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**MINUTES OF MEETING
EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the East Park Community Development District was held at 5:00 P.M. on Monday, September 24, 2018 at the offices of the House of Management Enterprise, 5756 S. Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Angel Colon
Tom Bonner
Todd Oneal

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Robert Koncar
Kristen Suit
Alyssa Willson
Russ Simmons

District Manager
District Manager
District Counsel
Field Services Manager

The following is a summary of the minutes and actions taken at the September 24, 2018 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Suit called the meeting to order at 5:06 P.M. The record will reflect a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 23, 2018 Meeting

Ms. Suit stated each Board member received a copy of the minutes of the July 23, 2018 meeting and requested any corrections, additions or deletions.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the minutes of the July 23, 2018 meeting were approved.

RECEIVED
CLERK OF BCC
FEB 26 2020

Received by: Clerk the BCC
c: County Mayor
County Attorney
County Administrator
(Minutes are on file in the Comptroller Clerk's Office)

MAR 02 2020
Commissioner Districts 2, 3 & 6 only
Other(s)

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FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements and Check Register

The financial statements and check register through August 31, 2018 were reviewed.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the August 31, 2018 financial statements and check register were accepted.

B. Consideration of Plat for N2 Modified Development Plan

- Discussion ensued with regard to Plat for N2 Modified Development Plan.
- This item was tabled pending additional information. Staff was authorized to continue reviewing and a full report will be brought back at the next meeting.

C. Website Compliance Update

- The compliance shield has been placed on the website. A minimum list of requirements will be provided to the Board for discussion at the next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Ms. Willson reported a letter was sent to the City regarding any further reduction in funds received for the maintenance of the parks.

B. Engineer

i. Road Resurfacing Inspection Report

- Pending inspection by the City of Orlando.

ii. Play Area Ground Surfacing Quotes

- Pending additional quotes.

iii. Consideration of FY 2019 District Engineering Services Work Order

- Dewberry Work Authorization Number 2019-1 to provide professional consulting engineering services was reviewed.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the Dewberry Work Authorization Number 2019-1 was approved.

C. Field Services

i. Servello Hurricane Authorization Form

- Discussion ensued with regard to the Servello Hurricane Authorization Form. The Board agreed to take no action.

ii. Field Managers Report

- The monthly Field Management Reports were included in the agenda package.
- Questions and comments were addressed.
- Discussion ensued with regard to a credit of \$22,678.34 back to the HOA because OUC was billing the HOA for the full invoice amount for the Lakes at East Park (Neighborhood 1) for incorrect maintenance charge; and a portion along the roadways was to be paid by the City of Orlando. The OUC invoicing was corrected at the time of the streetlight agreement transfer to the District in March 2018.

iii. Servello Proposals

- Proposals from Servello were reviewed and approved.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor Proposal # 1, Easterfield Entrance in the amount of \$1,350 was approved.

On MOTION by Mr. Colon seconded by Mr. Bonner with all in favor Proposal #2, Playhouse Park in the amount of \$1,298 was approved.

On MOTION by Mr. Colon seconded by Mr. Bonner with all in favor Proposal #3, Pond Across from Caroline Park in the amount of \$435 was approved.

On MOTION by Mr. Colon seconded by Mr. Bonner with all in favor Proposal #4, Basketball Courts Planter Bed in the amount of \$1,910; and Proposal #5, Tennis Courts Planter Bed in the amount of \$1,750 were approved.

- General maintenance issues and installation of signage was addressed.

SIXTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

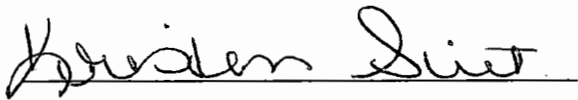
There not being any, the next item followed

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the meeting was adjourned.



~~Kevin Diet~~ Secretary



Angel Colon
Chairman

Agenda

East Park Community Development District

- | | |
|--|--|
| <ul style="list-style-type: none">□ Angel Colon, Chairman□ Scott Phillips, Vice Chairman□ Graciela Von Blon, Assistant Secretary□ Tom Bonner, Assistant Secretary□ Todd Oneal, Assistant Secretary | <ul style="list-style-type: none">□ Robert Koncar, District Manager□ Kristen Suit, District Manager□ Roy Van Wyk, District Counsel□ Rey Malave, District Engineer□ Ariel Medina, Project Coordinator□ Freddy Blanco, Field Service Manager□ Russell Simmons, Field Service Manager |
|--|--|

Regular Meeting Agenda September 24, 2018 – 5:00 p.m.

1. **Call to Order and Roll Call**
2. **Public Comments on Agenda Items**
3. **Approval of the Minutes of the July 23, 2018 Meeting**
4. **District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Consideration of Plat for N2 Modified Development Plan
 - C. Website Compliance Update
5. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - i. Road Resurfacing Inspection Report
 - ii. Play Area Ground Surfacing Quotes
 - iii. Consideration of FY 2019 District Engineering Services Work Order
 - C. Field Services
 - i. Servello Hurricane Authorization Form
 - ii. Field Managers Report
 - iii. Servello Proposals
6. **Other Business**
7. **Supervisor Requests and Audience Comments**
8. **Adjournment**

Next Meeting Date: November 26, 2018 at 5:00 p.m.

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

www.eastparkcdd.org

Meeting Location:
The House of Management Enterprises
5756 S. Semoran Boulevard
Orlando, FL 32822

EAST PARK
Community Development District

Financial Report

August 31, 2018



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**East Park
Community Development District**

Financial Statements

(Unaudited)

August 31, 2018

Balance Sheet
August 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 301,467	\$ -	\$ 301,467
Assessments Receivable	1,283	1,108	2,391
Allow-Doubtful Collections	(855)	(738)	(1,593)
Due From Other Funds	-	121,230	121,230
Investments:			
Certificates of Deposit - 12 Months	202,347	-	202,347
Certificates of Deposit - 18 Months	152,038	-	152,038
Money Market Account	384,739	-	384,739
Prepayment Fund (A-2)	-	27	27
Redemption Fund (A-2)	-	1	1
Reserve Fund (A-1)	-	121,320	121,320
Reserve Fund (A-2)	-	60,244	60,244
Revenue Fund	-	3,760	3,760
TOTAL ASSETS	\$ 1,041,019	\$ 306,952	\$ 1,347,971
LIABILITIES			
Accounts Payable	\$ 19,393	\$ -	\$ 19,393
Accrued Expenses	7,600	-	7,600
Deferred Revenue	428	369	797
Due To Other Funds	121,230	-	121,230
TOTAL LIABILITIES	148,651	369	149,020
FUND BALANCES			
Restricted for:			
Debt Service	-	306,583	306,583
Assigned to:			
Operating Reserves	122,106	-	122,106
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	730,346	-	730,346
TOTAL FUND BALANCES	\$ 892,368	\$ 306,583	\$ 1,198,951
TOTAL LIABILITIES & FUND BALANCES	\$ 1,041,019	\$ 306,952	\$ 1,347,971

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 2,750	\$ 8,165	\$ 5,415
Special Assmnts- Tax Collector	461,380	461,380	460,952	(428)
Special Assmnts- Discounts	(18,455)	(18,455)	(11,398)	7,057
Other Miscellaneous Revenues	32,500	32,500	33,243	743
TOTAL REVENUES	478,425	478,175	490,962	12,787
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	6,000	5,800	200
FICA Taxes	612	459	444	15
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	8,000	7,333	18,755	(11,422)
ProfServ-Legal Services	25,000	22,916	21,002	1,914
ProfServ-Mgmt Consulting Serv	57,052	52,297	47,298	4,999
ProfServ-Property Appraiser	1,500	1,500	828	672
ProfServ-Trustee Fees	4,310	4,310	4,310	-
Auditing Services	6,000	6,000	5,500	500
Postage and Freight	900	825	1,068	(243)
Insurance - General Liability	14,681	14,681	14,412	269
Printing and Binding	1,500	1,375	2,652	(1,277)
Legal Advertising	1,900	1,630	1,248	382
Miscellaneous Services	700	642	728	(86)
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	1,000	1,000	263	737
Office Supplies	400	366	209	157
Total Administration	133,330	123,109	125,292	(2,183)
Field				
ProfServ-Field Management	21,912	20,086	20,086	-
Contracts-Wetland Mitigation	20,800	19,066	17,600	1,466
Contracts-Landscape	133,906	122,747	112,237	10,510
Electricity - General	109,500	100,375	89,281	11,094
Utility - Water	9,000	8,250	7,041	1,209
R&M-General	5,000	4,584	2,636	1,948
R&M-Common Area	20,000	18,334	39,320	(20,986)
R&M-Drainage	4,500	4,125	38	4,087
R&M-Landscape Renovations	12,000	11,000	7,078	3,922
R&M-Roads & Alleyways	2,000	1,834	-	1,834
Misc-Contingency	6,477	5,940	2,500	3,440
Total Field	345,095	316,341	297,817	18,524
TOTAL EXPENDITURES	478,425	439,450	423,109	16,341
Net change in fund balance	\$ -	\$ 38,725	\$ 67,853	\$ 29,128
FUND BALANCE, BEGINNING (OCT 1, 2017)	824,515	824,515	824,515	
FUND BALANCE, ENDING	\$ 824,515	\$ 863,240	\$ 892,368	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,702	\$ 2,702
Special Assmnts- Tax Collector	398,008	398,008	397,638	(370)
Special Assmnts- Discounts	(15,920)	(15,920)	(9,833)	6,087
TOTAL REVENUES	382,088	382,088	390,507	8,419
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,960	7,960	227	7,733
Total Administration	7,960	7,960	227	7,733
Debt Service				
Principal Debt Retirement A-1	115,000	115,000	115,000	-
Principal Debt Retirement A-2	45,000	45,000	45,000	-
Prepayments Series A-2	-	-	40,000	(40,000)
Interest Expense Series A-1	125,891	125,891	125,891	-
Interest Expense Series A-2	76,375	76,375	76,050	325
Total Debt Service	362,266	362,266	401,941	(39,675)
TOTAL EXPENDITURES	370,226	370,226	402,168	(31,942)
Excess (deficiency) of revenues Over (under) expenditures	11,862	11,862	(11,661)	(23,523)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	11,862	-	-	-
TOTAL FINANCING SOURCES (USES)	11,862	-	-	-
Net change in fund balance	\$ 11,862	\$ 11,862	\$ (11,661)	\$ (23,523)
FUND BALANCE, BEGINNING (OCT 1, 2017)	318,244	318,244	318,244	
FUND BALANCE, ENDING	\$ 330,106	\$ 330,106	\$ 306,583	

Notes to the Financial Statements
August 31, 2018

General Fund

▶ **Assets**

Cash and Investments - See Cash and Investment Report on page 7 for further details.

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy since FY 2015.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 and FY2016 deemed uncollectible.

▶ **Liabilities**

Accounts Payable - Outstanding August Invoices paid in September.

Accrued Expenses - Unbilled expenses accrued pending receipt of invoices are as follows:

OUC - August Electricity & Water \$7,600

Deferred Revenue - FY17 delinquent assessments on Parcel 08-24-31-4825-00080.

Due To Other Funds - FY18 debt service assessments collected and to be transferred to Revenue Fund.

Debt Service Fund

▶ **Assets**

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy since FY 2015.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 and FY2016 deemed uncollectible.

Due From Other Funds - FY18 debt service assessments collected and to be transferred from General Fund.

▶ **Liabilities**

Deferred Revenue - FY17 delinquent assessments on Parcel 08-24-31-4825-00080.

Notes to the Financial Statements
August 31, 2018

Financial Highlights

- ▶ 99.9% of FY18 Assessments have been collected compared to 99.9% last year at the same time. Tax Certificate Sale funds were received 7/16/18 with the exception of Parcel #08-24-31-4825-00080 which remains in bankruptcy status - \$428 GF and \$370 DS.
- ▶ City of Orlando was invoiced for annual park maintenance. Payment in the amount of \$32,500 was received June 2018. Refunds comprise the remaining balance of Miscellaneous Revenue.
- ▶ Total general fund expenditures are approximately 96% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Pro-Serv Engineering	\$7,333	\$18,755	256%	Dewberry Engineering - Services thru June 2018. OUC Lighting transfer and Playground.
Pro-Serv Legal Services	\$22,916	\$21,002	92%	Hopping Green & Sams - General counsel & monthly meeting billed through July 2018.
ProfServ-Mgmt Consulting Svc	\$52,297	\$47,298	90%	Inframark is crediting the district \$1000/monthly for the periods April thru September 2018.
Postage and Freight	\$825	\$1,068	129%	Reviewed and verified the expenses.
Printing and Binding	\$1,375	\$2,652	193%	The cost to prepare agenda packages thru August 2018.
<u>Field</u>				
Contracts-Wetland Mitigation	\$19,066	\$17,600	92%	Sitex Aquatics - \$1,600 per month.
Contracts - Landscape	\$122,747	\$112,237	91%	Servello & Sons - \$9,374.49 per month and reimburse Ravina at East Park HOA \$9,117.78.
R&M-Common Area	\$18,334	\$39,320	214%	Mailbox Co: 17 Street Signs/Posts \$6,840 and additional 28 Street Signs/Posts \$4,668; Fence Outlet: 525' Rail Fence \$4,975; Vertex: Site #3 Pump repaired \$6,817.
Misc - Contingency	\$5,940	\$2,500	42%	Holiday Décor/storage;misc supplies.

