

**BERRY BAY II
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 01, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Berry Bay II Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Albert Viera, Assistant Secretary
Kyle Smith, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Audit Committee & Regular Meeting Agenda

Thursday, February 01, 2024, at 1:30 p.m.

The Audit Committee & Regular Meetings of Berry Bay II Community Development District will be held on **February 01, 2024, at 1:30 p.m. at the offices of Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.** For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmlGNwEvJbTHO.1>

Meeting ID: 869 9208 4254 Passcode: 944104

All cellular phones and pagers must be turned off during the meeting.

AUDIT COMMITTEE MEETING & REGULAR MEETING

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON THE AGENDA ITEMS
3. APPOINT CHAIRMAN
4. APPOINTING AUDIT COMMITTEE
5. SELECTION OF CRITERIA FOR EVALUATION OF PROPOSALS
6. DETERMINE DATE, TIME, AND LOCATION RFP REQUIRED
 - a. Consider Notice of Request for Proposals for Audit Services
7. CONSIDER SENDING RFP TO INTERESTED FIRMS
8. DETERMINE THE DATE OF THE NEXT COMMITTEE MEETING
9. RECESS TO REGULAR MEETING
10. BUSINESS MATTERS
 - A. Consideration of Master Report of the District Engineer
 - B. Consideration of Master Assessment Methodology Report
 - C. Consider Declaring Special Assessments – **Resolution 2024-24**
 - D. Consider Setting a Public Hearing for Special Assessments – **Resolution 2024-25**
 - E. Discussion on 2024 Board Supervisors Ethics Training Requirement
11. BOARD MEMBERS COMMENTS
12. PUBLIC COMMENTS
13. ADJOURNMENT

District Office

Inframark
2005 Pan Am Circle, Ste 300
Tampa, Florida 33607

Meeting Location:

Inframark
2005 Pan Am Circle, Ste 300
Tampa, Florida 33607

**AUDITOR SELECTION
EVALUATION CRITERIA (PRICE FACTORED IN)**

1. *Ability of Personnel*

(20 points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project, capabilities and experience of key personnel, present ability to manage this project, evaluation of existing work load, proposed staffing levels, etc.)

2. *Proposer's Experience*

(20 points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent; etc.)

3. *Timeline*

(20 points)

Points will be awarded based upon the proposers timeline of the completion of the services requested.

4. *Ability to Furnish the Required Services*

(20 points)

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5. *Price*

(20 points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICTS

District Office • 2005 Pan Am Circle • Suite 300 • Tampa, Florida 33607 • (813) 873-7300 • Fax (813) 873-7070

February 01, 2024

To: Berry Bay II CDD – Audit Committee

Audit Committee Selection Process

As noted above, we suggest appointing the entire Board as the Committee. This will allow for an easy quorum and the Committee can meet before or during the regular Board meeting. You may, however, appoint as few as two persons such as the District manager (“Manager”) and the Board Chairman.

Consider the following:

1. At a regular Board meeting, have the Board, by motion, appoint the Committee members. The Board should designate one person as the Chair of the committee.
2. If you have already advertised a meeting of the Committee, you may have the Committee meeting during or after the regular Board meeting.
3. You cannot have a Committee meeting until you publicly notice the meeting of the Committee, either within the same published notice as the regular meeting or separately.

After you have provided notice, you may convene the Committee meeting. The purpose of the meeting will be to select the criteria by which responses to the RFP will be evaluated and announce publicly that the District is soliciting proposals. The actions to be taken by the Committee include:

1. Selection of the criteria by which proposals will be evaluated. You are statutorily required to consider: (a) ability of personnel; (b) experience; and (c) ability to furnish the required services. Additional criteria, such as price, should be determined by the Committee.
2. Determination of the date, time, and location that the RFP will be required to be received by the District. While there is no exact time required for this RFP to be out, it should be at least two weeks to give firms an opportunity to put together a proposal.
3. Public announcement of the opportunity to provide auditing services. Such announcement must include, at minimum: (a) a brief description of the audit and (b) how interested firms can apply for consideration (where they can obtain an RFP). The Manager will then publish the notice of the RFP. A sample notice is attached.
4. Provide interested firms, through the Manager, an RFP that must include information on how proposals are to be evaluated and other information necessary to enable interested firms to respond.

At the date, time, and location announced in the RFP, the Manager must open the proposals and read them aloud. The Manager should then evaluate them for completeness. There should be the proper number of copies, the correct documents, and all should be properly completed. The Manager should then schedule, or have already scheduled, a meeting of the Committee. The following is an outline of that process:

1. The Committee meeting should be noticed. The published notice of the Committee meeting may be with the same published notice as the regular Board meeting but must specifically state that the audit Committee will be meeting. A separate published notice of just the Committee meeting may also be used.
2. The Committee will evaluate the proposals that are determined complete (responsive) and will rank them in accordance with the evaluation criteria established by the Committee and adjourn.
3. The Committee Chairman will make a report to the Board, at a properly noticed Board meeting, the ranking assigned by the Committee to the responses to the RFP.
4. If compensation is a criteria on the Evaluation Criteria Sheet, the Board shall negotiate a contract with the highest ranked firm or it must document in its public record the reason for not selecting the highest ranked qualified firm. If compensation is not a criteria on the Evaluation Criteria Sheet, the Board will then authorize staff to enter into negotiations with the firms in order of ranking or as directed.

After successful negotiations, staff must return to the Board for authorization to enter into a contract with one of the auditing firms. The Contract must meet the following criteria:

It must, as a minimum, include provisions that:

1. Specify the services to be provided and fees, or other compensation for such services;
2. Require that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Contract
3. Specify the contract period, including renewals and conditions, under which the Contract may be terminated or renewed.

An engagement letter that contains the above provisions and that is signed and executed by both parties can be used to satisfy the requirements of a written contract. It is our recommendation that the Contract provide for only two (2) annual renewals.

In summation, you must do the following:

1. The Board must appoint an audit committee.
2. The Committee meeting must be noticed.
3. The Committee must establish the RFP evaluation criteria which must include (a) ability of personnel, (b) experience, and (c) ability to furnish the required services.
4. The Committee must issue the RFP in compliance with the above criteria.
5. The Committee must evaluate and rank the proposals to the RFP in accord with evaluation criteria.
6. The Board must select the firm to negotiate with.
7. The Board must approve the Contract, as negotiated, that meets the above criteria.

**Berry Bay II Community
Development District**

Bond Validation Report of the
District Engineer



Prepared for:
Board of Supervisors
Berry Bay II Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

December 15, 2023



1.0 INTRODUCTION

The Berry Bay II Community Development District ("the District") encompasses approximately 635.668 acres in Hillsborough County, Florida. The District is located within Section 28, Township 32 South, Range 20 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 23-23 adopted on December 12, 2023 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Bond Validation Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

See Appendix B for a Conceptual Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner 301 Wimauma, LLC currently plans to build 1,605 residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:



1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Hillsborough County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Hillsborough County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.



4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Hillsborough County technical standards and are anticipated to be owned and maintained by the Hillsborough County.

4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.



6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.
Florida License No. 47704



Berry Bay II CDD

Bond Validation Report of the District Engineer
December 15, 2023

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

BERRY BAY II CDD - LOCATION MAP



Parcel 1

DESCRIPTION: A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence N 89°22'04" W, a distance of 50.00 feet to **the POINT OF BEGINNING**; thence S 01°00'18" W, a distance of 1323.15 feet; thence N 89°40'52" W, a distance of 5146.23 feet; thence N 89°47'05" W, a distance of 2064.77 feet to the Easterly Right-of-Way of the Seaboard Coast Line Railroad.; thence along said Railroad Right-of-Way N 32°11'49" E, a distance of 1589.73 feet; thence S 89°56'45" E, a distance of 1190.45 feet; thence S 89°21'44" E, a distance of 2623.06 feet; thence S 89°22'04" E, a distance of 2573.85 feet to the **POINT OF BEGINNING**.

Containing 209.198 acres, more or less.

Together With:

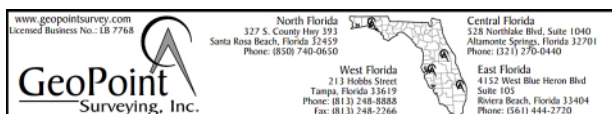
Parcel 2

DESCRIPTION: A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the said Section 28, run thence S 01°00'18" W, a distance of 1352.88 feet; thence N 89°40'52" W, a distance of 50.00 feet to the West Right-of-Way Line of County Road 579 and the **POINT OF BEGINNING**; thence along said Right-of-Way S 01°00'18" W, a distance of 1293.16 feet; thence S 00°52'49" W, a distance of 1383.21 feet to the North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 289.96 feet; thence N 25°41'16" W, a distance of 870.76 feet; thence S 64°18'58" W, a distance of 2000.01 feet; thence S 25°41'46" E, a distance of 870.92 feet to the aforesaid North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 205.25 feet; thence Southwesterly, 364.71 feet along the arc of a tangent curve to the left having a radius of 2949.92 feet and a central angle of 07°05'02" (chord bearing S 60°46'10" W, 364.48 feet); thence S 89°57'21" W, a distance of 3.21 feet; thence S 00°19'02" E, a distance of 2.06 feet; thence Southwesterly, 511.54 feet along the arc of a non-tangent curve to the left having a radius of 2949.92 feet and a central angle of 09°56'08" (chord bearing S 52°11'09" W, 510.90 feet); thence S 47°11'23" W, a distance of 500.15 feet; thence S 47°34'52" W, a distance of 1206.83 feet; thence S 47°13'24" W, a distance of 1089.03 feet; thence leaving aforesaid Right-of-Way of Dug Creek-Saffold Road along the West Line of Section 33, N 00°45'51" W, a distance of 2207.24 feet to the Southwest corner of aforesaid Section 28; thence along the West line of said Section 28, N 00°18'48" W, a distance of 2644.16 feet to the Northwest corner of the South 1/2 of said Section 28; thence along the South boundary of the North 1/2 of said Section 28, N 89°59'48" E, a distance of 580.30 feet; thence N 01°00'18" E, a distance of 1318.56 feet; thence S 89°40'52" E, a distance of 4515.03 feet to the **POINT OF BEGINNING**.

Containing 426.470 acres, more or less.

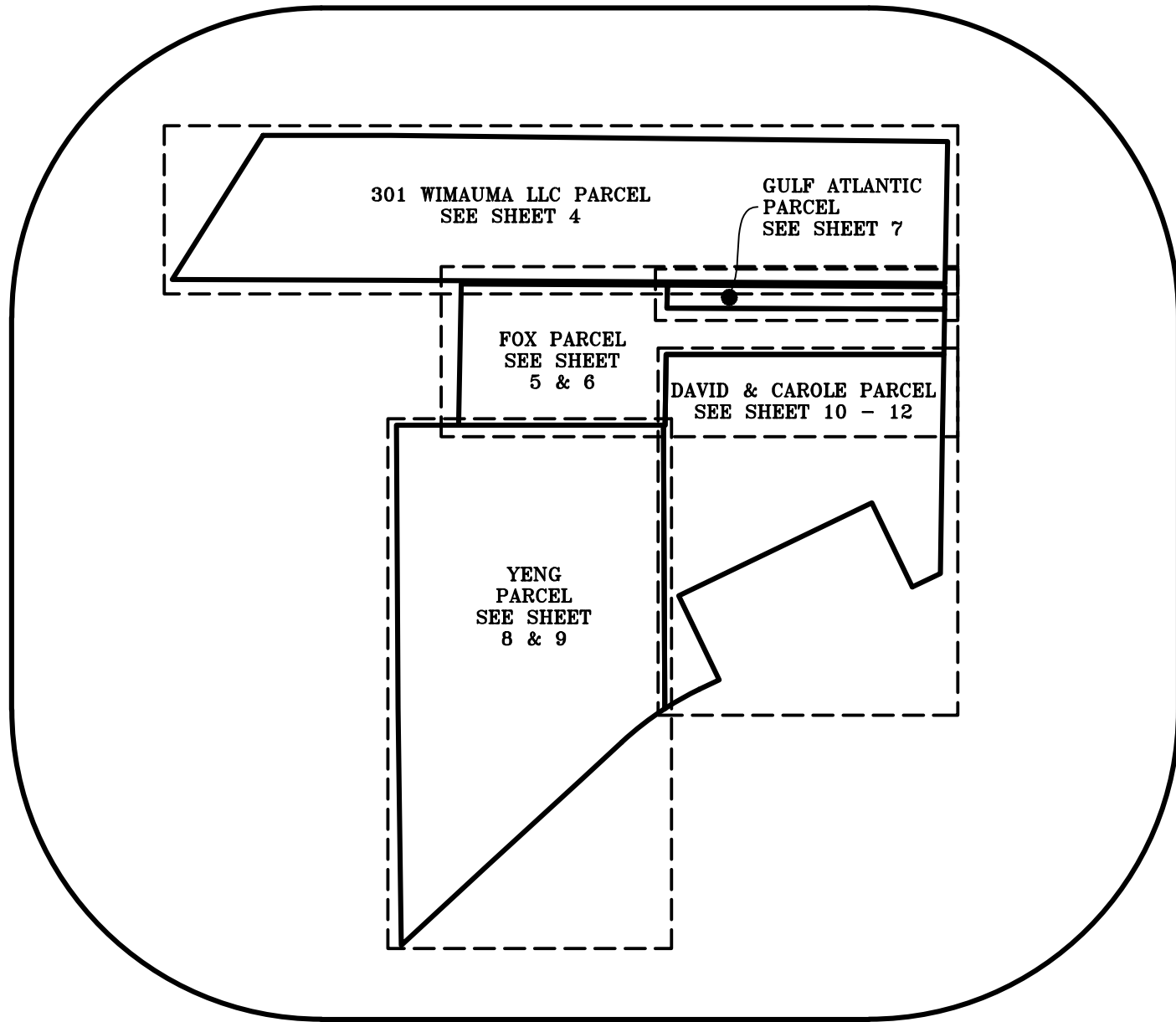
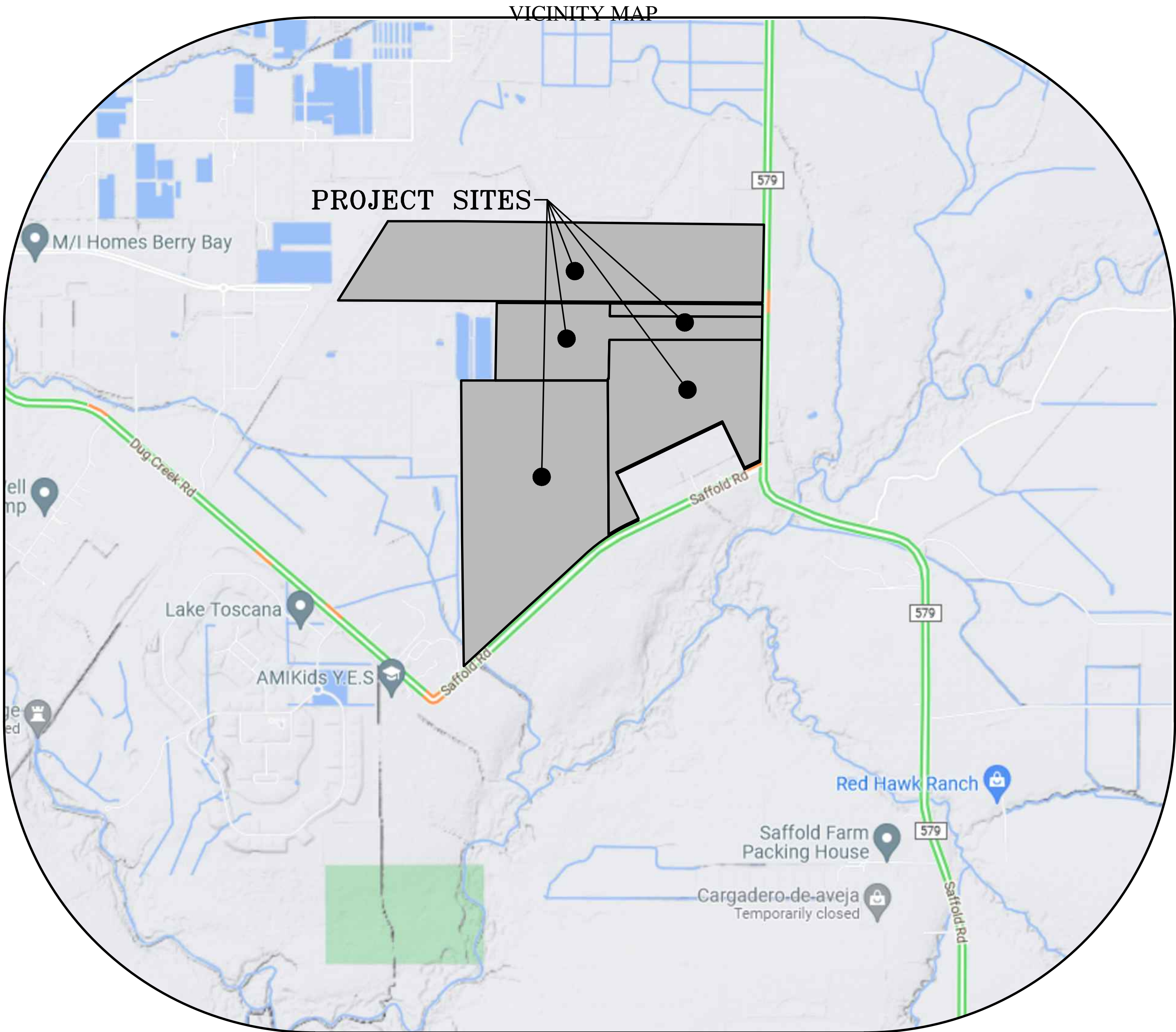
Total of 635.668 acres



