEVILLE ROAD
City-State-Zip: DAYTONA BEACH FL 32119

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MORTEZA HOSSEINI-KARGAR

PRESIDENT

03/23/2018

Electronic Signature of Signing Authorized Person(s) Detail

Date

Consent and Joinder of Landowner
For the Amendment of the Boundaries of the Beach Community Development District

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Beach Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Beach Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the Beach Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be excluded from the Community Development District.

The undersigned hereby requests and consents to removal of the Property from the Beach Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the Beach Community Development District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. 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 Petitioner, consent to amendment of the boundaries of the Beach 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 officer executing this instrument.

[signatures on following page]

Executed this 20th day of February, 2019.

Witnessed:

HRP TAMAYA MARKET, LLC,
a Delaware limited liability company

Derek Emme

Print Name: Derek Emme

Randy Kelley

By: Randy Kelley

Its: Manager

Jesse Meadows

Print Name: Jesse Meadows

^{NCA}
STATE OF ~~FLORIDA~~
COUNTY OF New Hanover

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Randy Kelley, manager of HRP Tamaya Market, LLC, 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 20th day of February, 2019.



my comm. exp 11/20/2021

[Signature]
Notary Public

Personally known:

Produced Identification: _____

Type of Identification: _____

Revised April 13, 2018
November 17, 2017

Work Order No. 17-224.00
File No. 124C-32.00A

Tamaya Retail Site

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

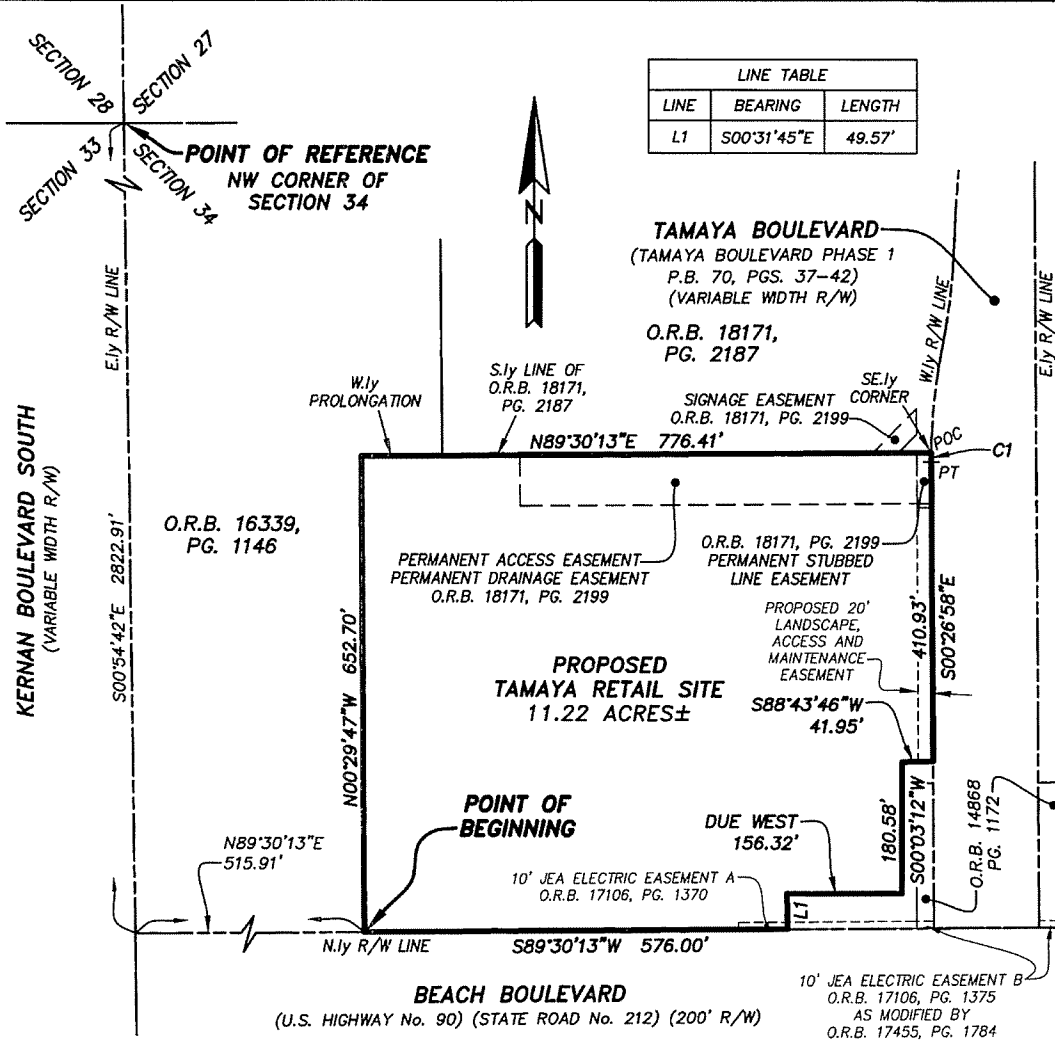
For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 2822.91 feet to its intersection with the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90 / State Road No. 212), a 200 foot right of way as presently established; thence North $89^{\circ}30'13''$ East, departing said Easterly right of way line and along said Northerly right of way line, 515.91 feet to the Point of Beginning.

From said Point of Beginning, thence North $00^{\circ}29'47''$ West, departing said Northerly right of way line of Beach Boulevard, 652.70 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 18171, page 2187, of said current Public Records; thence North $89^{\circ}30'13''$ East, along said Westerly prolongation and said Southerly line, 776.41 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, a variable width right of way as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence Southerly along said Westerly right of way line and along the arc of a curve concave Easterly having a radius of 790.00 feet, through a central angle of $00^{\circ}54'02''$, an arc length of 12.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $00^{\circ}00'03''$ West, 12.41 feet; thence South $00^{\circ}26'58''$ East, continuing along said Westerly right of way line, 410.93 feet; thence South $88^{\circ}43'46''$ West, departing said Westerly right of way line, 41.95 feet; thence South $00^{\circ}03'12''$ West, 180.58 feet; thence Due West, 156.32 feet; thence South $00^{\circ}31'45''$ East, 49.57 feet to a point lying on said Northerly right of way line of Beach Boulevard; thence South $89^{\circ}30'13''$ West, along said Northerly right of way line, 576.00 feet to the Point of Beginning.

Containing 11.22 acres, more or less.

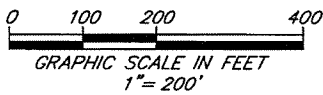
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'45"E	49.57'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	790.00'	0°54'02"	12.42'	S00°00'03"W	12.41'



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 POC POINT ON CURVE
 PT POINT OF TANGENCY
 C1 TABULATED CURVE DATA
 L1 TABULATED LINE DATA

REVISED APRIL 13, 2018 TO AMEND
 MAP AND LEGAL DESCRIPTION.

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

Damon J. Kelly
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

SCALE: 1"=200'
 DATE: NOVEMBER 17, 2017

STATE OF FLORIDA

REGISTERED AGENT CONSENT FORM

DATE:

11/15/2018

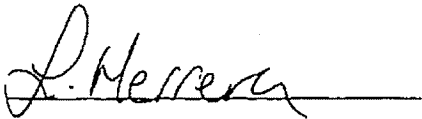
ENTITY NAME:

HRP TAMAYA MARKET, LLC

REGISTERED AGENT NAME AND ADDRESS:

Paracorp Incorporated
155 Office Plaza Drive, 1st Floor
Tallahassee, FL 32301

Paracorp Incorporated, having been designated to act as Statutory Agent, hereby consents to act in the capacity for the above-referenced entity until removed or resignation is submitted in accordance with the Florida Revised Statutes.



Leticia Herrera, Assistant Secretary
Paracorp Incorporated

FILED
NOV 16 A 3:58

**Consent and Joinder of Landowner
For the Amendment of the Boundaries of the Beach Community Development District**

Tamaya Senior Living, LLC, a Delaware limited liability company ("Owner") is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). Owner understands and acknowledges that the Board of Supervisors of the Beach Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Beach Community Development District (the "District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, Owner understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be excluded from the District.

Owner hereby requests and consents to removal of the Property from the District and agrees to further execute any commercially reasonable documentation necessary to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District as described herein. Owner further acknowledges that such consent will remain in full force and effect for three years from the date hereof. Owner 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 use commercially reasonable efforts to obtain, if requested by Petitioner, consent from such purchaser or successor to amendment of the boundaries of the District in substantially this form.

Owner hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this instrument by the officer executing this instrument.

[signature on following page]

Executed this 18 day of March, 2019.

Witnessed:

TAMAYA SENIOR LIVING, LLC,
a Delaware limited liability company
By: GLT Investors, LLC, a Delaware
limited liability company

By: Brian Murray
Brian C. Murray Manager

[Signature]

Print Name: Jill Blain

Michelle Felt

Print Name: Michelle Felt

STATE OF MINNESOTA
COUNTY OF Hennepin

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Brian C. Murray, the manager of GLT Investors, LLC, a Delaware limited liability company, the manager of Tamaya Senior Living, LLC, a Delaware limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entities and was identified in the manner indicated below.

Witness my hand and official seal this 18 day of March, 2019.



[Signature]
Notary Public

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

**EXHIBIT A
THE PROPERTY**

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 18267, page 183, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Southerly terminus of Tamaya Boulevard, a variable width right of way as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence North $00^{\circ}26'58''$ West, along the Westerly right of way line of said Tamaya Boulevard, 640.29 feet to the point of curvature of a curve concave Easterly having a radius of 790.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $00^{\circ}54'02''$, an arc length of 12.42 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $00^{\circ}00'03''$ East, 12.41 feet.

From said Point of Beginning, thence South $89^{\circ}30'13''$ West, departing said Westerly right of way line of Tamaya Boulevard, 665.50 feet to a point lying on the Southerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 18339, page 208 of said current Public Records; thence North $00^{\circ}29'47''$ West, along said Southerly prolongation and along said Southerly line, 389.00 feet; thence North $89^{\circ}30'13''$ East, continuing along said Southerly line, 705.65 feet to the Southwesterly corner thereof, said corner lying on said Westerly right of way line of Tamaya Boulevard; thence Southerly, along said Westerly right of way line, the following 3 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 2233.50 feet, through a central angle of $02^{\circ}51'52''$, an arc length of 111.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $03^{\circ}21'38''$ West, 111.65 feet; Course 2, thence Southerly along the arc of a curve concave Westerly having a radius of 800.00 feet, through a central angle of $09^{\circ}21'06''$, an arc length of 130.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $06^{\circ}36'15''$ West, 130.43 feet; Course 3, thence Southerly along the arc of a curve concave Easterly having a radius of 790.00 feet, through a central angle of $10^{\circ}49'45''$, an arc length of 149.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $05^{\circ}51'56''$ West, 149.09 feet.