**East Park
Community Development District**

Supporting Schedules

August 31, 2018

EAST PARK

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2018**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied				\$ 859,388	\$ 461,380	\$ 398,008
Allocation %				100%	54%	46%
11/06/17	\$906	\$50	\$0	\$956	\$513	\$443
11/13/17	6,365	265	-	6,630	3,560	3,071
11/20/17	20,726	864	-	21,589	11,591	9,999
12/11/17	122,967	5,124	-	128,091	68,768	59,323
12/18/17	28,320	1,180	-	29,500	15,838	13,662
12/26/17	293,653	12,236	-	305,888	164,222	141,666
01/11/18	69,782	2,899	-	72,681	39,020	33,661
02/20/18	70,699	2,898	490	74,087	39,775	34,312
03/19/18	24,929	709	-	25,638	13,764	11,874
04/16/18	22,666	110	-	22,776	12,228	10,548
05/14/18	8,936	(243)	-	8,693	4,667	4,026
06/11/18	1,641	(48)	-	1,594	856	738
07/16/18	165,281	(4,814)	-	160,467	86,150	74,317
TOTAL	\$ 836,869	\$ 21,231	\$ 490	\$ 858,590	\$ 460,952	\$ 397,638
% COLLECTED				99.9%	99.9%	99.9%
TOTAL OUTSTANDING				\$ 798	\$ 428	\$ 370

****FY18 Delinquents: \$796.81 for 08-24-31-4825-00080 bankrupt: 427.60 (GF) 369.21 (DS)**

Cash and Investment Report
August 31, 2018

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	SunTrust	Public Funds Now	n/a	1.00%	\$301,467
Certificates of Deposit (12 months)	BankUnited	CD-3637	04/05/19	1.55%	202,347
Certificate of Deposit (18 months)	BankUnited	CD-7563	10/16/19	1.80%	100,615
	BankUnited	CD-6718	09/29/18	1.20%	51,423
		sub total			<u>152,038</u>
Public Funds Money Market	BankUnited	MMA - #9406	n/a	1.00%	384,739
		Subtotal-General Fund			<u>\$1,040,591</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.00%	\$27
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.00%	1
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	0.00%	121,320
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.00%	60,244
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	0.00%	3,760
		Subtotal-Debt Service Fund			<u>\$185,352</u>
		Total - All Funds			<u><u>\$1,225,943</u></u>

East Park CDD

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank - GF
 Statement No. 08-18
 Statement Date 8/31/2018

G/L Balance (LCY) 301,467.33
 G/L Balance 301,467.33
 Positive Adjustments 0.00
 Subtotal 301,467.33
 Negative Adjustments 0.00
 Ending G/L Balance 301,467.33
 Difference 0.00

Statement Balance 302,411.53
 Outstanding Deposits 0.00
 Subtotal 302,411.53
 Outstanding Checks 944.20
 Differences 0.00
 Ending Balance 301,467.33

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/24/2018	Payment	003635	SCOTT E. PHILLIPS	184.70	0.00	184.70
8/30/2018	Payment	003657	HOPPING GREEN & SAMS	759.50	0.00	759.50
Total Outstanding Checks.....				-944.20		944.20

**East Park
Community Development District**

Check Register

July thru August, 2018

EAST PARK
Community Development District

Payment Register by Bank Account
For the Period from 7/1/18 to 8/31/18
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
SUNTRUST BANK - GF - (ACCT# XXXXX5800)									
Check	003625	07/03/18	Vendor	HOPPING GREEN & SAMS	101150	5/18-5/21/18 MTHLY MEETING EXP	ProfServ-Legal Services	001-531023-51401	\$2,196.07
Check	003626	07/03/18	Vendor	TROM II CORPORATION	53223	JULY JANITORIAL SVC	R&M-General	001-546001-53901	\$200.00
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	Office Supplies	001-551002-51301	\$49.50
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,754.33
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	ProfServ-Mgmt Consulting Serv	001-531027-51201	(\$1,000.00)
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	Printing and Binding	001-547001-51301	\$228.60
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	Postage and Freight	001-541006-51301	\$4.23
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003627	07/05/18	Vendor	INFRAMARK, LLC	31528	6/18 Mgmt Fee/June Credit	Sunshine Comm/after hours	001-549001-53901	\$12.31
Check	003628	07/05/18	Vendor	TROM II CORPORATION	53523	TOILET TISSUE/ref 410456234	R&M-General	001-546001-53901	\$51.77
Check	003629	07/16/18	Vendor	FED EX	6-232-83331	6/26/18 POSTAGE	Postage and Freight	001-541006-51301	\$13.73
Check	003630	07/17/18	Vendor	SITEX AQUATICS LLC	2564A	JULY 2018 LAKE MAINT	Contracts-Wetland Mitigation	001-534049-53901	\$1,600.00
Check	003631	07/17/18	Vendor	THE BEAUTIFUL MAILBOX COMPANY	152668	28 STREET SIGN POSTS/BAL DUE	R&M-Common Area	001-546016-53901	\$4,667.50
Check	003632	07/19/18	Vendor	HOPPING GREEN & SAMS	101021-A	MAY GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$2,505.74
Check	003633	07/24/18	Employee	ANGEL L. COLON	PAYROLL	July 24, 2018 Payroll Posting			\$184.70
Check	003634	07/24/18	Employee	GRACIELA M. VON BLON	PAYROLL	July 24, 2018 Payroll Posting			\$184.70
Check	003635	07/24/18	Employee	SCOTT E. PHILLIPS	PAYROLL	July 24, 2018 Payroll Posting			\$184.70
Check	003636	07/24/18	Employee	TODD M. ONEAL	PAYROLL	July 24, 2018 Payroll Posting			\$184.70
Check	003637	07/24/18	Employee	THOMAS A. BONNER	PAYROLL	July 24, 2018 Payroll Posting			\$184.70
Check	003638	07/27/18	Vendor	DEWBERRY ENGINEERS INC	1571445	6/18 Eng Svc/OUC & Playground	ProfServ-Engineering	001-531013-51501	\$1,350.00
Check	003639	07/27/18	Vendor	FED EX	6-246-17930	7/6/18 POSTAGE	Postage and Freight	001-541006-51301	\$15.00
Check	003640	07/27/18	Vendor	HOME DEPOT CREDIT SERVICES	070518-0670	HD:6/12-6/28/18 PURCHASES	LIGHTING	001-546016-53901	\$80.64
Check	003640	07/27/18	Vendor	HOME DEPOT CREDIT SERVICES	070518-0670	HD:6/12-6/28/18 PURCHASES	INSTALL SIGN POLE	001-546001-53901	\$24.88
Check	003640	07/27/18	Vendor	HOME DEPOT CREDIT SERVICES	070518-0670	HD:6/12-6/28/18 PURCHASES	INSTALL OF SIGN	001-546001-53901	\$57.00
Check	003640	07/27/18	Vendor	HOME DEPOT CREDIT SERVICES	070518-0670	HD:6/12-6/28/18 PURCHASES	IRR PIPE REPAIRS	001-546016-53901	\$21.63
Check	003640	07/27/18	Vendor	HOME DEPOT CREDIT SERVICES	070518-0670	HD:6/12-6/28/18 PURCHASES	MATERIAL FOR SIGN INSTALL	001-546001-53901	\$29.67
Check	003641	07/27/18	Vendor	SERVELLO & SONS	11465	JULY LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$9,374.49
Check	003642	07/27/18	Vendor	INFRAMARK, LLC	32368	7/18 Mgmt Fee/July Credit	ProfServ-Mgmt Consulting Serv	001-531027-51201	(\$1,000.00)
Check	003642	07/27/18	Vendor	INFRAMARK, LLC	32368	7/18 Mgmt Fee/July Credit	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,754.33
Check	003642	07/27/18	Vendor	INFRAMARK, LLC	32368	7/18 Mgmt Fee/July Credit	Printing and Binding	001-547001-51301	\$900.95
Check	003642	07/27/18	Vendor	INFRAMARK, LLC	32368	7/18 Mgmt Fee/July Credit	Postage and Freight	001-541006-51301	\$9.87
Check	003642	07/27/18	Vendor	INFRAMARK, LLC	32368	7/18 Mgmt Fee/July Credit	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003642	07/27/18	Vendor	INFRAMARK, LLC	32368	7/18 Mgmt Fee/July Credit	Sunshine Comm/after hours	001-549900-53901	\$11.97

EAST PARK
Community Development District

Payment Register by Bank Account
For the Period from 7/1/18 to 8/31/18
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
Check	003643	07/27/18	Vendor	THE LAKE DOCTORS, INC.	372579	JULY 2018 WATER MGMT	R&M-Common Area	001-546016-53901	\$87.00
Check	003644	08/02/18	Vendor	FED EX	6-253-71522	7/16/18 POSTAGE	Postage and Freight	001-541006-51301	\$112.90
Check	003645	08/02/18	Vendor	HOPPING GREEN & SAMS	101626	JUNE GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$829.00
Check	003646	08/02/18	Vendor	TROM II CORPORATION	53612	AUG JANITORIAL SVCS	R&M-General	001-546001-53901	\$200.00
Check	003647	08/10/18	Vendor	GRAU & ASSOCIATES	16902	AUDIT FYE 09/30/17	Auditing Services	001-532002-51301	\$3,500.00
Check	003648	08/10/18	Vendor	SITEX AQUATICS LLC	2479A	MAY 2018 LAKE MAINT	Contracts-Wetland Mitigation	001-534049-53901	\$1,600.00
Check	003649	08/13/18	Vendor	AQUATIC SYSTEMS INC	0000418191	QRT FOUNTAIN MAINT-AUG 2018	R&M-Common Area	001-546016-53901	\$246.00
Check	003650	08/13/18	Vendor	SERVELLO & SONS	11642	AUG LANDSCAPE MANT	Contracts-Landscape	001-534050-53901	\$9,374.49
Check	003651	08/13/18	Vendor	SITEX AQUATICS LLC	2584A	AUG 2018 LAKE MAINT	Contracts-Wetland Mitigation	001-534049-53901	\$1,600.00
Check	003652	08/13/18	Vendor	THE LAKE DOCTORS, INC.	378548	AUG 2018 WATER MGMT	R&M-Common Area	001-546016-53901	\$88.00
Check	003653	08/15/18	Vendor	ABBEY PRESS INC.		***Voided Voided***			\$0.00
Check	003654	08/15/18	Vendor	ABBEY PRESS INC.	135808	NO OUTLET SIGN	Misc-Contingency	001-549900-53901	\$212.35
Check	003655	08/21/18	Vendor	GRAYBAR	9305672528	2/EA - 18W LED FLOOD LIGHT	R&M-Common Area	001-546016-53901	\$377.76
Check	003655	08/21/18	Vendor	GRAYBAR	9305672528	2/EA - 18W LED FLOOD LIGHT	1% DISC	001-546016-53901	(\$3.53)
Check	003656	08/21/18	Vendor	HOME DEPOT CREDIT SERVICES	080518-0670	HD:7/5-7/23/18 PURCHASES	INSTALL SIGN POST	001-546001-53901	\$7.96
Check	003656	08/21/18	Vendor	HOME DEPOT CREDIT SERVICES	080518-0670	HD:7/5-7/23/18 PURCHASES	INSTALL TRFC SIGNS	001-546001-53901	\$63.06
Check	003657	08/30/18	Vendor	HOPPING GREEN & SAMS	102175	JULY GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$759.50
ACH	DD123	07/23/18	Vendor	ORLANDO UTILITIES COMMISSION	062918-ACH	OUC 5/2-6/1/18 ELEC/WATER ACH	Electricity - General	001-543006-53901	\$8,579.74
ACH	DD123	07/23/18	Vendor	ORLANDO UTILITIES COMMISSION	062918-ACH	OUC 5/2-6/1/18 ELEC/WATER ACH	Utility - Water	001-543018-53901	\$674.65
ACH	DD124	08/20/18	Vendor	ORLANDO UTILITIES COMMISSION	073118-ACH	OUC 6/1-7/2/18 ELEC/WATER ACH	Electricity - General	001-543006-53901	\$9,795.44
ACH	DD124	08/20/18	Vendor	ORLANDO UTILITIES COMMISSION	073118-ACH	OUC 6/1-7/2/18 ELEC/WATER ACH	Utility - Water	001-543018-53901	\$414.94
Account Total									\$74,009.17

Total Amount Paid	\$74,009.17
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	74,009.17
Total	74,009.17

EAST PARK OFFICE PARCEL

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK 96 PAGE 35

EAST PARK OFFICE PARCEL DEDICATION

KNOW ALL BY THESE PRESENTS, THAT D.R. HORTON, INC., a Delaware corporation ("Owner"), being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates Tract "A", a variable width right-of-way shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on this 21st day of June, 2018.