SURVEYOR'S NOTES:

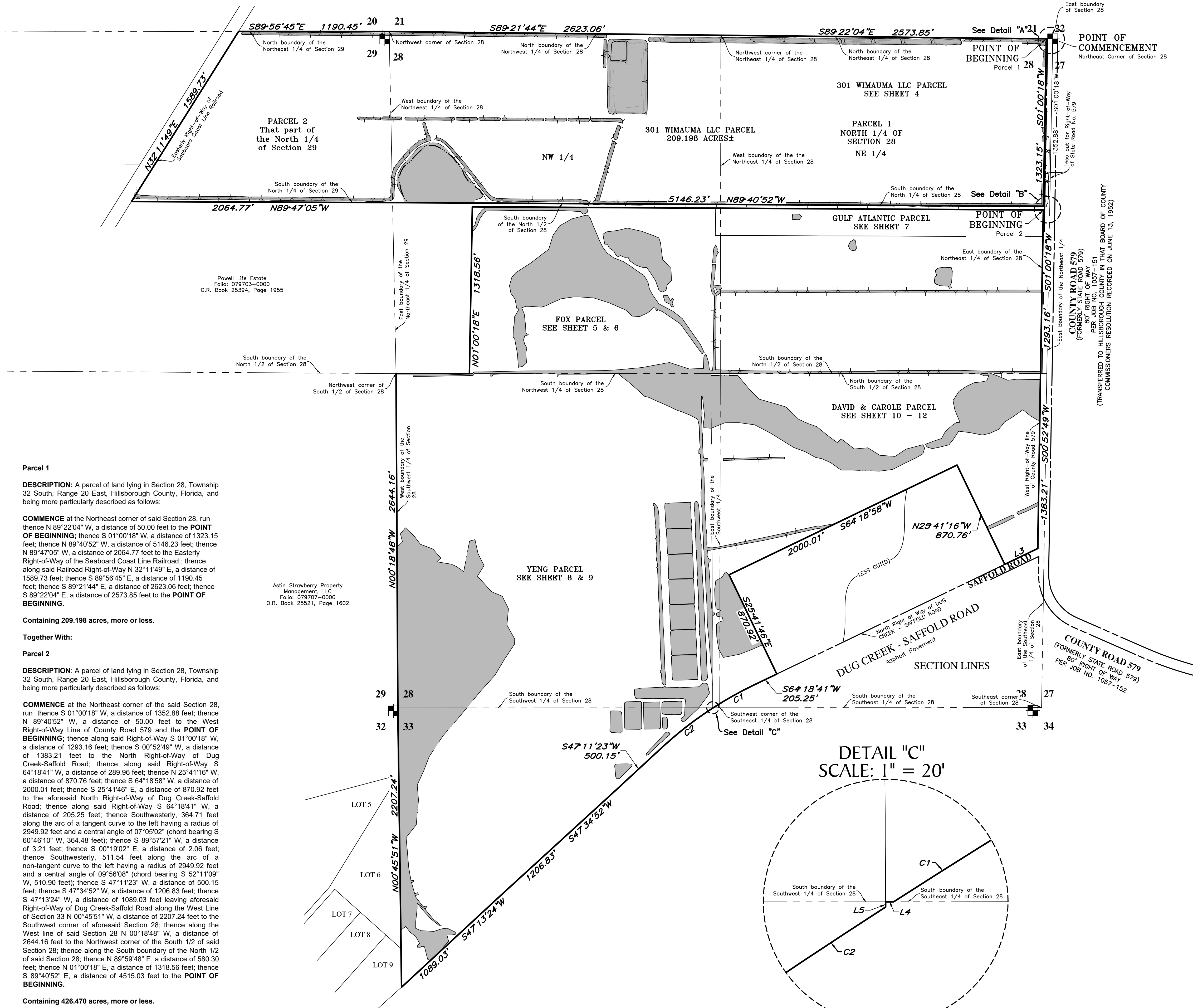
1. Boundary shown hereon was not done by GeoPoint.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. This survey is intended to be displayed at 1" = 400" or smaller.
4. The subject parcel lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12057C0690H & 12057C0695H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
5. The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

Sheet Index	
1	Cover Sheet, Vicinity Map, Key Sheet and Surveyor's Notes
2	Overall Wetland Boundary
3	Overall Aerial
4-12	Detail Wetland Sheet



KEY SHEET LAYOUT

Crew #1 Party Chief: CG				Revisions				Surveyor's Certification				This Survey is Valid Only with a Signature & Original Seal in Hand				Survey is Certified To:				www.geopointsurvey.com				North Florida				Central Florida				Specific Purpose Survey				JOB #:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Field Book: ---				DATE				DESCRIPTION				DRAWN				P. CHIEF				I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules SJ-17-051, SJ-17-052, and SJ-17-053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.				Licensed Business No.: 1B 7768				327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650								528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440				Wetland Delineation Survey (Not A Boundary Survey)				DRAWN BY: J. DATE: 04/05/23																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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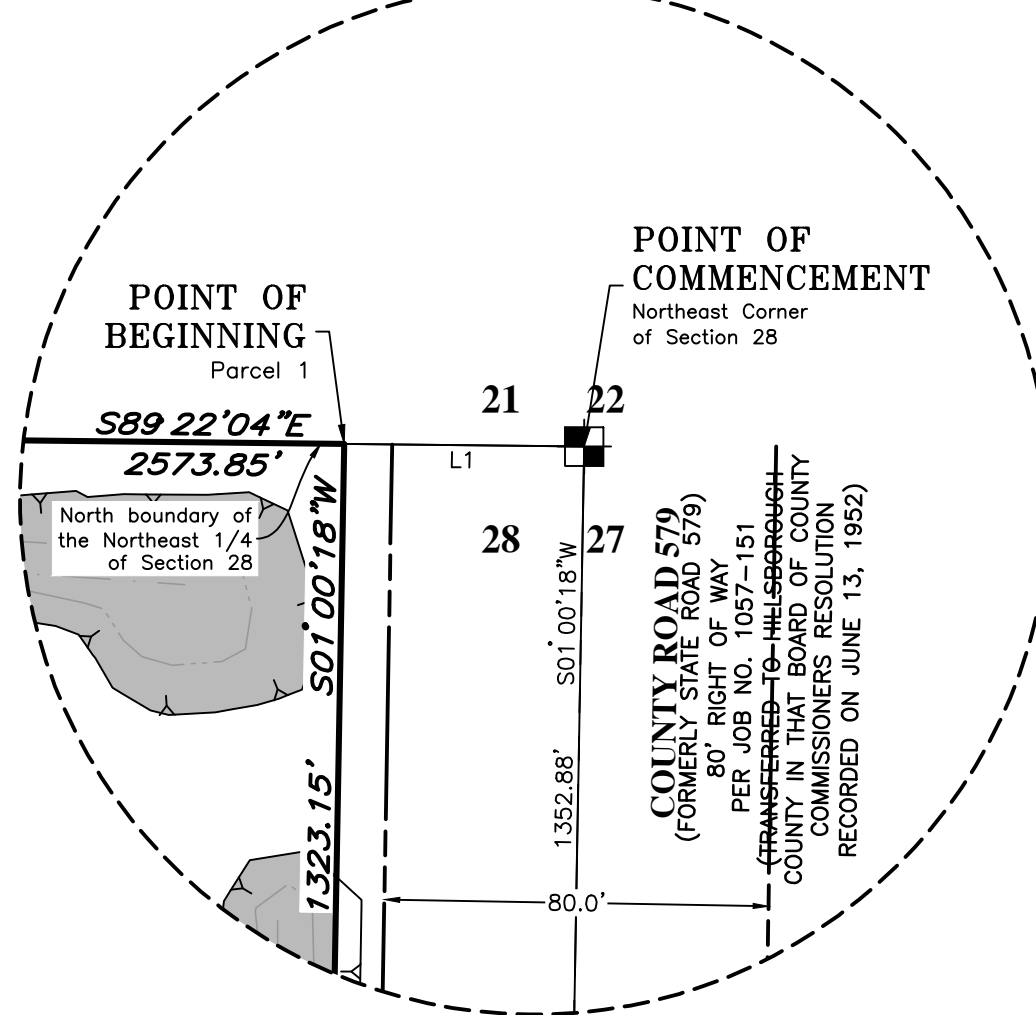
Parcel 2