Containing 6.13 acres, more or less.

AND

A PARCEL OF LAND LYING AND SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE TALLAHASSEE BASE MERIDIAN, DUVAL COUNTY, FLORIDA, SAID LANDS BEING DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY OF KERNAN BOULEVARD SOUTH (A 200 FOOT RIGHT OF WAY); THENCE, BEARING SOUTH 00°54'42" EAST, ALONG THE WEST LINE OF SAID SECTION AND THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 2822.91 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY); THENCE, LEAVING SAID SECTION LINE AND SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°30'13 " EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1291.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TAMAYA BOULEVARD (RIGHT OF WAY WIDTH VARIES); THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 00°27'45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 790 .00 FEET, A CENTRAL ANGLE OF 11°43'44", A CHORD BEARING OF NORTH 05°24'07" EAST AND A CHORD DISTANCE OF 161.44 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 9°20'50", A CHORD BEARING OF NORTH 06°35'34" EAST AND A CHORD DISTANCE OF 130.37 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2233.50 FEET, A CENTRAL ANGLE OF 2°52'05", A CHORD BEARING OF NORTH 03°21'12" EAST AND A CHORD DISTANCE OF 111.79 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING LEAVING SAID WESTERLY RIGHT OF WAY LINE, BEARING SOUTH 89°30'13" WEST, A DISTANCE OF 53.14 FEET; THENCE, BEARING NORTH 04°02'40" WEST, A DISTANCE OF 72.95 FEET; THENCE, BEARING NORTH 90°00'00 " EAST, A DISTANCE OF 65.53 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF TAMAYA BOULEVARD AND A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2233.50 FEET, A CENTRAL ANGLE OF 1°51'51", A CHORD BEARING OF SOUTH 05°43'10" WEST AND A CHORD DISTANCE OF 72.67 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF EXHIBIT G AS RECORDED IN OFFICIAL RECORDS BOOK 18171, PAGE 2199, SAID LAND LYING AND SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE TALLAHASSEE BASE MERIDIAN, DUVAL COUNTY, FLORIDA. WHICH PORTION IS DESCRIBED AS FOLLOWS

COMMENCE AT THE POINT OF BEGINNING OF SAID PREVIOUSLY DESCRIBED PARCEL AND TRAVEL ALONG THE SOUTHERN BOUNDARY LINE THEREOF S 89° 30' 13" W, A DISTANCE OF 53.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE TRAVEL N 04° 02' 40" W ALONG THE WESTERN BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID WESTERLY BOUNDARY LINE N 04° 02' 40" W, A DISTANCE OF 35.07 FEET TO A POINT ALONG THE SAID BOUNDARY LINE; THENCE DEPART SAID WESTERLY BOUNDARY LINE N 89° 30' 13" E, A DISTANCE OF 16.87 FEET TO A POINT; THENCE S 00° 29' 47" E, A DISTANCE OF 35.00 FEET TO A POINT; THENCE, S 89° 30' 13" W, A DISTANCE OF 14.70 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AND BEING THE POINT OF BEGINNING.

CONTAINING 3750.68 SQUARE FEET MORE OR LESS



April 4, 2019



Ms. Susan C. Grandin
Assistant General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

**Re: Letter of Authorization regarding Certifications for Grand Living at Tamaya,
Jacksonville, Florida**

Dear Ms. Grandin:

Please be advised that the undersigned is a Senior Real Estate Attorney for Tamaya Senior Living, LLC, a Delaware limited liability company (the "Company"). In such capacity, the undersigned represents and confirms that Brian C. Murray is the Manager of GLT Investors, LLC, a Delaware limited Liability company, the Manager of Tamaya Senior Living, LLC, and has the requisite authority to bind the Company, in accordance with the Limited Liability Company Agreement currently in effect.

Sincerely,

Audra Williams, Senior Real Estate Attorney
Tamaya Senior Living, LLC

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

ph: 612-492-4000
ryancompanies.com

EQUAL OPPORTUNITY EMPLOYER

7

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF JACKSONVILLE, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES TO REMOVE PARCEL E2, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS.

WHEREAS, the Beach Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), and City of Jacksonville, Florida Ordinance Number 2007-170-E ("Ordinance"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roads, a fire station, utility relocation, utility improvements offsite road improvements; entry features, landscaping, stormwater management, wetlands mitigation, street lighting and other infrastructure; and

WHEREAS, the District presently consists of 600.36 acres, more or less, as more fully described in the Ordinance, as amended; and

WHEREAS, Tamaya Loan Acquisition, LLC ("Landowner"), owns real property within the District; and

WHEREAS, the Landowner has approached the District and requested that the District petition to amend its boundaries to remove those certain lands depicted in the attached **Exhibit A** (the "Amendment Parcel") upon the payment of all District assessments levied against the Amendment Parcel; and

WHEREAS, the Landowner has provided written consent to the removal of the Amendment Parcel from the District; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the Amendment Parcel from the District is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

WHEREAS, the Landowner has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the City of Jacksonville, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE BEACH COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

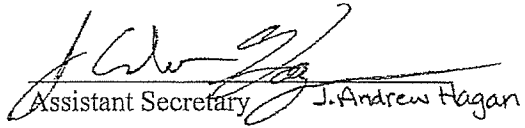
SECTION 2. Upon receipt of confirmation from the District Manager that all District assessments levied against the Amendment Parcel have been paid in full, the Chairman and District staff are hereby directed to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Jacksonville, Florida, to seek the amendment of the District's boundaries to remove the Amendment Parcel, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

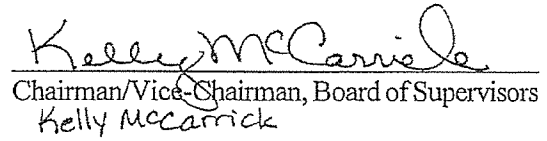
SECTION 3. The District Chairman and Wesley S. Haber are hereby authorized to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Jacksonville, Florida to amend the boundaries of the District.

PASSED AND ADOPTED this 26th day of March, 2018.

ATTEST:

BEACH COMMUNITY DEVELOPMENT
DISTRICT


Assistant Secretary J. Andrew Hagan


Chairman/Vice-Chairman, Board of Supervisors
Kelly McCarrick



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Exhibit A

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Revised March 30, 2018
October 20, 2017
Tamaya

Work Order No. 17-203.00
File No. 124C-10.00A

Tamaya Parcel E-2

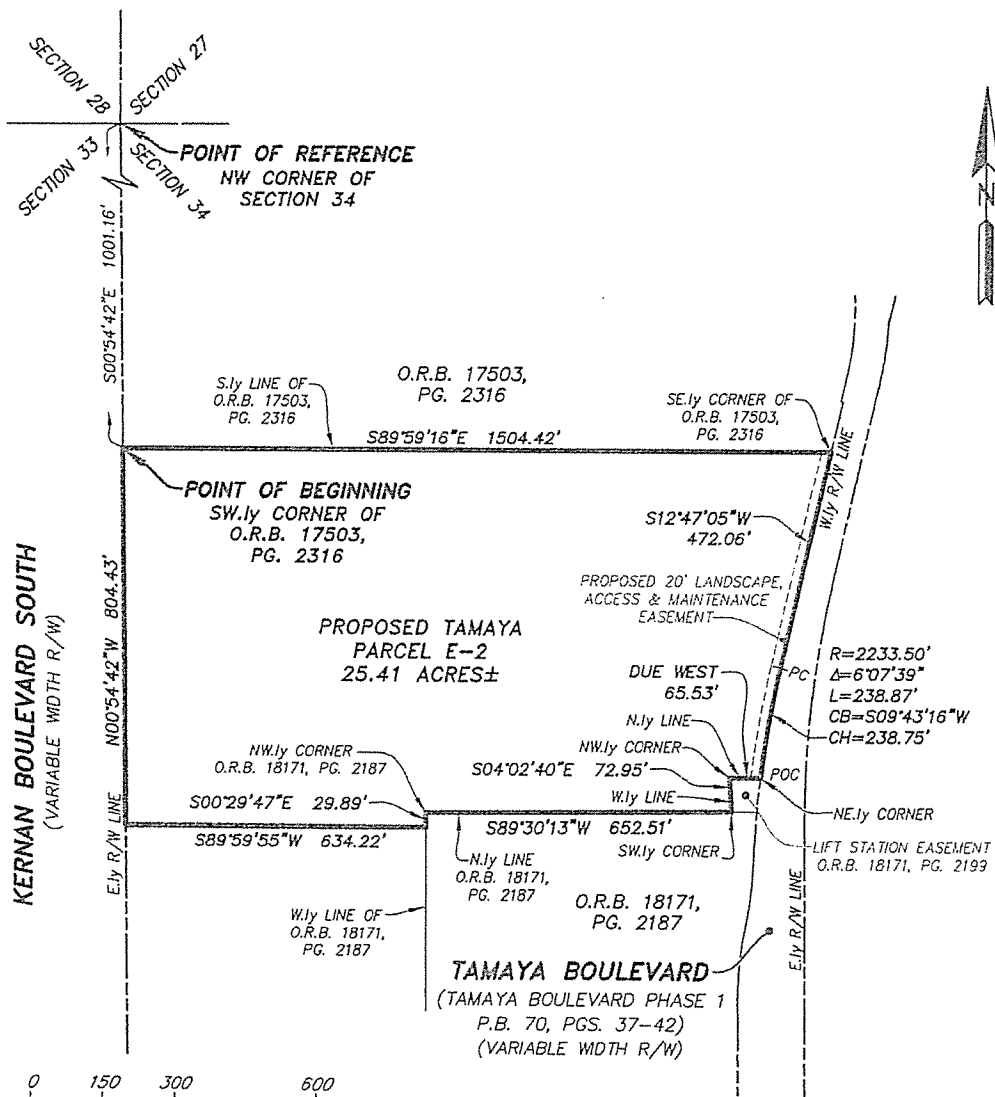
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 1001.16 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence South $89^{\circ}59'16''$ East, departing said Easterly right of way line and along the Southerly line of said Official Records Book 17503, page 2316, a distance of 1504.42 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence South $12^{\circ}47'05''$ West, along said Westerly right of way line, 472.06 feet to the point of curvature of a curve concave Easterly having a radius of 2233.50 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $06^{\circ}07'39''$, an arc length of 238.87 feet to the Northeasterly corner of that certain Lift Station Easement described and recorded in Official Records Book 18171, page 2199, of said current Public Records, said arc being subtended by a chord bearing and distance of South $09^{\circ}43'16''$ West, 238.75 feet; thence Due West, departing said Westerly right of way line and along the Northerly line of said Lift Station Easement, 65.53 feet to the Northwesterly corner thereof; thence South $04^{\circ}02'40''$ East, along the Westerly line of said Lift Station Easement, 72.95 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 18171, page 2187, of said current Public Records; thence South $89^{\circ}30'13''$ West, along said Northerly line, 652.51 feet to the Northwesterly corner thereof; thence South $00^{\circ}29'47''$ East, along the Westerly line of last said lands, 29.89 feet; thence South $89^{\circ}59'55''$ West, departing said Westerly line, 634.22 feet to a point lying on said Easterly right of way line of Kernan Boulevard South; thence North $00^{\circ}54'42''$ West, along said Easterly right of way line, 804.43 feet to the Point of Beginning.