D.R. Horton, Inc., a Delaware Corporation
By: Donna L. Pope
Donna L. Pope, Vice President of D.R. Horton, Inc., a Delaware Corporation

SIGNED IN THE PRESENCE OF:
1) Chaitin Print Name
2) Dallas Austin Print Name

STATE OF FLORIDA,
COUNTY OF ORANGE
THIS IS TO CERTIFY that on this 6th day of June, 2018, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Donna L. Pope, as Vice President of D.R. Horton, Inc., a Delaware Corporation, who is personally known to me and did (did not) take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her free act and deed as such officer then duly authorized and that said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public: Marla R. Cuevas
Print Name: MARLA R. CUEVAS
Commission No.: 66116007
My Commission Expires: 2-23-2027



QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That undersigned, being a Professional Surveyor and Mapper that has prepared the foregoing plat that was prepared under my direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes, and that said land is located in Section 5, Township 24 South, Range 31 East, City of Orlando, Orange County, Florida.

Surveyor: James W. Boleman License: 063018
Registration Number: LS# 6485 Date
Professional Surveyor and Mapper
Registration Number of Legal Entity: LB# 6393
American Surveying & Mapping, Inc.

CERTIFICATE OF APPROVAL BY BOARD BY MUNICIPALITY

THIS IS TO CERTIFY that on 5-1-2018
The Orlando City Council
foregoing plat was approved by the
Mayor Donnie Albridge
City Clerk

CERTIFICATE OF APPROVAL BY PLANNING OFFICIAL

Examined and Approved: Richard D. Allen Date: 6-28-18
City Planning Official

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: DAH Date: 06/20/2018
City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
Richard D. Allen FOR RICHARD D. ALLEN
City Surveyor Date: 6/18/2018

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 07/09/2018 as File No. 2018040274
Phil Diamond
Phil Diamond, CPA, County Comptroller in and for the City of Orlando, Orange County, Florida



LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) PROCEED SOUTH 00°32'13" EAST, A DISTANCE OF 217.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DOWDEN ROAD (A 106.00 FOOT WIDE RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6141, PAGE 969 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, PROCEED THE FOLLOWING THREE (3) COURSES: (1) SOUTH 72°05'27" EAST, A DISTANCE OF 839.83 FEET TO THE BEGINNING OF A CIRCULAR CURVE, BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTH, HAVING A RADIUS OF 2,165.00 FEET, A CENTRAL ANGLE OF 18°47'50", AND A CHORD DISTANCE OF 707.09 FEET WHICH BEARS SOUTH 81°23'22" EAST; (2) PROCEED EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 710.27 FEET TO THE POINT OF TERMINUS OF SAID CURVE, BEING A POINT OF TANGENCY WITH A LINE; (3) THENCE, ALONG SAID TANGENT LINE, PROCEED NORTH 89°06'44" EAST, A DISTANCE OF 69.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF 7-11 EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, AT PAGES 147 AND 148 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, PROCEED NORTH 89°06'44" EAST, A DISTANCE OF 700.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 417, CENTRAL FLORIDA GREENWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6141, PG 969); THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF DOWDEN ROAD, PROCEED ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 06°23'57" EAST, A DISTANCE OF 2.60 FEET; (2) SOUTH 03°24'25" WEST, A DISTANCE OF 82.20 FEET; (3) SOUTH 06°23'57" EAST, A DISTANCE OF 279.36 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, PROCEED SOUTH 82°52'12" WEST, A DISTANCE OF 709.91 FEET; THENCE, PROCEED NORTH 13°42'22" WEST, A DISTANCE OF 39.69 FEET; THENCE, PROCEED NORTH 08°49'42" WEST, A DISTANCE OF 38.90 FEET; THENCE, PROCEED NORTH 15°44'18" WEST, A DISTANCE OF 161.30 FEET; THENCE, PROCEED NORTH 30°44'05" WEST, A DISTANCE OF 83.04 FEET; THENCE, PROCEED NORTH 52°07'45" WEST, A DISTANCE OF 35.15 FEET; THENCE, PROCEED SOUTH 89°44'38" WEST, A DISTANCE OF 324.07 FEET; THENCE, PROCEED SOUTH 58°15'01" WEST, A DISTANCE OF 32.30 FEET TO A POINT ON THE EAST PLAT LIMITS LINE OF OVERLOOK AT EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 66 THROUGH 68 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID EAST PLAT LIMITS LINE, PROCEED NORTH 01°16'24" WEST, A DISTANCE OF 71.16 FEET TO A POINT ON THE SOUTHERLY PLAT LIMITS OF SAID 7-11 EAST PARK, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID PLAT OF OVERLOOK AT EAST PARK; THENCE, DEPARTING SAID EAST PLAT LIMITS LINE, PROCEED NORTH 88°43'38" EAST, ALONG SAID SOUTHERLY PLAT LIMITS OF A 7-11 EAST PARK, A DISTANCE OF 434.72 FEET TO THE BEGINNING OF A CIRCULAR CURVE AND A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS NORTH 43°43'56" EAST; THENCE, PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TERMINUS OF SAID CURVE AND A POINT OF TANGENCY WITH A LINE; THENCE, ALONG SAID TANGENT LINE, PROCEED NORTH 01°16'24" WEST, A DISTANCE OF 31.88 FEET TO THE POINT OF BEGINNING.

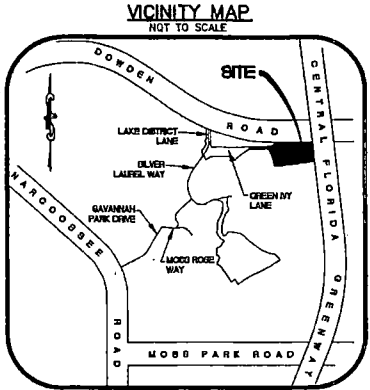
CONTAINING 318,371 SQUARE FEET (7.309 ACRES), MORE OR LESS.

PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF THE PLAT OF OVERLOOK AT EAST PARK, WHICH BEARS N88°43'38"E PER PLAT BOOK 81, PAGES 66 THROUGH 68, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. ALL RECORDS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTES 177.091 (28)).
4. A PRIVATE EASEMENT IS DEDICATED BY THIS PLAT OVER LOT 1 FOR THE BENEFIT OF PEDESTRIAN ACCESS TO LOT 2 AND SHALL BE OWNED AND MAINTAINED BY D.R. HORTON, INC..
5. A PRIVATE EASEMENT IS DEDICATED BY THIS PLAT OVER LOT 1 FOR THE BENEFIT OF VEHICULAR ACCESS TO LOT 2 AND SHALL BE OWNED AND MAINTAINED BY D.R. HORTON, INC..
6. THE LANDSCAPE BUFFER SHOWN 7.5 FEET IN WIDTH ALONG THE PERIMETER OF LOT 1 OF THIS PLAT, SHALL BE DEDICATED BY THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY D.R. HORTON, INC..
7. ALL DRAINAGE AND UTILITY EASEMENTS OVER LOTS 1 AND 2 ARE PRIVATE, SHALL BE DEDICATED BY THIS PLAT, AND ARE TO BE OWNED AND MAINTAINED BY D.R. HORTON, INC..
8. DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT, IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S REGULATIONS FOR THE CONSTRUCTION OF ANY PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.
9. THE CITY OF ORLANDO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, THE DRAINAGE EASEMENTS INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF ORLANDO FOR SAID PURPOSES.
10. THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND AGREEMENTS AS PER PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 1, 2017, FATC FILE NO: 2037-390101.
 - E1. EASEMENT GRANT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY RECORDED NOVEMBER 15, 1987 IN OFFICIAL RECORDS BOOK 1852, PAGE 1852, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS AFFECTED BY ENCROACHMENT AGREEMENT RECORDED APRIL 2002 IN OFFICIAL RECORDS BOOK 6493, PAGE 1787 AND ENCROACHMENT AGREEMENT RECORDED AUGUST 21, 2003 IN OFFICIAL RECORDS BOOK 7082, PAGE 320 AND ENCROACHMENT AGREEMENT RECORDED FEBRUARY 11, 2005 IN OFFICIAL RECORDS BOOK 7824, PAGE 4270 AND ENCROACHMENT AGREEMENT RECORDED JANUARY 2, 2009 IN OFFICIAL RECORDS BOOK 9003, PAGE 1544 AND ENCROACHMENT AGREEMENT RECORDED OCTOBER 28, 2015 IN OFFICIAL RECORDS BOOK 11024, PAGE 3907 AND ENCROACHMENT AGREEMENT RECORDED NOVEMBER 15, 2018 IN INSTRUMENT NO. 20180598198 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AS SHOWN, AS APPLICABLE)
 - E2. ACCESS EASEMENT AGREEMENT BY AND BETWEEN K-T NO. 1 LLC AND GARY T. RANDALL RECORDED OCTOBER 25, 2000 IN OFFICIAL RECORDS BOOK 6115, PAGE 2421 AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 25, 2000 IN OFFICIAL RECORDS BOOK 6115, PAGE 2434, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS AFFECTED BY: FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED MAY 14, 2001 IN OFFICIAL RECORDS BOOK 6257, PAGE 5561, AND AMENDMENT TO CERTAIN EASEMENT AGREEMENTS RECORDED AUGUST 1, 2002 IN OFFICIAL RECORDS BOOK 6580, PAGE 9030 AND CONSENT TO APPROVAL OF CERTAIN PLANS RECORDED AUGUST 1, 2002 IN OFFICIAL RECORDS BOOK 6580, PAGE 9042 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
 - E3. UTILITY EASEMENT TO STRATEGIC TECHNOLOGIES INC., A FLORIDA CORPORATION, RECORDED MAY 20, 2003 IN OFFICIAL RECORDS BOOK 6919, PAGE 2160, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
 - E4. RESERVATIONS OF EASEMENT AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2005 IN OFFICIAL RECORDS BOOK 8270, PAGE 1644, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOTHING TO PLOT)



NOTICE
THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



EAST PARK OFFICE PARCEL

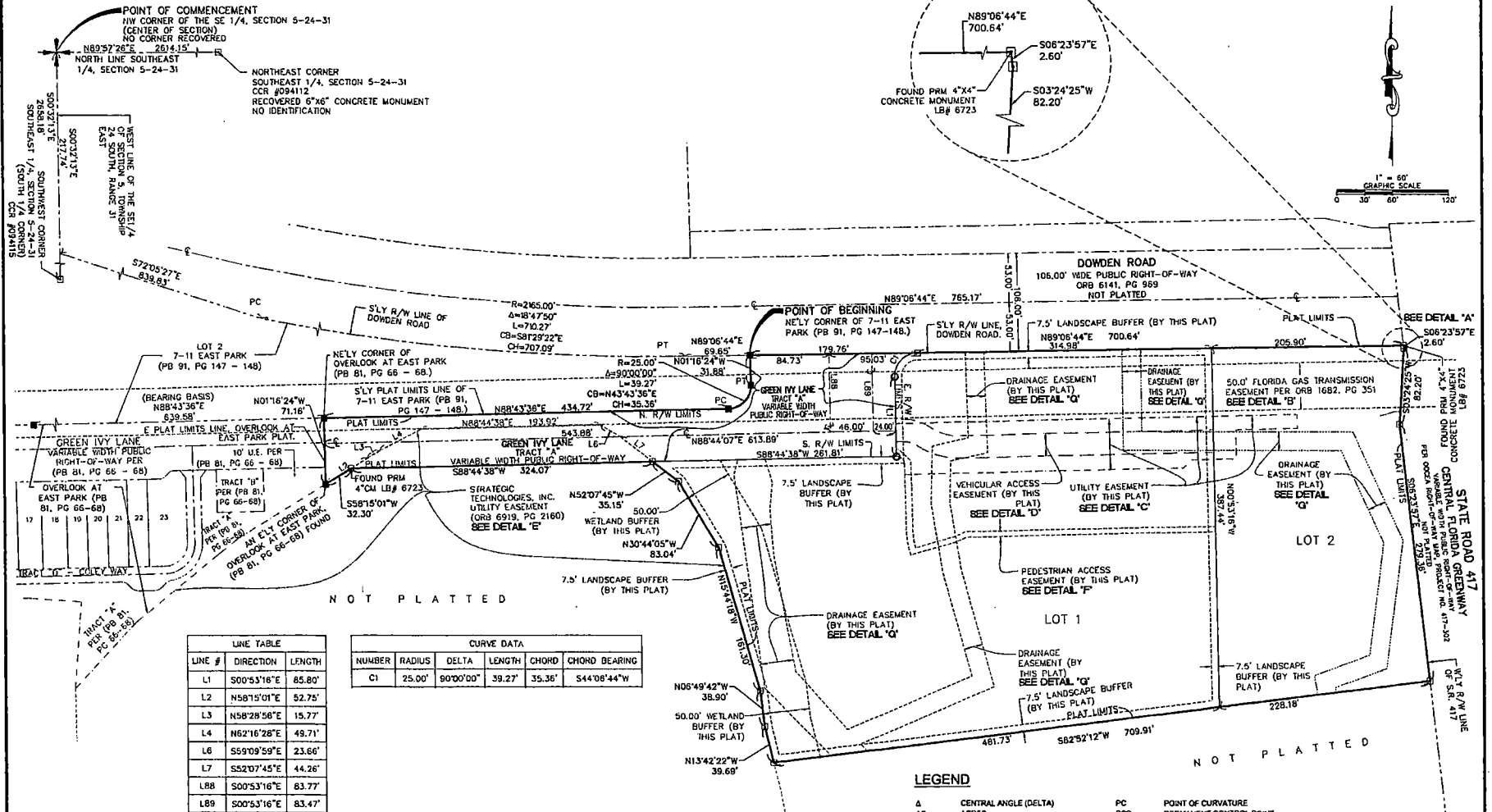
SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 2 OF 3