DESCRIPTION: A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

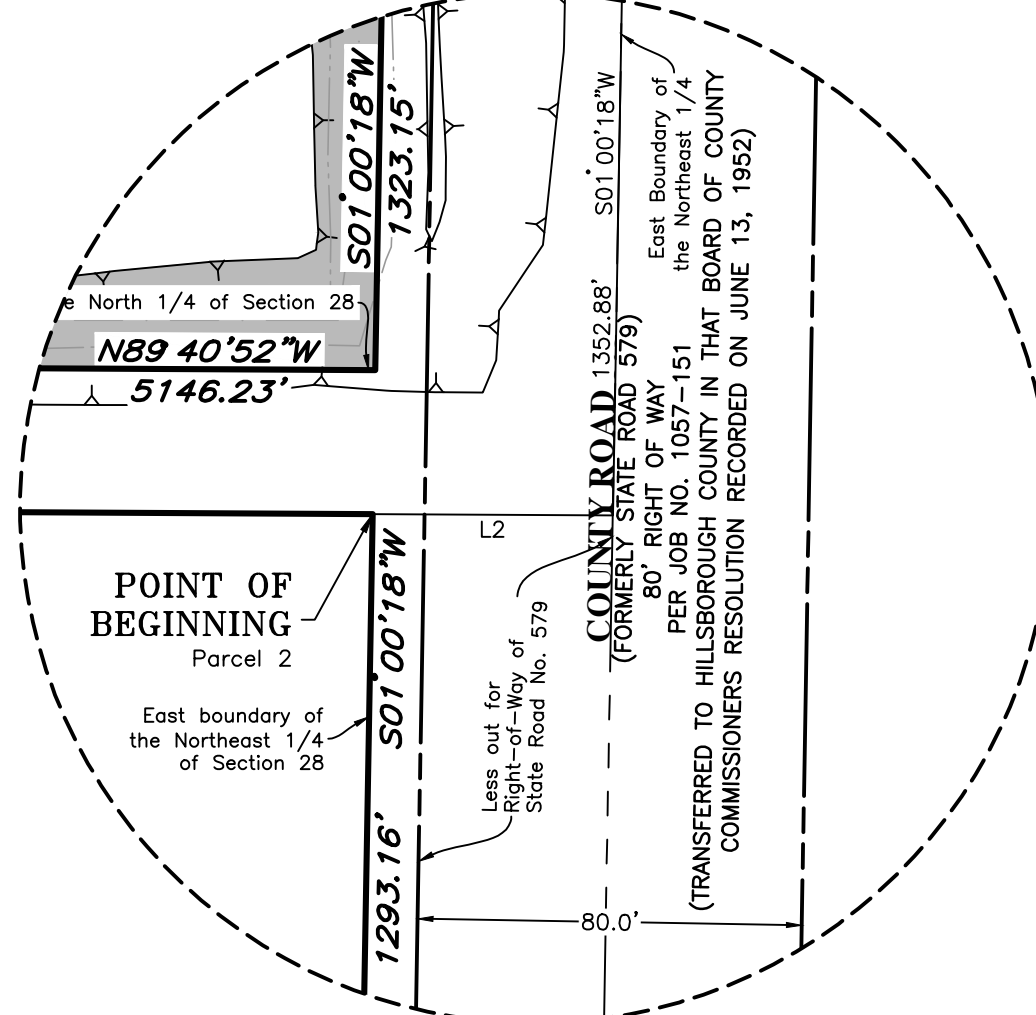
COMMENCE at the Northeast corner of the said Section 28, run thence S 01°00'18" W, a distance of 1352.88 feet; thence N 89°40'52" W, a distance of 50.00 feet to the West Right-of-Way Line of County Road 579 and the **POINT OF BEGINNING**; thence along said Right-of-Way S 01°00'18" W, a distance of 1293.16 feet; thence S 00°52'49" W, a distance of 1383.21 feet to the North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 289.96 feet; thence N 25°41'16" W, a distance of 870.76 feet; thence S 64°18'58" W, a distance of 2000.01 feet; thence S 25°41'46" E, a distance of 870.92 feet to the aforesaid North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 205.25 feet; thence Southwesterly, 364.71 feet along the arc of a tangent curve to the left having a radius of 2949.92 feet and a central angle of 07°05'02" (chord bearing S 60°46'10" W, 364.48 feet); thence S 89°57'21" W, a distance of 3.21 feet; thence S 00°19'02" E, a distance of 2.06 feet; thence Southwesterly, 511.54 feet along the arc of a non-tangent curve to the left having a radius of 2949.92 feet and a central angle of 09°56'08" (chord bearing S 52°11'09" W, 510.90 feet); thence S 47°11'23" W, a distance of 500.15 feet; thence S 47°34'52" W, a distance of 1206.83 feet; thence S 47°13'24" W, a distance of 1089.03 feet leaving aforesaid Right-of-Way of Dug Creek-Saffold Road along the West Line of Section 33 N 00°45'51" W, a distance of 2207.24 feet to the Southwest corner of aforesaid Section 28; thence along the West line of said Section 28 N 00°18'48" W, a distance of 2644.16 feet to the Northwest corner of the South 1/2 of said Section 28; thence along the South boundary of the North 1/2 of said Section 28; thence N 01°00'18" E, a distance of 1318.56 feet; thence S 89°40'52" E, a distance of 4515.03 feet to the **POINT OF BEGINNING**.

Containing 426.470 acres, more or less.

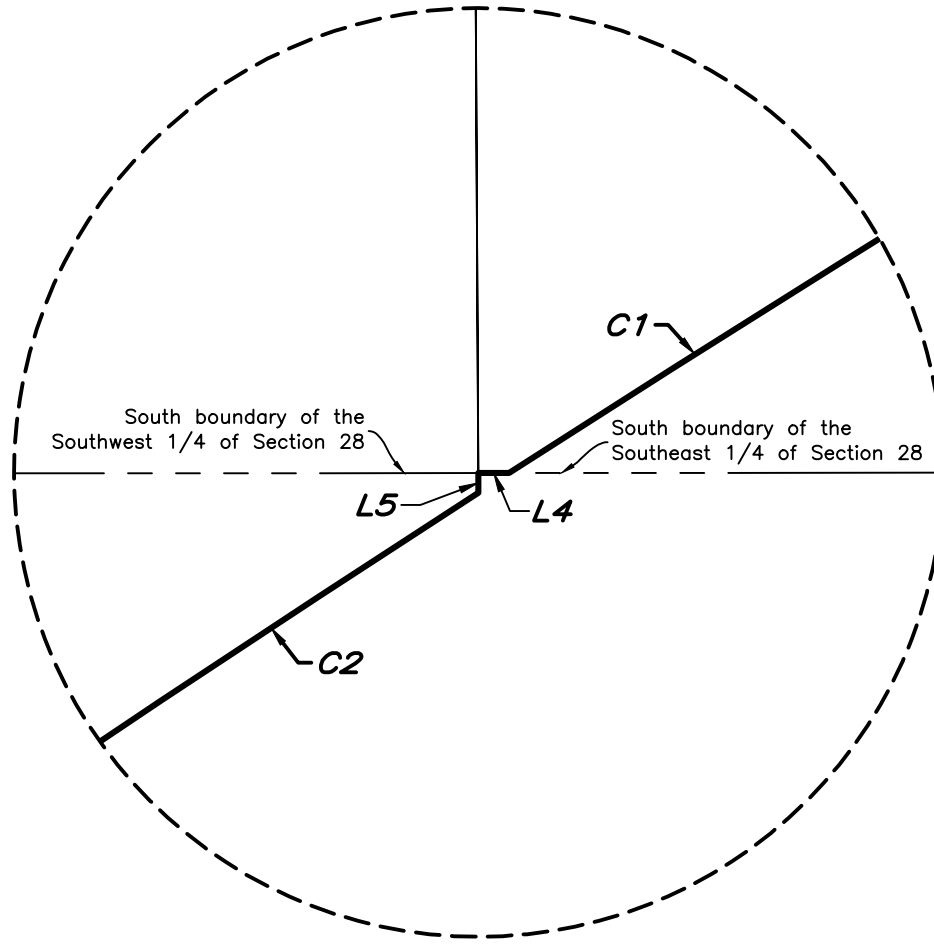
DETAIL "A"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 40'



DETAIL "C"
SCALE: 1" = 20'



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528 Northlake Blvd, Suite 1040
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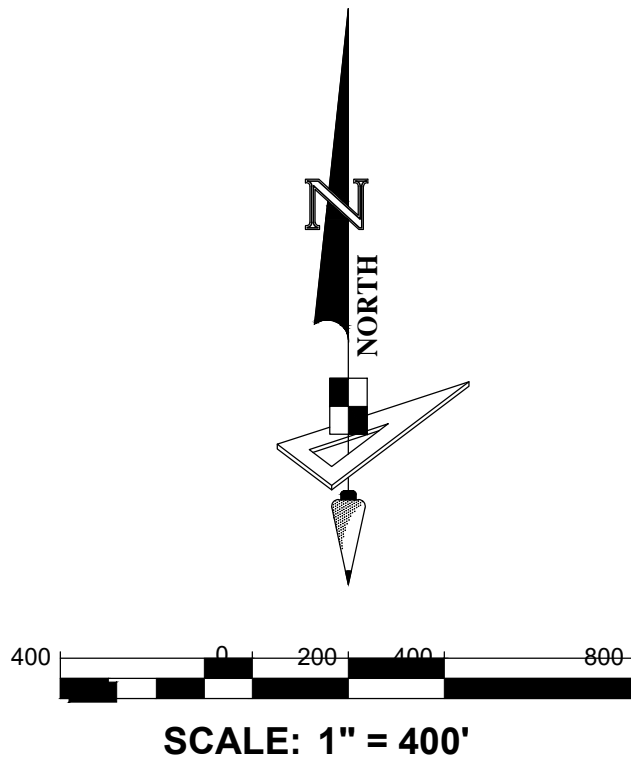
East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

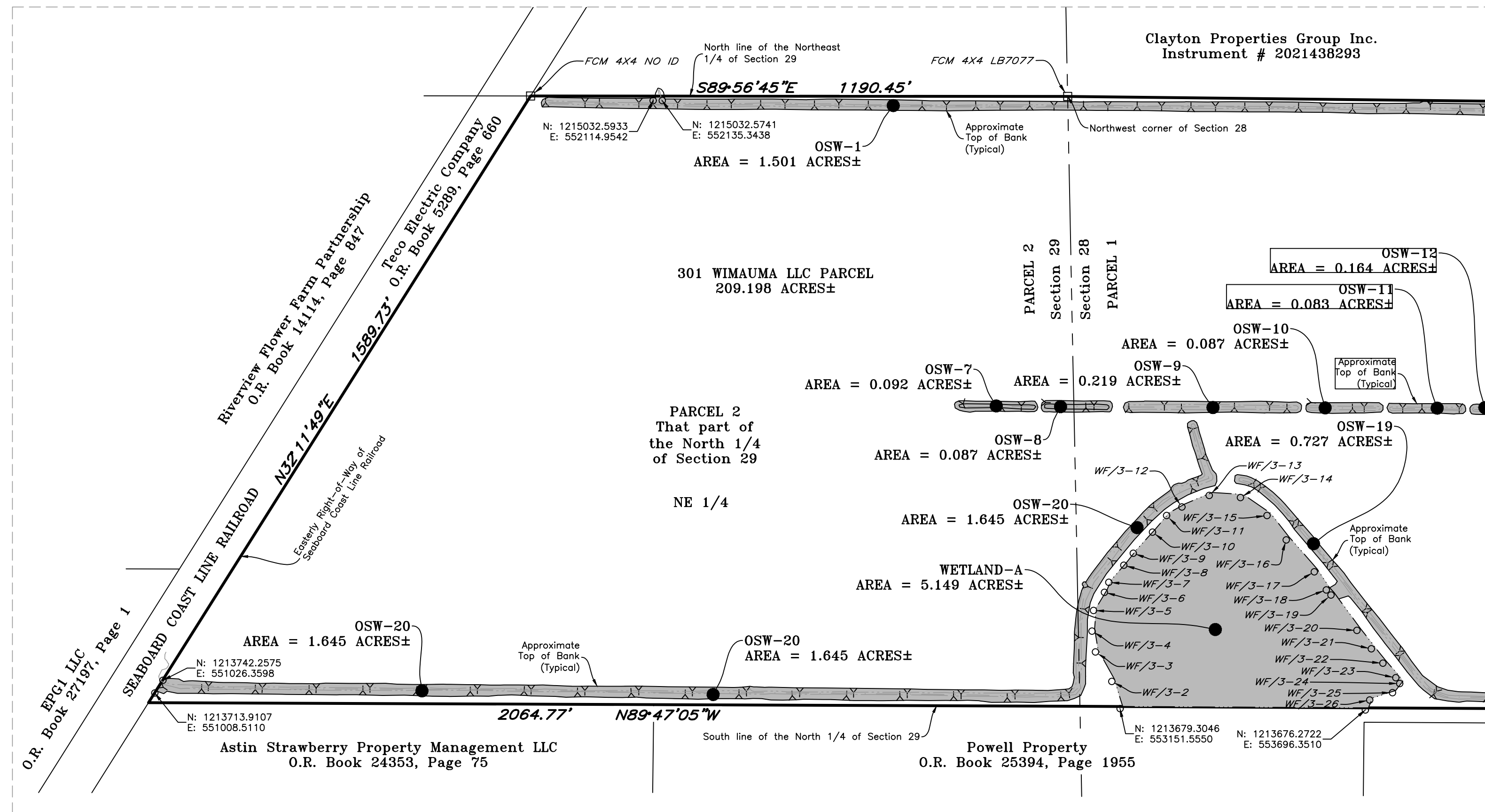
Specific Purpose Survey
Wetland Delineation Survey (Not A Boundary Survey)

PREPARED FOR:
Eisenhower Property Group
LOCATED IN:
Section 28, 29 & 33, Township 32 S., Range 20 E.
Hillsborough County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

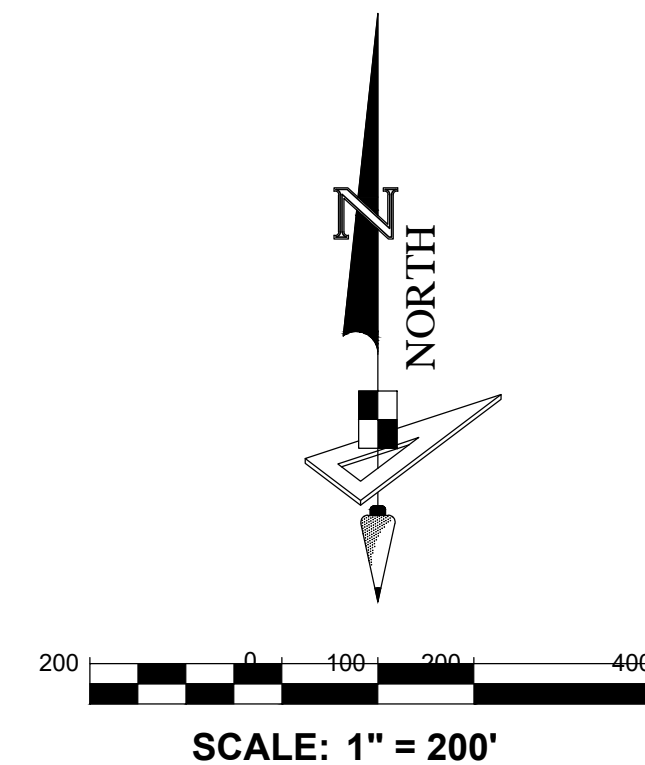
SHEET: 02 of 12





Wetland Point Table		
Flag #	Northing	Easting
WF/3-2	213739.5820	553133.1480
WF/3-3	213806.3150	553096.7570
WF/3-4	213851.8090	553089.2500
WF/3-5	213897.7610	553092.6000
WF/3-6	213938.0940	553116.7800
WF/3-7	213960.2680	553126.4740
WF/3-8	213998.3100	553160.0630
WF/3-9	214025.1340	553180.7470
WF/3-10	214072.0290	553223.4080
WF/3-11	214108.9490	553254.9820
WF/3-12	214128.0560	553289.0000
WF/3-13	214153.8240	553349.4260
WF/3-14	214149.1400	553419.0120
WF/3-15	214108.9990	553477.9060
WF/3-16	214054.8020	553520.7200
WF/3-17	213983.7490	553582.7250
WF/3-18	213943.3480	553609.4870
WF/3-19	213931.9170	553619.7880
WF/3-20	213853.2180	553677.6900
WF/3-21	213812.3460	553709.6350