Containing 25.41 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



REVISED MARCH 30, 2018 TO AMEND
 SKETCH AND LEGAL DESCRIPTION.

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- POC POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE



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 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCALE: 1"=300'
 DATE: OCTOBER 20, 2017
 ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA, LS No. 6511

RESOLUTION NO. 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO AMEND ITS BOUNDARY AMENDMENT PETITION BEFORE THE CITY OF JACKSONVILLE, FLORIDA, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS.

WHEREAS, the Beach Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), and City of Jacksonville, Florida Ordinance Number 2007-170-B ("Ordinance"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roads, a fire station, utility relocation, utility improvements offsite road improvements; entry features, landscaping, stormwater management, wetlands mitigation, street lighting and other infrastructure; and

WHEREAS, the District previously adopted Resolution 2018-01 directing the Board Chairman and District Staff to file a petition with the City of Jacksonville to in order to amend the District's boundary; and

WHEREAS, the petition was filed on May 11, 2018, and is currently pending before the City of Jacksonville (the "Petition"); and

WHEREAS, the owner (the "Landowner") of the property described on Exhibit A (the "Amendment Parcel") has approached the District and requested that the District further amend its boundaries to remove the Amendment Parcel upon the payment of all District assessments levied against the Amendment Parcel; and

WHEREAS, the Landowner has provided written consent to the removal of the Amendment Parcel from the District; and

WHEREAS, the proposed amendment to the Petition is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the Amendment Parcel from the District is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, the Landowner has agreed to continue to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to further amend the Petition in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of an amendment to the Petition, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

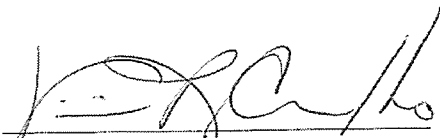
SECTION 2. Upon receipt of confirmation from the District Manager that all District assessments levied against the Amendment Parcel have been paid in full, the Chairman and District staff are hereby directed to proceed in an expeditious manner with the preparation and filing of a an amendment to the Petition to seek further amendment of the District's boundaries to remove the Amendment Parcel, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

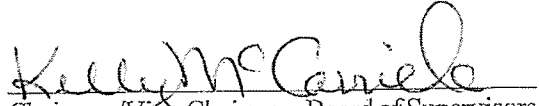
SECTION 3. The District Chairman and Wesley S. Haber are hereby authorized to act as agents of the District with regard to any and all matters pertaining to the Petition.

PASSED AND ADOPTED this 10th day of January, 2019.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT


Assistant Secretary


Chairman/Vice-Chairman, Board of Supervisors



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October 26, 2018

Work Order No. 18-265.00

File No. 125B-12.00A

Parcel E-3 West

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

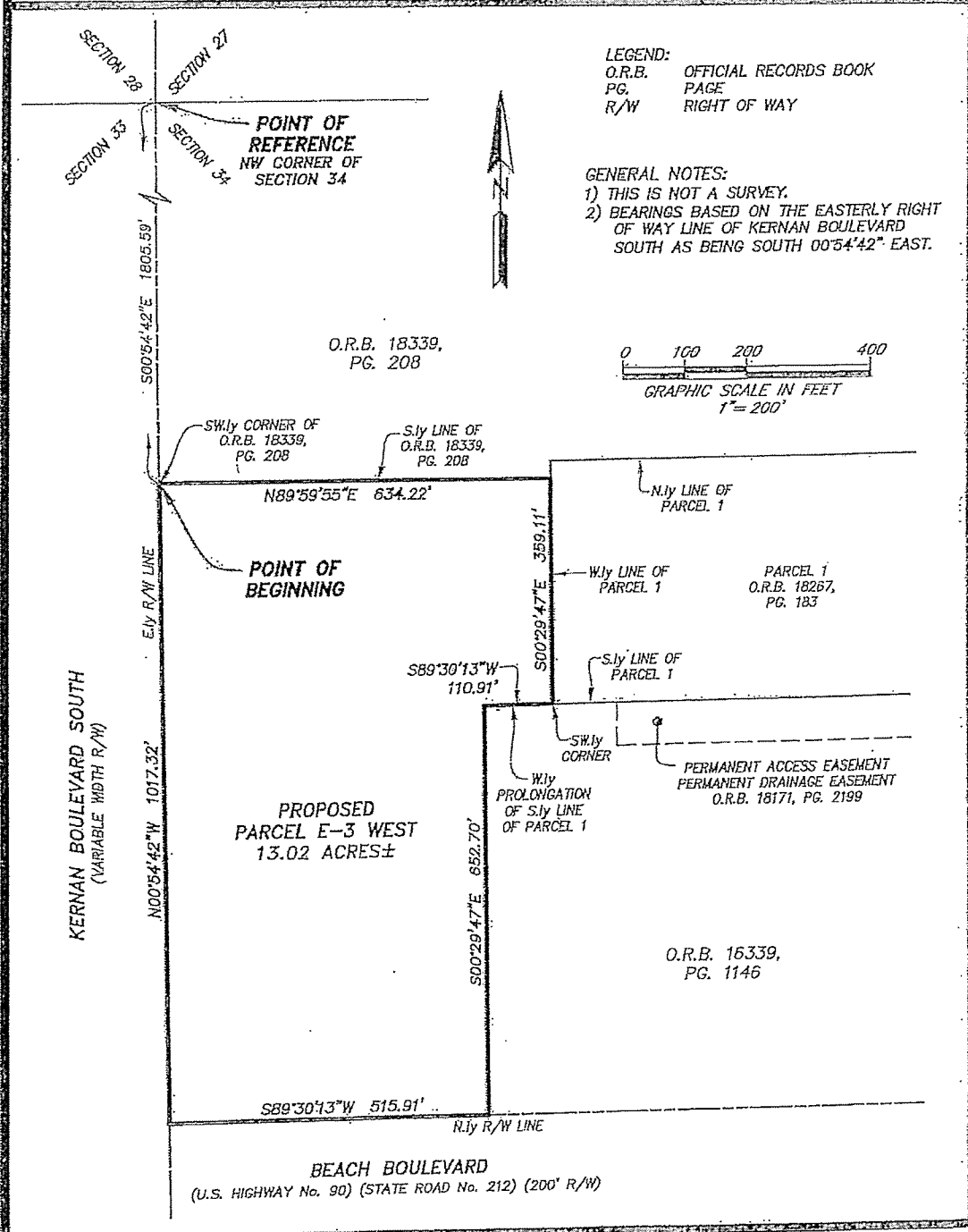
For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 1805.59 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 18339, page 208, of said current Public Records and the Point of Beginning.

From said Point of Beginning, thence North $89^{\circ}59'55''$ East, departing said Easterly right of way line of Kernan Boulevard South and along the Southerly line of said Official Records Book 18339, page 208, a distance of 634.22 feet to a point lying on the Westerly line of Parcel 1 as described and recorded in Official Records Book 18267, page 183, of said current Public Records; thence South $00^{\circ}29'47''$ East, departing said Southerly line and along said Westerly line, 359.11 feet to the Southwesterly corner of said Parcel 1; thence South $89^{\circ}30'13''$ West, along the Westerly prolongation of the Southerly line of said Parcel 1, a distance of 110.91 feet; thence South $00^{\circ}29'47''$ East, 652.70 feet to a point lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established; thence South $89^{\circ}30'13''$ West, along said Northerly right of way line, 515.91 feet to its intersection with said Easterly right of way line of Kernan Boulevard South; thence North $00^{\circ}54'42''$ West, departing said Northerly right of way line and along said Easterly right of way line, 1017.32 feet to the Point of Beginning.

Containing 13.02 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER

SCALE: 1"=200'



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14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised April 13, 2018
November 17, 2017

Work Order No. 17-224.00
File No. 124C-32.00A

Tamaya Retail Site

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

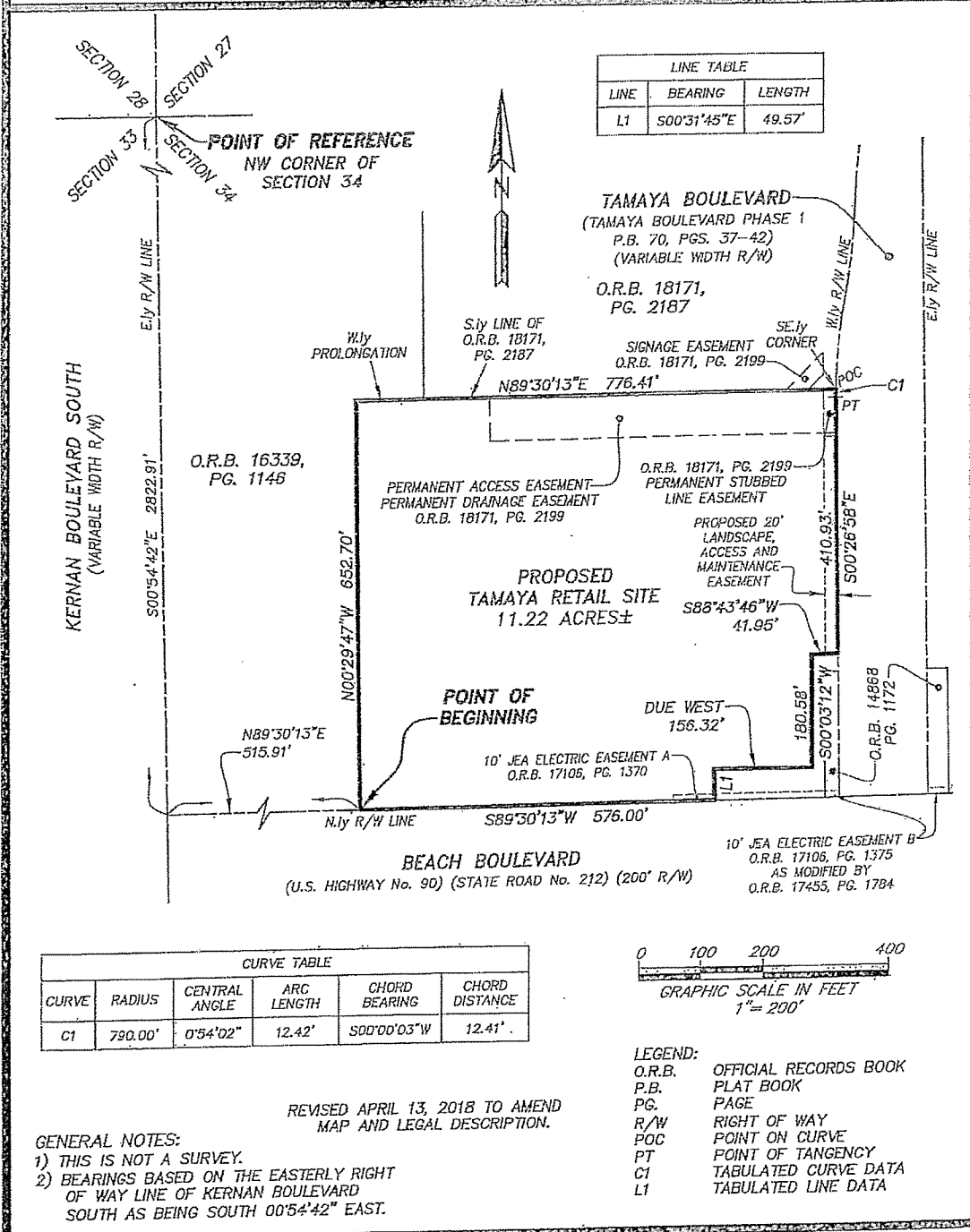
For a Point of Reference, commence at the Northwest corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 2822.91 feet to its intersection with the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90 / State Road No. 212), a 200 foot right of way as presently established; thence North $89^{\circ}30'13''$ East, departing said Easterly right of way line and along said Northerly right of way line, 515.91 feet to the Point of Beginning.

