

ORDINANCE 2023-29

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA, GRANTING AN AMENDED PETITION TO ESTABLISH THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAMING OF THE DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE DESCRIPTION OF THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Lake Wales Property Holdings, LLC, a Florida limited liability company, has petitioned for the establishment of the Peace Crossing Community Development District (the "District") and has paid the required fee of Fifteen Thousand and 00/100 Dollars (\$15,000.00) to The City of Wales, Florida; and

WHEREAS, a public hearing has been conducted by the City Commission (the "Commission") of The City of Lake Wales, Florida (the "City"), in accordance with the requirements and procedures of § 190.005(2)(d), Florida Statutes, and the applicable requirements and procedures of the City's Charter and Code of Ordinances; and

WHEREAS, the City Commission has determined that the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the City's management and financing needs for a delivery of capital infrastructure therein without overburdening the City and its taxpayers, based on the information provided in the Petition, including the following representations:

(a) That the District's stormwater system will tie into the City's stormwater system, consistent with applicable laws, regulations, and City design standards, and the District will pay required stormwater fees imposed by City ordinance; and

(b) That the City will provide water, sewer, reuse water, stormwater, and solid waste utility services to properties within the District; and

(c) That the City will retain construction permitting and inspection responsibilities regarding District improvements; and

WHEREAS, the Commission finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the City's Comprehensive Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated development; and

WHEREAS, the creation of the District is the best alternative available for delivering community development facilities and services to the area that will be served by the District; and

WHEREAS, the proposed facilities and services to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities and services; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

WHEREAS, the Commission finds that the District shall have those general and special powers authorized by §§ 190.011 and 190.012, Florida Statutes, and set forth

herein, and that it is in the public interest of all of the citizens of the City that the District have such powers.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE WALES, FLORIDA:

SECTION 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

SECTION 2. The Petition to establish the Peace Crossing Community Development District over the real property described in Exhibit 2 of the Petition, a copy of which is attached hereto, which was filed by the Petitioner on June 13, 2023, and which Petition is on file at the Office of the Clerk of the Commission, is hereby granted: A copy of the Petition is attached and incorporated herein as Exhibit A.

SECTION 3. The external boundaries of the District are depicted on the location map attached hereto and incorporated herein as Exhibit B.

SECTION 4. The initial members of the Board of Supervisors shall be as follows:

Name: Noah Breakstone
Address: 401 East Las Olas Boulevard, Suite 1870, Fort Lauderdale,
Florida 33301

Name: Justin Onorato
Address: 401 East Las Olas Boulevard, Suite 1870, Fort Lauderdale,
Florida 33301

Name: Kevin Mays
Address: 401 East Las Olas Boulevard, Suite 1870, Fort Lauderdale,
Florida 33301

Name: Kevin Kramer
Address: 401 East Las Olas Boulevard, Suite 1870, Fort Lauderdale,
Florida 33301

Name: Robert Wanas
Address: 401 East Las Olas Boulevard, Suite 1870, Fort Lauderdale,
Florida 33301

SECTION 5. The name of the District shall be the "Peace Crossing Community Development District".

SECTION 6. The Peace Crossing Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes.

SECTION 7. Pursuant to § 190.005 (2)(d), Florida Statutes, the charter for the Peace Crossing Community Development District shall be §§ 190.006 through 190.041, Florida Statutes, as amended.

SECTION 8. Based on the findings referenced above, the Commission hereby grants to the Peace Crossing Community Development District all powers authorized pursuant to §§ 190.011 and 190.012(1)(a)-(h), (2)(a), and (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of the City to grant such general powers.

SECTION 9. All bonds issued by the Peace Crossing Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

SECTION 10. No bond, debt or other obligation of the Peace Crossing Community Development District, nor any default thereon, shall constitute a debt or obligation of the City.

SECTION 11. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

SECTION 12. It is the intention of the Commission, and it is hereby ordained that the provisions of this ordinance shall be excluded from the City's Code of Ordinances.

SECTION 13. This ordinance shall become effective ten (10) days after the date of enactment.



JACK HILLIGLOSS
Mayor

ATTEST:

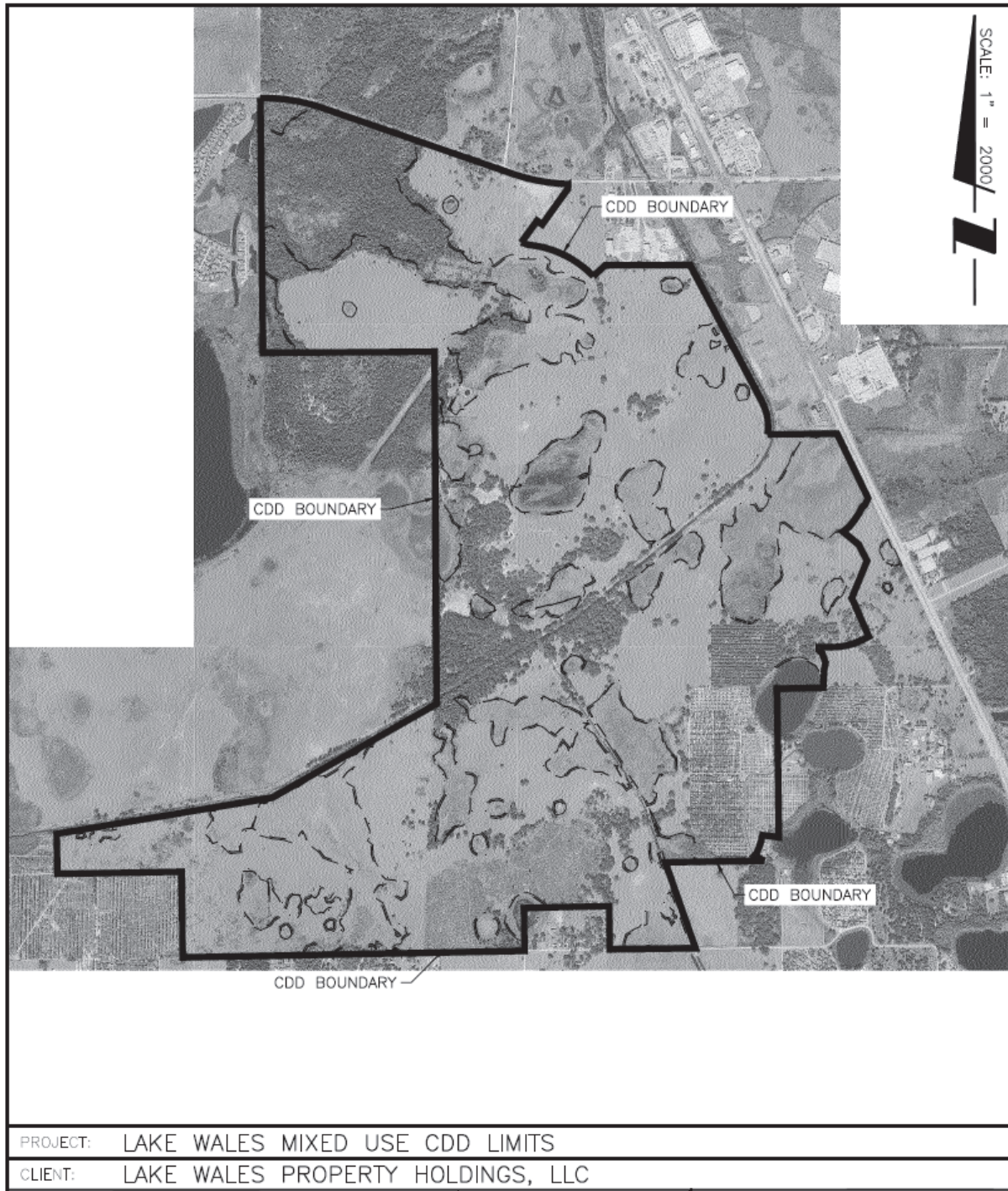


Digitally signed by Jennifer Nanek
DN: cn=Jennifer Nanek, o=City of
Lake Wales, ou=City Clerk,
email=jnanek@lakewalesfl.gov,
c=US
Date: 2023.10.06 10:23:14 -04'00'

JENNIFER NANEK
City Clerk

Passed: September 19, 2023
Adopted: October 3, 2023

Exhibit B



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 17, 20, 21, 28, 29 AND 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 21, N89°48'26"E, 1,316.51 FEET;

THENCE S27°39'54"E, 2,399.27 FEET TO A POINT A CURVATURE; THENCE 516.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°06'51", HAVING A RADIUS OF 820.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S09°36'28"E, 508.34 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, N89°35'27"E, 1,078.79 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 27, ACCORDING TO MAP SECTION 16180-2539; THENCE ALONG SAID WEST RIGHT-OF-WAY, S25°35'15"E, 1108.05 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, S25°25'23"W, 111.91 FEET; THENCE S47°49'41"W, 60.96 FEET; THENCE S27°34'24"W, 95.09 FEET; THENCE S32°16'40"W, 110.76 FEET; THENCE S38°18'44"W, 160.38 FEET; THENCE S51°55'44"W, 116.70 FEET; THENCE S50°06'35"E, 314.58 FEET; THENCE S26°59'30"E, 282.45 FEET; THENCE S22°05'35"W, 620.49 FEET; THENCE S23°26'22"E, 655.11 FEET; S63°04'53"W, 106.70 FEET TO A POINT OF CURVATURE; THENCE 495.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°48'33", SAID CURVE HAVING A RADIUS OF 1060.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°29'10"W, 491.47 FEET TO A POINT OF TANGENCY; THENCE S89°53'26"W, 201.68 FEET; THENCE S00°06'34"E, 42.96 FEET; THENCE S46°20'16"E, 73.20 FEET; THENCE S20°13'28"E, 154.70 FEET; THENCE S11°22'28"W, 104.80 FEET; THENCE S03°07'36"W, 287.04 FEET TO THE TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE S88°56'17"W, 717.44 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, AND THE WEST BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 12295, PAGE 1551 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARIES OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOKS 12295, PAGE 1551, BOOK 9219, PAGE 2241, BOOK 4473, PAGE 768, AND BOOK 7503, PAGE 62, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BY THE FOLLOWING (5) FIVE COURSES: (1) S00°46'39"E, 1,040.58 FEET, (2) N90°00'00"W, 3.50 FEET, (3) S00°46'39"E, 32.50 FEET, (4) N90°00'00"E, 3.50 FEET, (5) S00°46'39"E, 249.95 FEET TO THE CENTER OF SAID SECTION 28; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, S00°42'20"E, 814.59 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S00°49'35"E, 167.19 FEET TO THE NORTHEAST CORNER OF LOT 2, BOHANNON ESTATES, ACCORDING THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 24 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID LOT 2 BY THE FOLLOWING FIVE (5) COURSES: (1) N82°30'33"W, 257.01 FEET, (2) S13°44'42"W, 144.38 FEET, (3) S21°11'41"W, 115.35 FEET, (4) S26°03'46"W, 31.66 FEET, (5) S40°36'36"W, 31.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE CONTINUE S40°36'36"W, 25.68 FEET TO THE CENTERLINE OF CONNER ROAD AS DEPICTED BY SAID PLAT; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING TWO (2) COURSES: (1) S59°04'44"E, 47.64 FEET, (2) S64°02'01"E, 127.28 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG SAID NORTH BOUNDARY S89°08'51"W, 1,087.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG THE NORTH BOUNDARY OF

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, S89°09'13"W, 445.00 FEET TO THE WEST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4470, PAGE 1340 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY S19°14'30"E, 1,411.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 28; THENCE ALONG SAID SOUTH BOUNDARY, S89°23'02"W, 1,327.90 TO THE SOUTHEAST CORNER OF SECTION 29; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARY LINES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 BY THE FOLLOWING THREE (3) COURSES: (1) N00°30'44"W, 667.14 FEET, (2) S88°50'08"W, 1,321.91 FEET, (3) S00°33'15"E, 665.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID SOUTH

BOUNDARY LINE S88°53'47"W, 1,322.20 FEET TO THE SOUTH 1/4 CORNER OF SECTION 29; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S88°53'25"W, 2,641.06 FEET TO THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 30, S88°57'31"W, 1,333.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°36'35"W, 1,327.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SAID SECTION 30, S89°01'44"W, 1,330.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, S89°02'57"W, 598.00 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF THE WEST 740 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY LINE, N00°45'54"W, 620.21 FEET; THENCE N80°28'43"E, 3,383.97 FEET; THENCE N60°16'40"E, 2,937.24 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID EAST BOUNDARY, N00°32'57"W, 1,453.45 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29, ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 20, N00°17'25"W, 4,008.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S89°33'41"W, 2,659.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST BOUNDARY LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, N00°29'56"W, 1,346.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17, N00°33'51"W, 2,606.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF- WAY OF THOMPSON NURSERY ROAD (COUNTY ROAD 17), ACCORDING TO OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ARC OF A CURVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BY THE FOLLOWING THREE (3) COURSES: (1) 980.79 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°53'40", HAVING A RADIUS OF 2,824.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°49'55"E, 975.87 FEET, (2) S70°53'05"E, 3,119.60 FEET TO A POINT OF CURVATURE, (3) 921.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°10'03", HAVING A RADIUS OF 2,904.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S79°58'07"E, 917.17 FEET; THENCE S35°39'44"W, 426.26 FEET; THENCE S35°36'38"W, 342.19 FEET; THENCE N54°24'59"W, 100.00 FEET; THENCE S35°36'38"W, 352.92 FEET; THENCE S35°25'54"W, 63.16 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 214.25

FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $17^{\circ}02'58''$, HAVING A RADIUS OF 720.00 FEET AND BEING SUBTENDED BY A CHORD BEARING $S76^{\circ}15'41''E$, 213.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE 135.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $09^{\circ}14'48''$, HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING $S80^{\circ}09'46''E$, 135.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 860.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $29^{\circ}42'41''$, HAVING A RADIUS OF 1,660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING $S60^{\circ}41'02''E$, 851.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 45.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $03^{\circ}04'46''$, HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING $S44^{\circ}17'18''E$, 45.14 FEET; THENCE $N47^{\circ}15'05''E$, 251.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO MAINTAINED RIGHTS-OF-WAY FOR CONNER ROAD AND MOUNTAIN LAKE CUT-OFF ROAD.