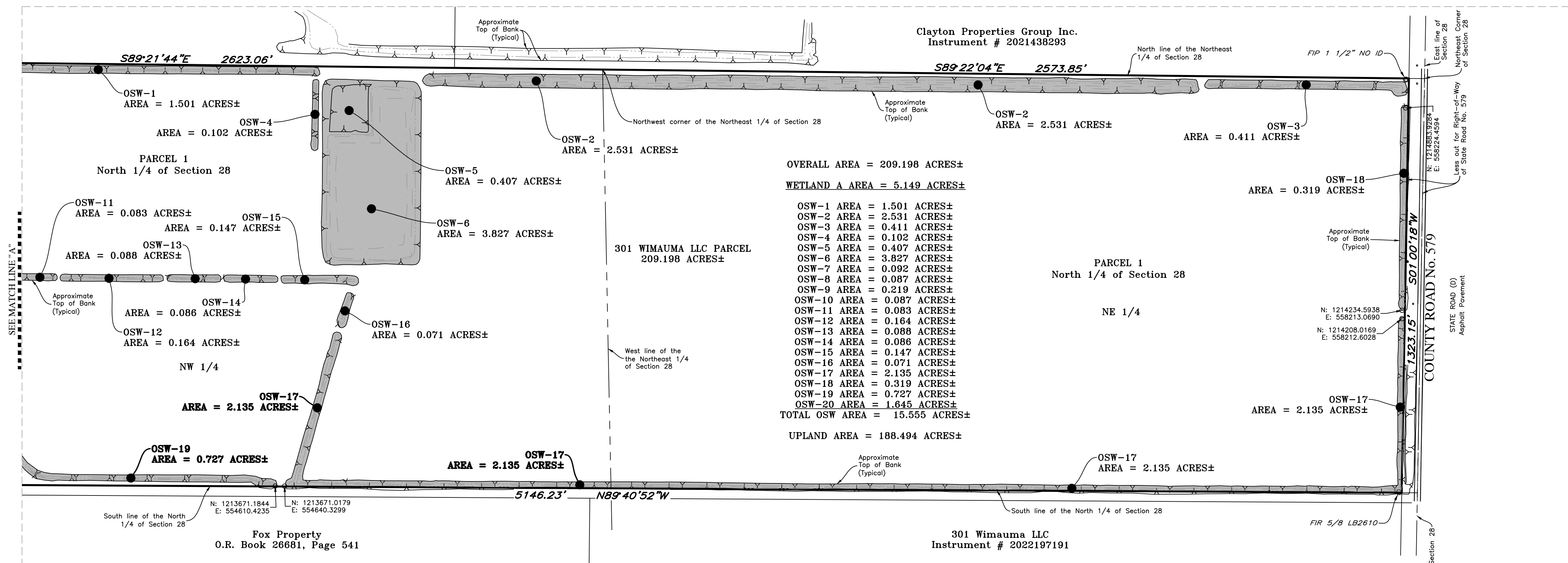
Wetland Point Table		
Flag #	Northing	Easting
WF/3-22	1213780.4000	553735.1450
WF/3-23	1213748.0320	553763.8120
WF/3-24	1213735.0910	553772.5590
WF/3-25	1213714.8160	553756.7100
WF/3-26	1213698.4640	553705.7910



LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 5612, PAGE 1487)

PARCEL 1:
THE NORTH 1/4 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 20 EAST, LESS THAT PART IN RIGHT OF WAY OF STATE ROAD NO. 579, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:
THAT PART OF THE NORTH 1/4 OF SECTION 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST LYING EAST OF SEABOARD-COASTLINE RAILROAD RIGHT OF WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.



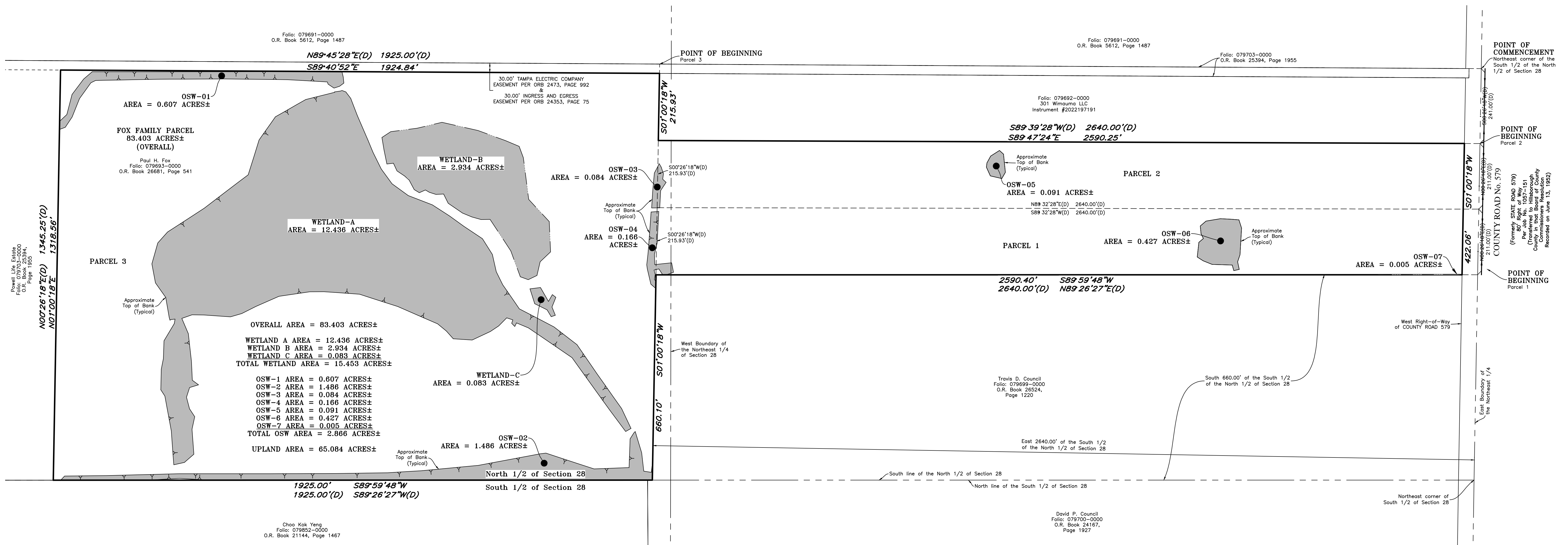
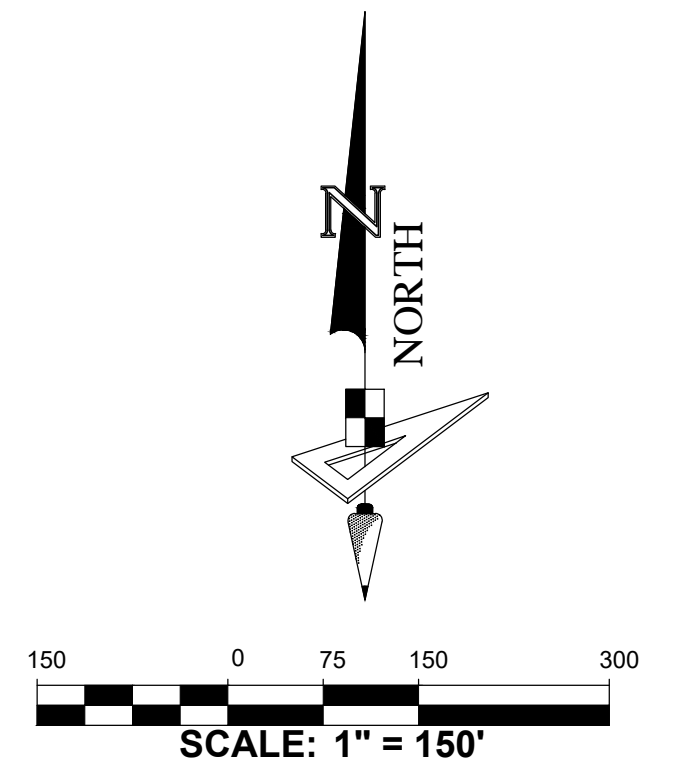
OVERALL AREA = 209.198 ACRES±

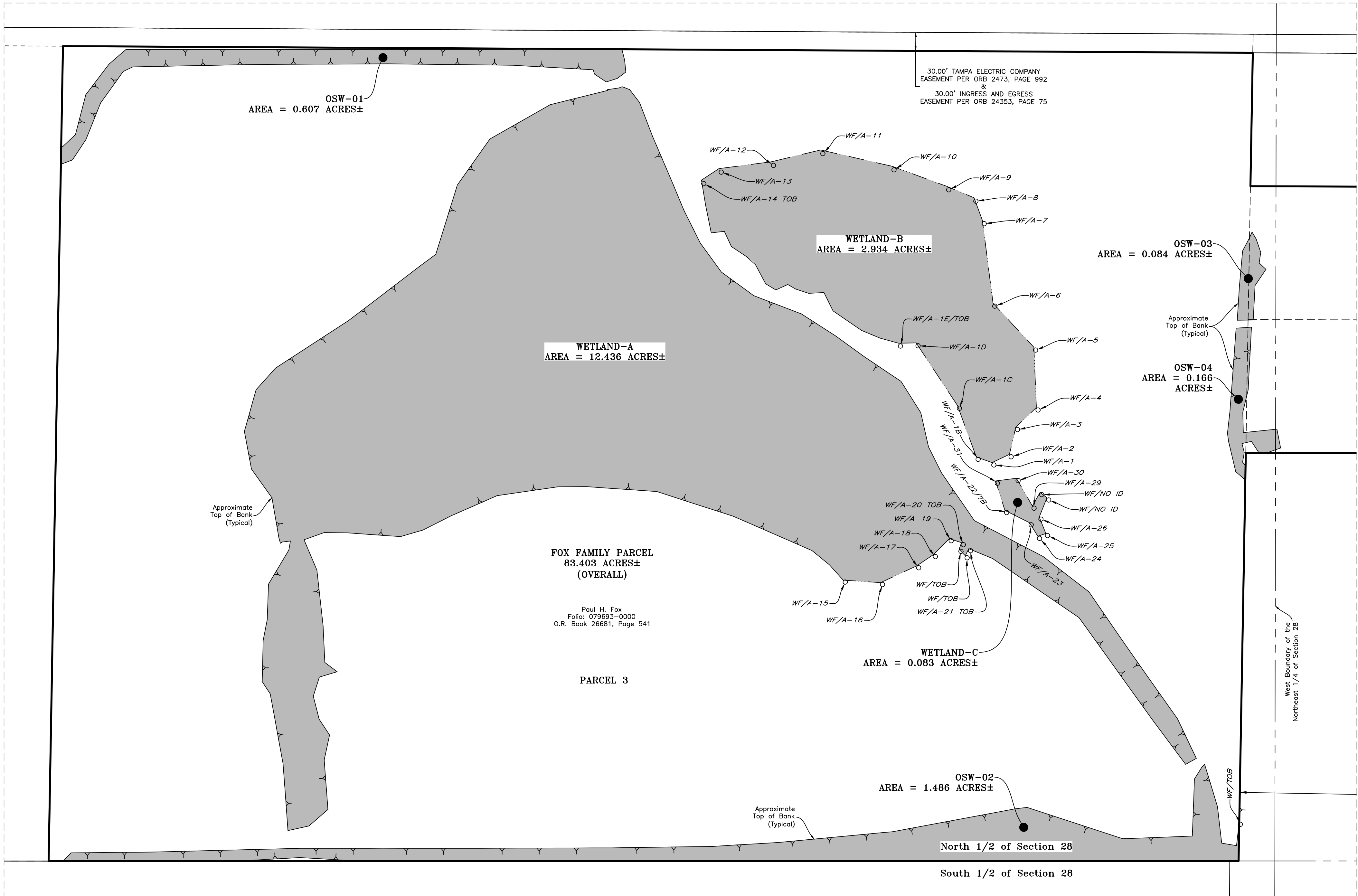
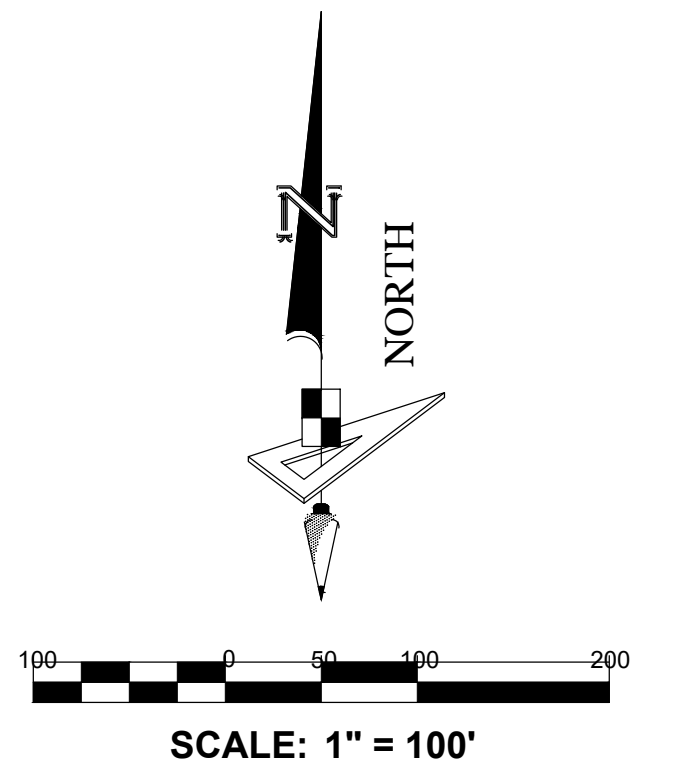
WETLAND A AREA = 5.149 ACRES±