From said Point of Beginning, thence North $00^{\circ}29'47''$ West, departing said Northerly right of way line of Beach Boulevard, 652.70 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 18171, page 2187, of said current Public Records; thence North $89^{\circ}30'13''$ East, along said Westerly prolongation and said Southerly line, 776.41 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, a variable width right of way as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence Southerly along said Westerly right of way line and along the arc of a curve concave Easterly having a radius of 790.00 feet, through a central angle of $00^{\circ}54'02''$, an arc length of 12.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $00^{\circ}00'03''$ West, 12.41 feet; thence South $00^{\circ}26'58''$ East, continuing along said Westerly right of way line, 410.93 feet; thence South $88^{\circ}43'46''$ West, departing said Westerly right of way line, 41.95 feet; thence South $00^{\circ}03'12''$ West, 180.58 feet; thence Due West, 156.32 feet; thence South $00^{\circ}31'45''$ East, 49.57 feet to a point lying on said Northerly right of way line of Beach Boulevard; thence South $89^{\circ}30'13''$ West, along said Northerly right of way line, 576.00 feet to the Point of Beginning.

Containing 11.22 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGAS ASSOCIATES, INC.
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 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165

SCALE: 1"=200'
 ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6511



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustine Road • Jacksonville, Florida 32258

January 25, 2019

Work Order No. 18-160.00
File No. 125A-20.00D

E-2 Remainder Parcel

A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

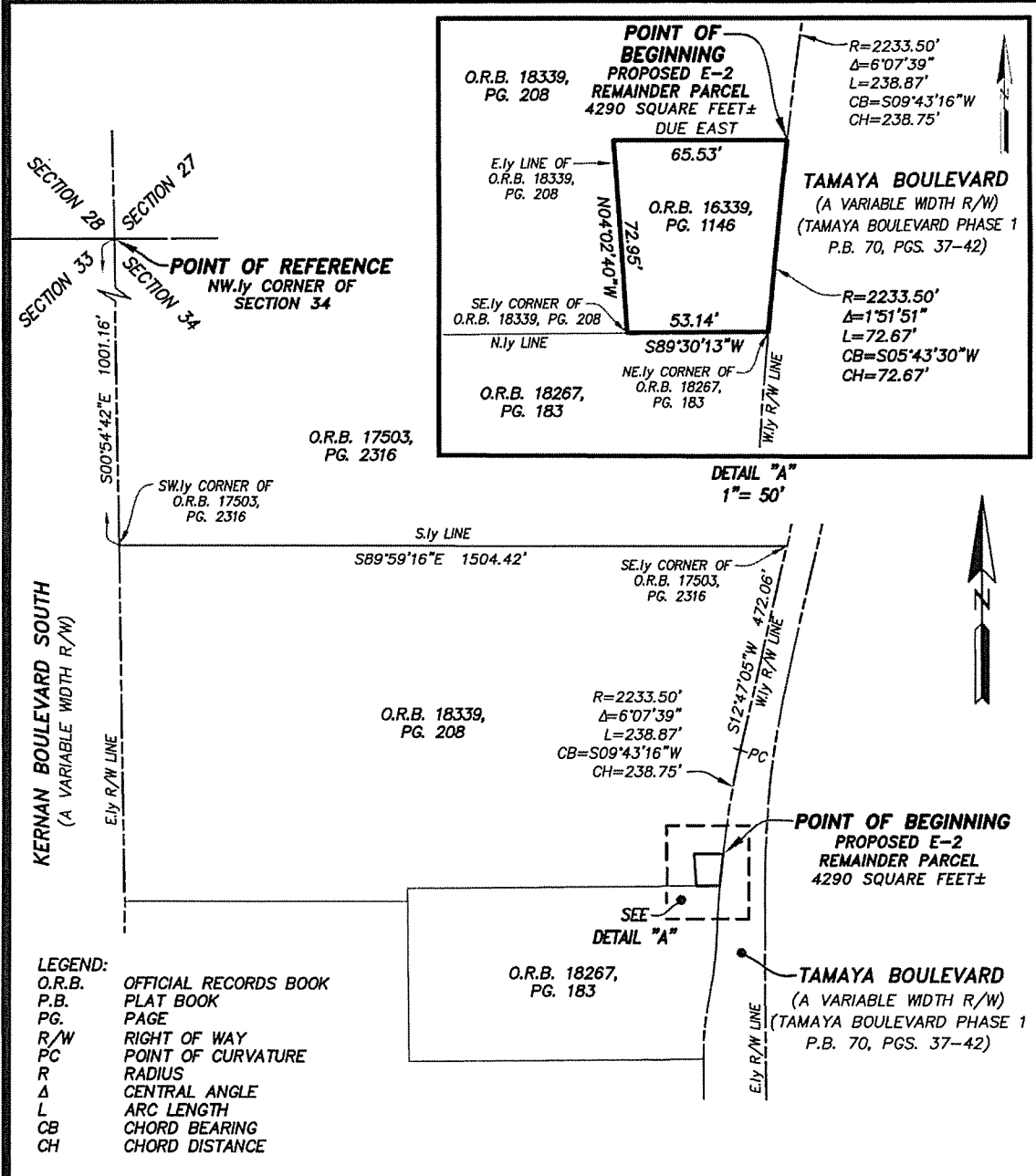
For a Point of Reference, commence at the Northwestern corner of said Section 34, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence South $00^{\circ}54'42''$ East, along said Easterly right of way line, 1001.16 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records; thence South $89^{\circ}59'16''$ East, departing said Easterly right of way line and along the Southerly line of said Official Records Book 17503, page 2316, a distance of 1504.42 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Tamaya Boulevard, a variable width right of way as presently established; thence South $12^{\circ}47'05''$ West, along said Westerly right of way line, 472.06 feet to the point of curvature of a curve concave Easterly having a radius of 2233.50 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $06^{\circ}07'39''$, an arc length of 238.87 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $09^{\circ}43'16''$ West, 238.75 feet.

From said Point of Beginning, thence Southerly along said Westerly right of way line and along the arc of a curve concave Easterly having a radius of 2233.50 feet, through a central angle of $01^{\circ}51'51''$, an arc length of 72.67 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 18267, page 183, of said current Public Records, said arc being subtended by a chord bearing and distance of South $05^{\circ}43'30''$ West, 72.67 feet; thence South $89^{\circ}30'13''$ West, departing said Westerly right of way line and along the Northerly line of said Official Records Book 18267, page 183, a distance of 53.14 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 18339, page 208, of said current Public Records; thence North $04^{\circ}02'40''$ West, departing said Northerly line and along the Easterly line of said Official Records Book 18339, page 208, a distance of 72.95 feet; thence Due East, continuing along said Easterly line, 65.53 feet to the Point of Beginning.

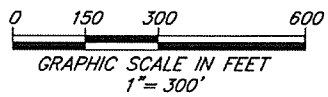
Containing 4290 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339,
PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.




GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH AS BEING SOUTH 00°54'42" EAST.



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

SCALE: 1"=300'
 DATE: JANUARY 25, 2019



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com
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14775 Old St. Augustine Road • Jacksonville, Florida 32258