PLAT BOOK 96

PAGE 36

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 3 OF 3 FOR DETAILS "B" THROUGH "G"



LINE #	DIRECTION	LENGTH
L1	S00°53'16"E	85.80'
L2	N58°15'01"E	52.75'
L3	N58°28'58"E	15.77'
L4	N62°16'28"E	49.71'
L6	S59°09'59"E	23.66'
L7	S52°07'45"E	44.26'
L88	S00°53'16"E	83.77'
L89	S00°53'16"E	83.47'

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	S44°06'44"W

LEGEND

- | | | | |
|--------|--|------|--|
| A | CENTRAL ANGLE (DELTA) | PC | POINT OF CURVATURE |
| AC | ACRES | PCP | PERMANENT CONTROL POINT |
| CB | CHORD BEARING | PI | POINT OF INTERSECTION |
| CH | CHORD LENGTH | PNT | POINT ON A NON-TANGENT CURVE |
| D.O.T | DEPARTMENT OF TRANSPORTATION | PRC | POINT OF REVERSE CURVE |
| DB | DEED BOOK | PRM | PERMANENT REFERENCE MONUMENT |
| DE | DRAINAGE EASEMENT | PT | POINT OF TANGENCY |
| ESMT | EASEMENT | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| ELY | EASTERLY | R | RADIUS |
| FND | FOUND | RW | RIGHT-OF-WAY |
| L | ARC LENGTH | S.R. | STATE ROAD |
| LB# | LICENSED BUSINESS NUMBER | SLY | SOUTHERLY |
| NLY | NORTHERLY | SELY | SOUTHEASTERLY |
| NELY | NORTHEASTERLY | SWLY | SOUTHWESTERLY |
| N.T.S. | NOT TO SCALE | F # | DESIGNATOR FOR ENCUMBRANCES |
| NWLY | NORTHWESTERLY | TWP | TOWNSHIP |
| OM | OVERALL DIMENSION | UE | UTILITY EASEMENT |
| ORB | OFFICIAL RECORD BOOK | WLY | WESTERLY |
| OOCEA | ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY | CCR | CERTIFIED CORNER RECORD |
| PB | PLAT BOOK | ☐ | CENTERLINE |
| | | ■ | FOUND PRM 4"x4" CONCRETE MONUMENT, LBS#671 |
| | | □ | SET PRM 4"x4" CONCRETE MONUMENT, WITH BRASS DISK INSCRIBED "PRM LBS#393" TO BE SET IN ACCORDANCE WITH CHAPTER 177.03(1), FLORIDA STATUTES (UNLESS OTHERWISE NOTED) |
| | | ○ | SET PCP (PERMANENT CONTROL POINT) NAIL AND DISK INSCRIBED "PCP LBS 639" TO BE SET IN ACCORDANCE WITH CHAPTER 177.03(1), FLORIDA STATUTES. |

PREPARED BY:



THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EAST PARK OFFICE PARCEL

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

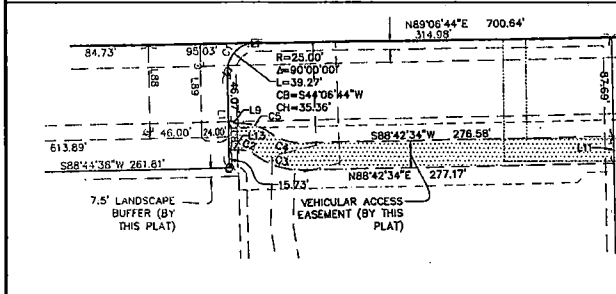
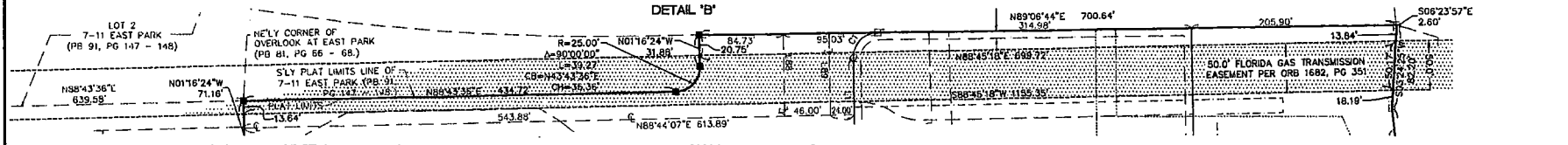
SHEET 3 OF 3

PLAT BOOK 96 PAGE 37

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND NOTES

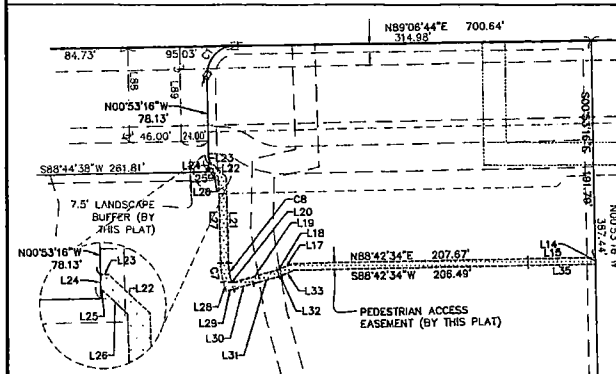
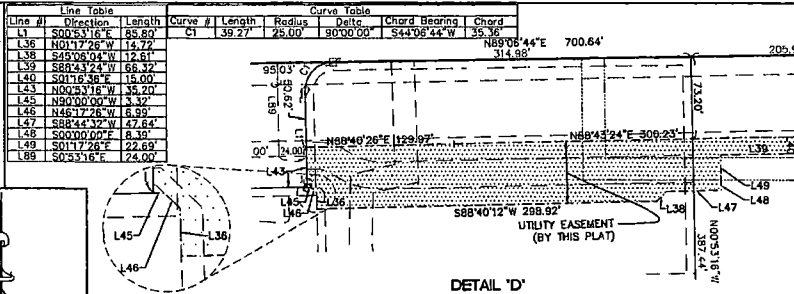
Line Table			
Line #	Direction	Length	
L1	S00°53'16"E	85.80	
L89	S05°31'6"E	83.77	
L89	S05°31'6"E	24.00	

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	39.27	25.00	90°00'00"	S44°08'44"W	35.36



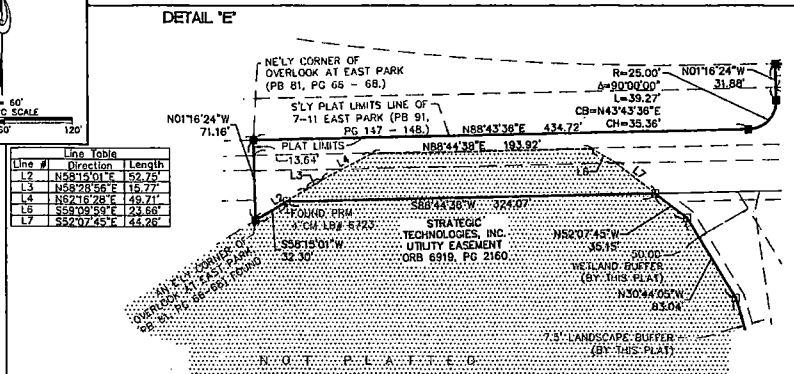
Line Table				
Line #	Direction	Length		
L1	S00°53'16"E	85.80		
L8	S00°53'16"E	24.00		
L10	S09°08'44"W	15.00		
L11	N00°53'16"E	24.50		
L13	N89°06'44"E	8.51		
L89	S05°31'6"E	83.77		
L89	S05°31'6"E	24.00		

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	25.00	90°00'00"	S44°08'44"W	35.36	
C2	15.77	25.00	36°07'57"	S73°11'29"E	15.31
C3	42.87	4.00	32°53'10"	S71°34'05"E	31.89
C4	28.08	50.00	37°10'32"	N07°12'46"W	27.71
C5	30.80	49.00	38°07'57"	N73°11'29"W	30.39



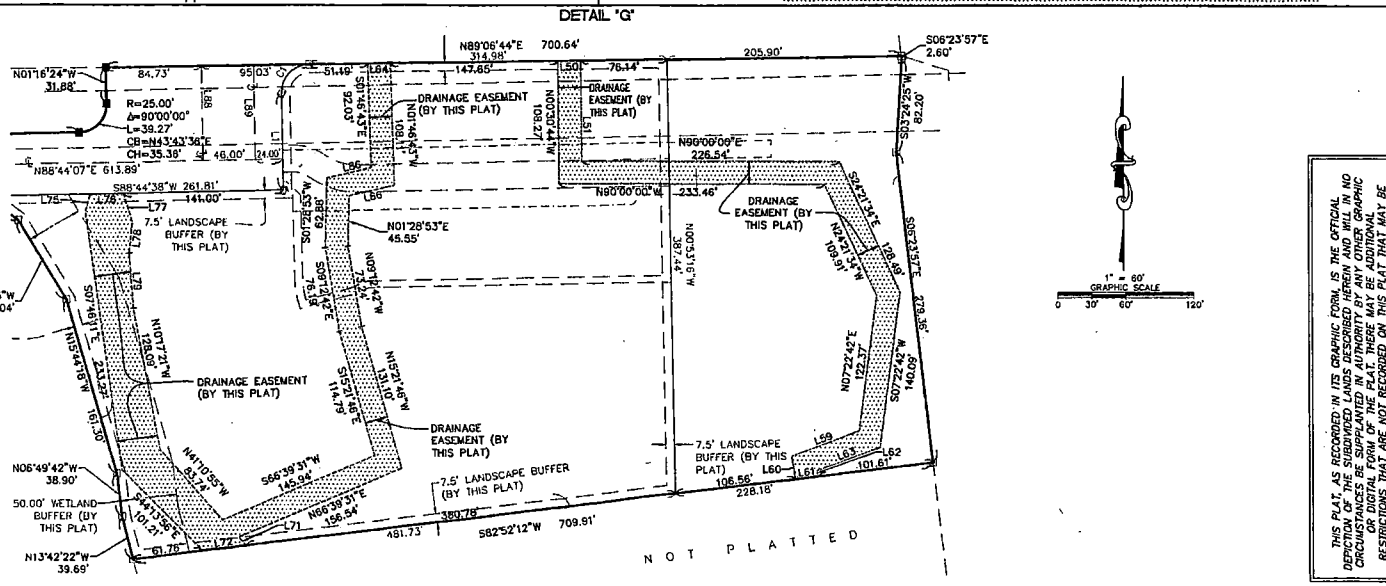
Line Table				
Line #	Direction	Length		
L14	S00°53'16"E	6.00		
L15	N88°04'18"E	10.64		
L16	N88°27'55"E	11.82		
L18	N88°27'55"E	2.43		
L19	N74°15'24"E	42.51		
L20	S74°15'24"E	11.05		
L21	S01°17'26"E	76.67		
L22	S46°17'26"E	17.87		
L23	N88°44'33"E	17.56		
L24	N00°53'16"E	5.00		
L25	S88°44'33"W	0.53		
L26	N46°17'26"W	10.80		
L27	N01°17'26"W	76.60		
L28	N15°44'18"W	5.11		
L29	S72°25'39"W	8.99		
L30	S74°15'24"W	18.25		
L31	S74°15'41"W	24.26		
L32	S88°01'38"W	2.04		
L33	S68°27'58"W	11.94		
L35	S88°04'18"W	16.60		