OSW-1 AREA = 1.501 ACRES±
OSW-2 AREA = 2.531 ACRES±
OSW-3 AREA = 0.411 ACRES±
OSW-4 AREA = 0.102 ACRES±
OSW-5 AREA = 0.407 ACRES±
OSW-6 AREA = 3.827 ACRES±
OSW-7 AREA = 0.092 ACRES±
OSW-8 AREA = 0.087 ACRES±
OSW-9 AREA = 0.219 ACRES±
OSW-10 AREA = 0.087 ACRES±
OSW-11 AREA = 0.083 ACRES±
OSW-12 AREA = 0.164 ACRES±
OSW-13 AREA = 0.088 ACRES±
OSW-14 AREA = 0.086 ACRES±
OSW-15 AREA = 0.147 ACRES±
OSW-16 AREA = 0.071 ACRES±
OSW-17 AREA = 2.135 ACRES±
OSW-18 AREA = 0.319 ACRES±
OSW-19 AREA = 0.727 ACRES±
OSW-20 AREA = 1.645 ACRES±
TOTAL OSW AREA = 15.555 ACRES±

UPLAND AREA = 188.494 ACRES±

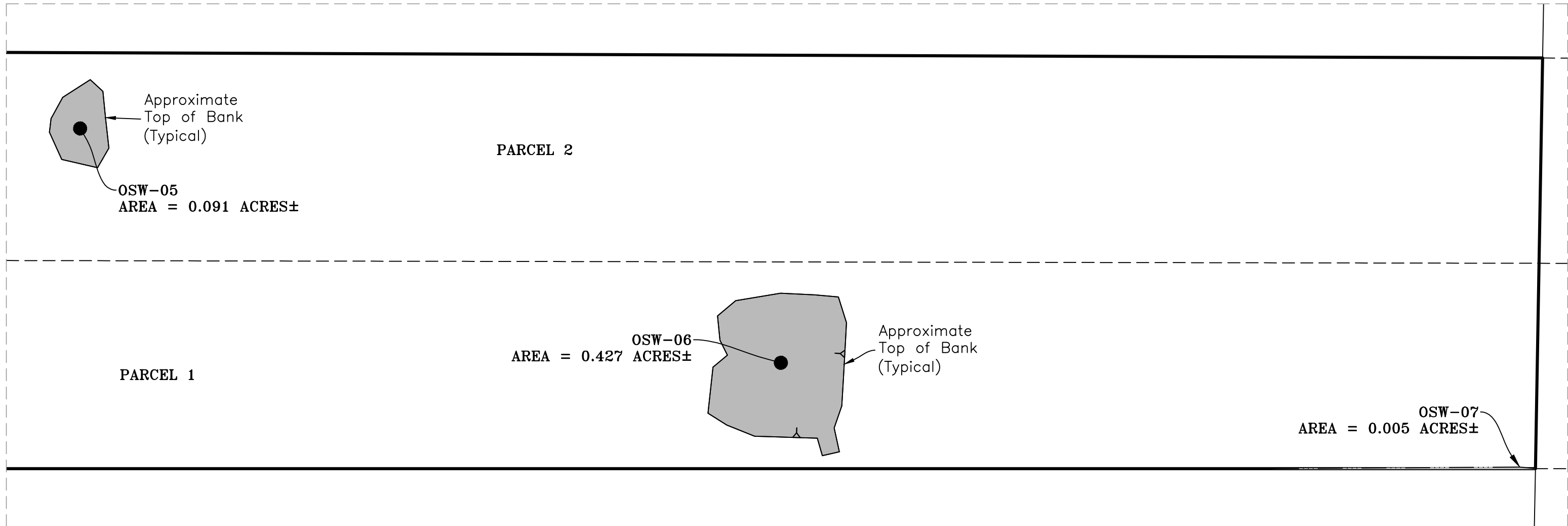
THAT TRACT COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 12 OF THE NORTH 12 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 20 EAST; THENCE SOUTH 89°45'28" WEST, A DISTANCE OF 2640.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00°26'18" WEST 133.79 FEET; THENCE SOUTH 89°26'27" WEST, A DISTANCE OF 1,925.00 FEET; THENCE NORTH 00°26'18" EAST, A DISTANCE OF 1,345.25 FEET; THENCE NORTH 89°45'28" EAST, A DISTANCE OF 1,925.00 TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET THEREOF FOR ROAD PURPOSES AND RIGHT OF INGRESS AND EGRESS, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.





Wetland Point Table			
Flag #	Northing	Easting	
WF/A-1	1212972.5700	555190.4330	
WF/A-1B	1212981.7920	555164.8290	
WF/A-1C	1213064.7300	555134.5520	
WF/A-1D	1213166.2520	555067.6360	
WF/A-1E/TOB	1213165.6780	555039.0580	
WF/A-2	1212985.8690	555218.4570	
WF/A-3	1213030.0360	555228.7340	
WF/A-4	1213061.8500	555262.1250	
WF/A-5	1213159.1890	555257.9930	
WF/A-6	1213230.5310	555191.9170	
WF/A-7	1213364.6280	555174.6810	
WF/A-8	1213401.0500	555161.2990	
WF/A-9	1213419.5170	555117.2100	
WF/A-10	1213452.0370	555028.6420	
WF/A-11	1213478.4150	554913.2530	
WF/A-12	1213459.3090	554833.2420	
WF/A-13	1213448.1830	554748.6880	
WF/A-14 TOB	1213429.5790	554720.2020	
WF/A-15	1212782.4370	554949.5450	
WF/A-16	1212778.4860	555010.0920	

Wetland Point Table			
Flag #	Northing	Easting	
WF/A-17	1212805.6190	555068.5190	
WF/A-18	1212823.7630	555095.4990	
WF/A-19	1212849.6480	555121.1710	
WF/A-20 TOB	1212843.1830	555140.9100	
WF/A-21 TOB	1212833.3520	555152.7840	
WF/A-22/7B	1212895.2310	555211.1540	
WF/A-23	1212875.4590	555250.9270	
WF/A-24	1212853.4750	555264.3040	
WF/A-25	1212857.9000	555277.4370	
WF/A-26	1212884.5570	555266.6700	
WF/A-29	1212902.3870	555255.5310	
WF/A-30	1212947.2440	555229.8030	
WF/A-31	1212942.9050	555196.0040	
WF/NO ID	1212924.4070	555267.9820	
WF/NO ID	1212915.7460	555279.2790	
WF/TOB	1212388.9940	555589.8470	
WF/TOB	1212821.8860	555147.0710	
WF/TOB	1212832.2030	555137.0920	

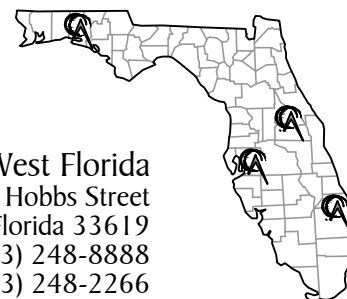


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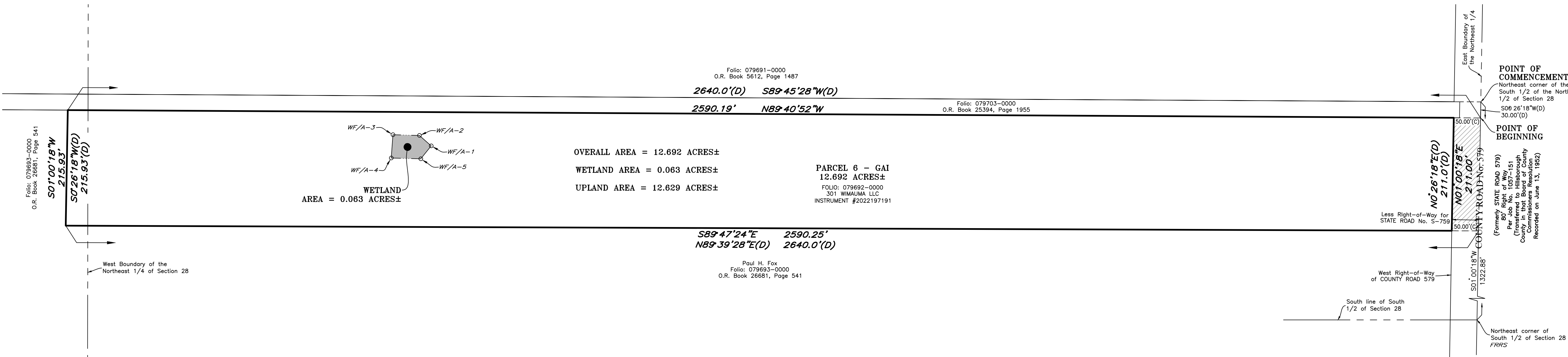
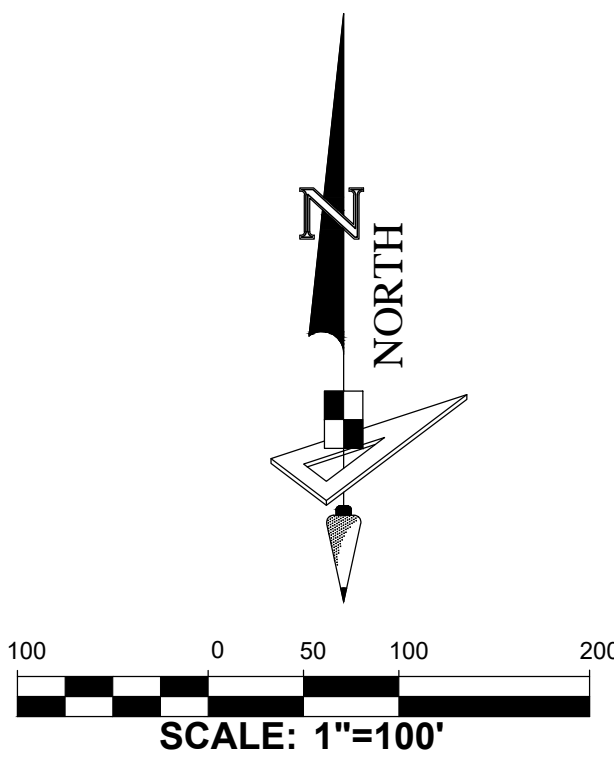
SHEET: 06 of 12

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 26228, PAGE 721)

TRACT BEG 30 FT S OF NE COR OF S 1/2 NE 1/4 AND RUN S 211 FT W 2640 FT N 215.83 FT AND E 2640 FT TO BEG LESS R/W FOR SR, SEC-TWP-RGE 28-32-20

(AND BEING EARLIER DESCRIBED AS PER OFFICIAL RECORDS BOOK 13370, PG 0802)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 20 EAST, RUN THENCE SOUTH 0°26'18" WEST, 30 FEET FOR POINT OF BEGINNING; RUN THENCE SOUTH 89°45'28" WEST, 2640.0 FEET; THENCE SOUTH 0°26'18" WEST, 215.83 FEET; THENCE NORTH 89°39'28" EAST, 2640.0 FEET; THENCE NORTH 0°26'18" EAST, 211.0 FEET TOT HE POINT OF BEGINNING. LESS RIGHT OF WAY FOR STATE ROAD NO. S-759, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.



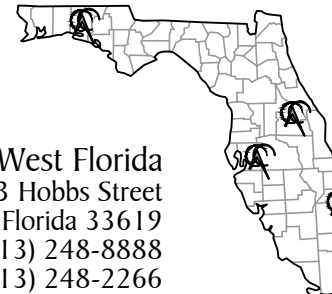
Wetland Point Table			
Flag #	Northing	Easting	
WF/A-1	1213568.7780	556291.3720	
WF/A-2	1213588.1790	556269.3400	
WF/A-3	1213589.6000	556219.7740	
WF/A-4	1213546.0350	556216.7630	
WF/A-5	1213544.5320	556271.8860	

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Fax: (813) 248-2266



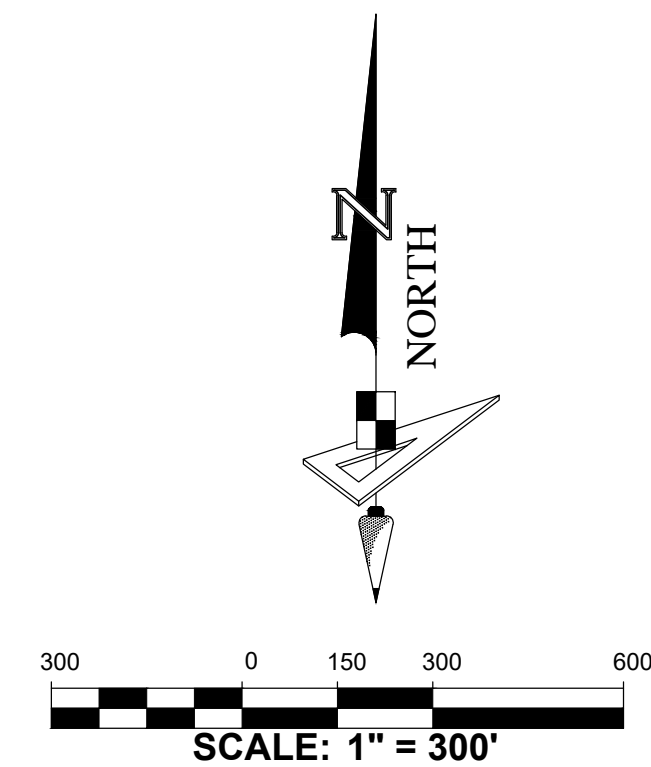
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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