January 23, 2019

Work Order No. 19-006.00
File No. 123E-35.00B

Senior Living Parcel

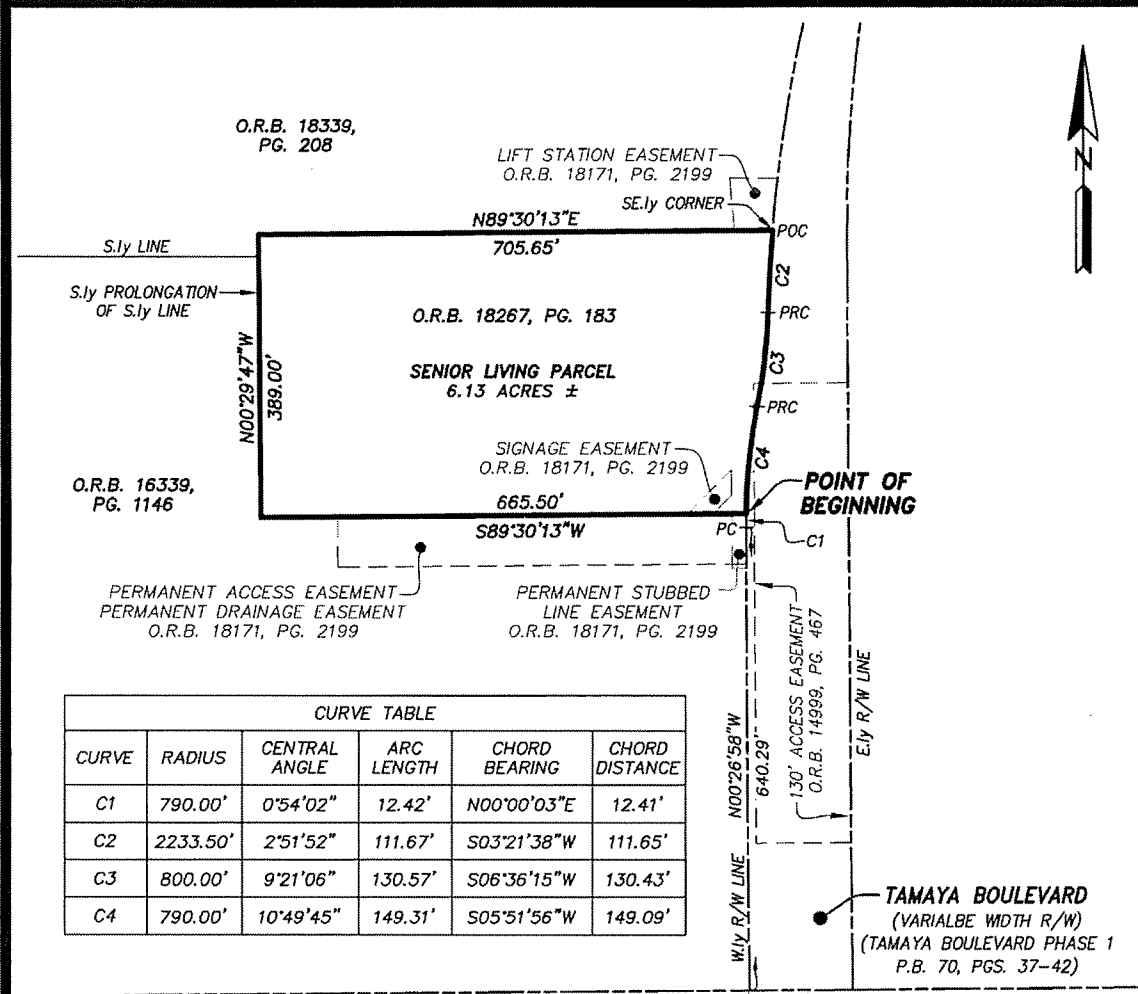
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 18267, page 183, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Southerly terminus of Tamaya Boulevard, a variable width right of way as depicted on Tamaya Boulevard Phase 1, recorded in Plat Book 70, pages 37 through 42, of said current Public Records; thence North $00^{\circ}26'58''$ West, along the Westerly right of way line of said Tamaya Boulevard, 640.29 feet to the point of curvature of a curve concave Easterly having a radius of 790.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $00^{\circ}54'02''$, an arc length of 12.42 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $00^{\circ}00'03''$ East, 12.41 feet.

From said Point of Beginning, thence South $89^{\circ}30'13''$ West, departing said Westerly right of way line of Tamaya Boulevard, 665.50 feet to a point lying on the Southerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 18339, page 208 of said current Public Records; thence North $00^{\circ}29'47''$ West, along said Southerly prolongation and along said Southerly line, 389.00 feet; thence North $89^{\circ}30'13''$ East, continuing along said Southerly line, 705.65 feet to the Southwesterly corner thereof, said corner lying on said Westerly right of way line of Tamaya Boulevard; thence Southerly, along said Westerly right of way line, the following 3 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 2233.50 feet, through a central angle of $02^{\circ}51'52''$, an arc length of 111.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $03^{\circ}21'38''$ West, 111.65 feet; Course 2, thence Southerly along the arc of a curve concave Westerly having a radius of 800.00 feet, through a central angle of $09^{\circ}21'06''$, an arc length of 130.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $06^{\circ}36'15''$ West, 130.43 feet; Course 3, thence Southerly along the arc of a curve concave Easterly having a radius of 790.00 feet, through a central angle of $10^{\circ}49'45''$, an arc length of 149.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $05^{\circ}51'56''$ West, 149.09 feet.

Containing 6.13 acres, more or less.

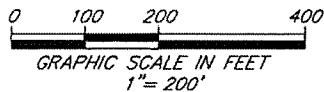
**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND
RECORDED IN OFFICIAL RECORDS BOOK 18267, PAGE 183,
OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	790.00'	0°54'02"	12.42'	N00°00'03"E	12.41'
C2	2233.50'	2°51'52"	111.67'	S03°21'38"W	111.65'
C3	800.00'	9°21'06"	130.57'	S06°36'15"W	130.43'
C4	790.00'	10°49'45"	149.31'	S05°51'56"W	149.09'

BEACH BOULEVARD
(HIGHWAY No. 90) (STATE ROAD No. 212)
(200' R/W)

POINT OF REFERENCE
W.ly CORNER OF THE
SOUTHERLY TERMINUS OF
TAMAYA BOULEVARD



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE

LEGEND (CONTINUED):
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA

GENERAL NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF TAMAYA BOULEVARD AS BEING NORTH 00°26'58" WEST.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.




ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=200'

DATE: JANUARY 23, 2019



 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

8

Beach CDD Boundary

Future Land Use

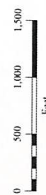
Source: ETM, Duval County

LEGEND

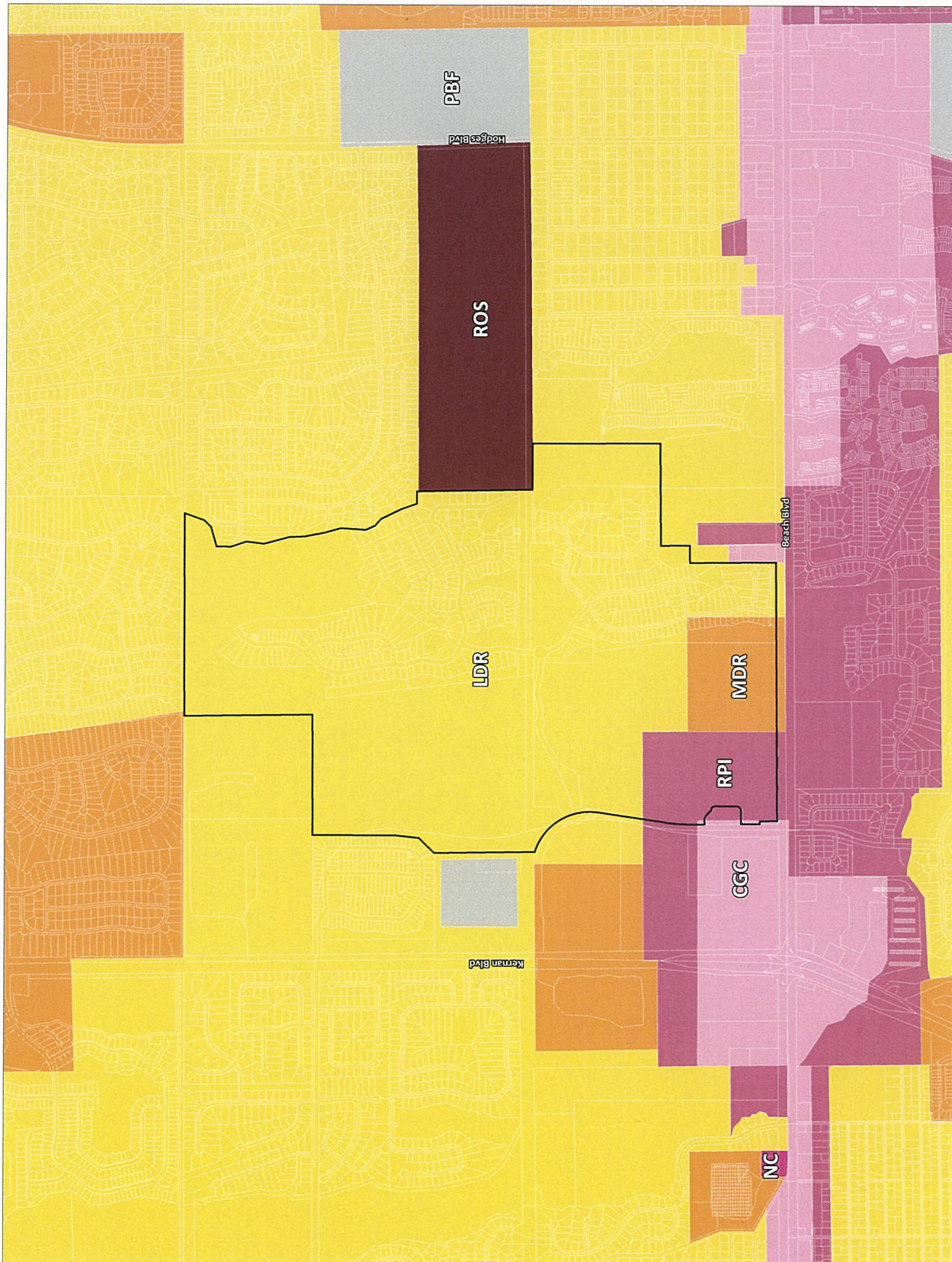
- SUBJECT AREA
- CGC
- LDR
- MDR
- NC
- PBF
- ROS
- RPI



VICINITY MAP



ETM
 Engineers, Planners & Architects, Inc.
 14775 Old St. Augustine Road Jacksonville, FL 32258
 904-624-9900 • Fax: 904-646-9485 • www.etm-inc.com



9

PARCEL F

Earthwork / Pond Construction	\$4,547,100
Storm Drainage	\$517,500
Utility Improvements (Water, Sewer and Reuse)	\$1,151,150
Roadway	\$670,680
JEA Electric	\$327,750
Street Lighting	\$46,000
Lift Station	\$250,000

Total **\$7,510,180**

PARCEL G/H

Earthwork / Pond Construction	\$4,695,450
Storm Drainage	\$1,729,600
Utility Improvements (Water, Sewer and Reuse)	\$1,145,400
Roadway	\$2,010,200
JEA Electric	\$233,450
Street Lighting	\$57,960
Lift Station	\$400,000

Total **\$10,272,060**

PARCEL I

Earthwork / Pond Construction	\$593,124
Storm Drainage	\$99,489
Utility Improvements (Water, Sewer and Reuse)	\$156,400
Roadway	\$147,959
JEA Electric	\$25,300
Street Lighting	\$6,210

Total **\$1,028,482**

Total CDD CIP Budget **\$100,000,725**

Note:

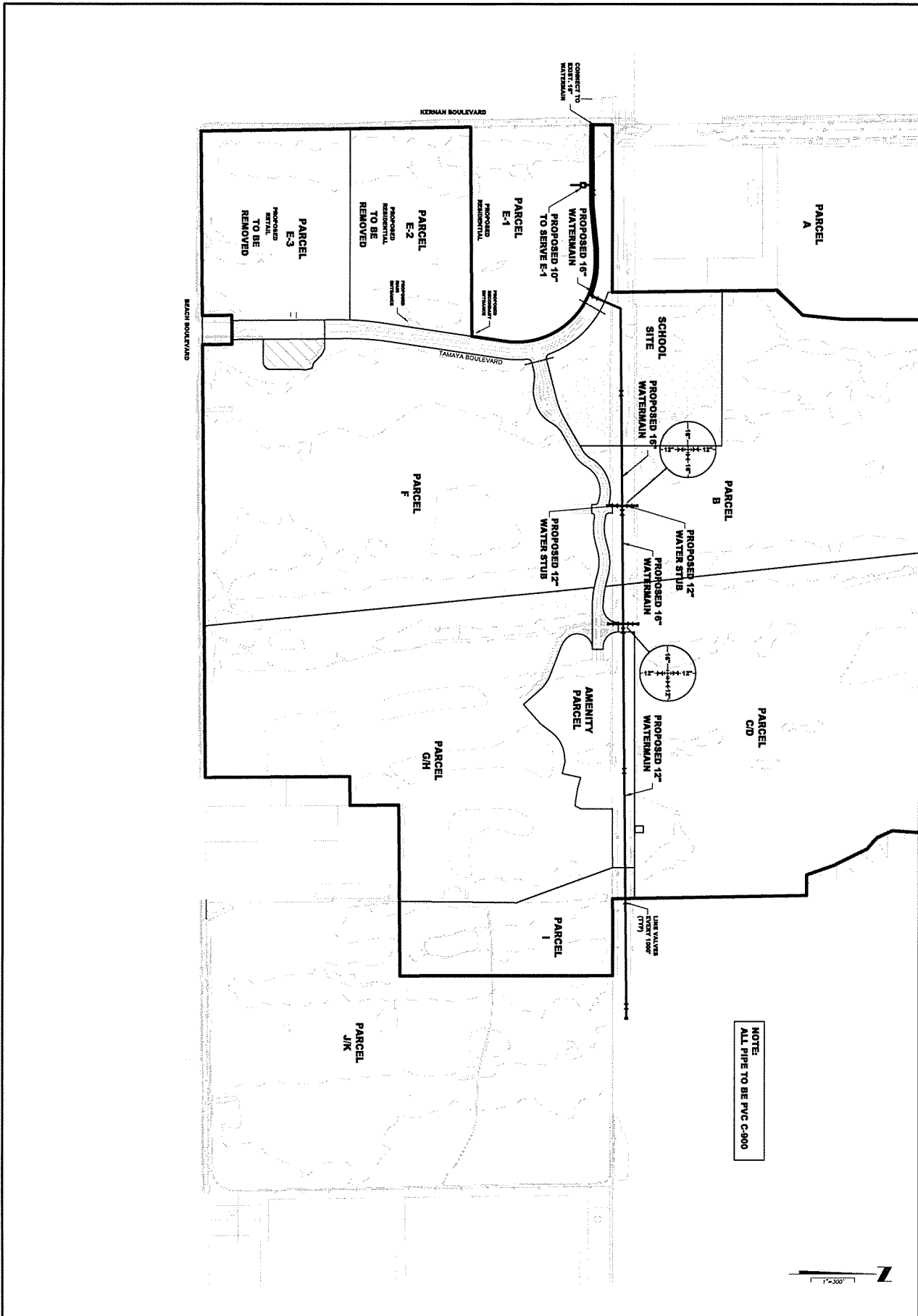
1. All Residential prices include a 15% contingency and are based on 2013 values & Site plan by Prosser Hallock for unit counts.

BEACON CDD

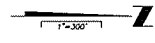
ESTIMATE OF BOND EXPENDITURES

	2019	2020	2021	2022	TOTAL
Parcel B	\$ 1,418,526	\$ 2,837,052	\$ 1,418,526		\$ 5,674,104
Parcel C/D					\$ -
Parcel F		\$ 1,877,545	\$ 3,755,090	\$ 1,877,545	\$ 7,510,180
Parcel I	\$ 771,362				\$ 771,362
TOTAL	\$ 2,189,888	\$ 4,714,597	\$ 5,173,616	\$ 1,877,545	\$ 13,955,646

10



NOTE:
ALL PIPE TO BE PVC C-500



EX. 3	PHASE 1 MASTER WATER PLAN	ETM England-Thoms & Miller, Inc. 14775 Old St. Augustine Road Jupiter Inlet, FL 33458 TEL: (888) 642-8990 FAX: (561) 548-6495 CA: 00007546 LC: 0000318	ETM NO. 11-084-04	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF:
	BEACH COMMUNITY DEVELOPMENT DISTRICT		DESIGNED BY: CHD		LEE ALFORD, P.E.
	SUPPLEMENTAL ENGINEERING REPORT		CHECKED BY: LAA		DATE: 09/10/13



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Nicole Bolatete, PE
England Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida, 32258

July 17, 2018

Project Name: Tamaya Subdivision
Availability#: 2018-1893

Attn: Nicole Bolatete, PE,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-1893
 Request Received On: 7/17/2018
 Availability Response: 7/17/2018
 Prepared by: Susan West

Project Information

Name: Tamaya Subdivision
 Type: Single Family
 Requested Flow: 758,200 gpd
 Location: Northside of Beach Blvd between Kernan Blvd and Hodges Blvd
 Parcel ID No.: 165285 0005
 Description: 1718 multifamily units, 682 single family units and 300,000 sf office

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 24" water main along the east side ROW of Kernan Blvd, adjacent to the site
 Connection Point #2: Existing 20" water main along the north side ROW of Beach Blvd, adjacent to the site
 Special Conditions: Fire protection needs to be addressed. Due to the size of this development, JEA is anticipating that this development will have dual water main connections to the water transmission systems on Kernan Blvd and Hodges Blvd.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 24" force main along the south side ROW of Beach Blvd, adjacent to the site
 Connection Point #2: NA
 Special Conditions: JEA will require only 1 JEA sewer master pump station for this development

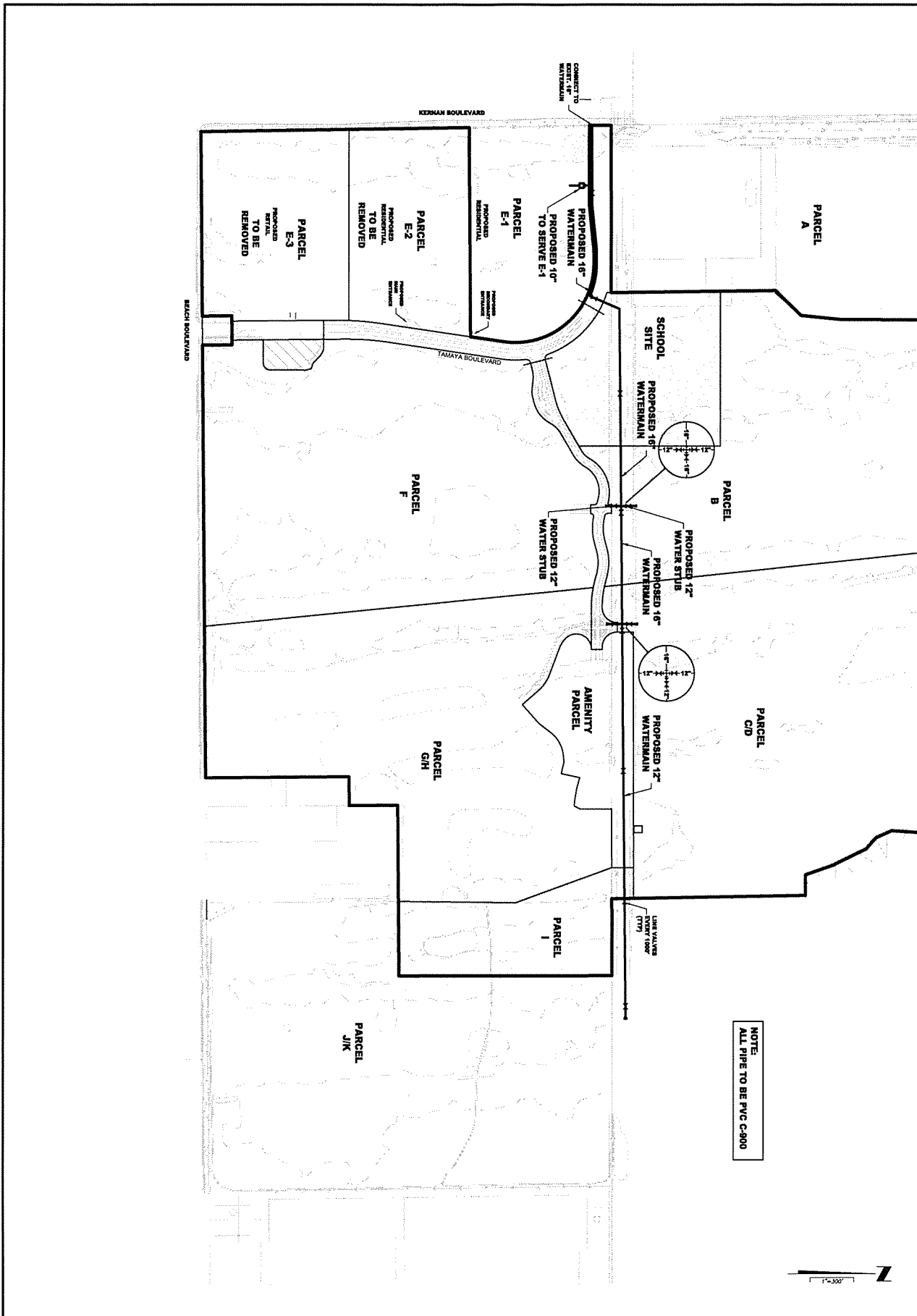
Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: Existing 30" reclaimed water main along the west side ROW of Kernan Blvd, adjacent to the site
 Connection Point #2: NA
 Special Conditions:

General Comments:

This availability letter is issued to serve as a confirmation of service availability for the Tamaya Development. Individual construction phases require site specific availability requests for more detailed point of connection information and for construction plan tracking purposes. Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