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	39.27	25.00	90°00'00"	S44°08'44"W	35.36
C7	16.84	78.50	12°11'03"	N07°43'44"W	16.91
C8	17.02	67.50	14°26'52"	S06°30'52"E	16.98



Line Table				
Line #	Direction	Length		
L1	S00°53'16"E	85.80		
L50	N89°06'44"E	20.00		
L51	S00°39'44"E	188.59		
L52	N00°30'44"W	108.27		
L53	N69°28'39"E	63.53		
L60	N09°01'50"W	70.87		
L61	S82°52'12"W	20.01		
L62	S09°01'50"E	5.20		
L63	S68°28'39"W	58.21		
L64	S89°06'44"W	20.00		
L66	N78°52'50"E	40.76		
L71	N42°54'21"W	3.91		
L72	N89°06'44"E	39.18		
L75	S14°27'01"W	16.58		
L76	S88°44'57"W	20.53		
L77	N05°33'00"W	28.18		
L78	N05°32'2"E	28.18		
L79	N04°10'57"W	49.67		
L85	S76°32'50"W	39.83		
L87	S01°46'45"W	39.03		
L89	S05°31'6"E	83.77		
L89	S05°31'6"E	24.00		

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	39.27	25.00	90°00'00"	S44°08'44"W	35.36



PREPARED BY:

ASM
AMERICAN SURVEYING & MAPPING INC.
CLASSIFICATION OF AUTHORIZATION NUMBER L38003
518 UNIVERSITY BLVD., SUITE 200
ORLANDO, FLORIDA 32801
(407) 428-7979

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE PARCEL. NO OTHER PLAT, RECORD, OR INSTRUMENT, INCLUDING BUT NOT LIMITED TO, ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAN ARE SHOWN ON THIS PLAT. THE RECORD RECORD OF THIS COUNTY.



Work Authorization Number 2019-1
 October 1, 2018

East Park Community Development District
 313 Campus Street
 Celebration, Florida 34747

**Subject: Work Authorization Number 2019-1
 East Park Community Development District
 District Engineering Agreement**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. ("Dewberry"), is pleased to submit this Work Authorization to provide **Professional Consulting Engineering services** for the East Park Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

I. Scope of Work

East Park Community Development District will engage the services of Dewberry as District Engineer to perform those services as necessary for the preparation of the District Improvement Plan and attendance at meetings and any other business regarding the District's issuance of bonds as well as any consulting engineering services for the District as required from time to time.

II. Fees

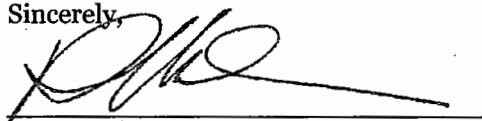
East Park Community Development District will compensate Dewberry pursuant to the hourly rate schedule contained in the **Professional Consulting Engineering Agreement**. The District will reimburse Dewberry all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the **Professional Consulting Engineering Agreement**.

Our fee for this task will be based on time and materials. We estimate a budget of \$8,000, plus other direct costs.

This Work Authorization, together with the **Professional Consulting Engineering Agreement**, represents the entire understanding between the East Park Community Development District and Dewberry with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

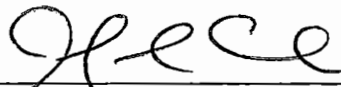
Sincerely,



Rey Malavé, P.E.
 Dewberry Engineers Inc.
 Associate Vice President

October 1, 2018
 Date

APPROVED AND ACCEPTED

By: 

Authorized Representative of
 East Park
 Community Development District

9/24/2018
 Date



AUTHORIZATION TO PROCEED FOR THE 2018 HURRICANE SEASON

The 2018 Hurricane Season is upon us. In preparation for this season, we are sending all our valued *Servello Landscape Solutions* customers the Authorization to Proceed Form.

*Prices advertised are only for those who submit their Authorization to Proceed For the 2018 Hurricane Season. BONUS: Properties with submitted Authorizations will also benefit from Priority Attention in the order the Authorization Forms are received. If we do not have authorization, we cannot respond until we receive it.

Thank you very much for your cooperation.

AUTHORIZATION TO PROCEED FOR THE 2018 HURRICANE SEASON FORM

The undersigned, _____ (please print name and last name),
as an authorized agent for _____ (Property Name)

Hereby authorizes work to proceed based on \$55.00* per man hour and \$35.00* per hour for basic equipment costs. The use of the bucket will be \$65.00* per hour and \$55.00* per hour for the large loader. Dump fees will be assessed. All invoicing will be directly billed to the property and late fees will be applicable should payment exceed thirty (30) days.

The undersigned further releases *Servello Landscape Solutions* from subsequent damage in attempts to remove tree debris from vehicles, buildings, etc. resulting from hurricanes.

Signature

Date

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
FIELD MANAGEMENT
REPORT**

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

FIELD MAINTENANCE HIGHLIGHT REPORT

September 2018

COMPLETED ITEMS:

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Performed irrigation maintenance/repairs
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed
- Ordered not trespassing signs and catch and release signs
- Remove falling two trees from the vacant tract of land next to The Lake at East Park
- Pressure washed entrances, wall, and columns throughout the community
- Adjust time clock at entrance of Moss Rose Way
- Installed "No Outlet" street signs
- Cleaning debris around 2 out flow structures (see pictures attached)
- Fixed and painted entrance signs off Narcoossee Rd.
- Performed community light review

ATTACHMENTS

- ❖ Resident Log
- ❖ Sitex
- ❖ Vertex
- ❖ Lake Doctors, Inc.
- ❖ Landscape Review
- ❖ Servello & Sons
- ❖ Proposals

Cleaning Debris around outflow structures

Before



After



**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
RESIDENTIAL SERVICE
REQUEST LOG**

East Park Service Request

Date received	Location	Request	Action Taken	Status
7/9/2018	Savannah Park & Moss Road	Fountain lights not working	created work order	Complete
7/19/2018	gas station	reinstall flag	created work order	Complete
7/19/2018		fill in hole	created work order	Complete
7/19/2018	Easter Field	install "No Trespassing" sign in median	created work order	Complete
7/27/2018	Moss Park	adjust timer at Entrance lights	created work order	Complete
7/30/2018	10238 Kristen Park Dr.	storm drain needs to be addressed	created work order	completed
7/31/2018	Savannah Park & Moss Road	fountain lights still not working	notified Vertex	completed
8/20/2018	Savannah Park & Moss Road	fountain lights still not working	notified Vertex	completed

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
SITEX REPORT**

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT

August 2018

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1-Spot treated for Algae & Hydrilla

POND2-Spot treated for Algae & Bladderwort

POND3- Cattails Treated

POND4-Algae treated

POND5- Hydrilla & Algae treated

POND6- Hydrilla & Algae treated

POND7- Shoreline Algae treated

POND8- Spot treatment for Algae

POND9-Spot treated for Algae

POND10- Watergrass

POND11-Hydrilla & Algae treated.

DITCH-Ditch was treated for shore grasses & invasive vegetation as needed.

ADDITIONAL NOTES:

Now the amount of rain has slowed Algae is starting to pop as expected, the water levels are starting to drop down to their normal level & we are able to spray shore line grasses again as I'm sure you will notice.

Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards, Joe Craig, President Sitex Aquatics

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
VERTEX REPORT**



FOUNTAIN CLEANING SERVICES

Date <u>8/22/18</u>		Tech	Add'l Tech
Account # <u>108680</u>	Tech Initials	<u>GAF</u>	
Site Name <u>EAST PARK EDD-FC</u>	Arrival Time	<u>10:30</u>	
Weather <u>12</u>	Departure Time	<u>11:30</u>	
Call Ahead Made <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total Site Time	<u>1.0</u>	
On Site Contact Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Travel Time	<u>1.0</u>	
Call After Made <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total Site + Travel Time	<u>2.0</u>	

FOUNTAIN CLEANING

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Location	<u>SITE #1</u>	<u>SITE #2</u>			
Model	<u>TWOVER</u>	<u>TWOVER</u>			
HP	<u>10 10</u>	<u>5</u>			
Amperage	<u>42.2 / 1.85</u>	<u>19.8 / 1.38</u>			
Voltage	<u>238.5 / 118.6</u>	<u>243.6 / 124.6</u>			
SERVICES PERFORMED					
Clean Intake Screen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Clean Light & Lenses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Clean Float	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Clean Display Head Jets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Clean Display Ring & Jets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Adjust Mooring Lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Reset Timers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Test Pump Circuit	<u>2.0</u>	<u>1.3</u>			
Test Light GFCI Circuit	<u>1.0</u>	<u>1.0</u>			
# of Replacement Bulbs	<u>0</u>	<u>0</u>			

ADDITIONAL PARTS USED 7A-11P 7A-11P
730-11P 730-11P

Part Number	Description	Quantity/Hrs	Unit Price	Total Amount
	Bulb Replacement as Required			
	Gasket			
<u>NPU</u>				
	Repair Labor			
Service Comments: <u>HEAVY ALGAE + CALCIUM ALL PARTS BOTH UNITS / ALL CIRCUITS NORMAL AT DEPARTURE</u>		Total Materials/Labor		<u>0</u>
		Sales Tax		
		Surtax		
		Total Due	<u>GL</u>	
			Invoice Number	
<input type="checkbox"/> Pompano <input type="checkbox"/> St Pete <input type="checkbox"/> Ft Pierce <input checked="" type="checkbox"/> Sanford <input type="checkbox"/> Ft Myers <input type="checkbox"/> Sun City			Invoice Date	

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
LAKE DOCTORS, INC. REPORT**



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

FJS/ 721272

Dear Ms. Rosemary Tschinkel,

On July 26, 2018 and August 24, 2018's visit to spray the ponds at East Park CDD, The Lake Doctors, Inc., implemented treatment of emergent weeds and filamentous algae. Included in the bullet points are the targeted species.

- Exposed Baby Tear Plant
- Alligator Weed
- Torpedograss
- Primrose
- Cattails
- Terrestrial Vegetation
- Filamentous Algae

On July's treatment we treated for both algae and emergents. August treatment we sprayed for torpedograss, primrose willow, cattails and other terrestrial vegetation. Should you have any questions or concerns please do not hesitate to contact your assigned Biologist or Field Manager listed below.

Thank you,

Aquatic Biologist
Robert (Bob) Kind
Robert.Kind@lakedoctors.com
407-961-9223

Field Manager
Tom Publick
Tom.Publick@lakedoctors.com
407-761-9550



Ft. Lauderdale
(954) 565-7488
1-800-683-5253

Sarasota
(941) 377-0658
1-800-444-5253

Jacksonville
(904) 262-5500
1-800-398-5253

Largo
(727) 544-7644
1-888-668-5253

Ft. Myers
(239) 693-2270
1-800-444-5253

Navarre
(850) 939-5787
1-800-398-5253

Ohio
(937) 433-2942
1-866-774-5253

South Carolina
(843) 873-1911
1-800-398-5253

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
LANDSCAPE REVIEW**

East Park Landscape Review

Issue	Location	Date of Drive-thru	Status	Field Manager Comments
No irrigation	Savannah Park near the Cranium Academy entrance	7/23/2018	Pending	Servello will provide a proposal as there is an area of about 30 feet with no irrigation. Will review this item during the next revision scheduled for 7/23/18
Mowing, trimming, and edging	Througout the community	7/23/2018	Completed as scheduled	This is an ongoing matter that will be revisited on every community review
Mulch	Througout the community	7/23/2018	Pending	Should be completed once per year. Servello scheduled mulch for July. This will be revisited during the next revision scheudled for 7/23/18.
Trash pick up	Througout the community	7/23/2018	Completed as scheduled	Servello have responded effectively when notified about picking up trash out of schedule.
Weed control	Caroline Park Drive and Moss Rose Way needs weed control on both sides of streets, also at Easternfield Drive there are problems with weed control at both sides of street and island.	7/23/2018	Pending	Servello will take care of this area and apply necessary measurements to control the weed on this area. This will be revisited during the next community review scheduled for 7/23/18
Dead Trees	Play House Park	7/23/2018	Pending	There are 2 dead trees pending to be removed. Servello will provide with proposals to remove them.
Annuals	All Entrances	7/23/2018	Pending	Sheduled for the month of July. Will revisit during next community review scheduled for 7/23/18
Pond/Lake	Moss Rose Way - smell and algae problem	7/23/2018	Pending	Sitex responded to request, not smell detected. It does have some algae that we will treat during the week of 7/23/18