CONTAINING 1,863.752 ACRES (81,185,027 SQUARE FEET), MORE OR LESS.

AMENDED PETITION TO ESTABLISH PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Michael C. Eckert
Florida Bar No. 080314
Michael.Eckert@kutakrock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 567-0558 (mobile)
(850) 692-7319 (facsimile)

BEFORE THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA

AMENDED PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT¹

Petitioner, Lake Wales Property Holdings, LLC (“Petitioner”), hereby petitions the City Commission of the City of Lake Wales, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District (“District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Lakes Wales, Florida (“City”), and covers approximately 1,863.752 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The proposed District is generally located south of Thompson Nursery Road, west of U.S. Highway 27, and north of Mountain Lake Cut-Off Road. The sketch and metes and bounds description of the lands to be included within the proposed District is set forth in **Exhibit 2**.

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

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*. Documentation of ownership and consent to the establishment of a community development district is contained in **Exhibit 3**.

5. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Noah Breakstone
Address: 401 East Las Olas Boulevard, Suite 1870
Fort Lauderdale, Florida 33301

Name: Justin Onorato
Address: 401 East Las Olas Boulevard, Suite 1870
Fort Lauderdale, Florida 33301

Name: Kevin Mays
Address: 401 East Las Olas Boulevard, Suite 1870
Fort Lauderdale, Florida 33301

Name: Kevin Kramer
Address: 401 East Las Olas Boulevard, Suite 1870

¹ This Amended Petition to Establish the Peace Crossing Community Development District amends that certain Petition to Establish the Peace Creek Community Development filed with the City of Lake Wales, Florida, on April 13, 2023, in order to: (i) change the name of the proposed District and (ii) revise the approximate acreage and metes and bounds legal description and boundaries of the District to include approximately 25.933 acres of additional land.
4853-7026-6209.2

Fort Lauderdale, Florida 33301

Name: Robert Wanas
Address: 401 East Las Olas Boulevard, Suite 1870
Fort Lauderdale, Florida 33301

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

6. Name. The name of the proposed District is the Peace Crossing Community Development District.

7. Future Land Uses. The future general distribution, location and extent of the public and private land uses within the proposed District by land use plan element are shown in **Exhibit 4**. These proposed land uses are consistent with the City's Comprehensive Plan.

8. Major Water and Wastewater Facilities. A map of the lands within the proposed District showing the existing major trunk water mains, sewer interceptors, and the major outfall canals and drainage basins is attached to and incorporated with this Petition as **Exhibit 5**.

9. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. It is anticipated that the District improvements would be constructed as a system of improvements serving all properties within the District. At present, these improvements are estimated to be made, acquired, constructed and/or installed in three (3) phases, between 2023 and 2026 (Phase 1: 2023-2024; Phase 2: 2024-2025; Phase 3: 2025-2026). Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

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

11. Authorized Agent. The authorized agent for Petitioner is Michael Eckert. The Authorization of Agent is attached to this petition as **Exhibit 9**. Copies of all notices and correspondence should be sent to:

Michael C. Eckert
Michael.Eckert@kutakrock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

(850) 567-0558 (mobile)
(850) 692-7319 (facsimile)

12. Warranty Deeds. A copy of the warranty deeds for the lands to be included within the proposed District are provided in **Exhibit 10**.

13. This amended petition to establish the Peace Crossing Community Development District should be granted for the following reasons:

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

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

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

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

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

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

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

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

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural and educational uses and for security, including, but not limited to walls, fences, and electronic intrusion detection all as authorized and described by Section 190.012(2), *Florida Statutes*; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 13th day of June 2023.

KUTAK ROCK LLP



Michael C. Eckert
Florida Bar No. 080314
Michael.Eckert@kutakrock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 567-0558 (mobile)
(850) 692-7319 (facsimile)

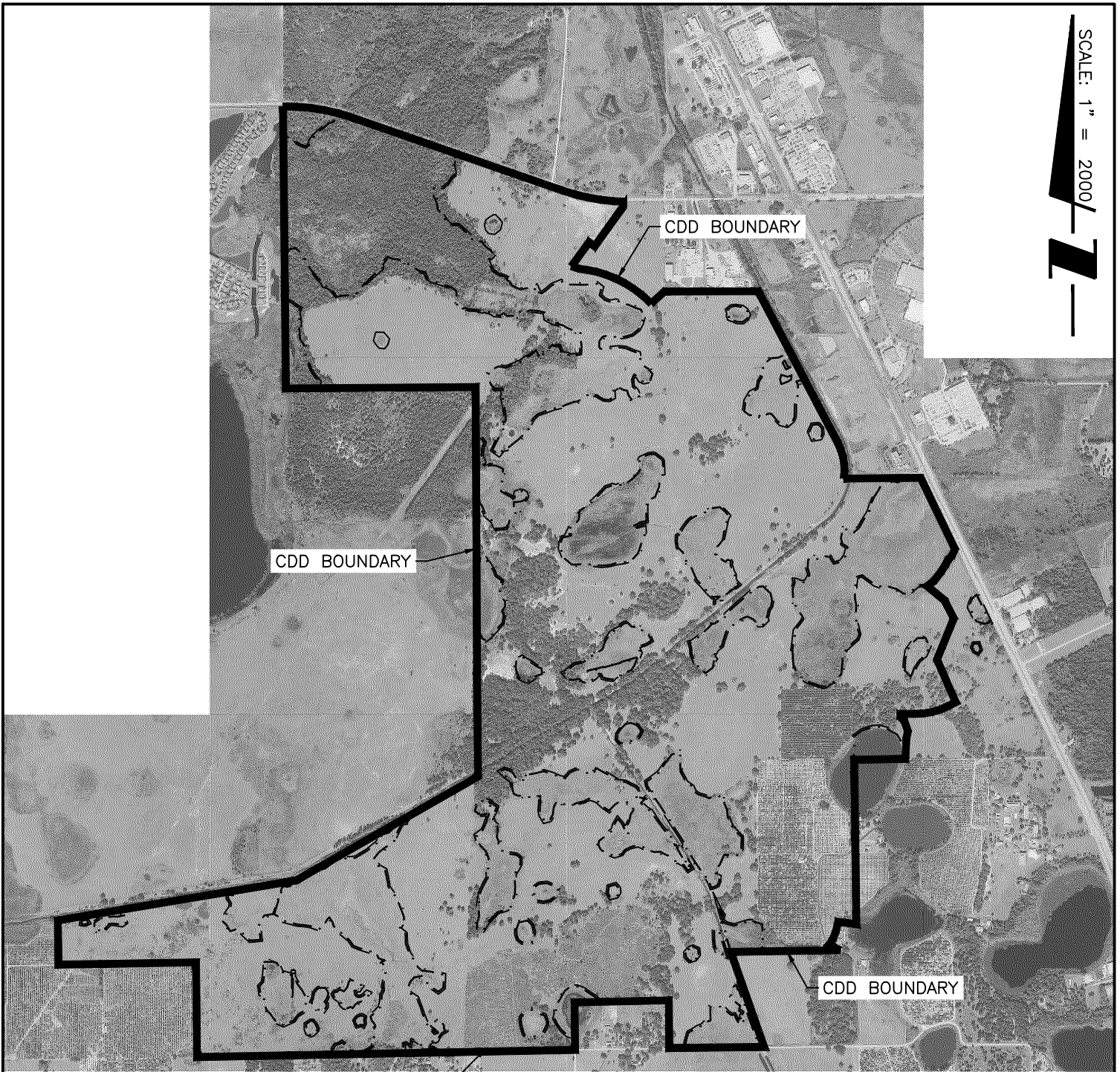
Attorney for Petitioner

LIST OF EXHIBITS

<u>Exhibit Number</u>	<u>Description</u>
1	Map depicting the general location of the proposed District.
2	Sketch and metes and bounds description of the external boundary of the proposed District.
Composite 3	Consents and joinders of landowners.
4	The future general distribution, location and extent of the public and private land uses within the proposed District by the land use plan element.
5	Map showing the existing major trunk water mains, sewer interceptors, and the major outfall canals and drainage basins
6	List of facilities the proposed District will provide and identifying the anticipated owner and entity responsible for ownership and maintenance.
7	The estimated costs for constructing the proposed District improvements.
8	Statement of Estimated Regulatory Costs (SERC).
9	Authorization of agent.
Composite 10	Warranty deed(s) for the lands to be included within the proposed District

EXHIBIT 1
GENERAL LOCATION MAP

SCALE: 1" = 2000'



CDD BOUNDARY

CDD BOUNDARY

PROJECT: LAKE WALES MIXED USE CDD LIMITS

CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

GENERAL LOCATION MAP

SCALE: 1" = 2000'	DATE: 01/2023
SEC: 17,18,20, TWP: 21,28,29 RGE: 29S 27E	REV NO:
PROJECT NO. 215617414	INDEX NO: 215617414-02C-808EXH
DRWN BY/EMP NO. BLB/117073	SHEET NO: 2 OF 2

EXHIBIT 2
SKETCH AND METES AND BOUNDS LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 17, 20, 21, 28, 29 AND 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 21, N89°48'26"E, 1,316.51 FEET; THENCE S27°39'54"E, 2,399.27 FEET TO A POINT A CURVATURE; THENCE 516.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°06'51", HAVING A RADIUS OF 820.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S09°36'28"E, 508.34 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, N89°35'27"E, 1,078.79 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 27, ACCORDING TO MAP SECTION 16180-2539; THENCE ALONG SAID WEST RIGHT-OF-WAY, S25°35'15"E, 1108.05 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, S25°25'23"W, 111.91 FEET; THENCE S47°49'41"W, 60.96 FEET; THENCE S27°34'24"W, 95.09 FEET; THENCE S32°16'40"W, 110.76 FEET; THENCE S38°18'44"W, 160.38 FEET; THENCE S51°55'44"W, 116.70 FEET; THENCE S50°06'35"E, 314.58 FEET; THENCE S26°59'30"E, 282.45 FEET; THENCE S22°05'35"W, 620.49 FEET; THENCE S23°26'22"E, 655.11 FEET; S63°04'53"W, 106.70 FEET TO A POINT OF CURVATURE; THENCE 495.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°48'33", SAID CURVE HAVING A RADIUS OF 1060.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°29'10"W, 491.47 FEET TO A POINT OF TANGENCY; THENCE S89°53'26"W, 201.68 FEET; THENCE S00°06'34"E, 42.96 FEET; THENCE S46°20'16"E, 73.20 FEET; THENCE S20°13'28"E, 154.70 FEET; THENCE S11°22'28"W, 104.80 FEET; THENCE S03°07'36"W, 287.04 FEET TO THE TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE S88°56'17"W, 717.44 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, AND THE WEST BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 12295, PAGE 1551 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARIES OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOKS 12295, PAGE 1551, BOOK 9219, PAGE 2241, BOOK 4473, PAGE 768, AND BOOK 7503, PAGE 62, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BY THE FOLLOWING (5) FIVE COURSES: (1) S00°46'39"E, 1,040.58 FEET, (2) N90°00'00"W, 3.50 FEET, (3) S00°46'39"E, 32.50 FEET, (4) N90°00'00"E, 3.50 FEET, (5) S00°46'39"E, 249.95 FEET TO THE CENTER OF SAID SECTION 28; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, S00°42'20"E, 814.59 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S00°49'35"E, 167.19 FEET TO THE NORTHEAST CORNER OF LOT 2, BOHANNON ESTATES, ACCORDING THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 24 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID LOT 2 BY THE FOLLOWING FIVE (5) COURSES: (1) N82°30'33"W, 257.01 FEET, (2) S13°44'42"W, 144.38 FEET, (3) S21°11'41"W, 115.35 FEET, (4) S26°03'46"W, 31.66 FEET, (5) S40°36'36"W, 31.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE CONTINUE S40°36'36"W, 25.68 FEET TO THE CENTERLINE OF CONNER ROAD AS DEPICTED BY SAID PLAT; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING TWO (2) COURSES: (1) S59°04'44"E, 47.64 FEET, (2) S64°02'01"E, 127.28 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG SAID NORTH BOUNDARY S89°08'51"W, 1,087.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, S89°09'13"W, 445.00 FEET TO THE WEST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4470, PAGE 1340 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY S19°14'30"E, 1,411.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 28; THENCE ALONG SAID SOUTH BOUNDARY, S89°23'02"W, 1,327.90 TO THE SOUTHEAST CORNER OF SECTION 29; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARY LINES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 BY THE FOLLOWING THREE (3) COURSES: (1) N00°30'44"W, 667.14 FEET, (2) S88°50'08"W, 1,321.91 FEET, (3) S00°33'15"E, 665.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID SOUTH