11



PHASE 1 MASTER WATER PLAN
BEACH COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL ENGINEERING REPORT

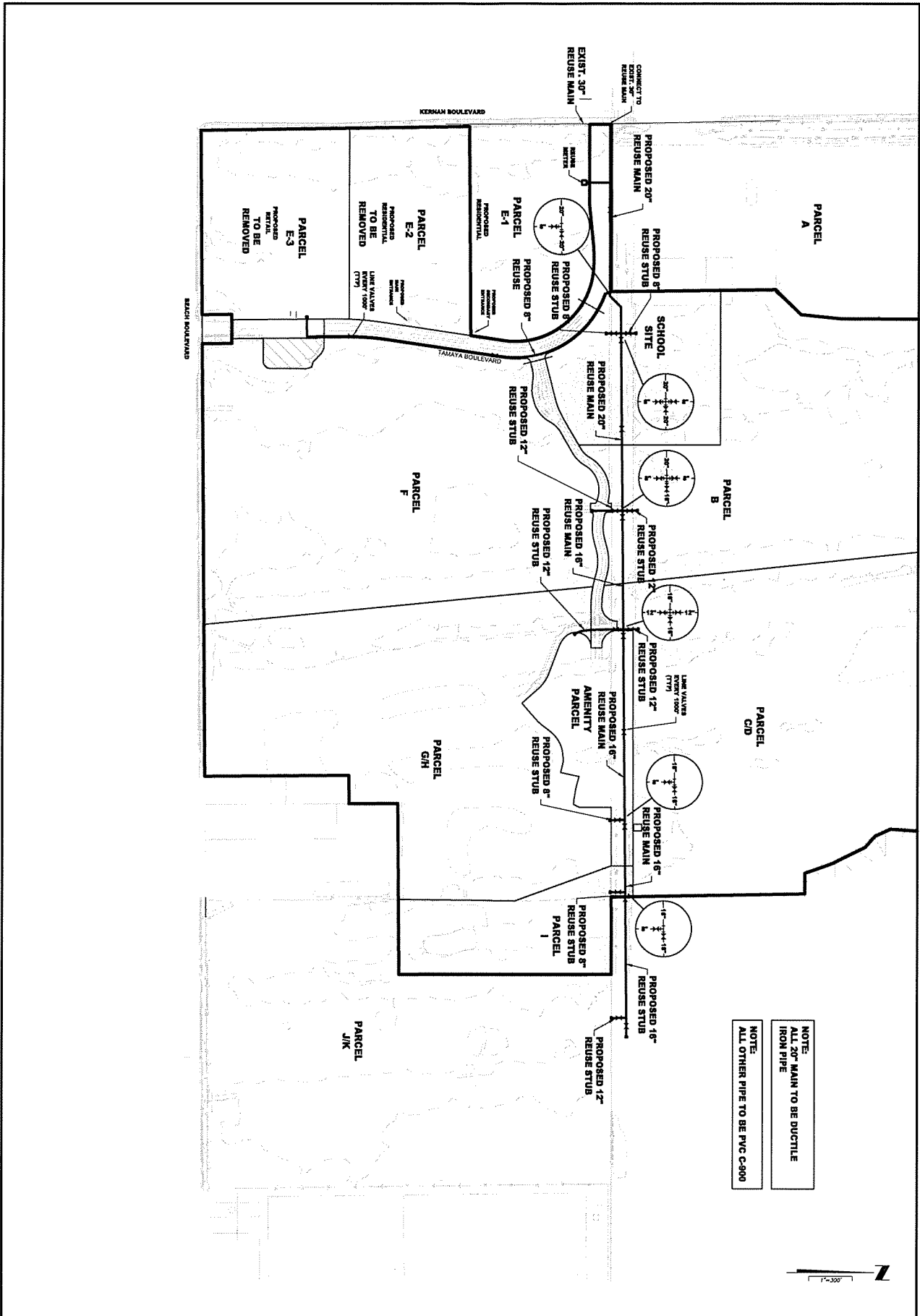
DRAWING NUMBER
EX. 3

ETM England-Thoma & Miller, Inc.
 12712 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8890
 FAX: (904) 648-6440
 CA-0002548 SC-0002118

ETW NO. 11-084-04
DRAWN BY: CWD
DESIGNED BY:
CHECKED BY: LAA
DATE: 09/10/13

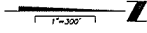
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:
 LEE ALFORD, P.E. NUMBER: 31388

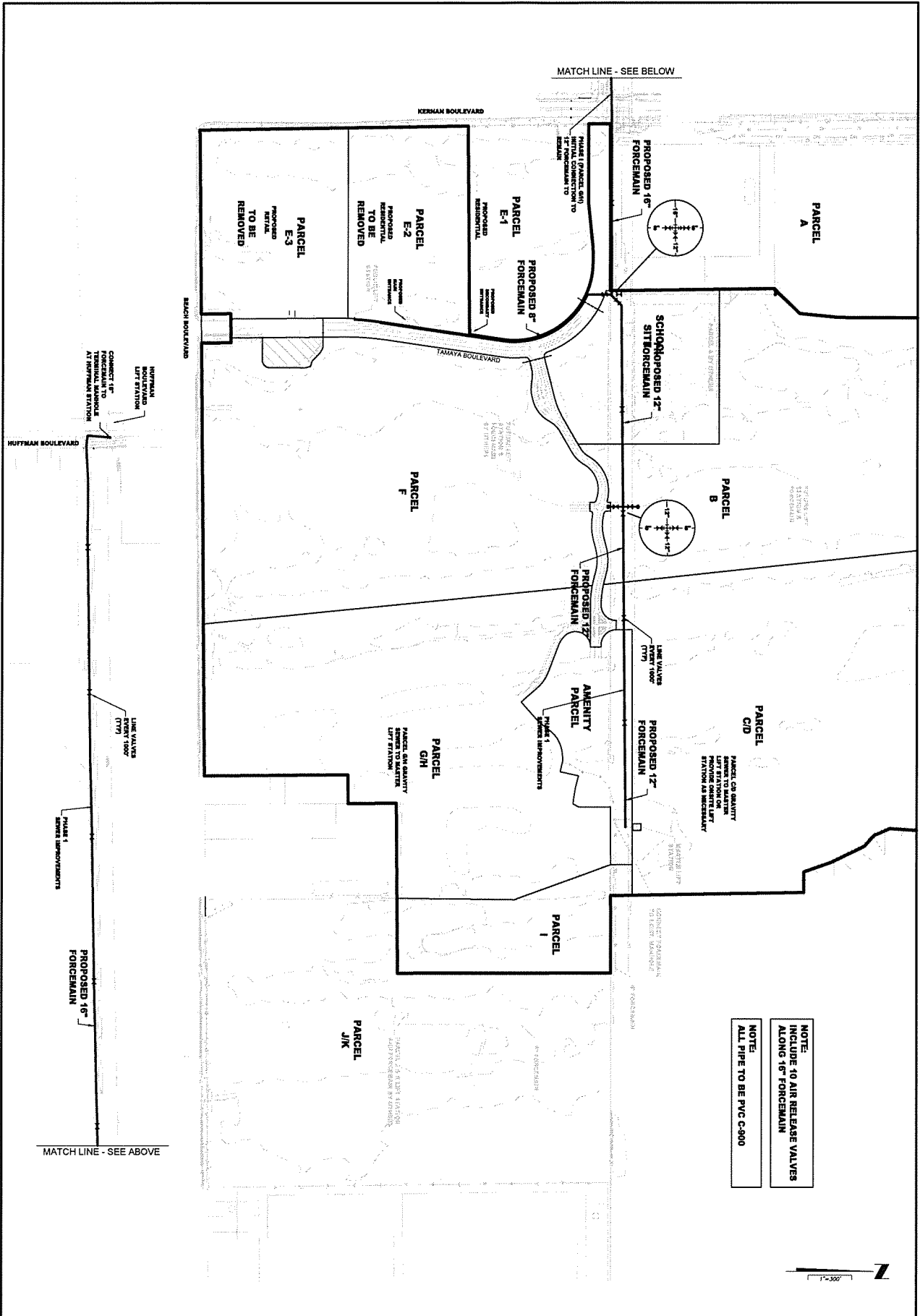


NOTE:
ALL 20" MAIN TO BE DUCTILE
IRON PIPE

NOTE:
ALL OTHER PIPE TO BE PVC C-900

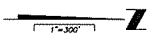


EX. 4 <small>DRAWING NUMBER</small>	PHASE 1 MASTER REUSE PLAN BEACH COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL ENGINEERING REPORT	 ETM <small>VISION • EXPERIENCE • RESULTS</small>	<small>Edward-Thorne & Miller, Inc.</small> <small>54775 Old St. Augustine Road</small> <small>Jacksonville, FL 32254</small> <small>TEL: (904) 842-8900</small> <small>FAX: (904) 842-8485</small> <small>CA: 00002184 LC: 0000116</small>	<small>ETM NO. 11-08-04</small> <small>REVISIONS:</small>	<small>PLANS PREPARED UNDER THE DIRECTION OF:</small> <small>LEE ALFORD</small> <small>P.E. NUMBER</small> On File
	<small>DRAWN BY: CWD</small> <small>DESIGNED BY: LAA</small> <small>DATE: 09/10/13</small>			<small>On File</small>	



NOTE:
INCLUDE 10 AIR RELEASE VALVES
ALONG 16" FORCEMAIN

NOTE:
ALL PIPE TO BE PVC C-900



EX. 5 <small>DYNAMIC NUMBER</small>	PHASE 1 MASTER SEWER PLAN BEACH COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL ENGINEERING REPORT		Engelard-Thiers & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32218 TEL: (904) 842-0400 FAX: (904) 842-0400 CA: 0000334 LC: 0000316	ETM NO. 11-084-04 REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF: LEE ALFORD, P.E. NUMBER On File
	DRAWN BY: CWO DESIGNED BY: LAA CHECKED BY: LAA DATE: 09/10/13				



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Nicole Bolatete, PE
England Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida, 32258

July 17, 2018

Project Name: Tamaya Subdivision
Availability#: 2018-1893

Attn: Nicole Bolatete, PE,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2018-1893
 Request Received On: 7/17/2018
 Availability Response: 7/17/2018
 Prepared by: Susan West

Project Information

Name: Tamaya Subdivision
 Type: Single Family
 Requested Flow: 758,200 gpd
 Location: Northside of Beach Blvd between Kernan Blvd and Hodges Blvd
 Parcel ID No.: 165285 0005
 Description: 1718 multifamily units, 682 single family units and 300,000 sf office

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 24" water main along the east side ROW of Kernan Blvd, adjacent to the site
 Connection Point #2: Existing 20" water main along the north side ROW of Beach Blvd, adjacent to the site
 Special Conditions: Fire protection needs to be addressed. Due to the size of this development, JEA is anticipating that this development will have dual water main connections to the water transmission systems on Kernan Blvd and Hodges Blvd.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 24" force main along the south side ROW of Beach Blvd, adjacent to the site
 Connection Point #2: NA
 Special Conditions: JEA will require only 1 JEA sewer master pump station for this development

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: Existing 30" reclaimed water main along the west side ROW of Kernan Blvd, adjacent to the site
 Connection Point #2: NA
 Special Conditions:

General Comments:

This availability letter is issued to serve as a confirmation of service availability for the Tamaya Development. Individual construction phases require site specific availability requests for more detailed point of connection information and for construction plan tracking purposes. Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

11



**STATEMENT OF ESTIMATED
REGULATORY COSTS
ACCOMPANYING THE PETITION TO
AMEND THE BOUNDARIES OF THE
BEACH COMMUNITY DEVELOPMENT
DISTRICT**

January 28, 2019

Prepared by:

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

STATEMENT OF ESTIMATED REGULATORY COSTS

Beach Community Development District

January 28, 2019

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to amend the boundaries of the Beach Community Development District (the "District"). The District originally intended to finance public infrastructure improvements benefiting parcels currently within the District including "Parcel E-2" and "Parcel E-3." However, due to changes in market conditions and other factors, approximately 25.5 acres associated with Parcel E-2 and 30.37 acres associated with Parcel E-3 within the District are now being removed from the District (this 25.5-acre parcel and 30.37-acre parcel will be referred to herein as the "Exception Parcels"). Thus, the District's Board of Supervisors desires to remove the Exception Parcels from the District's boundaries.