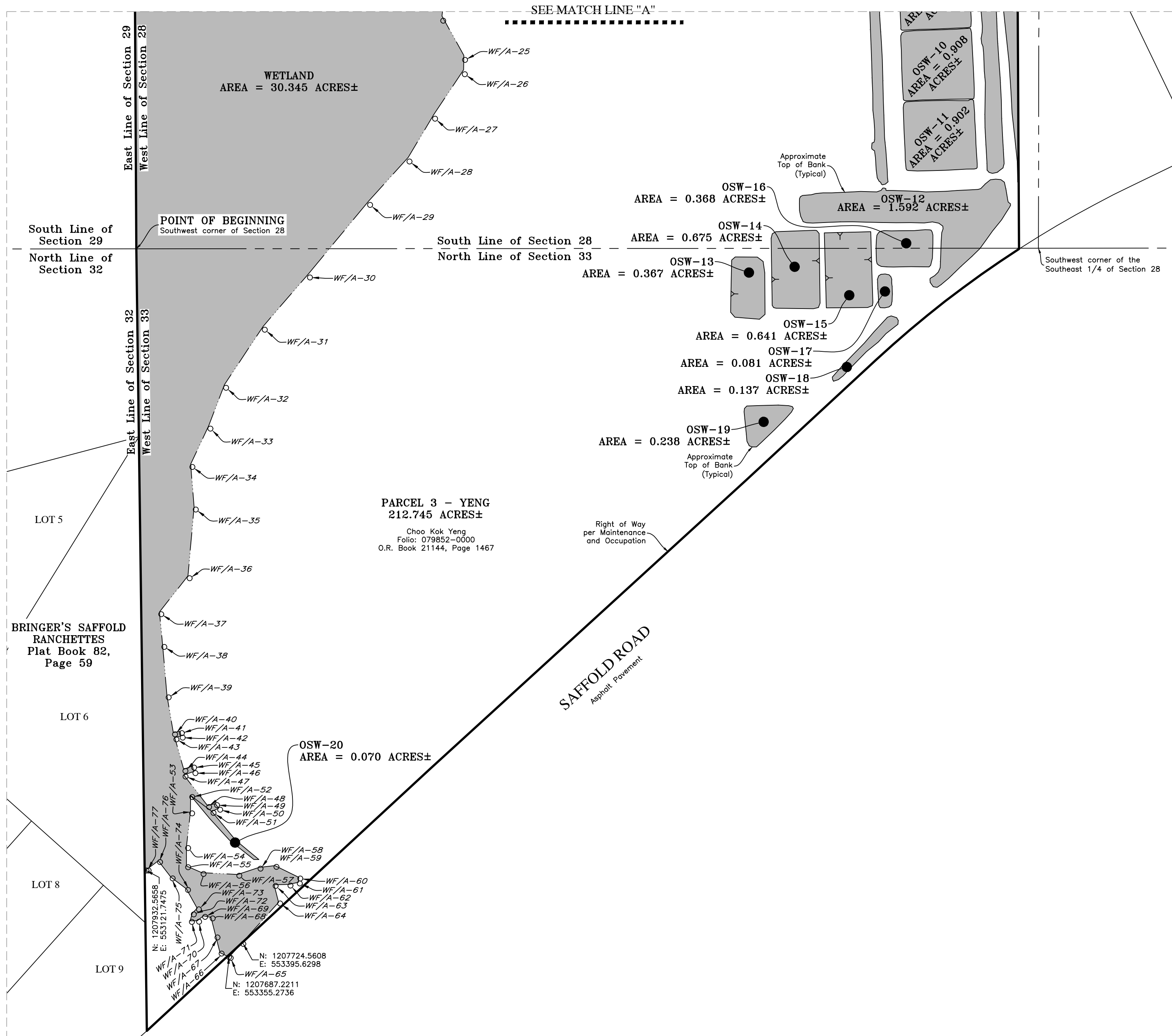
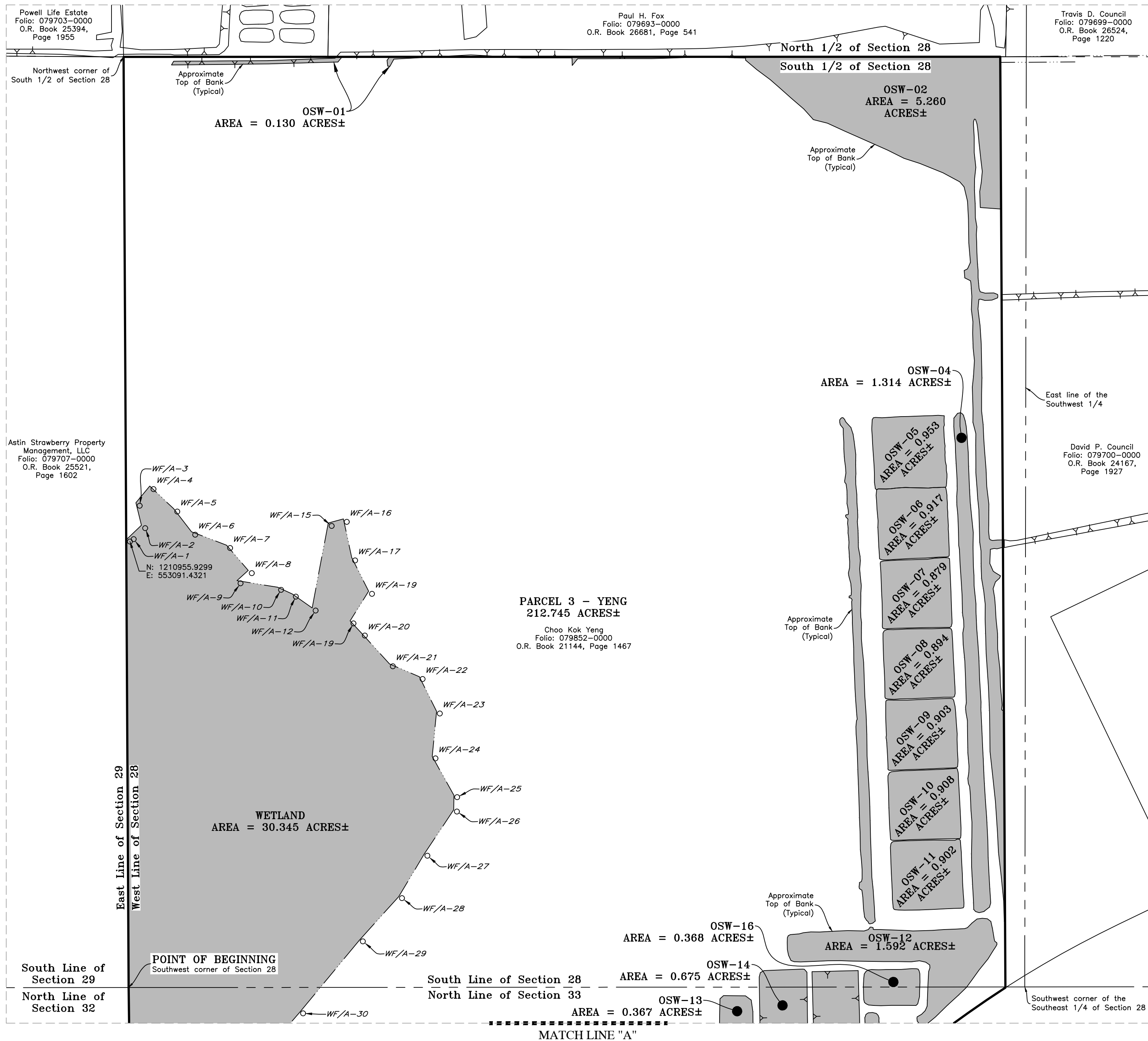
Specific Purpose Survey
Wetland Delineation Survey (Not A Boundary Survey)
PREPARED FOR:
Eisenhower Property Group
LOCATED IN:
Section 28, Township 32 S., Range 20 E.
Hillsborough County, Florida

See Sheet 1 for
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SHEET: 07 of 12



COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28,
FOR A POINT OF BEGINNING; THENCE ALONG THE WEST
BOUNDARY THEREOF NORTH 00°26'12" EAST, A DISTANCE
OF 2644.49 FEET TO THE NORTHWEST CORNER OF THE
SOUTH 1/2 OF SAID SECTION 28; THENCE ON THE NORTH-
BOUNDARY OF THE SOUTH 1/2 OF SAID SECTION 28
SOUTH 88°15'12" WEST, A DISTANCE OF 1106 FEET;
SOUTH 88°00'26" WEST, A DISTANCE OF 1106.72
FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE
OF SAFFOLD ROAD (PER MAINTENANCE AND
OCCUPATION), SAID POINT BEING ON A CURVE CONCAVE
SOUTHEASTERLY, HAVING A RADIUS OF 2949.92 FEET AND
A CENTRAL ANGLE OF 09°55'44"; THENCE ON SAID
NORTHERLY RIGHT-OF-WAY LINE AND ON THE ARC OF
SAID CURVE, SOUTHWEST, A DISTANCE OF 1106.72
FEET SUBTENDED BY A CHORD WHICH BEARS SOUTH 52°44'40"
WEST A DISTANCE OF 510.56 FEET; THENCE CONTINUE ON
SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE
COURSES: (1) SOUTH 47°57'48" WEST, A DISTANCE OF
500.00 FEET; (2) SOUTH 48°20'35" WEST, A DISTANCE OF
1208.75 FEET; (3) SOUTH 47°57'48" WEST, A DISTANCE OF
1208.75 FEET; TO A POINT ON THE WEST BOUNDARY OF
THE AFORESAID SECTION 28; THENCE ON SAID WEST
BOUNDARY NORTH 00°01'18" WEST, A DISTANCE OF 2206.90
FEET TO THE POINT OF BEGINNING.

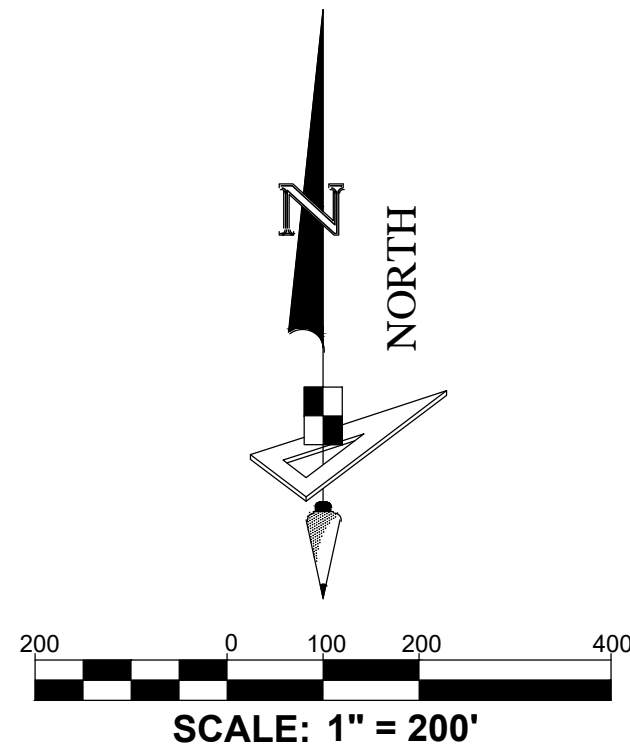


Wetland Point Table			
Flag #	Northing	Easting	
WF/A-1	1210965.9640	553101.8940	
WF/A-2	1210997.3710	553134.6400	
WF/A-3	1211061.3110	553119.0390	
WF/A-4	1211108.4610	553158.4200	
WF/A-5	1211044.5170	553225.9830	
WF/A-6	1210978.6280	553277.0950	
WF/A-7	1210940.6230	553376.4090	
WF/A-8	1210868.7570	553438.0630	
WF/A-9	1210839.9750	553406.0950	
WF/A-10	1210821.2070	553521.1910	
WF/A-11	1210801.9870	553563.1540	
WF/A-12	1210762.4060	553619.5460	
WF/A-15	1211003.4690	553665.2390	
WF/A-16	1211015.3280	553708.2180	
WF/A-17	1210905.3640	553731.9940	
WF/A-19	1210725.6180	553727.3910	
WF/A-19	1210809.7690	553780.0490	
WF/A-20	1210690.8730	553759.5970	
WF/A-21	1210603.2240	553839.3810	
WF/A-22	1210566.9350	553923.9380	

Wetland Point Table			
Flag #	Northing	Easting	
WF/A-23	1210468.7060	553972.8570	
WF/A-24	1210340.6630	553960.5890	
WF/A-25	1210229.8250	554022.3310	
WF/A-26	1210189.0510	554021.6960	
WF/A-27	1210063.1080	553937.6690	
WF/A-28	1209941.9610	553865.3770	
WF/A-29	1209818.7700	553753.8560	
WF/A-30	1209613.3100	553583.9120	
WF/A-31	1209465.3000	553456.1750	
WF/A-32	1209300.6760	553346.9680	
WF/A-33	1209184.9230	553302.4290	
WF/A-34	1209076.0520	553251.4200	
WF/A-35	1208955.5930	553261.3080	
WF/A-36	1208760.8610	553243.9180	
WF/A-37	1208658.9040	553163.5320	
WF/A-38	1208566.3160	553172.3800	
WF/A-39	1208423.3110	553184.5540	
WF/A-40	1208318.4700	553202.4190	
WF/A-41	1208321.9730	553222.0000	
WF/A-42	1208309.3410	553224.1710	

Wetland Point Table			
Flag #	Northing	Easting	
WF/A-43	1208304.3880	553206.5500	
WF/A-44	1208214.9140	553231.8100	
WF/A-45	1208224.1730	553256.5580	
WF/A-46	1208208.4630	553260.3100	
WF/A-47	1208199.0090	553232.2190	
WF/A-48	1208112.7520	553298.8390	
WF/A-49	1208117.8030	553321.2850	
WF/A-50	1208104.9130	553330.3330	
WF/A-51	1208095.8490	553311.1310	
WF/A-52	1208140.9670	553251.1060	
WF/A-53	1208094.5240	553250.9210	
WF/A-54	1207996.0980	553239.4550	
WF/A-55	1207941.8430	553239.6700	
WF/A-56	1207922.9160	553283.1370	
WF/A-57	1207918.0640	553384.1460	
WF/A-58	1207937.8900	553444.3820	
WF/A-59	1207942.8790	553489.1940	
WF/A-60	1207910.0270	553556.5870	
WF/A-61	1207895.8080	553555.2260	
WF/A-62	1207889.7800	553528.9080	

Wetland Point Table			
Flag #	Northing	Easting	
WF/A-63	1207888.9110	553487.0530	
WF/A-64	1207839.4140	553499.6590	
WF/A-65	1207685.0240	553359.8190	
WF/A-66	1207697.3400	553334.3390	
WF/A-67	1207743.0140	553322.4450	
WF/A-68	1207796.7810	553308.7990	
WF/A-69	1207801.3800	553287.5900	
WF/A-70	1207787.5110	553270.5080	
WF/A-71	1207786.8430	553250.0990	
WF/A-72	1207808.3180	553255.6940	
WF/A-73	1207822.5820	553269.9210	
WF/A-74	1207877.5400	553239.3750	
WF/A-75	1207910.1560	553195.9070	
WF/A-76	1207956.6480	553160.3840	
WF/A-77	1207932.6490	553127.9840	