BOUNDARY LINE S88°53'47"W, 1,322.20 FEET TO THE SOUTH 1/4 CORNER OF SECTION 29; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S88°53'25"W, 2,641.06 FEET TO THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 30, S88°57'31"W, 1,333.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°36'35"W, 1,327.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SAID SECTION 30, S89°01'44"W, 1,330.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, S89°02'57"W, 598.00 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF THE WEST 740 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY LINE, N00°45'54"W, 620.21 FEET; THENCE N80°28'43"E, 3,383.97 FEET; THENCE N60°16'40"E, 2,937.24 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID EAST BOUNDARY, N00°32'57"W, 1,453.45 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29, ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 20, N00°17'25"W, 4,008.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S89°33'41"W, 2,659.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST BOUNDARY LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, N00°29'56"W, 1,346.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17, N00°33'51"W, 2,606.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD (COUNTY ROAD 17), ACCORDING TO OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ARC OF A CURVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BY THE FOLLOWING THREE (3) COURSES: (1) 980.79 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°53'40", HAVING A RADIUS OF 2,824.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°49'55"E, 975.87 FEET, (2) S70°53'05"E, 3,119.60 FEET TO A POINT OF CURVATURE, (3) 921.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°10'03", HAVING A RADIUS OF 2,904.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S79°58'07"E, 917.17 FEET; THENCE S35°39'44"W, 426.26 FEET; THENCE S35°36'38"W, 342.19 FEET; THENCE N54°24'59"W, 100.00 FEET; THENCE S35°36'38"W, 352.92 FEET; THENCE S35°25'54"W, 63.16 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 214.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°02'58", HAVING A RADIUS OF 720.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°15'41"E, 213.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE 135.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°14'48", HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°09'46"E, 135.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 860.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°42'41", HAVING A RADIUS OF 1,660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S60°41'02"E, 851.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 45.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°04'46", HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S44°17'18"E, 45.14 FEET; THENCE N47°15'05"E, 251.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO MAINTAINED RIGHTS-OF-WAY FOR CONNER ROAD AND MOUNTAIN LAKE CUT-OFF ROAD.

CONTAINING 1,863.752 ACRES (81,185,027 SQUARE FEET), MORE OR LESS.

NOT A SURVEY

TOWNSHIP 29 SOUTH, RANGE 27 EAST

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.

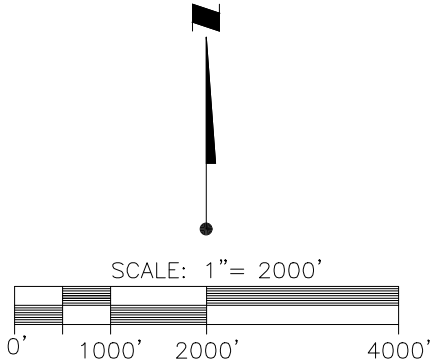
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD, BEING S70°53'05"E.

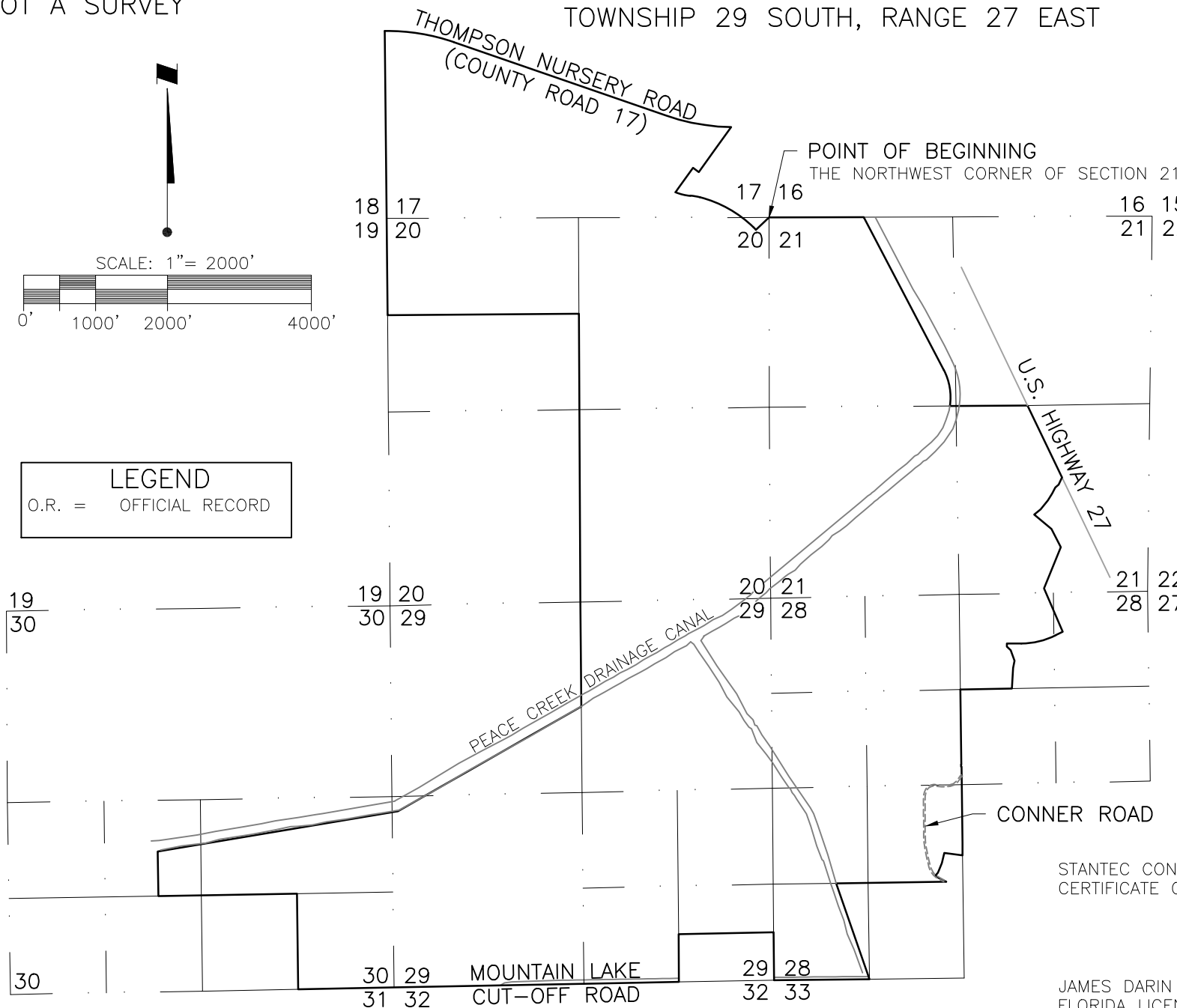
4. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY PREPARED BY BASEPOINT SURVEYING, INC. FOR WINTER HAVEN CORPORATION; PROJECT: HIGHWAY 27 PROPERTY; PROJECT No.:10642 DATED: 8/31/21; AND A LAST REVISION DATE OF 12/17/21

STANTEC CONSULTING SERVICES INC.
CERTIFICATE OF AUTHORIZATION No.L.B.7866

JAMES DARIN O'NEAL, PSM
FLORIDA LICENSE No.L.S.5926



LEGEND
O.R. = OFFICIAL RECORD



6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:18 PM DONEAL | \\us0227-ppfs01\shared_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1

REV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #

SCALE:
1"=2000'
LEAD TECH.
JDO
SEC-TWP-RGE
SEE ABOVE



777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602
800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com
Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866

TITLE	PARCEL SKETCH & DESCRIPTION
PROJ:	LAKE WALES MIXED USE CDD
CLIENT:	LAKE WALES PROPERTY HOLDINGS, LLC

PROJECT NO.	215617414
INDEX NO:	cdd_bdy_r1
DATE:	2-16-2023
SHEET NO:	1 OF 8

6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:19 PM DONEAL | \\us0227-ppfs01\shared_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1 (2)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°25'23"W	111.91'
L2	S47°49'41"W	60.96'
L3	S27°34'24"W	95.09'
L4	S32°16'40"W	110.76'
L5	S38°18'44"W	160.38'
L6	S51°55'44"W	116.70'
L7	S50°06'35"E	314.58'
L8	S26°59'30"E	282.45'
L9	S22°05'35"W	620.49'
L10	S23°26'22"E	655.11'
L11	S63°04'53"W	106.70'
L12	S89°53'26"W	201.68'
L13	S00°06'34"E	42.96'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	36°06'51"	820.00'	516.85'	508.34'	267.34'	S09°36'28"E
C2	26°48'33"	1060.00'	495.98'	491.47'	252.62'	S76°29'10"W
C8	3°04'46"	840.00'	45.15'	45.14'	22.58'	S44°17'18"E

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S46°20'16"E	73.20'
L15	S20°13'28"E	154.70'
L16	S11°22'28"W	104.80'
L17	S03°07'36"W	287.04'
L32	N47°15'05"E	251.49'

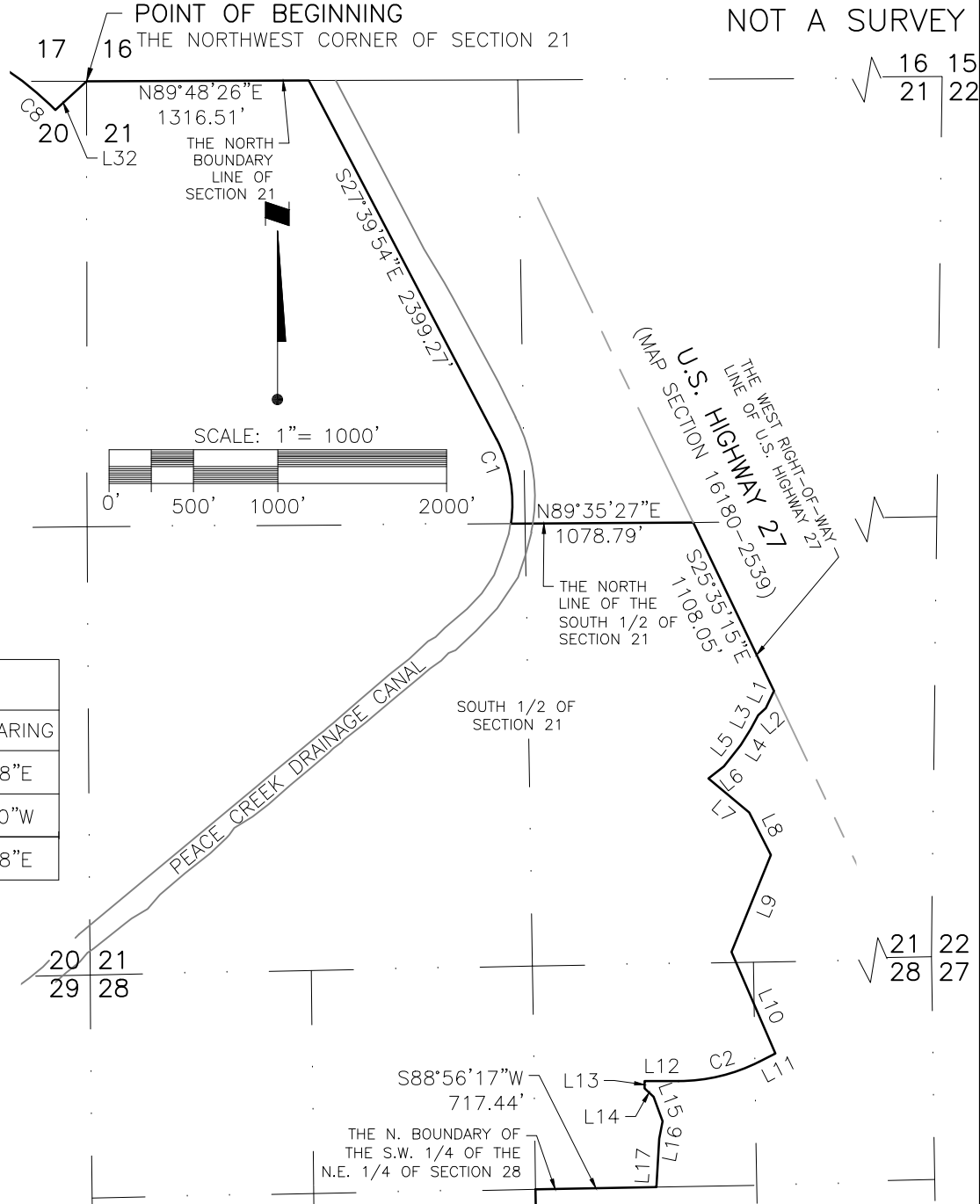
				SCALE: 1"=1000'
				LEAD TECH. JDO
				SEC-TWP-RGE
ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #	SEE SHEET 1