As of this date, the District has funded public infrastructure improvements in two separate bond issuances. Series 2013 Bonds were issued in the amount of \$18,075,000 and Series 2015 Bonds were issued in the amount of \$48,995,000. A portion of this debt was allocated to the Exception Parcels; however, all assessment debt allocated to Parcel E-2 has been paid as of the date of this report. Parcel E-3 currently has assessment debt which will be paid down prior to removal of Parcel E-3 from the District. The proposed boundary amendment will generally have little, if any, impact on the day-to-day activities of the District or its property owners.

The limitations on the scope of SERCs supporting the establishment of or boundary amendments for community development districts are explicitly set out in Section 190.002(2)(d) of the Florida Statutes (emphasis added):

"That the process of establishing such a district pursuant to uniform general law shall 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."

1.2 Overview of the Amended District

If the Exception Parcels are removed from the District's boundaries, the District would retain the ability to provide public infrastructure, services, and facilities, along with their operations and maintenance, to the properties remaining within the boundaries of the District. The resulting District will contain 544.05 acres of land planned to contain residential development.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

- (a) An economic analysis showing whether the rule directly or indirectly:
 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) 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.
- (c) 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.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "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, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.
- (f) Any additional information that the agency determines may be useful.
- (g) 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.

2.0 An economic analysis showing whether the amendment of the District's boundaries directly or indirectly will have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs

Florida Statutes 120.541(2)(a) requires an economic analysis showing whether the proposed amendment to the District's boundaries will directly or indirectly have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within 5 years after the boundary amendment occurs. The simple answer is that the proposed amendment to the District's boundaries will not have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs. The District already exists and the proposed boundary amendment will not affect these activities.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance amending the District's boundaries, together with a general description of the types of individuals likely to be affected by the rule.

If the boundary amendment is approved, the owners and future residents of the Exception Parcels will not be subject to the District's jurisdiction or potential assessments.

4.0 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.

4.1 Impact on State and Local Revenues

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the amendment of the District's boundaries. The District consists of less than 1,000 acres; therefore the City of Jacksonville (the "City") is the government having jurisdiction over the proposed boundary amendment, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to amend the District's boundaries and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the District's boundary amendment will be minimal, if any. The required annual reports the District must file with the State are outlined in the attached Appendix. However, the District must already file all of these reports. Thus, there will be no additional reporting or monitoring costs on the part of the State related to the District's boundary amendment. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.064 of the Florida Statutes, the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

City of Jacksonville

City staff will process, analyze, and conduct public hearing(s) on the petition to amend the District's boundaries. These activities will absorb the time of the City staff and Commissioners. However, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Fifth, the petitioner's filing fee will compensate the City for any advertising expense occurred and for the time City staff spends analyzing the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to amend the District's boundaries.

The annual costs to the City, related to the continued existence of the District, are also minimal and within the control of the City. The District will be an independent unit of local government. The only annual costs incurred by the City on behalf of the District will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City. However, as noted above, the District already exists and no new reporting activity will be required as a result of the District's boundary amendment.

4.2 Impact on State and Local Revenue

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the City, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

5.0 **A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance amending the District's boundaries.**

The District plans to provide various community facilities and services to the property that will remain within the District, as outlined in Table 1 below.

Table 1. Proposed Facilities and Services

<u>Facility</u>	<u>Funded By</u>	<u>Ownership and Maintenance</u>
Master Infrastructure Utility (Water Main, Force Main, Reuse Main)	CDD	JEA
Roadway Improvements	CDD	City/CDD

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 1 to the lands that will remain within the District following the boundary amendment. The cost estimates for these improvements and facilities are shown in Table 2, below.

Table 2. Summary of Estimated Capital Costs

1	MASTER UTILITY IMPROVEMENTS	Est. Budget Amounts
	Water Main	\$2,184,000
	Force Main	\$1,512,000
	Reuse Main	\$1,176,000
	Subtotal	\$4,872,000
	Total	\$4,872,000
2	<u>MASTER ROADWAY IMPROVEMENTS</u>	Est. Budget Amounts
	Road A phase 1	\$6,647,350
	Road A phase 2	\$3,318,692
	Fire Station Relocation and Entry Road	\$5,000,000
	Off-site Road A Improvements Phase 1	\$1,703,000
	Off-site Road A Improvements Phase 2	\$4,000,000
	Wetland Mitigation Road A phase 1	\$1,000,000
	Wetland Mitigation Road A phase 2	\$1,500,000
	Total	\$23,169,042
	Master Improvements include a 20% Contingency	
3	RESIDENTIAL COMMUNITY IMPROVEMENTS	
	MERITAGE COMMUNITY PARCELS (B,C/D,F,G/H, I) Master Improvements	
	Road B	\$13,809,187
	Wetland Mitigation Road B	\$2,500,000
	Community Amenity	\$10,000,000
	JEA Transmission Line Relocation	\$3,000,000
	Entry/Landscape & Irr/Walls/Roundabout	\$4,100,720
	Total	\$33,409,907

PARCEL B

Earthwork / Pond Construction	\$2,200,527
Storm Drainage	\$664,167
Utility Improvements (Water, Sewer and Reuse)	\$1,511,651
Roadway	\$881,974
JEA Electric	\$132,628
Street Lighting	\$33,157
Lift Station	\$250,000
Total	\$5,674,104

PARCEL C/D

Earthwork / Pond Construction	\$8,625,000
Storm Drainage	\$868,250
Utility Improvements (Water, Sewer and Reuse)	\$2,014,800
Roadway	\$1,822,750
JEA Electric	\$359,950
Street Lighting	\$124,200
Lift Station	\$250,000
Total	\$14,064,950

PARCEL F

Earthwork / Pond Construction	\$4,547,100
Storm Drainage	\$517,500
Utility Improvements (Water, Sewer and Reuse)	\$1,151,150
Roadway	\$670,680
JEA Electric	\$327,750
Street Lighting	\$46,000
Lift Station	\$250,000
Total	\$7,510,180

PARCEL G/H

Earthwork / Pond Construction	\$4,695,450
Storm Drainage	\$1,729,600
Utility Improvements (Water, Sewer and Reuse)	\$1,145,400
Roadway	\$2,010,200
JEA Electric	\$233,450
Street Lighting	\$57,960
Lift Station	\$400,000

Total	\$10,272,060
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PARCEL I

Earthwork / Pond Construction	\$593,124
Storm Drainage	\$99,489
Utility Improvements (Water, Sewer and Reuse)	\$156,400
Roadway	\$147,959
JEA Electric	\$25,300
Street Lighting	\$6,210

Total	\$1,028,482
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Total CDD CIP Budget	\$100,000,725
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To fund these improvements, the District issued special assessment bonds. Additional bonds will be issued in the future as further development becomes necessary. Infrastructure costs that are not paid for with District bonds will be funded by the developer of the project. The District's bonds will be repaid through non-ad valorem assessments levied on all properties located within the boundaries of the District that benefit from these improvements.

Landowners within the revised boundaries of the District will be required to pay non-ad valorem assessments levied by the District to secure the repayment of the District's bond debt. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

The estimated costs in the removed parcels will be eliminated from the CIP and will no longer be funded by the District. Any future improvements on those parcels will now be funded by the landowner.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer provided infrastructure and facilities. Along these same lines, District imposed assessments for operations and maintenance cost are similar to what would be charged in any event by a property owner's association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the cost and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, City provision (directly or via a dependent special district), or through developer-bank loans.

6.0 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 amendment of the District. The District will continue to exist and 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.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the District's engineer and other professionals associated with the District.

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

Fishkind drafted more than 100 SERCs. Below is a listing of some of the Districts for which we have prepared SERCs.

- Highlands Community Development District in Hillsborough County
- New Port Tampa Bay Community Development District in Tampa
- Lakewood Ranch Stewardship District in Manatee County
- Babcock Ranch Community Independent Special District in Charlotte County
- The Lake Nona "family" of Community Development Districts in Orlando
- Urban Orlando Community Development District in Orlando
- Palazzo Del Lago Community Development District in Orange County
- Winter Garden Village at Fowler Groves Community Development District in Winter Garden
- Midtown Orlando Community Development District in Orange County
- 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

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

IN RE: PETITION TO AMEND THE)
BOUNDARY OF THE BEACH COMMUNITY)
DEVELOPMENT DISTRICT)
_____)

AFFIDAVIT OF PETITION AND AUTHORIZATION OF AGENT

STATE OF FLORIDA
COUNTY OF Deval

I, Kelly McCarrick, Chairperson of the Beach Community Development District (the "District"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Kelly McCarrick and I am the Chairperson of the District.
3. Pursuant to Resolutions 2018-01 and 2019-05 of the Board of Supervisors of the District, I am authorized to act on behalf of the Board to take all action necessary in relation to the Second Amended Petition to Amend the Boundary of the District.
4. In my capacity as Chairperson, I have reviewed the contents of the Second Amended Petition to Amend the Boundary of the District, and its exhibits, and find it to be true and correct.
5. Wesley S. Haber, Hopping Green & Sams, 119 South Monroe Street, Suite 300, Post Office Box 6526, Tallahassee, Florida 32314 is designated to act as agent for the District with regard to any and all matters pertaining to the Petition to Amend the Boundary of the District before the City Council of the City of Jacksonville, Florida pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 10th day of January, 2019.

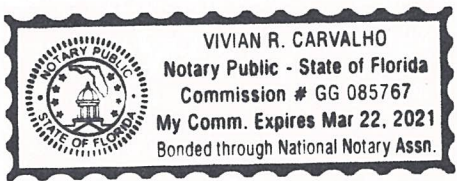
Kelly McCarrick
Kelly McCarrick
Chairperson

STATE OF FLORIDA
COUNTY OF Duval

SWORN TO and SUBSCRIBED before me by the Affiant on this 10th day of January, 2019.

Vivian Carvalho

(SEAL)



Notary Public
Print Name: Vivian Carvalho
Commission Number: GG085767
My Commission Expires: 3/22/2021

Personally Known

Produced Identification _____
(Form of Identification)