East Park Landscape Review - 8/9/18

Issue	Location	Status	Field Manager Comments
Mowing, trimming, and edging	Througout the community	ongoing	This is an ongoing matter that will be revisited on every community review
Mowing and detail lakes	Througout the community	ongoing	Shedulced for every Monday
Trash pick up	Througout the community	Completed as scheduled	Servello have responded effectively when notified about picking up trash out of schedule.
Leaning Tree (Cypress tree) next to house	Savannah Park Dr/ 10100 Moss Rose Way	Pending	Will be revisit during next review
Tree beds (Removal of weeds)	Troughout the community	ongoing	Schedules for every Monday
Tree removal and replacement	Caroline Park Dr between Park Row Ct and Cobalt Park Dr	Pending	Servello will provide proposal for 2 small Bald Cypress Trees
Fertilizer	Througout the community	Pending	Servello will provide reports and schedule for fertilization
Tree removal and replacement	Play House park between Moss Rose Way/old Patina Way	Pending	Servello will provide proposal for 1 small Oak tree and 3 Viburnum bushes
Irrigation	Througout the community	Pending	Report to be provided by Servello
Doggy pots and trsh cans	Througout the community	ongoing	Scheduled for every Monday
Tree removal and replacement	Dowden Rs and Eaaster Field Dr	Pending	Servello will provide proposal for 4 Japannesse blueberries

East Park Landscape Review - 9/6/18

Issue	Location	Status	Field Manager Comments	Servello's Comments
Mowing, trimming, and edging	Throughout the community	ongoing	This is an ongoing matter that will be revisited on every community review	Everyweek service
Mowing and detail lakes	Throughout the community	ongoing	Shedulced for every Monday	Everyweek service
Trash pick up	Throughout the community	Completed as scheduled	Servello have responded effectively when notified about picking up trash out of schedule.	Every Monday
Leaning Tree (Cypress tree) next to house	Savannah Park Dr/ 10100 Moss Rose Way	Completed as scheduled	completed	Completed
Tree beds (Removal of weeds)	Troughout the community	ongoing	Schedules for every Monday	Maintained every service
Annuals/Flower beds	At all entrances and Savannah Park Gazebo	Completed	All annual beds completed. Next on is scheduled for November 2018	Completed
Tree removal and replacement	Caroline Park Dr between Park Row Ct and Cobalt Park Dr	Pending	Servello will provide proposal for 2 small Bald Cypress Trees	Proposal submitted
Conservation Area - Canal	Behind the lake parallel to Dawson and Lily way	Pending	Scheduled for the fall season (October 2018)	No Change
Fertilizer	Throughout the community	Pending	Servello will provide reports and schedule for fertilization	Scheduled for September
Tree removal and replacement	Play House park between Moss Rose Way/old Patina Way	Pending	Servello will provide proposal for 1 small Oak tree and 3 Viburnum bushes	Proposal submitted
Irrigation	Throughout the community	Pending	Report to be provided by Servello	IMC Turned in
Doggy pots and trsh cans	Throughout the community	ongoing	Scheduled for every Monday	No Change
Tree removal and replacement	Dowden Rs and Eaaster Field Dr	Pending	Servello will provide proposal for 4 Japannesse blueberries	Proposal submitted
Proposal	Match Lake District Lan median island with the Easterfield Dr. median island	Pending		We do not service this\

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
SERVELLO & SONS REPORT**



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
July 2018 (Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 4 mowing cycles in July. Mowing cycles completed:

- Week ending 7/6/18
- Week ending 7/13/18
- Week ending 7/20/18
- Week ending 7/27/18

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – Follow up scheduled for

b) Zoysia – Follow up scheduled for

c)

1.1.5 – Fertilization

a) No fertilization scheduled for July

1.1.6 – Pest Control

a) No active pests in any turf found

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending

Done is 3 detail rotations

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed bi-weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

- a) Plant and tree fertilization- None scheduled for July

1.2.4 – Mulching

- a) Completed

1.3 Tree Care

1.3.1 Pruning

- a) No Palm Pruning required
- b) Tree elevations raised along roadways and sidewalk on rotational basis

1.4 Annual Flowers

1.4.1 Annuals – Completed



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
August 2018 (Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 5 mowing cycles in August. Mowing cycles completed:

- Week ending 8/3/18
- Week ending 8/10/18
- Week ending 8/17/18
- Week ending 8/24/18
- Week ending 8/31/18

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – Follow up scheduled for 8/16/18

b) Zoysia – Follow up scheduled for 8/16/18

1.1.5 – Fertilization

a) No fertilization scheduled for August

1.1.6 – Pest Control

a) No active pests in any turf found

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending

Done is 3 detail rotations

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed bi-weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

a) Plant and tree fertilization- None scheduled for August

1.2.4 – Mulching

a) Completed

1.3 Tree Care

1.3.1 Pruning

a) No Palm Pruning required

b) Tree elevations raised along roadways and sidewalk on rotational basis

1.4 Annual Flowers

1.4.1 Annuals – Completed



261 Springview Commerce Drive
 DeBary, FL 32713
 Telephone 386-753-1100
 Fax 386-753-1106

Proposal

Date	Proposal #
08/31/2018	1197

Submitted To

East Park Community Developmen
 Daniel Finz
 210 North University Drive Suite 702
 Coral Springs, FL 33071

Project

East Park Community Development
 Narcoossee Rd & Moss Park Road
 Orlando, FL 32827

Scope

We propose to furnish the following scope of work to complete East Park Community Development District.

Irrigation Maintenance

Description	Quantity	Unit	Price
Moss Park Clock			0.00
Zone # 3 Valve has failed			0.00
Rain Bird scrubber valve	1.00	1 1/2"	212.10
Male Adapter 2.5 X 2 Txs	2.00	2 1/2"	13.00
2 1/2 Coupling Soc PVC Fitting	2.00	2 1/2"	10.30
Bushing 2.5x2 Sxs	2.00	2 1/2" X 2"	20.18
Technician Labor	3.00	Hr	195.00
Clock # 7 Backside Lake			0.00
Zone # 7			0.00
RAINBIRD VALVE ELEC SCRUBBER 24V	1.00	2"	258.00

COMPLETED

Irrigation Maintenance

Description	Quantity	Unit	Price
Male Adapter 2.5X2 Txs	2.00	2 1/2"	13.00
2 1/2 Coupling Soc PVC Fitting	2.00	2 1/2"	10.30
Bushing 2.5x2 Sxs	2.00	2 1/2" X 2"	20.18
2 1/2 PVC Expansion Repair Coupling	1.00	2 1/2"	48.70
Technician Labor	3.00	Hr	195.00
Subtotal Irrigation Maintenance			995.76
Project Total			\$995.76

preapproval \$ 1,000

COMPLETED

East Park Community Developmen

Proposal #1197 Project Total

\$995.76

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: _____ Accepted: _____
Servello & Son, Inc. Date East Park Community Development Distric Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion. All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

COMPLETED

**Irrigation
Maintenance
Check**

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/31/15
 Job #: 10021
 Technician: Pete / Mark START TIME: 9:00 am



CLOCK #
Front Entrance

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

(31.2.2015) → *Revised Pop Up* *8.31.15* *8.31.15*

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----

RUN TIME FOR ZONE
(MIN) PRG ST TM.

20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	45	20	20
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

POP UP OR ROTOR
(PU) (R)

PU	PU	PU	R	R	R	PU	PU	R	R	R	PU	PU	R	PU	R	R	R
----	----	----	---	---	---	----	----	---	---	---	----	----	---	----	---	---	---

HEAD NEED REPLACED

			1							1	1		1				
--	--	--	---	--	--	--	--	--	--	---	---	--	---	--	--	--	--

NOZZLES NEED REPLACED

	11						1			1	1	11		11			
--	----	--	--	--	--	--	---	--	--	---	---	----	--	----	--	--	--

BREAK IN PIPE

										1	1						
--	--	--	--	--	--	--	--	--	--	---	---	--	--	--	--	--	--

VALVE OPERATING
PROPERLY

Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

PROPER COVERAGE
OF PLANT MATERIAL

Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	Y	Y	N
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

NO FAULTS FOUND

N	Y	N	Y	N	N	N	Y	N	N	N	Y	Y	Y	Y	N	N	—
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

OTHER COMMENTS:

Run Station 3 since hour
Zone 3 (Zone 3) come on
Zone 2 (Zone 2) nozzle

Zone	Location	6" Rotor	8" Pop Up	FT	90°	180°	360°	MP	EST
2				15					2...
4		1							
8			1	12		1			
17				15		1			
13				10	2	2			
15				10		1			
				15	1				

Irrigation Maintenance Check

Client Name: East Park CDD
 Client Address: Narcososa Rd. & Moss Park Rd., Celebration 34747 Date: 8/30/18
 Job #: 10021
 Technician: Pete / Mark START TIME: _____



CLOCK #
Front Entrance

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

19	20	21	22	23	24	25	26	27		29	30	31	32
----	----	----	----	----	----	----	----	----	--	----	----	----	----

RUN TIME FOR ZONE
(MIN) PRG ST TM:

20	20	20	20	20	20	20	20	20	20	20	20	20	20
----	----	----	----	----	----	----	----	----	----	----	----	----	----

POP UP OR ROTOR
(PU) (R)

PU	PU	PU	PU	PU	PU	PU	PU	B		R	PU	R	PU
----	----	----	----	----	----	----	----	---	--	---	----	---	----

HEAD NEED REPLACED

1													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

1													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--	--	--	--	--	--	--

VALVE OPERATING
PROPERLY

Y													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

PROPER COVERAGE
OF PLANT MATERIAL

N													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

NO FAULTS FOUND

Y													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

OTHER/COMMENTS:

Zone	Location	8" Rotor	8" Pop Up	FT	90°	180°	360°	MP
19			1	15		2		

Technician: _____

Irrigation Maintenance Check

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/23/18
 Job #: 10021
 Technician: Mark START TIME: 11:30 M. Wed. Sat



CLOCK #
 Caroline Commons

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

RUN TIME FOR ZONE
 (MM) PRG ST TM:

30	30	45	45	20	20	20	20
----	----	----	----	----	----	----	----

POP UP OR ROTOR
 (PU) (R)

PU	PU	PU	PU	PU	PU	PU	PU
----	----	----	----	----	----	----	----

HEAD NEED REPLACED

--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

				1	1		
--	--	--	--	---	---	--	--

BREAK IN PIPE

			1				
--	--	--	---	--	--	--	--

VALVE OPERATING
 PROPERLY

Y	Y	Y	Y	Y	Y	Y	Y
---	---	---	---	---	---	---	---

PROPER COVERAGE
 OF PLANT MATERIAL

Y	N	Y	Y	N	N	Y	Y
---	---	---	---	---	---	---	---

NO FAULTS FOUND

N	Y	N	N	N	Y	N	N
---	---	---	---	---	---	---	---

*1- 6" Coupler
 1- 1/2" Service
 1- 6" & 1/2" pipe
 pipe*

Completed

OTHER/COMMENTS:

** Controller set for 6 days
 changed to 3 days
 * Water main shut off.*

Zone	Location	6" Rotor	8" Pop Up	FT	90°	180°	360°	MP
2			3	12		3		
4	Line Mark							
5				12		1		
6				12		2		

Technician:

**Irrigation
Maintenance
Check**

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 2-28-18
 Job #: 10021
 Technician: Murt START TIME: 11:45 M-Fri-5g



CLOCK #
Dowden & Easterfield

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5
---	---	---	---	---

RUN TIME FOR ZONE
(MIN) PRG ST. TM:

15	15	15	15	15
----	----	----	----	----

POP UP OR ROTOR
(PU) (R)

PU	PU	PU	PU	PU
----	----	----	----	----

HEAD NEED REPLACED

--	--	--	--	--

NOZZLES NEED REPLACED

	1			1
--	---	--	--	---

BREAK IN PIPE

--	--	--	--	--

VALVE OPERATING
PROPERLY

Y	Y	Y	Y	Y
---	---	---	---	---

PROPER COVERAGE
OF PLANT MATERIAL

Y	Y	Y	Y	
---	---	---	---	--

NO FAULTS FOUND

N	Y	N	N	
---	---	---	---	--

OTHER/COMMENTS:

Technician:

Completed

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
2	<i>Checked</i>			12	1			
5				15		2		

Irrigation Maintenance Check

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/30/14
 Job #: 10021
 Technician: Deien / Mark START TIME: 5:45 pm m.w.f.