777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602
800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com
Stantec Consulting Services Inc. • Certificate of Authorization L B 7866

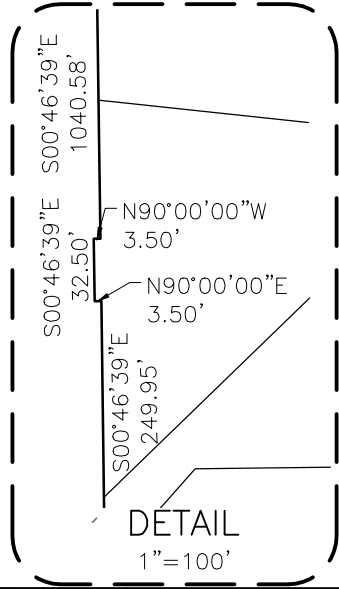
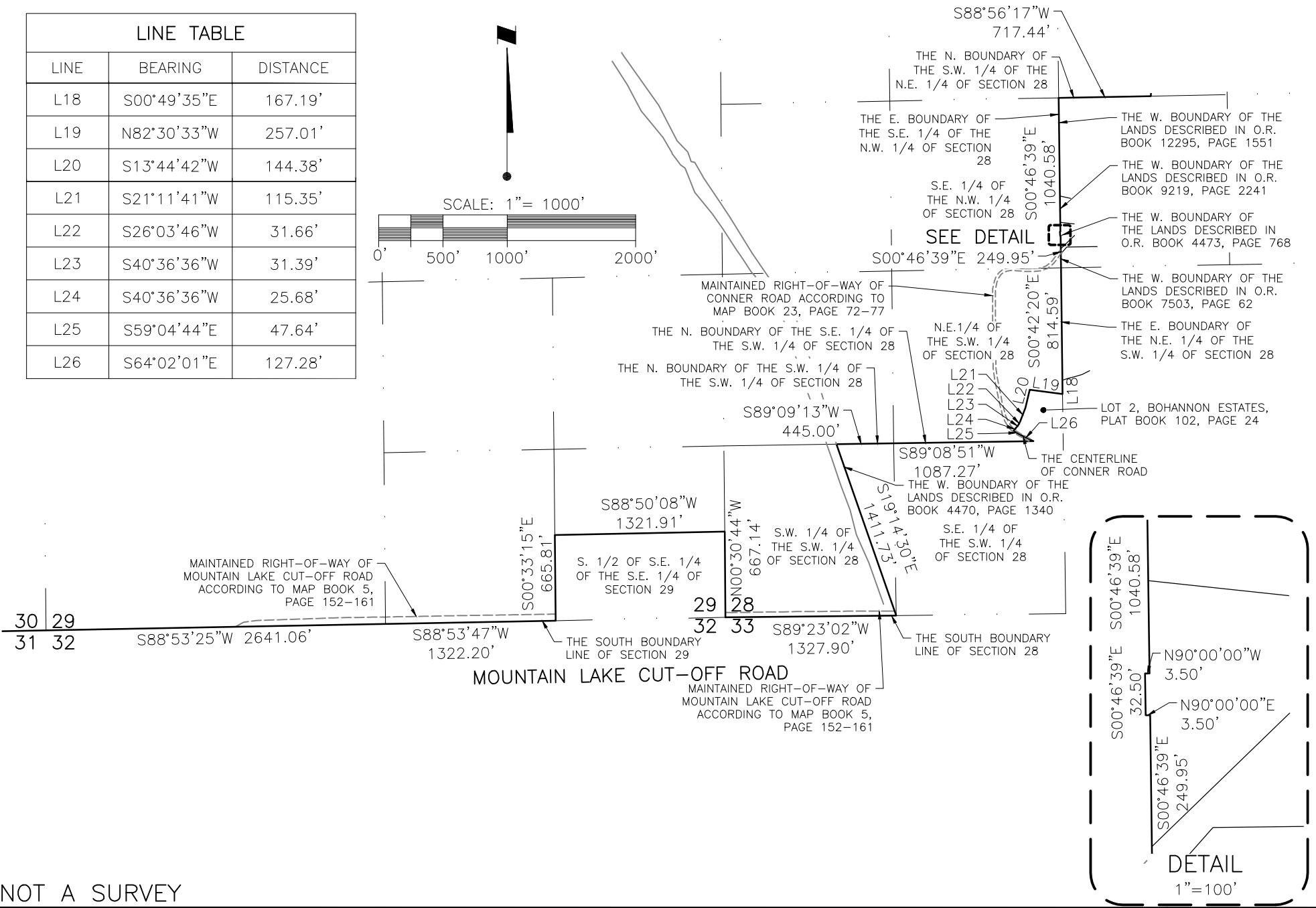
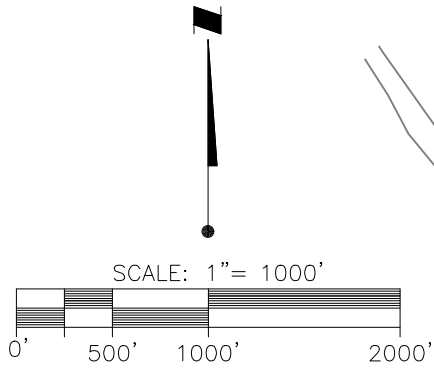
TITLE	PARCEL SKETCH & DESCRIPTION
PROJ:	LAKE WALES MIXED USE CDD
CLIENT:	LAKE WALES PROPERTY HOLDINGS, LLC

PROJECT NO.	215617414
INDEX NO:	cdd_bdy_r1
DATE:	2-16-2023
SHEET NO:	2 OF 8



6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:20 PM DONEAL | \\us0227-ppfs01\shared_projects\215617414\survey\drawing\sketch and legal\cdd_bdy_r1.dwg\layout1 (3)

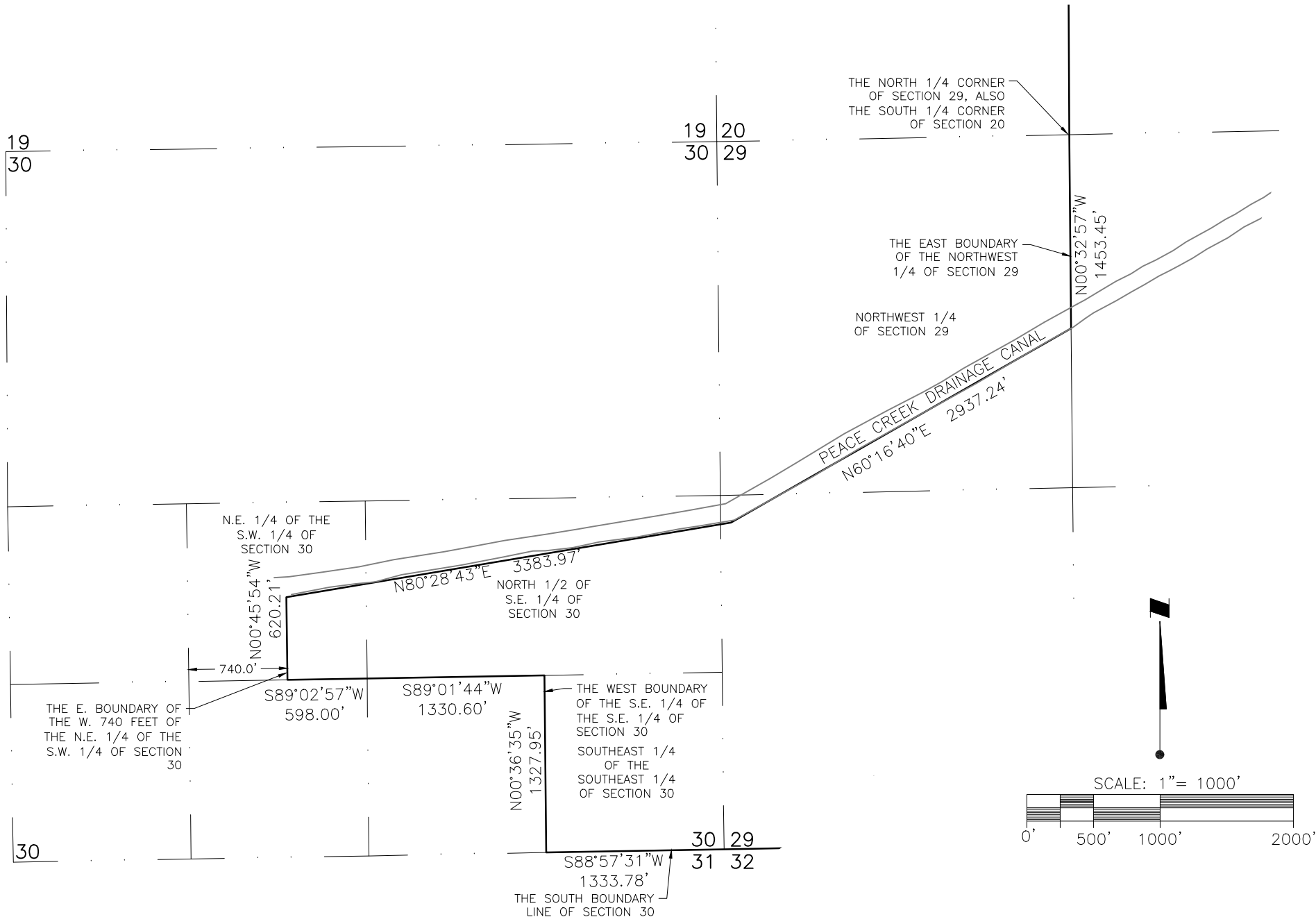
LINE TABLE		
LINE	BEARING	DISTANCE
L18	S00°49'35"E	167.19'
L19	N82°30'33"W	257.01'
L20	S13°44'42"W	144.38'
L21	S21°11'41"W	115.35'
L22	S26°03'46"W	31.66'
L23	S40°36'36"W	31.39'
L24	S40°36'36"W	25.68'
L25	S59°04'44"E	47.64'
L26	S64°02'01"E	127.28'



NOT A SURVEY

					SCALE: 1"=1000'	 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE PARCEL SKETCH & DESCRIPTION		PROJECT NO. 215617414	
					LEAD TECH. JDO		PROJ: LAKE WALES MIXED USE CDD		INDEX NO: cdd_bdy_r1	
					SEC-TWP-RGE SEE SHEET 1		CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC		DATE: 2-16-2023	
ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #						SHEET NO: 3 OF 8	