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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

Specific Purpose Survey
Wetland Delineation Survey (Not A Boundary Survey)

PREPARED FOR:
Eisenhower Property Group
LOCATED IN:
Section 28 & 33, Township 32 S., Range 20 E.
Hillsborough County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 09 of 12

Wetland Point Table		
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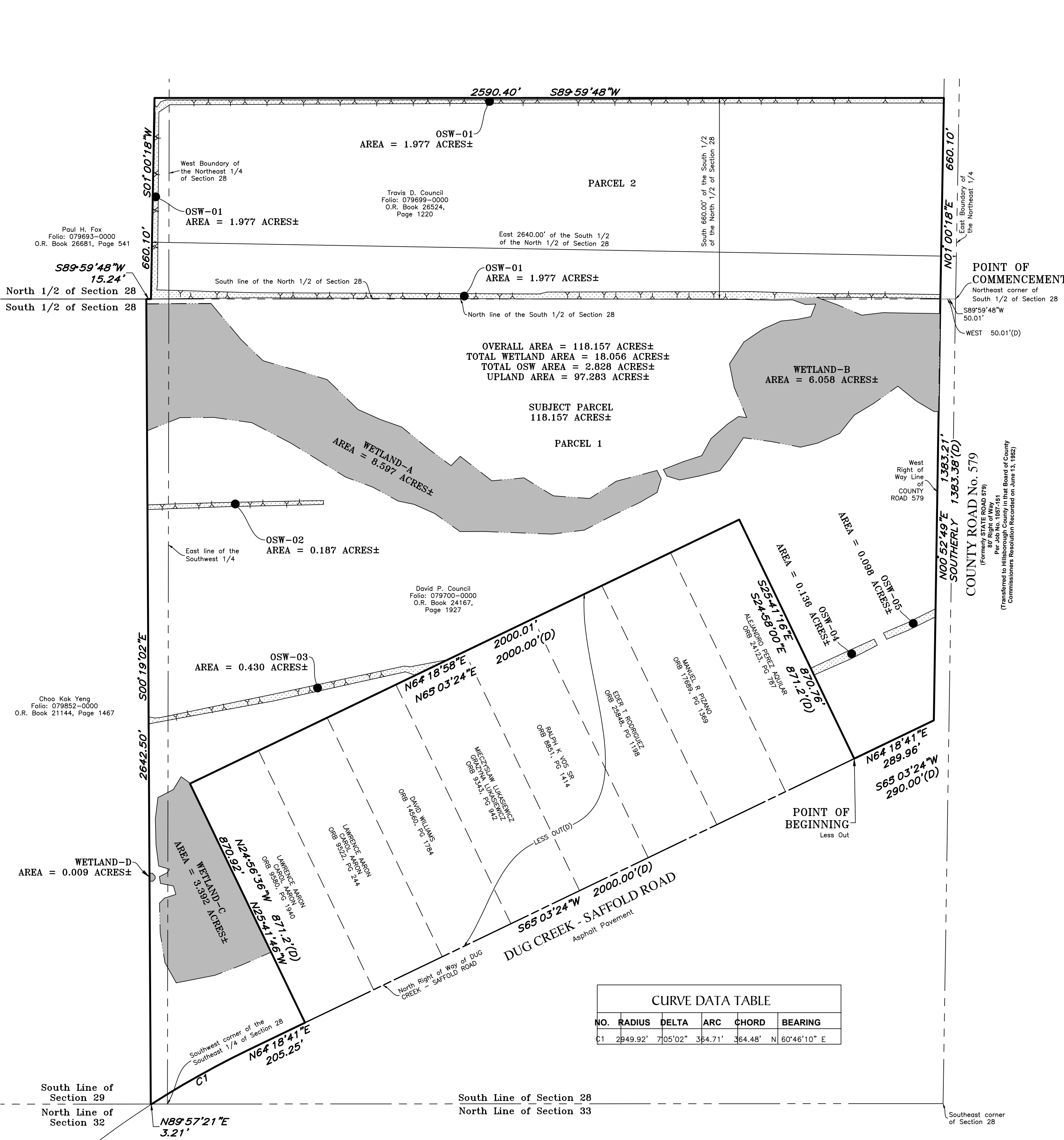
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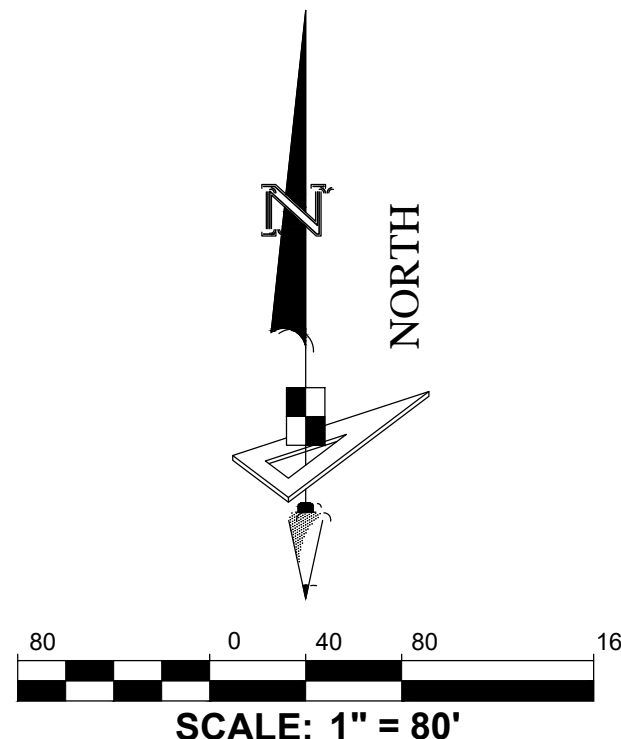
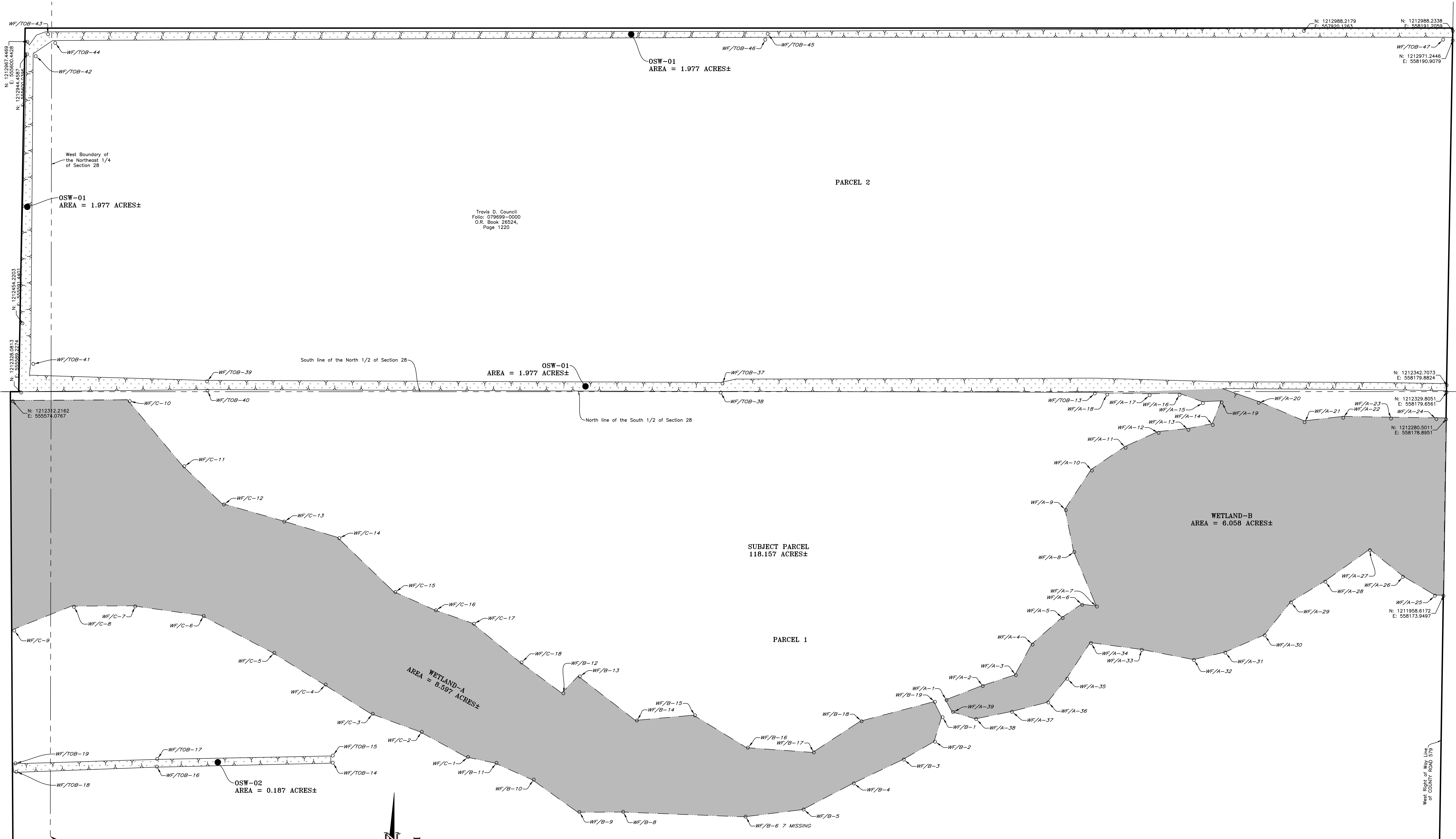
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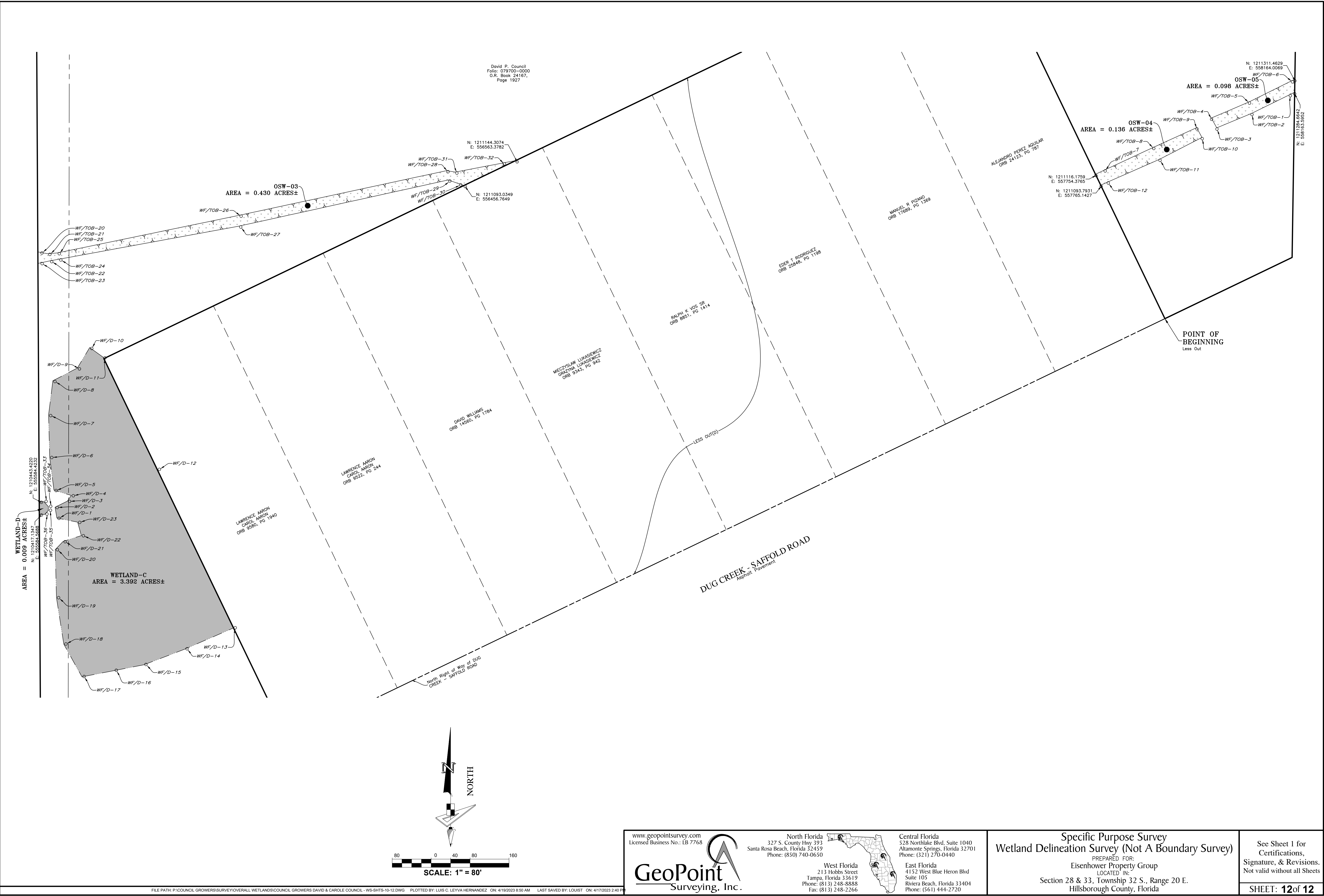
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www.geopointsurvey.com Licensed Business No.: LB 7768 GeoPoint Surveying, Inc.	North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650	Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440	East Florida 4152 West Blue Heron Blvd Suite 105 Riviera Beach, Florida 33404 Phone: (561) 444-2720	Specific Purpose Survey Wetland Delineation Survey (Not A Boundary Survey) PREPARED FOR: Eisenhower Property Group LOCATED IN: Section 28 & 33, Township 32 S., Range 20 E. Hillsborough County, Florida	See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets SHEET: 11 of 12
	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266				



www.geopointsurvey.com Licensed Business No.: LB 7768 GeoPoint Surveying, Inc.	North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650	Central Florida 528 Northlake Blvd., Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440	Specific Purpose Survey Wetland Delineation Survey (Not A Boundary Survey) PREPARED FOR: Eisenhower Property Group LOCATED IN: Section 28 & 33, Township 32 S., Range 20 E. Hillsborough County, Florida	See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets SHEET: 12 of 12
	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266	East Florida 4152 West Blue Heron Blvd Suite 105 Riviera Beach, Florida 33404 Phone: (561) 444-2720		