CLOCK # 5
 Main Park @ Lake
 Town Lake Dr. - Tennis Courts

Presapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
RUN TIME FOR ZONE (MIN) PRG ST TM:	20	45	20	45	20	20	45	20	20	45	20	20
POP UP OR ROTOR (PU) (R)	PU	R	PU	R	PU	PU	R	PU	PU	R	PU	PU
HEAD NEED REPLACED		1										
NOZZLES NEED REPLACED	1				11							1
BREAK IN PIPE												
VALVE OPERATING PROPERLY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
PROPER COVERAGE OF PLANT MATERIAL	W	N	Y	Y	N	Y	Y	Y	Y	Y	Y	N
NO FAULTS FOUND	Y	Y	N	N	Y	N	N	N	N	N	N	Y

OTHER/COMMENTS:
Zone 4 Broken Bubbler
Zone 6 Rits

Zone	Location	6" Rotor	6" Pop Up	FT	80°	180°	360°	MP
1				16		1		
5				16		11		
12				12	1			

Technician: _____

**Irrigation
Maintenance
Check**

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/30/18
 Job #: 10021
 Technician: Pete / Mark START TIME: _____



CLOCK # 5
 Main Park @ Lake
 Town Lake / Lake District Ln

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	13	14	15	16	17	18	19	20	21
RUN TIME FOR ZONE (MIN) PRG ST TM:	40	45	20	45	20	20	45	20	45
POP UP OR ROTOR (PU) (R)	R	R	PU	R	PU	PU	R	R	PU
HEAD NEED REPLACED			1					1	11
NOZZLES NEED REPLACED					3	1			
BREAK IN PIPE					1				
VALVE OPERATING PROPERLY	N	Y	Y	Y	Y	Y	Y	Y	Y
PROPER COVERAGE OF PLANT MATERIAL	N	Y	N	Y	N	N	Y	N	N
NO FAULTS FOUND		N	Y	N	Y	Y	N	Y	Y

OTHER/COMMENTS:
Zone 13 doesn't come on

 Technician: _____

Zone	Location	6" Rotor	8" Pop Up	FT	90°	180°	360°	MP	SST
15			1	10		1			
17				10		2			1
18				10		1			
20		1	2	10		2			
21			2	12		2			

Irrigation Maintenance Check

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: _____
 Job #: 10021
 Technician: Mark START TIME: 4:45 pm M-W-Fri-Sat



2

CLOCK #
Holiday Park

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

RUN TIME FOR ZONE
(MIN) PRG ST TM:

15	40	40	40	40	25	0	
----	----	----	----	----	----	---	--

POP UP OR ROTOR
(PU) (R)

DRIP	PU	PU	PU	PU	PU	PU	PU
------	----	----	----	----	----	----	----

HEAD NEED REPLACED

	1	1					
--	---	---	--	--	--	--	--

NOZZLES NEED REPLACED

		1		11			
--	--	---	--	----	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--

VALVE OPERATING
PROPERLY

Y	Y	Y	Y	Y			
---	---	---	---	---	--	--	--

PROPER COVERAGE
OF PLANT MATERIAL

Y	N	N	Y	N			
---	---	---	---	---	--	--	--

NO FAULTS FOUND

N	Y	Y	N	Y			
---	---	---	---	---	--	--	--

OTHER/COMMENTS:

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
2			1	10		1		
3			1	12	1	1		
5				210	2			

Technician: _____

Irrigation Maintenance Check

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/30/18
 Job #: 10021
 Technician: _____ START TIME: _____



CLOCK # 6
 Timer 6 Back Side Lake

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RUN TIME FOR ZONE (MIN) PRG ST TM:														
POP UP OR ROTOR (PU) (R)		R	PU	PU	PU	PU	PU	R	PU	PU	R	R	PU	PU
HEAD NEED REPLACED														
NOZZLES NEED REPLACED														
BREAK IN PIPE														
VALVE OPERATING PROPERLY														
PROPER COVERAGE OF PLANT MATERIAL														
NO FAULTS FOUND														

OTHER/COMMENTS:

Stock Valve.
Time will be completed
After valve repair

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Irrigation Maintenance Check

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/30/8
 Job #: 10021
 Technician: _____ START TIME: _____



CLOCK # 7
 Timer 7 Back Side Lake

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
RUN TIME FOR ZONE (MIN) PRG ST TM:											
POP UP OR ROTOR (PU) (R)	R	R	R	PU	PU	R	R	R	R	R	PU
HEAD NEED REPLACED											
NOZZLES NEED REPLACED											
BREAK IN PIPE											
VALVE OPERATING PROPERLY											
PROPER COVERAGE OF PLANT MATERIAL											
NO FAULTS FOUND											

OTHER/COMMENTS:
Split
VALVE
IMC will be completed
AFTER valve repair

Technician: _____

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

**Irrigation
Maintenance
Check**

Client Name: East Park CDD
Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 8/30/18
Job #: 10021
Technician: _____ START TIME: _____



CLOCK #
Moss Park Entrance

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8	9	10	11
---	---	---	---	---	---	---	---	---	----	----

RUN TIME FOR ZONE
(MIN) PRG ST TM:

--	--	--	--	--	--	--	--	--	--	--

POP UP OR ROTOR
(PU) (R)

PU	R	PU	PU	PU	PU	PU	R	R	PU	PU
----	---	----	----	----	----	----	---	---	----	----

HEAD NEED REPLACED

--	--	--	--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

--	--	--	--	--	--	--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--	--	--	--

VALVE OPERATING
PROPERLY

--	--	--	--	--	--	--	--	--	--	--

PROPER COVERAGE
OF PLANT MATERIAL

--	--	--	--	--	--	--	--	--	--	--

NO FAULTS FOUND

--	--	--	--	--	--	--	--	--	--	--

OTHER/COMMENTS:

STUCK
VALVE
INC call to be completed
APUE repairs

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician: _____



261 SPRINGVIEW COMMERCE DR.
 Debary, FL 32713
 PHONE: 386-753-1100
 FAX: 386-753-1106

PROPOSAL

DATE	PROPOSAL #
9/10/2018	

NAME & ADDRESS East Park CDD 10021EX62-101

SHIP TO ATTN:

DESCRIPTION	QTY	AMOUNT		
Proposal #2 Location: <u>Playhouse park</u> Scope of work will consist of the following Remove and dispose of existing declined Oak tree and Viburnum hedges Install 30 gallon Live Oak tree Install 7 gallon Viburnum			LS	\$275.00
	1	\$330.00		
	18	\$693.00		

Plant material is guaranteed for controllable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

The above prices, specifications and conditions are accepted. Not valid after 30 days.
 Full payment is due upon completion. All jobs equal to or totalling a price of \$10,000.00 and above:
 A minimum 40% draw is required to schedule and start the job.

TOTAL	\$1,298.00
--------------	-------------------

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

Client Signature: 
 Servello & Son, Inc. Jeff Cornett



261 SPRINGVIEW COMMERCE DR.

Debary, FL 32713
 PHONE: 386-753-1100
 FAX: 386-753-1108

PROPOSAL

DATE	PROPOSAL #
9/10/2018	

NAME & ADDRESS
East Park CDD 10021EX62-101

SHIP TO
ATTN:

DESCRIPTION	QTY	AMOUNT
Proposal #3 Location: <u>pond across from Caroline park</u>		
Scope of work will consist of the following		
Remove and dispose of existing declined Bald cypress tree	LS	\$175.00
Install 15 gallon Bald Cypress trees	2	\$260.00

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

The above prices, specifications and conditions are accepted. Not valid after 30 days.
 Full payment is due upon completion. All jobs equal to or totalling a price of \$10,000.00 and above:
 A minimum 40% draw is required to schedule and start the job.

TOTAL	\$435.00
--------------	-----------------

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

Client Signature:
 Servello & Son, Inc. Jeff Cornett



261 SPRINGVIEW COMMERCE DR.

Debary, FL 32713
PHONE: 386-753-1100
FAX: 386-753-1106

PROPOSAL

DATE	PROPOSAL #
9/10/2018	

NAME & ADDRESS
East Park CDD 10021EX62-101

SHIP TO
ATTN:

DESCRIPTION	QTY	AMOUNT
Proposal #4 Location: Basketball courts planter bed		
Scope of work will consist of the following		
remove and dispose of existing hedge due to mulch always flooding onto court after heavy rains(Mulch will be removed)	LS	\$550.00
Install St Augustine sod.	2pallets	\$1,360.00

Plant material is guaranteed for controllable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion. All jobs equal to or totalling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.	TOTAL	\$1,910.00
--	--------------	-------------------

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

Client Signature: *JCC*
Servello & Son, Inc. Jeff Cornett



281 SPRINGVIEW COMMERCE DR.

Debary, FL 32713

PHONE: 386-753-1100

FAX: 386-753-1106

PROPOSAL

DATE	PROPOSAL #
9/10/2018	

NAME & ADDRESS East Park CDD 10021EX62-101

SHIP TO ATTN:

DESCRIPTION	QTY	AMOUNT
Proposal #5 Location: Tennis courts planter bed Scope of work will consist of the following remove and dispose of existing hedge due to mulch always flooding onto court after heavy rains(Mulch will be removed) Install St Augustine sod.	 LS 2pallets	 \$390.00 \$1,360.00

Plant material is guaranteed for controllable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

The above prices, specifications and conditions are accepted. Not valid after 30 days.
 Full payment is due upon completion. All jobs equal to or totalling a price of \$10,000.00 and above:
 A minimum 40% draw is required to schedule and start the job.

TOTAL	\$1,750.00
--------------	-------------------

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

Client Signature: 
 Servello & Son, Inc. Jeff Cornett



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Stonebrook West CDD

Account Number: 003022-42

Technician: Will

Date: 10/10/10 Time: 10:50

WORK PERFORMED

METHOD USED: **B** (Boat) **T** (Truck) **S** (Backpack Sprayer) **U** (Utility Vehicle)

SITE ID	1	5	14	22	24
Method Used					
Treated Algae		B		B	
Treated Cyanobacteria		✓		✓	
Treated Submersed Weeds					
Treated Grasses/Brush	✓	✓		✓	
Treated Floating Weeds					
Treated Mosquitoes and/or Midges					
Lake Dye					
Site Inspection		✓			
WETLAND/UPLAND					
Spot Spraying					
Physical weed removal					
CARP PROGRAM					
Carp Observed					
Barriers Inspected		✓	✓		
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):					
Restriction # of days					
Restriction Type					

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All <1', 1', 2', 3', 4', >4'	3	3	3	3	3
WATER FLOW <input type="checkbox"/> All N(None) S(Slight) V(Visible)	N	V	N	N	N
WATER LEVEL <input type="checkbox"/> All H(High) N(Normal) L(Low)	N	H	N	N	N

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS		FISH/WILDLIFE			BIRDS		
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis		
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Other	<input type="checkbox"/> Lily						
	<input type="checkbox"/> Naiad						
	<input type="checkbox"/> Pickerelweed						
	<input type="checkbox"/> Soft Rush						

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Stonebrook West CDD
 Technician: Will

Account Number: 003022-42
 Date: 9/19/18 Time: 2:25

WORK PERFORMED											
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)											
SITE ID	7	8	14	15	17	19	21	22	23	24	25
Method Used	G										
Treated Algae											✓
Treated Cyanobacteria											
Treated Submersed Weeds											
Treated Grasses/Brush	✓	✓	✓	✓	✓	✓		✓	✓		✓
Treated Floating Weeds											
Treated Mosquitoes and/or Midges											
Lake Dye		✓									
Site Inspection											✓
WETLAND/UPLAND											
Spot Spraying											
Physical weed removal											
CARP PROGRAM											
Carp Observed											
Barriers Inspected											
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):											
Restriction # of days											
Restriction Type											

GENERAL OBSERVATIONS OF THE WATER	
WATER CLARITY <input checked="" type="checkbox"/> All <1', 1', 2', 3', 4', >4'	2'
WATER FLOW <input checked="" type="checkbox"/> All N(None) S(Slight) V(Visible)	S
WATER LEVEL <input checked="" type="checkbox"/> All H(High) N(Normal) L(Low)	N

GENERAL FIELD OBSERVATIONS						
BENEFICIAL PLANTS			FISH/WILDLIFE		BIRDS	
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other						

CONCERNS FOR FOLLOW-UP	
<input type="checkbox"/> Recurring or excessive algae	Lake # _____
<input type="checkbox"/> Persistent invasive weeds	Lake # _____
<input type="checkbox"/> Fish/wildlife issues	Lake # _____
<input type="checkbox"/> Low water clarity	Lake # _____
<input type="checkbox"/> Bad Oocrs	Lake # _____
<input type="checkbox"/> Water Quality Assessment Recommended	
Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.	