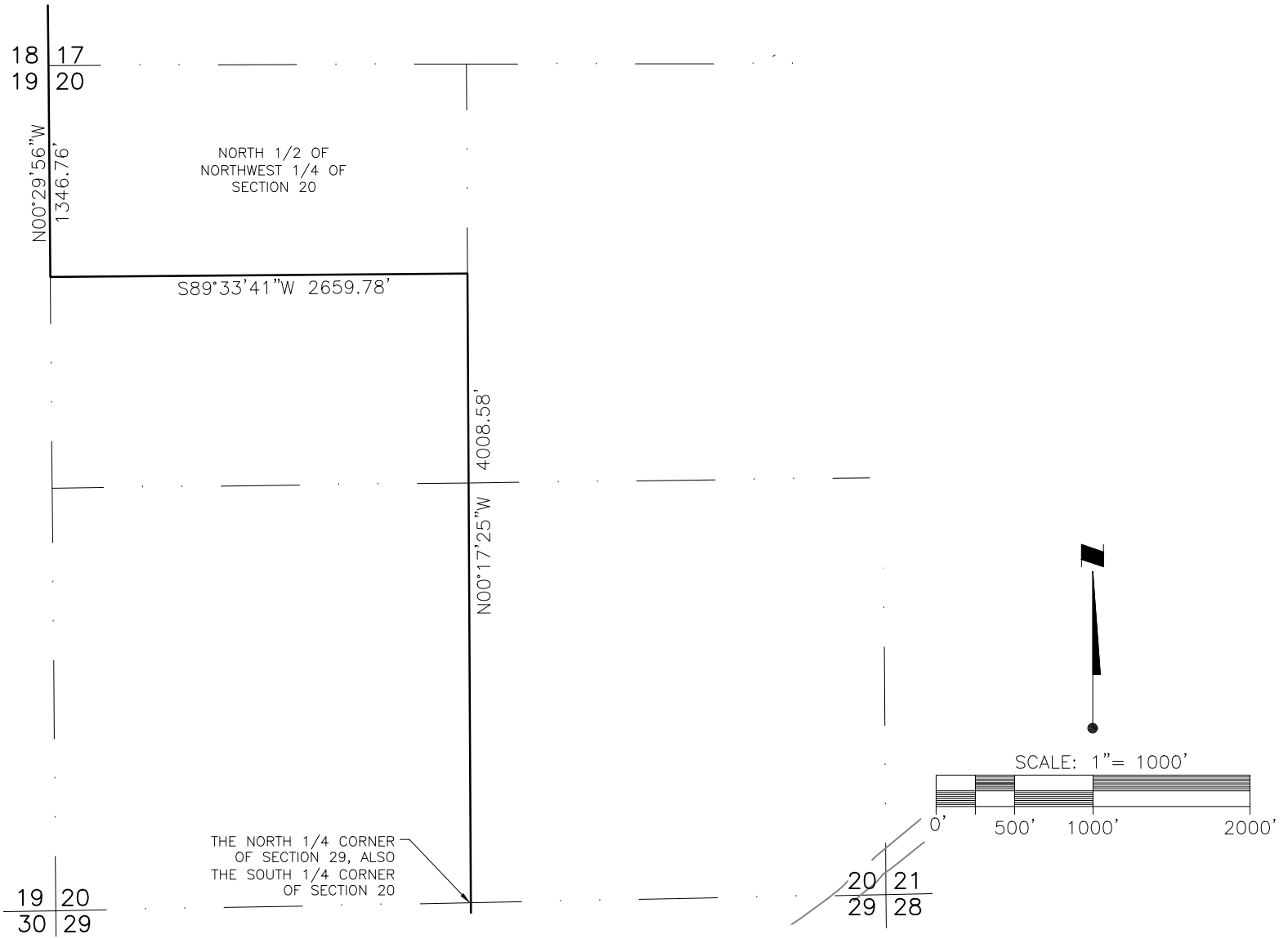
6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:21 PM DONEAL | \\us0227-ppfs01\shared_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1 (4)



NOT A SURVEY

				SCALE: 1"=1000'	 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE PARCEL SKETCH & DESCRIPTION	PROJECT NO. 215617414
				LEAD TECH. JDO		PROJ: LAKE WALES MIXED USE CDD	INDEX NO: cdd_bdy_r1
				SEC-TWP-RGE SEE SHEET 1		CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC	DATE: 2-16-2023
ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #				SHEET NO: 4 OF 8

6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:21 PM DONEAL | \\us0227-ppfs01\shared_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1 (5)



NOT A SURVEY

ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #

SCALE:
1"=1000'

LEAD TECH.
JDO

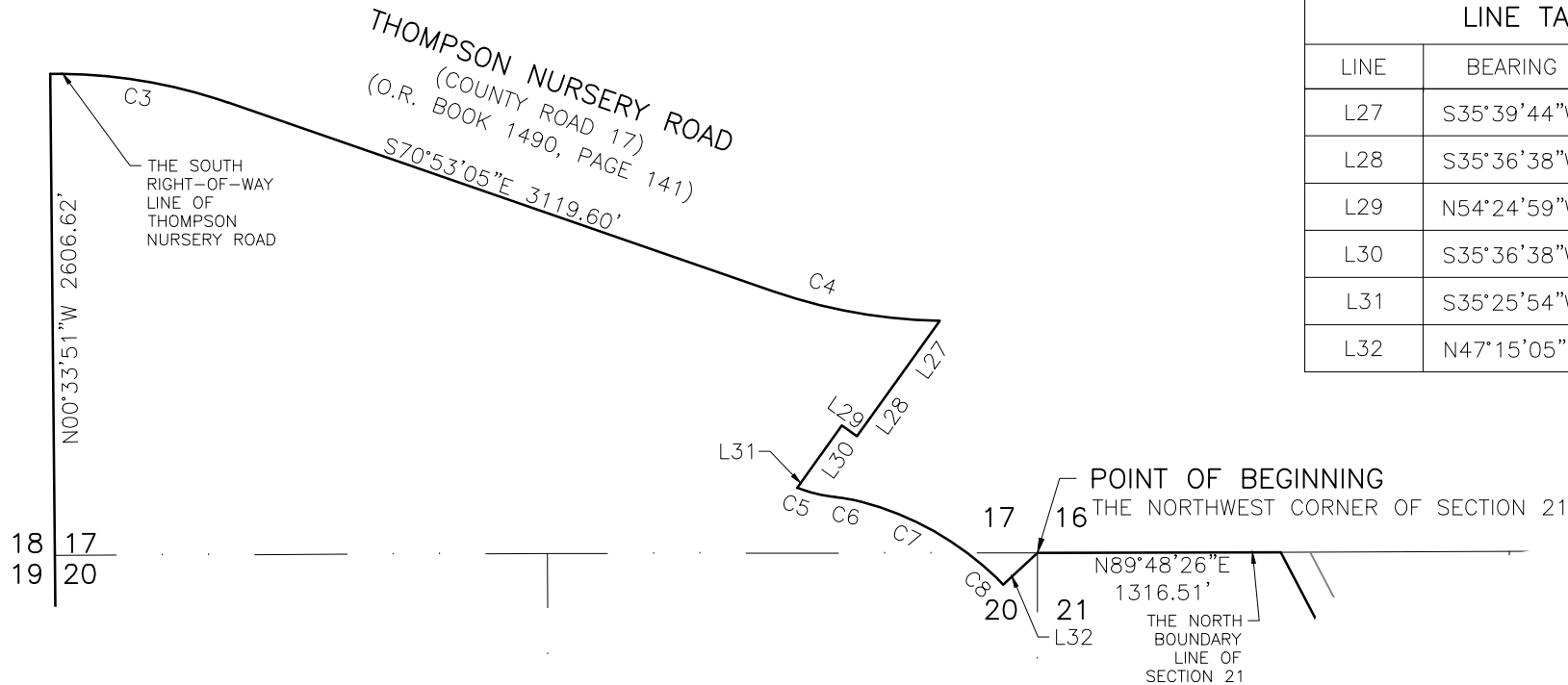
SEC-TWP-RGE
SEE SHEET 1

777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602
800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com
Stantec Consulting Services Inc. • Certificate of Authorization L B 7866

TITLE	PARCEL SKETCH & DESCRIPTION
PROJ:	LAKE WALES MIXED USE CDD
CLIENT:	LAKE WALES PROPERTY HOLDINGS, LLC

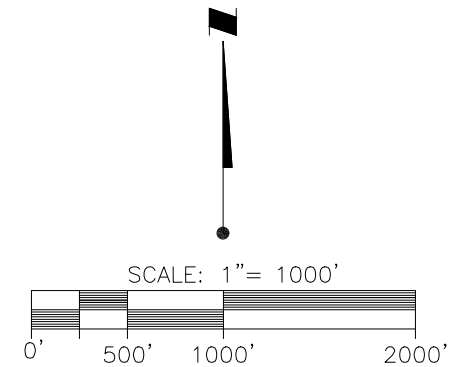
PROJECT NO.	215617414
INDEX NO:	cdd_bdy_r1
DATE:	2-16-2023
SHEET NO:	5 OF 8

6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:22 PM DONEAL | \\us0227-ppfs01\shared_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1 (6)



LINE TABLE		
LINE	BEARING	DISTANCE
L27	S35°39'44"W	426.26'
L28	S35°36'38"W	342.19'
L29	N54°24'59"W	100.00'
L30	S35°36'38"W	352.92'
L31	S35°25'54"W	63.16'
L32	N47°15'05"E	251.49'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C3	19°53'40"	2824.66'	980.79'	975.87'	495.38'	S80°49'55"E
C4	18°10'03"	2904.66'	921.03'	917.17'	464.41'	S79°58'07"E
C5	17°02'58"	720.00'	214.25'	213.46'	107.92'	S76°15'41"E
C6	9°14'48"	840.00'	135.56'	135.41'	67.93'	S80°09'46"E
C7	29°42'41"	1660.00'	860.82'	851.20'	440.32'	S60°41'02"E
C8	3°04'46"	840.00'	45.15'	45.14'	22.58'	S44°17'18"E



NOT A SURVEY

ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #	SCALE: 1"=1000' LEAD TECH. JDO SEC-TWP-RGE SEE SHEET 1	Stantec 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE PARCEL SKETCH & DESCRIPTION PROJ: LAKE WALES MIXED USE CDD CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC	PROJECT NO. 215617414 INDEX NO: cdd_bdy_r1 DATE: 2-16-2023 SHEET NO: 6 OF 8
----------	----------------------	-----------	---------------	---	---	---	--

6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:23 PM DONEAL | \\\ue027--ppfs01\shored_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1 (7)

LEGAL DESCRIPTION:

NOT A SURVEY

A PARCEL OF LAND LYING WITHIN SECTIONS 17, 20, 21, 28, 29 AND 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 21, N89°48'26"E, 1,316.51 FEET; THENCE S27°39'54"E, 2,399.27 FEET TO A POINT A CURVATURE; THENCE 516.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°06'51", HAVING A RADIUS OF 820.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S09°36'28"E, 508.34 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, N89°35'27"E, 1,078.79 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 27, ACCORDING TO MAP SECTION 16180-2539; THENCE ALONG SAID WEST RIGHT-OF-WAY, S25°35'15"E, 1108.05 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, S25°25'23"W, 111.91 FEET; THENCE S47°49'41"W, 60.96 FEET; THENCE S27°34'24"W, 95.09 FEET; THENCE S32°16'40"W, 110.76 FEET; THENCE S38°18'44"W, 160.38 FEET; THENCE S51°55'44"W, 116.70 FEET; THENCE S50°06'35"E, 314.58 FEET; THENCE S26°59'30"E, 282.45 FEET; THENCE S22°05'35"W, 620.49 FEET; THENCE S23°26'22"E, 655.11 FEET; S63°04'53"W, 106.70 FEET TO A POINT OF CURVATURE; THENCE 495.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°48'33", SAID CURVE HAVING A RADIUS OF 1060.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°29'10"W, 491.47 FEET TO A POINT OF TANGENCY; THENCE S89°53'26"W, 201.68 FEET; THENCE S00°06'34"E, 42.96 FEET; THENCE S46°20'16"E, 73.20 FEET; THENCE S20°13'28"E, 154.70 FEET; THENCE S11°22'28"W, 104.80 FEET; THENCE S03°07'36"W, 287.04 FEET TO THE TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE S88°56'17"W, 717.44 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, AND THE WEST BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 12295, PAGE 1551 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARIES OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOKS 12295, PAGE 1551, BOOK 9219, PAGE 2241, BOOK 4473, PAGE 768, AND BOOK 7503, PAGE 62, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BY THE FOLLOWING (5) FIVE COURSES: (1) S00°46'39"E, 1,040.58 FEET, (2) N90°00'00"W, 3.50 FEET, (3) S00°46'39"E, 32.50 FEET, (4) N90°00'00"E, 3.50 FEET, (5) S00°46'39"E, 249.95 FEET TO THE CENTER OF SAID SECTION 28; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, S00°42'20"E, 814.59 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S00°49'35"E, 167.19 FEET TO THE NORTHEAST CORNER OF LOT 2, BOHANNON ESTATES, ACCORDING THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 24 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID LOT 2 BY THE FOLLOWING FIVE (5) COURSES: (1) N82°30'33"W, 257.01 FEET, (2) S13°44'42"W, 144.38 FEET, (3) S21°11'41"W, 115.35 FEET, (4) S26°03'46"W, 31.66 FEET, (5) S40°36'36"W, 31.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE CONTINUE S40°36'36"W, 25.68 FEET TO THE CENTERLINE OF CONNER ROAD AS DEPICTED BY SAID PLAT; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING TWO (2) COURSES: (1) S59°04'44"E, 47.64 FEET, (2) S64°02'01"E, 127.28 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG SAID NORTH BOUNDARY S89°08'51"W, 1,087.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, S89°09'13"W, 445.00 FEET TO THE WEST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4470, PAGE 1340 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY S19°14'30"E, 1,411.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 28; THENCE ALONG SAID SOUTH BOUNDARY, S89°23'02"W, 1,327.90 TO THE SOUTHEAST CORNER OF SECTION 29; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARY LINES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 BY THE FOLLOWING THREE (3) COURSES: (1) N00°30'44"W, 667.14 FEET, (2) S88°50'08"W, 1,321.91 FEET, (3) S00°33'15"E, 665.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID SOUTH BOUNDARY LINE S88°53'47"W, 1,322.20 FEET TO THE SOUTH 1/4 CORNER OF SECTION 29; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S88°53'25"W, 2,641.06 FEET TO THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 30, S88°57'31"W, 1,333.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30;