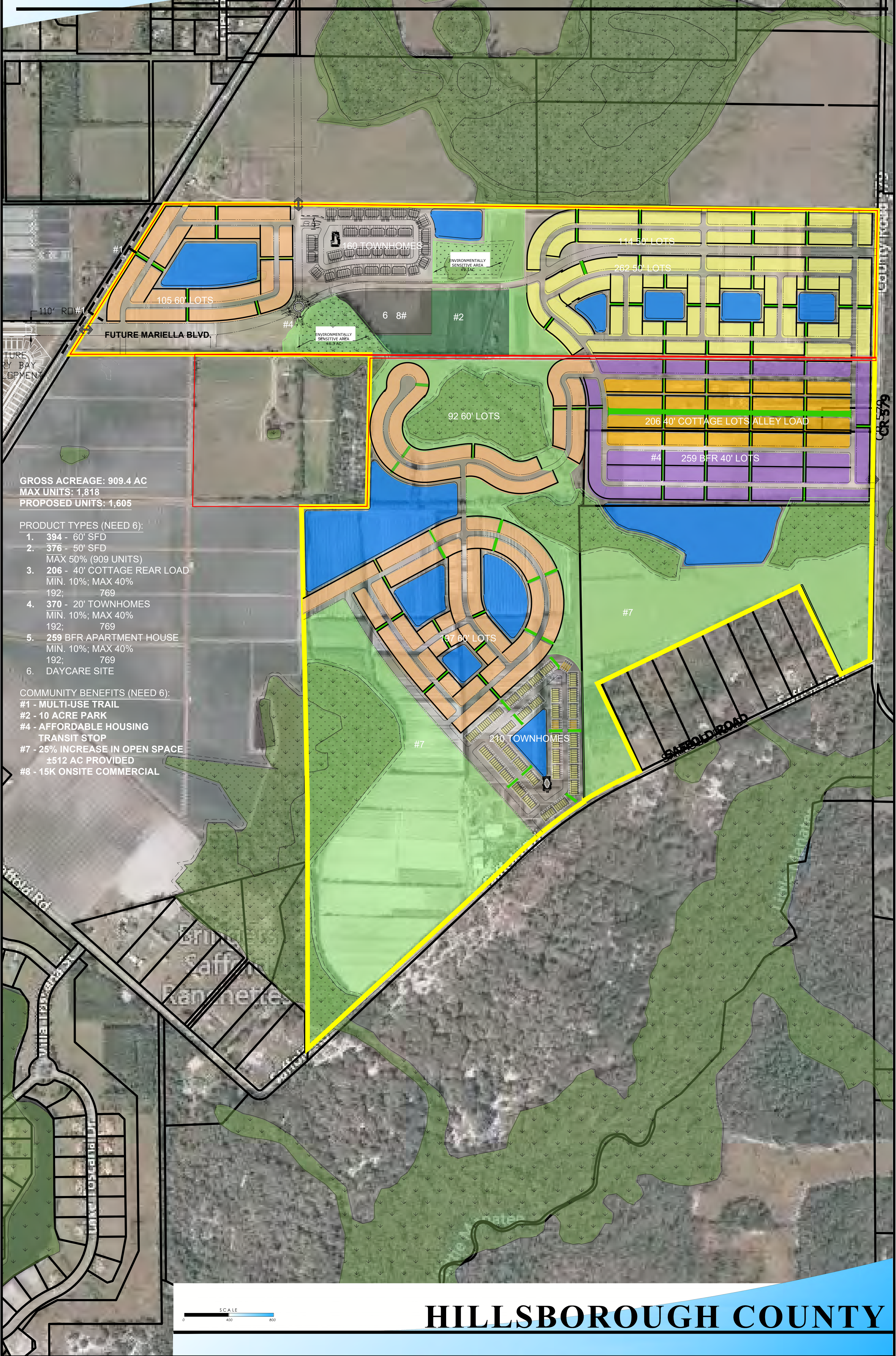


Berry Bay II CDD
Bond Validation Report of the District Engineer
December 15, 2023

Appendix B CONCEPTUAL SITE PLAN

COUNCIL GROWERS

CONCEPTUAL SITE PLAN F



HILLSBOROUGH COUNTY



Berry Bay II CDD

Bond Validation Report of the District Engineer
December 15, 2023

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

BERRY BAY II
COMMUNITY DEVELOPMENT DISTRICT
CDD ASSESSMENT ANALYSIS

TOTAL ELIGIBLE INFRASTRUCTURE COST DETAIL

DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS
Parks & Recreation	\$ 3,370,500
Collector Roads	\$ 12,358,500
Local Roads	\$ 8,988,000
Stormwater Management	\$ 28,087,500
Utilities, Sewer & Water	\$ 22,470,000
Hardscape/Landscape/Irrigation	\$ 14,605,500
Professional Services/Contingencies	\$ 22,470,000
TOTAL	\$ 112,350,000



BERRY BAY II

COMMUNITY DEVELOPMENT
DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

February 1, 2024

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I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Berry Bay II Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure are generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, dated January 4, 2024 (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefitting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Property relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation. The Engineers Report identified estimated cost to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Report of the District Engineer dated January 4, 2024.

“Developer” – 301 Wimauma LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Berry Bay II Community Development District, encompasses 635.668 +/- acres, in Hillsborough County, Florida.

“Engineer Report” – Master Report of the District Engineer, dated January 4, 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage under the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction, determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting under the Development Plan.

III. DISTRICT OVERVIEW

The District is located entirely within Hillsborough County and covers approximately 635.668 acres. The site is located in an area encompassed by U.S. HWY 301 to the West, S. County Road to the East, Saffold Road to the South, and State Road 674 to the North. The primary developer of the Assessable Properties is 301 Wimauma LLC, (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District consists of approximately 1,605 single-family lots. The public improvements as described in the Engineer’s Report include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping, hardscaping, and irrigation.

IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such debt service reserves, capitalized interest, and issuance costs.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, capitalized interest, issuance costs, and collection cost as shown on Table 5. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

The CIP benefits all Assessable Property within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase and/or decrease relative to the other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above.

Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies

the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment..

VIII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties

within each phase which have development rights, but will be assigned to undevelopable properties to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel. Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in the development plan, the District

will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS	
TOTAL ELIGIBLE INFRASTRUCTURE COST DETAIL	
DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS
Parks & Recreation	\$3,370,500
Collector Roads	\$12,358,500
Local Roads	\$8,988,000
Stormwater Management	\$28,087,500
Utilities, Sewer & Water	\$22,470,000
Hardscape/Landscape/Irrigation	\$14,605,500
Professional Services/Contingencies	\$22,470,000
TOTAL	\$112,350,000

TABLE 2

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS				
PROJECT STATISTICS				
PRODUCT	LOT SIZE (1)	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Multi-Family		181	0.75	135.75
Townhomes		189	0.75	141.75
Single Family 40'	40	465	1.00	465.00
Single Family 50'	50	376	1.25	470.00
Single Family 60'	60	394	1.50	591.00
TOTAL		1,605		1,803.50
⁽¹⁾ Estimated Front Footage				
⁽²⁾ Equivalent Assessment Unit				

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS		
INFRASTRUCTURE CIP COSTS		\$112,350,000
	EAUs	1,803.50
TOTAL CIP COST/BENEFIT PER EAU		\$62,296
Notations: 1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.		

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Multi-Family	0.75	181	135.75	\$8,456,619	\$46,722
Townhomes	0.75	189	141.75	\$8,830,392	\$46,722
Single Family 40'	1.00	465	465.00	\$28,967,424	\$62,296
Single Family 50'	1.25	376	470.00	\$29,278,902	\$77,869
Single Family 60'	1.50	394	591.00	\$36,816,662	\$93,443
Total		1,605	1,803.50	\$112,350,000	
Notations: 1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.					

TABLE 5

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - LONG TERM BONDS		
Coupon Rate ⁽¹⁾		8.00%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$173,300,000
Construction Fund		112,350,000
Capitalized Interest (Months)	36	41,592,000
Debt Service Reserve Fund	100%	15,393,794
Underwriter's Discount	2%	3,466,000
Cost of Issuance		500,000
Rounding		(1,794)
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$15,393,794
Collection Costs and Discount:	6.00%	\$982,583
TOTAL ANNUAL ASSESSMENT		\$16,376,377
⁽¹⁾ Based on average interest rate, subject to change based on market conditions.		
⁽²⁾ Based on capitalized interest 36 months.		

TABLE 6

BERRY BAY II
COMMUNITY DEVELOPMENT DISTRICT
CDD ASSESSMENT ANALYSIS

ALLOCATION METHODOLOGY - LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Multi-Family	0.75	135.75	7.5%	181	\$13,044,344	\$1,232,655	\$72,068	\$6,810
Townhomes	0.75	141.75	7.9%	189	\$13,620,890	\$1,287,137	\$72,068	\$6,810
Single Family 40'	1.00	465.00	25.8%	465	\$44,682,284	\$4,222,354	\$96,091	\$9,080
Single Family 50'	1.25	470.00	26.1%	376	\$45,162,739	\$4,267,756	\$120,114	\$11,350
Single Family 60'	1.50	591.00	32.8%	394	\$56,789,742	\$5,366,476	\$144,136	\$13,620
TOTAL		1,803.50	100.0%	1,605	173,300,000	16,376,377		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Capitalized Interest Period.

⁽²⁾ Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$173,300,000.00 payable in 30 annual installments of principal of \$24,216.72 per gross acre. The maximum par debt is \$272,626.59 per gross acre and is outlined below.

All lots within the District have been platted, the Assessment Roll Detail is located in Exhibit B, below represents the summary of assessments for the lot owners within the CDD.

ASSESSMENT ROLL			
TOTAL ASSESSMENT: <u>\$173,300,000.00</u>			
ANNUAL ASSESSMENT: <u>\$15,393,794.21</u> - (30 Installments)			
TOTAL GROSS ASSESSABLE ACRES +/-: <u>635.668</u>			
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: <u>\$272,626.59</u>			
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: <u>\$24,216.72</u> (30 Installments)			
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
(1) 301 Wimauma, LLC III S. Armenia Ave., Ste. # 201 Tampa, FL 33609 See Attached Folio/Lot Detail	635.668	\$173,300,000.00	\$15,393,794.21
Totals:	<u>635.668</u>	<u>\$173,300,000.00</u>	<u>\$15,393,794.21</u>

Exhibit B

Parcel 1

DESCRIPTION: A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence N 89°22'04" W, a distance of 50.00 feet to the **POINT OF BEGINNING**; thence S 01°00'18" W, a distance of 1323.15 feet; thence N 89°40'52" W, a distance of 5146.23 feet; thence N 89°47'05" W, a distance of 2064.77 feet to the Easterly Right-of-Way of the Seaboard Coast Line Railroad.; thence along said Railroad Right-of-Way N 32°11'49" E, a distance of 1589.73 feet; thence S 89°56'45" E, a distance of 1190.45 feet; thence S 89°21'44" E, a distance of 2623.06 feet; thence S 89°22'04" E, a distance of 2573.85 feet to the **POINT OF BEGINNING**.

Containing 209.198 acres, more or less.

Together With:

Parcel 2

DESCRIPTION: A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the said Section 28, run thence S 01°00'18" W, a distance of 1352.88 feet; thence N 89°40'52" W, a distance of 50.00 feet to the West Right-of-Way Line of County Road 579 and the **POINT OF BEGINNING**; thence along said Right-of-Way S 01°00'18" W, a distance of 1293.16 feet; thence S 00°52'49" W, a distance of 1383.21 feet to the North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 289.96 feet; thence N 25°41'16" W, a distance of 870.76 feet; thence S 64°18'58" W, a distance of 2000.01 feet; thence S 25°41'46" E, a distance of 870.92 feet to the aforesaid North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 205.25 feet; thence Southwesterly, 364.71 feet along the arc of a tangent curve to the left having a radius of 2949.92 feet and a central angle of 07°05'02" (chord bearing S 60°46'10" W, 364.48 feet); thence S 89°57'21" W, a distance of 3.21 feet; thence S 00°19'02" E, a distance of 2.06 feet; thence Southwesterly, 511.54 feet along the arc of a non-tangent curve to the left having a radius of 2949.92 feet and a central angle of 09°56'08" (chord bearing S 52°11'09" W, 510.90 feet); thence S 47°11'23" W, a distance of 500.15 feet; thence S 47°34'52" W, a distance of 1206.83 feet; thence S 47°13'24" W, a distance of 1089.03 feet; thence leaving aforesaid Right-of-Way of Dug Creek-Saffold Road along the West Line of Section 33, N 00°45'51" W, a distance of 2207.24 feet to the Southwest corner of aforesaid Section 28; thence along the West line of said Section 28, N 00°18'48" W, a distance of 2644.16 feet to the Northwest corner of the South 1/2 of said Section 28; thence along the South boundary of the North 1/2 of said Section 28, N 89°59'48" E, a distance of 580.30 feet; thence N 01°00'18" E, a distance of 1318.56 feet; thence S 89°40'52" E, a distance of 4515.03 feet to the **POINT OF BEGINNING**.

Containing 426.470 acres, more or less.

Total of 635.668 acres

RESOLUTION NO. 2024-24

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Berry Bay II Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Report of the District Engineer dated December 15, 2023 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated February 1, 2024, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sewer and wastewater management, recreational amenities, parks, landscaping, hardscaping, and

irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$112,350,000 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$173,300,000 interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize

the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 1, 2024.

Attest:

**Berry Bay II Community
Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair/Vice Chair of the Board of Supervisors

RESOLUTION NO. 2024-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 7, 2024 AT 1:30 p.m. AT THE OFFICES OF INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Berry Bay II Community Development District (the "**District**") has previously adopted Resolution No. 2024-24 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2024-24, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:

1. There is hereby declared a public hearing to be held on Thursday, March 7, 2024, at 1:30 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by 2 publications 1 week apart with the first

publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

Passed and Adopted on February 1, 2024.

Attest:

**Berry Bay II
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair/Vice Chair of the Board of Supervisors