				SCALE:	N/A	 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215617414
				LEAD TECH.	JDO		PROJ:	LAKE WALES MIXED USE CDD	INDEX NO:	cdd_bdy_r1
				SEC-TWP-RGE			CLIENT:	LAKE WALES PROPERTY HOLDINGS, LLC	DATE:	2-16-2023
ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #	SEE SHEET 1					SHEET NO:	7 OF 8

6/2/2023 2:45:40 PM DONEAL | Plotted: 6/02/2023 2:47:23 PM DONEAL | \\uae0227-ppfiso1\shored_projects\215617414\survey\drawing\sketch and legal\cdd_boundary\cdd_bdy_r1.dwg\layout1 (8)

LEGAL DESCRIPTION:

THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°36'35"W, 1,327.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SAID SECTION 30, S89°01'44"W, 1,330.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, S89°02'57"W, 598.00 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF THE WEST 740 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY LINE, N00°45'54"W, 620.21 FEET; THENCE N80°28'43"E, 3,383.97 FEET; THENCE N60°16'40"E, 2,937.24 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID EAST BOUNDARY, N00°32'57"W, 1,453.45 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29, ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 20, N00°17'25"W, 4,008.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S89°33'41"W, 2,659.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST BOUNDARY LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, N00°29'56"W, 1,346.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17, N00°33'51"W, 2,606.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD (COUNTY ROAD 17), ACCORDING TO OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ARC OF A CURVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BY THE FOLLOWING THREE (3) COURSES: (1) 980.79 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°53'40", HAVING A RADIUS OF 2,824.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°49'55"E, 975.87 FEET, (2) S70°53'05"E, 3,119.60 FEET TO A POINT OF CURVATURE, (3) 921.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°10'03", HAVING A RADIUS OF 2,904.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S79°58'07"E, 917.17 FEET; THENCE S35°39'44"W, 426.26 FEET; THENCE S35°36'38"W, 342.19 FEET; THENCE N54°24'59"W, 100.00 FEET; THENCE S35°36'38"W, 352.92 FEET; THENCE S35°25'54"W, 63.16 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 214.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°02'58", HAVING A RADIUS OF 720.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°15'41"E, 213.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE 135.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°14'48", HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°09'46"E, 135.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 860.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°42'41", HAVING A RADIUS OF 1,660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S60°41'02"E, 851.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 45.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°04'46", HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S44°17'18"E, 45.14 FEET; THENCE N47°15'05"E, 251.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO MAINTAINED RIGHTS-OF-WAY FOR CONNER ROAD AND MOUNTAIN LAKE CUT-OFF ROAD.

CONTAINING 1,863.752 ACRES (81,185,027 SQUARE FEET), MORE OR LESS.

NOT A SURVEY

				SCALE:	N/A	 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215617414
				LEAD TECH.	JDO		PROJ:	LAKE WALES MIXED USE CDD	INDEX NO:	cdd_bdy_r1
				SEC-TWP-RGE			CLIENT:	LAKE WALES PROPERTY HOLDINGS, LLC	DATE:	2-16-2023
ΔREV NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/EMP. #	SEE SHEET 1					SHEET NO:	8 OF 8

COMPOSITE EXHIBIT 3
CONSENTS AND JOINDERS OF LANDOWNERS

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

Executed this 2nd day of March, 2023.

Witnessed:

LAKE WALES PROPERTY HOLDINGS, LLC, a
Delaware limited liability company

Michael J. Mignano
Print Name: MICHAEL J. MIGNANO

By: *Jordan Socaransky*
Name: Jordan Socaransky
Title: Vice President

Nick
Print Name: Nicholas Ballas

By: *Marc Porosoff*
Name: Marc Porosoff
Title: Vice President and Secretary

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Jordan Socaransky, as Vice President of Lake Wales Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF FLORIDA Connecticut

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

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Marc Porosoff, as Vice President - Secretary of Lake Wales Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF FLORIDA Connecticut

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

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That portion of Section 17, Township 29 South, Range 27 East, Polk County, Florida, lying South of Southern right-of-way of Thompson Nursery Road, said road originally described in Quit-Claim Deed recorded in Official Records Book 1490, Page 141, Public Records of Polk County, Florida.

Parcel 2:

The East 1/2 and the North 1/2 of the Northwest 1/4, all in Section 20, Township 29 South, Range 27 East, Polk County, Florida.

Parcel 3:

The South 1/2, lying West of US Highway 27 and the Northwest 1/4, LESS AND EXCEPT that part of said Northwest 1/4 lying East of the Easterly bank of the Peace Creek Drainage Canal, all in Section 21, Township 29 South, Range 27 East, Polk County, Florida.

Parcel 4:

The North 1/2 of the Northeast 1/4, lying West of US Highway 27; the North 300 feet of the East 3/4 of the Northeast 1/4 of the Northwest 1/4; the West 1/4 of the Northeast 1/4 of the Northwest 1/4, LESS AND EXCEPT the East 44 feet thereof; the North 300 feet of the East 44 feet of the West 1/4 of the Northeast 1/4 of the Northwest 1/4; the West 1/2 of the Northwest 1/4; the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4, LESS AND EXCEPT that part of said Southwest 1/4 of the Southwest 1/4 lying East of the Easterly bank of the Simmons Ditch Drainage Canal, all in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

Parcel 5:

All of Section 29, Township 29 South, Range 27 East, Polk County, Florida; LESS AND EXCEPT the South 1/2 of the Southeast 1/4 of the Southeast 1/4 and also LESS AND EXCEPT that part of the Northwest 1/4 lying North of the North bank of the Peace Creek Drainage Canal.

Parcel 6:

The North 1/2 of the Southeast 1/4, LESS AND EXCEPT that part lying North of the North bank of the Peace Creek Drainage Canal; the Northeast 1/4 of the Southwest 1/4, LESS AND EXCEPT that part lying North of the North bank of the Peace Creek Drainage Canal and also LESS AND EXCEPT the West 740 feet of said Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4, all in Section 30, Township 29 South, Range 27 East, Polk County, Florida.

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

Executed this 2nd day of March, 2023.

Witnessed:

LAKE WALES II PROPERTY HOLDINGS, LLC, a
Delaware limited liability company

Michael J. Mignano
Print Name: MICHAEL J. MIGNANO

By: *[Signature]*
Name: Jordan Socaransky
Title: Vice President

Nicholas Balkis
Print Name: Nicholas Balkis

By: *[Signature]*
Name: Marc Porosoff
Title: Vice President and Secretary

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Jordan Socaransky, as Vice President of Lake Wales II Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF FLORIDA Connecticut

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

STATE OF Connecticut
COUNTY OF Fairfield

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Marc Porosoff, as Vice President Secretary of Lake Wales II Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF FLORIDA Connecticut

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

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

EXHIBIT A

LEGAL DESCRIPTION

PARKER GROVE - The SE-1/4 of the NW-1/4; and the NE-1/4 of the SW-1/4; and begin at the NW corner of the SE-1/4, run east 473', thence south 400' to shore line, thence southwesterly along shore line 633' to west line of said SE-1/4, thence north 815' to the P.O.B., all being in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

LESS AND EXCEPT that property conveyed in Warranty Deeds recorded in O.R. Book 3184, Page 2293 and O.R. Book 3672, Page 2035, Public Records of Polk County, Florida.

AND LESS AND EXCEPT road rights-of-way.

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

Executed this 2nd day of March, 2023.

Witnessed:

LAKE WALES III PROPERTY HOLDINGS, LLC, a
Delaware limited liability company

Michael J. Mignano
Print Name: MICHAEL J. MIGNANO

By: *[Signature]*
Name: Jordan Socaransky
Title: Vice President

[Signature]
Print Name: Nicholas Ballas

By: *[Signature]*
Name: Marc Porosoff
Title: Vice President and Secretary

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Jordan Socaransky, as Vice President of Lake Wales III Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Connecticut

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

STATE OF Connecticut
COUNTY OF Fairfield

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Marc Porosoff, as Vice President & Secretary of Lake Wales III Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Connecticut

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

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

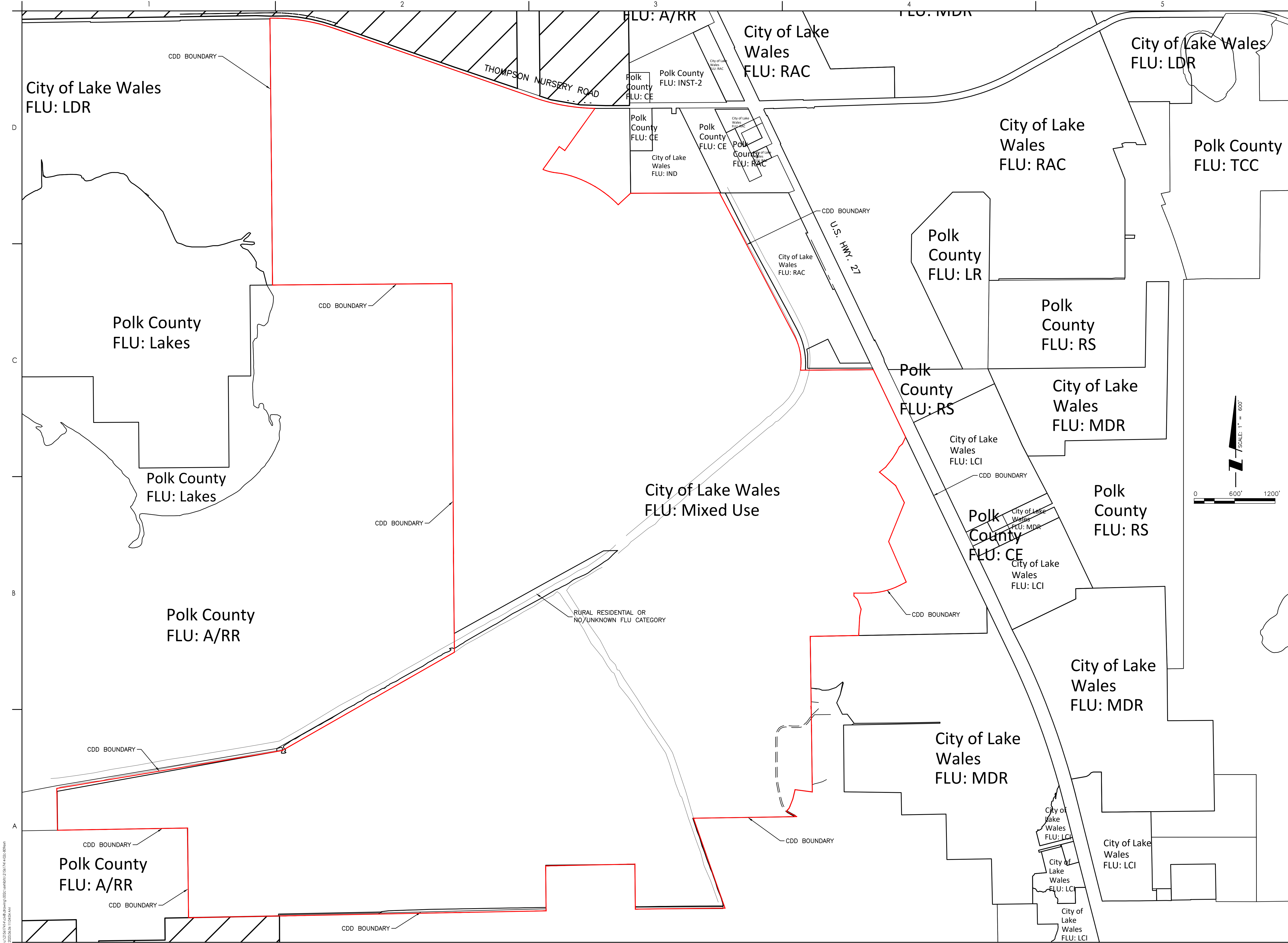
EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: The East 1/2 of the NE 1/4 of the NW 1/4, LESS the North 300 feet thereof, in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

PARCEL 2: The South 1020 feet of the East 374 feet of the West 1/2 of the NE 1/4 of the NW 1/4 of Section 28, Township 29 South, Range 27 East, Polk County, Florida.

EXHIBIT 4
FUTURE LAND USE MAP



U:\315617414\Arch\Drawings\CDD\cdd\wmlb\315617414\02c-80reh.dwg
2023.03.08 11:54:58 AM

ORIGINAL SHEET - ARCH D



Stantec

Stantec Consulting Services Inc.
5900 Professional Parkway East
Suite 200
Orlando, FL 32834
Tel: (941) 907-6900
www.stantec.com

The Contractor and verify and be responsible for all dimensions. DO NOT scale the drawing. The Contractor shall ensure that the drawing is a true and accurate representation of the project. The Contractor shall ensure that the drawing is a true and accurate representation of the project. The Contractor shall ensure that the drawing is a true and accurate representation of the project.

Consultant

By: YYY.MM.DD

Appd: YYY.MM.DD

Issued

Permit/Seal

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
LAKE WALES PROPERTY
HOLDINGS, LLC

LAKE WALES MIXED USE
CDD

CITY OF LAKE WALES, FLORIDA

Project No.: 215617414

File Name: 215617414\02C-80REXH

Scale: 1" = 600'

BKG	Dwn.	Dsgn.	Chkd.	2023.03.01
				YYYY.MM.DD

Title

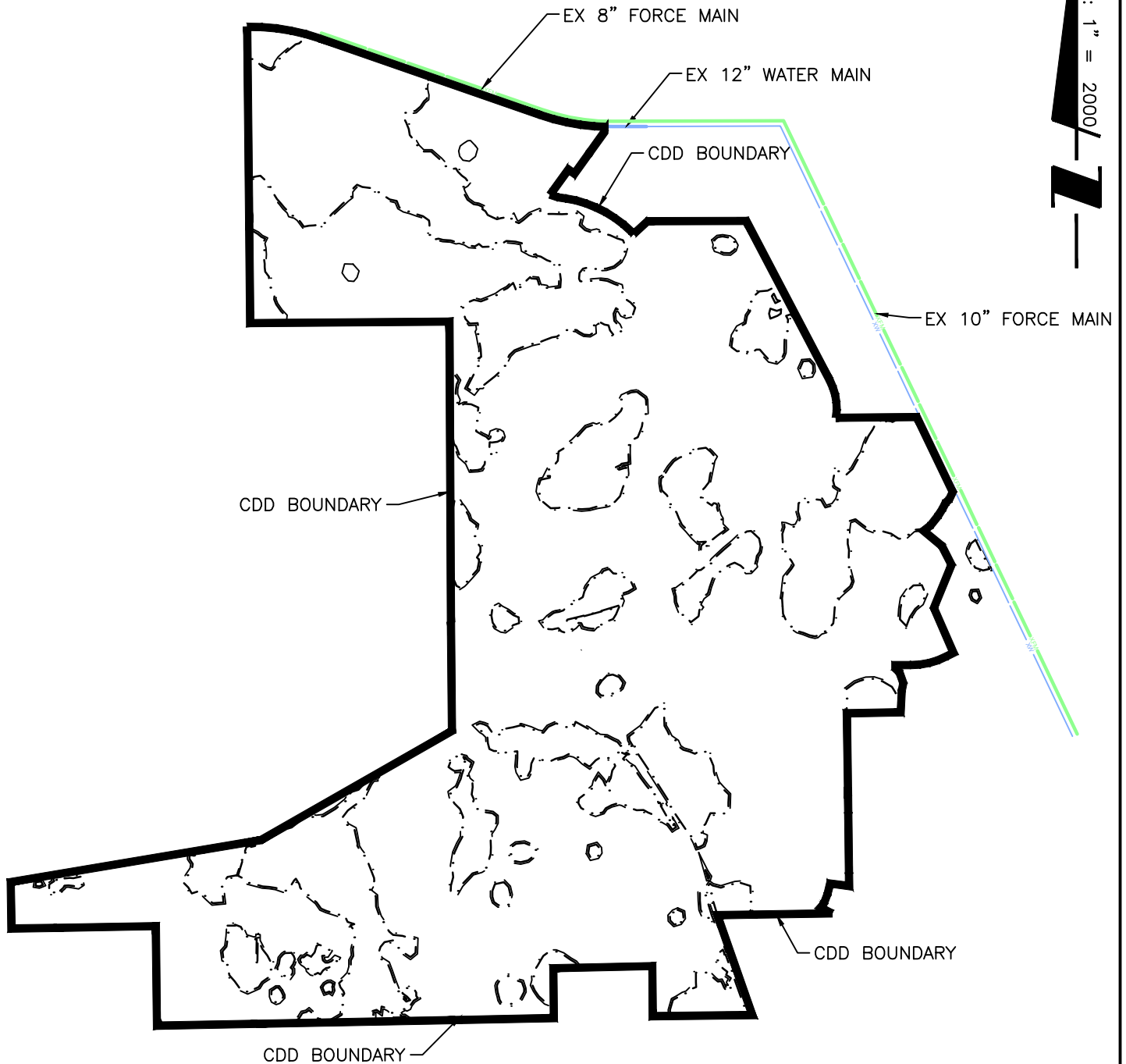
CONCEPTUAL SITE PLAN

Revision: Sheet: 1 of 1
Drawing No.

1

EXHIBIT 5
EXISTING UTILITIES AND
DRAINAGE MAPS

SCALE: 1" = 2000'



PROJECT: LAKE WALES MIXED USE EXISTING UTILITIES

CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC



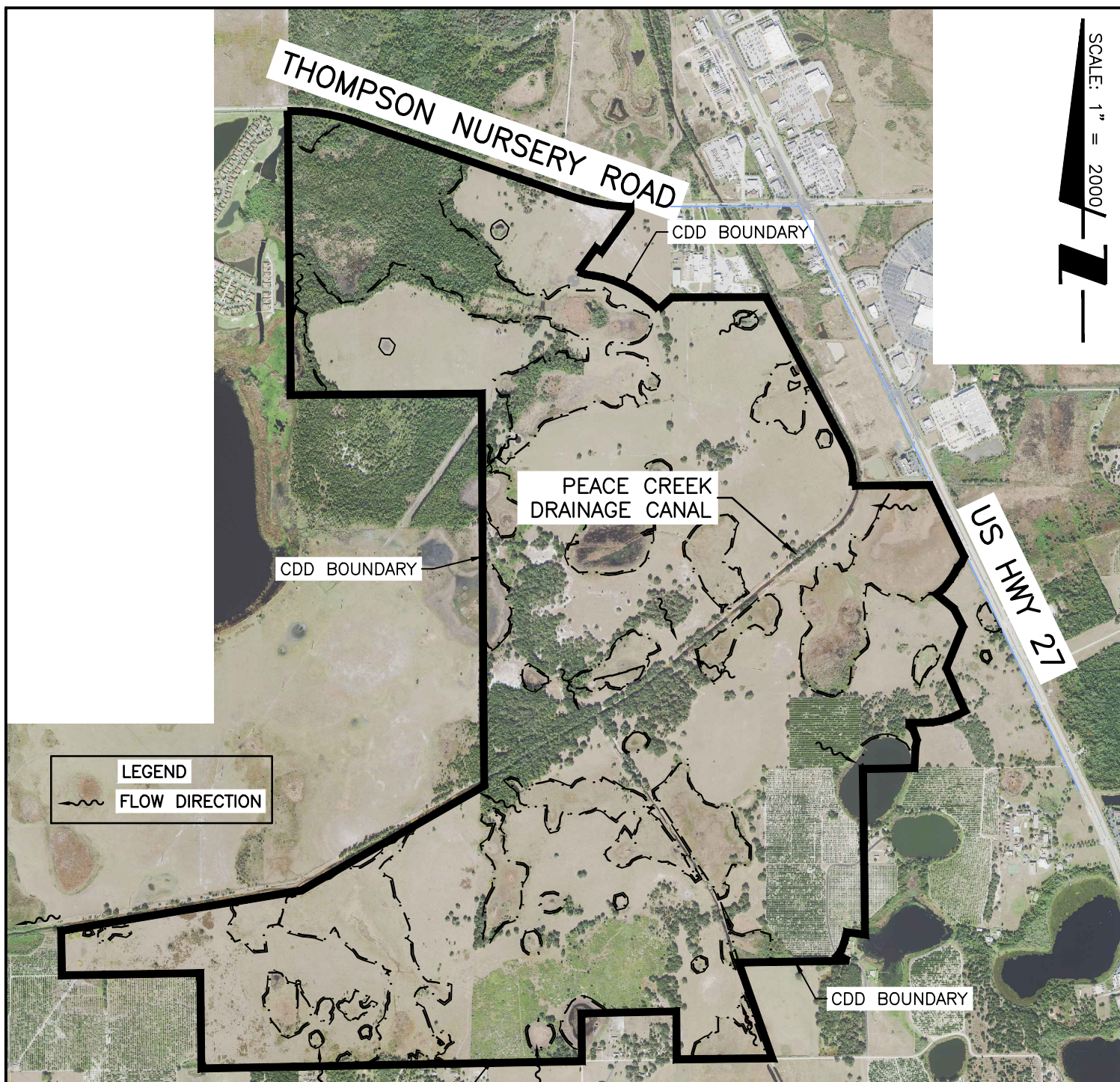
Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

EXISTING UTILITIES MAP

SCALE: 1" = 2000'	DATE: 01/2023
SEC: 17,18,20, TWP: 29S RGE: 27E	REV NO:
PROJECT NO. 215617414	INDEX NO: 215617414-02C-808EXH
DRWN BY/EMP NO. BLB/117073	SHEET NO: 2 OF 2



PROJECT: LAKE WALES MIXED USE CDD

CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

GENERAL DRAINAGE MAP

SCALE: 1" = 2000'	DATE: 01/2023
SEC: 17,18,20, TWP: 21,28,29 RGE: 29S 27E	REV NO:
PROJECT NO: 215617414	INDEX NO: 215617414-02C-813EXH
DRWN BY/EMP NO: BLB/117073	SHEET NO: 2 OF 2

EXHIBIT 6
LIST OF FACILITIES AND O&M RESPONSIBILITY

Description	Construction	Ownership	Capital Financing*	O&M Entity
Stormwater Management Facilities	District	District	District Bonds	District
Potable Water System	District	City of Lake Wales Utilities Department	District Bonds	City of Lake Wales Utilities Department
Reclaimed Water System	District	City of Lake Wales Utilities Department	District Bonds	City of Lake Wales Utilities Department
Sanitary Sewer System	District	City of Lake Wales Utilities Department	District Bonds	City of Lake Wales Utilities Department
Public Roadway Construction	District	City of Lake Wales	District Bonds	City of Lake Wales
Offsite Roadway Improvements**	District	Polk County /FDOT	District Bonds	Polk County /FDOT
Amenities**	District	District	District Bonds	District
Common Area Landscape, Hardscape, Irrigation***	District	District	District Bonds	District

*Developer may contribute toward development costs

**Improvements to be defined

***Common area includes parks, trails, open-space, monumentation, conservation areas, buffers, etc.

EXHIBIT 7
ESTIMATED COSTS

DESCRIPTION	
Roadways	\$26,978,000
Street/Entry Lighting	\$1,450,000
Drainage	\$13,125,000
Water, Wastewater, Reclaim	\$11,562,000
Clearing & Earthwork	\$3,683,000
Landscaping/Lakes/Irrigation	\$1,450,000
Amenity Centers	\$10,200,000
Parks, Recreation, Security	\$4,987,000
Professional Fees, Design & Permitting	\$7,195,000
Entrance Features & Signs	\$3,500,000
Consultants/Contingencies/Other	\$7,195,000
Wetland Mitigation	\$5,000,000
TOTAL:	\$96,325,000

EXHIBIT 8
STATEMENT OF ESTIMATED REGULATORY COSTS

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

April 10, 2023



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Peace Crossing Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 1,863.752 +/- acres of land located within the City of Lakes Wales, Florida (the "City") and is projected to contain approximately 6,100 residential dwelling units and 725,000 square feet of commercial space, which will make up the Peace Crossing development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

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

1.2 Overview of the Peace Crossing Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned mix-used development currently anticipated to contain a total of approximately 6,100 residential dwelling units and 725,000 square feet of commercial space, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Peace Crossing.

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 or 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. (City of Lakes Wales, according to the Census 2020, has a population of 16,361; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance 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 ordinance;**
- 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 ordinance; 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 ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 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 ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned mix-used development. The development of the approximately 1,863.752 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 6,100 residential dwelling units and 725,000 square feet of commercial space, which will make up the Peace Crossing development ("Project"), the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 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 ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the

taxpayers outside the District.

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

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City of Lakes Wales and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Lakes Wales

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 1,863.752 +/- acre master planned mix-used development currently anticipated to contain a total of approximately 6,100 residential dwelling units and 725,000 square feet of commercial space, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 21,350 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply

with the ordinance as more fully discussed hereafter.

4.0 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 ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Lakes Wales. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Lakes Wales, Florida

The proposed land for the District is located within the City of Lakes Wales, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the

minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

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 infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

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

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$96,325,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the public portion(s) of the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**PEACE CROSSING COMMUNITY DEVELOPMENT
DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management Facilities	CDD	CDD	CDD
Potable Water System	CDD	City of Lakes Wales Utilities Department	City of Lakes Wales Utilities Department
Reclaimed Water System	CDD	City of Lakes Wales Utilities Department	City of Lakes Wales Utilities Department
Sanitary Sewer System	CDD	City of Lakes Wales Utilities Department	City of Lakes Wales Utilities Department
Public Roadway Construction	CDD	City of Lakes Wales	City of Lakes Wales
Offsite Roadway Improvements	CDD	Polk County /FDOT	Polk County /FDOT
Amenities	CDD	CDD	CDD
Common Area, Landscape, Hardscape, Irrigation	CDD	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Table 2
PEACE CROSSING COMMUNITY DEVELOPMENT
DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Roadways	\$26,978,000
Street/Entry Lighting	\$1,450,000
Drainage	\$13,125,000
Water, Wastewater, Reclaim	\$11,562,000
Clearing & Earthwork	\$3,683,000
Landscaping/Lakes/Irrigation	\$1,450,000
Amenity Centers	\$10,200,000
Parks, Recreation, Security	\$4,987,000
Professional Fees, Design & Permitting	\$7,195,000
Entrance Features & Signs	\$3,500,000
Consultants/Contingencies/Other	\$7,195,000
Wetland Mitigation	\$5,000,000
Total	\$96,325,000

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities

and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

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 little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Lakes Wales has a population of 16,361 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Peace Crossing development will not produce any marginal effects that would be different from those that would have occurred if the Peace Crossing development was developed without a community development district established for it by the City.

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 Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Peace Crossing Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area. This alternative could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Peace Crossing development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Peace Crossing development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Peace Crossing development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's

responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Peace Crossing Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 9
AUTHORIZATION OF AGENT

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Michael Eckert and Jere Earlywine of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Lake Wales Property Holdings, LLC, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Lake Wales, Florida, to establish a Community Development District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

[SIGNATURE PAGE TO FOLLOW]

Executed this 2nd day of March, 2023.

Witnessed:

LAKE WALES PROPERTY HOLDINGS, LLC, a
Delaware limited liability company

Michael J. Mignano
Print Name: MICHAEL J. MIGNANO

By: [Signature]
Name: Jordan Socaransky
Title: Vice President

Hongho Chen
Print Name: Hongho chen

By: [Signature]
Name: Marc Porosoff
Title: Vice President and Secretary

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023, by Jordan Socaransky, as Vice President of Lake Wales Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Connecticut

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

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2nd day of March, 2023, by Marc Porosoff, as Vice President : Secretary of Lake Wales Property Holdings, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Noreen Marie Keegan
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Connecticut

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

NOREEN MARIE KEEGAN
Notary Public, State of Connecticut
My Commission Expires January 31, 2028

COMPOSITE EXHIBIT 10
DEEDS

INSTR # 2021332767
BK 12038 Pgs 1250-1253 PG(s)4
12/22/2021 11:22:26 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50
DEED DOC 306,250.00

This instrument prepared by:
David A. Miller, Esq.
Peterson & Myers, P.A.
Post Office Box 24628
Lakeland, Florida 33802-4628

PARCEL ID NUMBERS: 27-29-17-000000-021000
27-29-30-000000-021010; 27-29-29-000000-013000;
27-29-20-000000-01000; 27-29-21-000000-021020;
27-29-28-000000-011010; 27-29-29-000000-011000; and
27-29-21-000000-031010

SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective December 17, 2021, between **The Winter Haven Corporation**, a Florida corporation whose mailing address is 3751 N.E. 27th Avenue, Lighthouse Point, Florida 33064, (the "Grantor"), and **Lake Wales Property Holdings, LLC**, a Delaware limited liability company, whose mailing address is 401 E. Las Olas Blvd., Suite 1870, Fort Lauderdale, Florida 33301, (the "Grantee").

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations, paid by Grantee to Grantor, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land situate, lying, and being in Polk County, Florida, to-wit (the "Land"):

SEE ATTACHED EXHIBIT A

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

This conveyance is subject to the matters set forth on attached **EXHIBIT B.**

To have and to hold the Land in fee simple forever.

Grantor does hereby specially warrant the title to said Land, and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under said Grantor, but none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

The Winter Haven Corporation,
a Florida corporation

Stephanie Latta
Print Name: Stephanie Latta

By: Philip S. Angell
Philip S. Angell, President

Ryan Thomas Quigg
Print Name: Ryan Thomas Quigg

STATE OF Maryland
COUNTY OF Anne Arundel

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this the 14 day of December, 2021 by Philip S. Angell, who is the President of The Winter Haven Corporation, a Florida corporation, on behalf of the corporation, who is ☒ personally know to me, or ☒ has produced Driver's License as identification.

Stephanie Latta
Notary Public
My Commission Expires: 9/16/2024

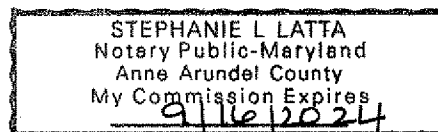


EXHIBIT A

Parcel 1:

That portion of Section 17, Township 29 South, Range 27 East, Polk County, Florida, lying South of Southern right-of-way of Thompson Nursery Road, said road originally described in Quit-Claim Deed recorded in Official Records Book 1490, Page 141, Public Records of Polk County, Florida.

Parcel 2:

The East 1/2 and the North 1/2 of the Northwest 1/4, all in Section 20, Township 29 South, Range 27 East, Polk County, Florida.

Parcel 3:

The South 1/2, lying West of US Highway 27 and the Northwest 1/4, LESS AND EXCEPT that part of said Northwest 1/4 lying East of the Easterly bank of the Peace Creek Drainage Canal, all in Section 21, Township 29 South, Range 27 East, Polk County, Florida.

Parcel 4:

The North 1/2 of the Northeast 1/4, lying West of US Highway 27; the North 300 feet of the East 3/4 of the Northeast 1/4 of the Northwest 1/4; the West 1/4 of the Northeast 1/4 of the Northwest 1/4, LESS AND EXCEPT the East 44 feet thereof; the North 300 feet of the East 44 feet of the West 1/4 of the Northeast 1/4 of the Northwest 1/4; the West 1/2 of the Northwest 1/4; the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4, LESS AND EXCEPT that part of said Southwest 1/4 of the Southwest 1/4 lying East of the Easterly bank of the Simmons Ditch Drainage Canal, all in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

Parcel 5:

All of Section 29, Township 29 South, Range 27 East, Polk County, Florida; LESS AND EXCEPT the South 1/2 of the Southeast 1/4 of the Southeast 1/4 and also LESS AND EXCEPT that part of the Northwest 1/4 lying North of the North bank of the Peace Creek Drainage Canal.

Parcel 6:

The North 1/2 of the Southeast 1/4, LESS AND EXCEPT that part lying North of the North bank of the Peace Creek Drainage Canal; the Northeast 1/4 of the Southwest 1/4, LESS AND EXCEPT that part lying North of the North bank of the Peace Creek Drainage Canal and also LESS AND EXCEPT the West 740 feet of said Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4, all in Section 30, Township 29 South, Range 27 East, Polk County, Florida.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes and assessments for 2022 and subsequent years.
2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
3. Zoning and other governmental regulations.
4. Rights-of-way, Easements and other matters for Peace Creek Drainage Canal and Simmons Ditch Drainage Canal. Maintenance of said canals are believed to be under the control of Southwest Florida Water Management District.
5. Any claim that any portion of the Land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
6. Title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
7. Rights of upper and lower stream owners in and to the use of the waters of Peace Creek a/k/a Pease Creek, the Peace Creek Drainage Canal and the Simmons Ditch Drainage Canal and to the continued uninterrupted flow thereof.
8. Rights, if any, of the public to use as a public beach or recreation area any part of the Land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
9. Rights of others to use the waters of any water body extending from the Land onto other lands.
10. The nature, extent or existence of riparian rights or littoral rights.

INSTR # 2021334941
BK 12042 Pgs 0777-0778 PG(s)2
12/27/2021 01:11:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 10,708.60

Prepared by and return to:

Keith C. Smith
Attorney at Law
GrayRobinson, P.A.
One Lake Morton Drive
Lakeland, FL 33801
863-284-2200
File Number: 4180303.32955

Parcel Identification No. 27-29-28-000000-032000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of December, 2021 between **Rocker Farms, Inc., a Florida corporation** whose post office address is **P.O. Box 18966, Tampa, FL 33679** of the County of **Hillsborough**, State of **Florida**, grantor*, and **Lake Wales II Property Holdings, LLC, a Delaware limited liability company** whose post office address is **401 E. Las Olas Blvd., Ste 1870, Fort Lauderdale, FL 33301** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida**, to-wit:

PARKER GROVE - The SE-1/4 of the NW-1/4; and the NE-1/4 of the SW-1/4; and begin at the NW corner of the SE-1/4, run east 473', thence south 400' to shore line, thence southwesterly along shore line 633' to west line of said SE-1/4, thence north 815' to the P.O.B., all being in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

LESS AND EXCEPT that property conveyed in Warranty Deeds recorded in O.R. Book 3184, Page 2293 and O.R. Book 3672, Page 2035, Public Records of Polk County, Florida.

AND LESS AND EXCEPT road rights-of-way.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ashlynn E. Joyner
Witness Name: Ashlynn E. Joyner

Kathleen D. Greiner
Witness Name: Kathleen D. Greiner

Rocker Farms, Inc., a Florida corporation

By: William Christian Rocker, Vice President

(Corporate Seal)

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, 2021 by William Christian Rocker, Vice President of Rocker Farms, Inc., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Kathleen D. Greiner
Notary Public

Printed Name: Kathleen D. Greiner

My Commission Expires: _____

INSTR # 2022000599
BK 12054 Pgs 1992-1994 PG(S)3
RECORDED 01/03/2022 11:40:15 AM
STACY M. BUTTERFIELD
CLERK OF COURT POLK COUNTY
RECORDING FEES \$27.00
DEED DOC \$3,220.00
RECORDED BY TERRDAVI

Prepared by and return to:

Sean R Parker
Attorney at Law
Boswell & Dunlap, LLP
P.O. Drawer 30
Bartow, FL 33831-0030
863-533-7117
File Number: 210540
Office Box
Parcel IDs: 27-29-28-000000-031010
27-29-28-000000-031020

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 29th day of December, 2021 between Luke C. Oie and Melissa A. Oie, Trustees under the Luke C. Oie Revocable Living Trust dated April 23, 2010 and Melissa A. Oie and Luke C. Oie, Trustees under the Melissa A. Oie Revocable Living Trust dated April 23, 2010 and Luke C. Oie and Melissa A. Oie, husband and wife whose post office address is 2620 260th St. , Madison, MN 56256, grantor, and Lake Wales III Property Holdings, LLC, a Delaware limited liability company whose post office address is 401 E. Las Olas Blvd., STE 1870, Fort Lauderdale, FL 33301, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

PARCEL 1: The East 1/2 of the NE 1/4 of the NW 1/4, LESS the North 300 feet thereof, in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

PARCEL 2: The South 1020 feet of the East 374 feet of the West 1/2 of the NE 1/4 of the NW 1/4 of Section 28, Township 29 South, Range 27 East, Polk County, Florida.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Lucas Strand
Witness Name: Lucas Strand

Karin R Moen
Witness Name: Karin Moen

Lucas Strand
Witness Name: Lucas Strand

Karin R Moen
Witness Name: Karin Moen

Lucas Strand
Witness Name: Lucas Strand

Karin R Moen
Witness Name: Karin Moen

Lucas Strand
Witness Name: Lucas Strand

Karin R Moen
Witness Name: Karin Moen

Lucas Strand
Witness Name: Lucas Strand

Karin R Moen
Witness Name: Karin Moen

Lucas Strand
Witness Name: Lucas Strand

Karin R Moen
Witness Name: Karin Moen

Luke C. Oie TTEE
Luke C. Oie, Trustee

Melissa A. Oie TTEE
Melissa A. Oie, Trustee

Melissa A. Oie TTEE
Melissa A. Oie, Trustee

Luke C. Oie TTEE
Luke C. Oie, Trustee

Luke C. Oie
Luke C. Oie

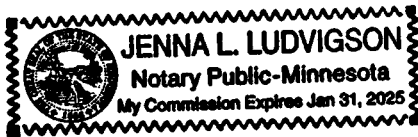
Melissa A. Oie
Melissa A. Oie

State of Minnesota

County of lac Qui Parle

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of December, 2021 by Luke C. Oie, Trustee and Melissa A. Oie, Trustee, Trustees under the Luke C. Oie Revocable Living Trust dated April 23, 2010 and Melissa A. Oie and Luke C. Oie, Trustees under the Melissa A. Oie Revocable Living Trust dated April 23, 2010 and individually, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Jenna L. Ludvigson
Notary Public

Printed Name: Jenna L. Ludvigson

My Commission Expires: Jan 31st, 2025