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Stoneybrook West CDD
 Technician: Will

Account Number: 003022-42
 Date: 9/11/18 Time: 2:15

WORK PERFORMED

	METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)					
SITE ID	5	9	12	21	22	24
Method Used	B					
Treated Algae	✓	✓	✓	✓	✓	✓
Treated Cyanobacteria						
Treated Submersed Weeds						✓
Treated Grasses/Brush		✓		✓	✓	✓
Treated Floating Weeds						
Treated Mosquitoes and/or Midges						
Lake Dye						
Site Inspection						
WETLAND/UPLAND						
Spot Spraying						
Physical weed removal						
CARP PROGRAM						
Carp Observed						
Barriers Inspected						
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):						
Restriction # of days						
Restriction Type						

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input checked="" type="checkbox"/> All <1', 1', 2', 3', 4', >4'	3'
WATER FLOW <input checked="" type="checkbox"/> All N(None) S(Slight) V(Visible)	S
WATER LEVEL <input checked="" type="checkbox"/> All H(High) N(Normal) L(Low)	N

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Osprey	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input checked="" type="checkbox"/> Egrets			
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles				
<input type="checkbox"/> Other								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Oocrs	Lake # _____	

**STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT
AQUATIC SYSTEMS REPORT**

STONEBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

FIELD MAINTENANCE HIGHLIGHT REPORT

November 2018

COMPLETED ITEMS:

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed
- Contact vendors as needed to perform work within the community

ATTACHMENTS

- ❖ Aquatic Systems
- ❖ Brightview
- ❖ Vertex
- ❖ Southern Mosquito

**STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT
FIELD MANAGEMENT
REPORT**

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Aracelis Crespo / Jennifer Carter / Wendy Sarcinella / Marella Green, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, November 28, 2018 was published in said newspaper in the issues of Oct 31, 2018.

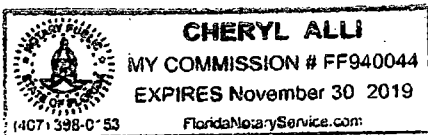
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jennifer Carter
Signature of Affiant

Jennifer Carter
Printed Name of Affiant

Sworn to and subscribed before me on this 2 day of November, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Cheryl All
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Sold To:

Stoneybrook West CDD - CU00110176
210 N University Dr Ste 702
Coral Springs, FL, 33071-7320

Bill To:

Stoneybrook West CDD - CU00110176
210 N University Dr Ste 702
Coral Springs, FL, 33071-7320

Attn: Janice Swade

**NOTICE OF RULE MAKING BY THE
STONEYBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT FOR ADOPTING
RULES RELATED TO FISHING IN
STORMWATER MANAGEMENT PONDS**

A public hearing will be conducted by the Board of Supervisors of the Stoneybrook West Community Development District ("District") on November 23, 2018 at 6:30 p.m. at Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida 34787, or as soon thereafter as the matter can be heard.

The public hearing will provide an opportunity for the public to address proposed rules governing fishing in District stormwater management ponds. Specific legal authority for the rule includes Sections 190.011(5), 190.012(3), 120.54 and 120.61, Florida Statutes (2018).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.54(1), F.S., must do so in writing within twenty-one (21) days after publication of this notice. The public hearing may be continued to a date, time and place to be specified on the record at the hearing.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at the address and number below.

A copy of the proposed rule may be obtained by contacting the District Manager at 313 Campus St, Celebration, FL 34747, (407) 366-1933, admin@StoneybrookWestcdd.org.

05/9/2017

10/17/2018

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Aracelis Crespo / Jennifer Carter / Wendy Sarcinella / Marella Green, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, November 28th 2018 – 6:30pm was published in said newspaper in the issues of Oct 30, 2018.

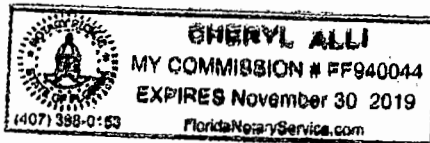
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Wendy Sarcinella
Signature of Affiant

Wendy Sarcinella
Printed Name of Affiant

Sworn to and subscribed before me on this 1 day of November, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Cheryl Alli
Signature of Notary Public



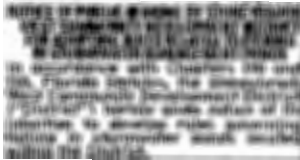
Name of Notary, Typed, Printed, or Stamped

Sold To:

Stoneybrook West CDD - CU00110176
210 N University Dr Ste 702
Coral Springs, FL, 33071-7320

Bill To:

Stoneybrook West CDD - CU00110176
210 N University Dr Ste 702
Coral Springs, FL, 33071-7320
Attn: Janice Swade



The purpose and effect of the Bylaws is to provide for efficient and effective District facility operations. Specific legal authority for the Bylaws includes Sections 190.011(5), 190.012(3), 120.54 and 120.81, Florida Statutes (2018).

A copy of the proposed rule may be obtained by contacting the District Manager, 313 Campus St., Celebration, FL 34747, (407) 566-1935, admin@StoneybrookWestcdd.org ("District Office"). A public hearing to consider the proposed Bylaws will be held on November 29, 2019 at 8:30 p.m. at Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida, 34787, or as soon thereafter as the matter can be heard.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, which can aid you in contacting the District Office.

District Manager
Stoneybrook West Community
Development District
05925003 10/29/2018

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Marella Green / Maria Torres / Karen Pistone, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **11150-Public Hearing Notice**, - was published in said newspaper in the issues of Sep 10, 2018.

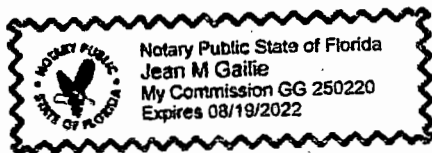
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Marella Green
Signature of Affiant

Marella Green
Printed Name of Affiant

Sworn to and subscribed before me on this 10 day of September, 2018, by above Affiant, who is personally known to me (X) or who has produced identification ().

Jean M Gailie
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF MEETINGS
STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonybrook West Community Development District, will hold their meetings for Fiscal Year 2019 at the Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida, at 4:30 p.m. on the last Wednesday of the following months:

November 28, 2018
February 27, 2019
May 29, 2019
July 31, 2019

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place, either in person or by telephone communication.

Any person requiring special accommodations at these meetings because of disability or physical impairments should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711 or 1-800-955-8770 (TDD) / 1-800-955-8770 (Voice) for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Robert Koncar,
District Manager.

OSC#6013 09/10/2018

Stoneybrook West Community Development District

Board of Supervisors

- Tom White, Chairman
- George Morgan, Vice Chairman
- Haile Andarge, Secretary
- Daniel Dennis, Assistant Secretary
- Hector O. Clemente, Assistant Secretary

- Robert Koncar, District Manager
- Kristen Suit, District Manager
- Scott D. Clark, District Counsel
- Mark Vincutonis, District Engineer
- Ariel Medina, Project Coordinator
- Freddy Blanco, Field Service Manager
- Russell Simmons, Field Service Manager

Regular Meeting Agenda

November 28, 2018 – 6:30 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Approval/Additions to Agenda**
4. **Public Comment Period**
5. **Organizational Matters**
 - A. Oath of Office Elected Supervisors – Seat 1 Tom Alexander; Seat 2 No One Qualified; Seat 3 George Morgan
 - B. Resolution 2019-1 Designating Officers
6. **Public Hearing to Adopt Stormwater Management Ponds Fishing Policy**
 - A. Resolution 2019-3 Adopting Stormwater Management Ponds Fishing Policy
7. **Approval of Meeting Minutes for the July 25, 2018 Regular Meeting; August 28, 2018 Special Meeting; September 12, 2018 Continued Meeting; and September 27, 2018 Special Meeting**
8. **District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Motion to Assign Fund Balance
 - C. Resolution 2019-2 Budget Amendment
 - D. Engagement Letter Fiscal Year 2018 Audit
 - E. Resolution 2019-4 Approving Adoption and Execution of Statewide Mutual Aid Agreement
9. **Staff Reports**
 - A. Attorney
 - i. Website Compliance Checklist
 - B. Engineer
 - C. Field Operations Manager
 - i. BrightView Proposal for One-Time Clean Up
 - ii. Discussion on Midge Issues
10. **Other Business**
11. **Supervisor Comments**
12. **Adjournment**

The next meeting is scheduled for February 27, 2019 NOTES: Pursuant to Section 1.4(2) of the Stoneybrook West CDD General and Procedural Rules, the agenda may be changed before or at the meeting or workshop for good cause stated by the presiding officer and recorded in the minutes. A matter not requiring a public hearing may be added to the agenda for discussion and action by the Board, if appropriate.

District Office:
313 Campus Street
Celebration, Florida 34747
407-566-1935

www.StoneybrookWestCDD.org

Meeting Location:
Town Center
1201 Black Lake Boulevard
Winter Garden, Florida

TENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Comments

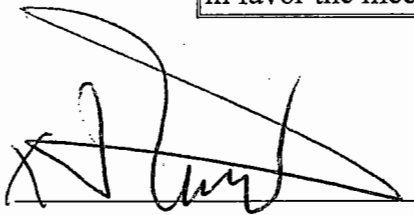
There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS

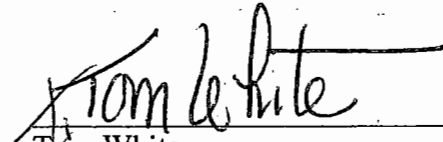
Adjournment

There being no further business,

On MOTION by Mr. Clemente seconded by Mr. Alexander with all in favor the meeting was adjourned.



Secretary



Tom White
Chairman

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office Elected Supervisors –Seat 1 Tom Alexander; Seat 2 No One Qualified; Seat 3 George Morgan

Mr. Koncar, a Notary of the State of Florida, administered the Oath of Office to Tom Alexander Seat 1 and George Morgan Seat 3.

- No one qualified for Seat 2

On MOTION by Mr. Morgan seconded by Mr. White with all in favor Seat 2 was declared vacant.

On MOTION by Mr. White seconded by Mr. Alexander with all in favor Mr. Hector Clemente was appointed to Seat 2.

B. Resolution 2019-1 Designating Officers

Mr. White nominated himself to be reappointed Chairman and Mr. Clemente seconded the nomination; there being no other nominations, Mr. White was appointed Chairman.

Mr. Andarge nominated Mr. Clemente Vice Chairman and Mr. Alexander seconded the nomination.

Mr. Clemente nominated Mr. Morgan to be reappointed Vice Chairman and Mr. White seconded the nomination; with all in favor Mr. Morgan was appointed Vice Chairman.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor designating Mr. Alexander as Secretary was adopted.

On MOTION by Mr. Alexander seconded by Mr. White with all in favor Resolution 2019-1 designating Tom White Chairman; George Morgan Vice Chairman; Thomas Alexander Secretary; Haile Andarge Secretary; Stephen Bloom Treasurer; Alan Baldwin Assistant Treasurer; and Hector Clemente Assistant Secretary was adopted.

On MOTION by Mr. Morgan seconded by Mr. Clemente with all in favor the Berger Toombs, Elam, Gaines & Frank Engagement Letter to perform the Fiscal Year 2018 audit was approved.

E. Resolution 2019-4 Approving Adoption and Execution of Statewide Mutual Aid Agreement

- Mr. Koncar reported this agreement has been presented to other boards and offers some advantages. For example, it sets a FEMA fee schedule; in the event of a hurricane it determines how much a local government or county can charge for services to help your district.
- Discussion ensued and the Board was in agreement not to move forward with this.

NINTH ORDER OF BUSINESS

Staff Reports (continued)

A. Attorney

i. Website Compliance Checklist

- A website compliance checklist was provided for informational purposes.

B. Engineer

There not being any, the next item followed.

C. Field Operations Manager

i. Bright View Proposal for One-Time Clean Up

ii. Discussion on Midge Issues

- These items were previously addressed and tabled to the next meeting.

SEVENTH ORDER OF BUSINESS

Approval of Meeting Minutes for the July 25, 2018 Regular Meeting; August 28, 2018 Special Meeting; September 12, 2018 Continued Meeting; and September 27, 2018 Special Meeting.

Mr. Koncar stated each Board member received copies of the referenced minutes, and requested any additions corrections or deletions.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor the minutes for the July 25, 2018; August 28, 2018; September 12, 2018; and September 27, 2018 meetings were approved.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor Resolution 2019-3 adopting the Stormwater Management Ponds Fishing Policy; providing for severability was adopted.

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements and Check Register

- The financial statements and check register through September 30, 2018 were reviewed.
- Mr. Morgan requested follow up relating to Deferred Cost and Cap Project.

On MOTION by Mr. White seconded by Mr. Morgan with all in favor the September 30, 2018 Financial Statements and Check Register were approved.

B. Motion to Assign Fund Balance

- Mr. Koncar reported the Fund Balance from 2018 shows an Operating Reserve of \$60,570, which constitutes cost of running the District for the first three months of the fiscal year.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor the motion to assign fund balance as presented was approved.

C. Resolution 2019-2 Budget Amendment

- Mr. Koncar commented this budget amendment for the end of the fiscal year 2018 makes adjustments to the budget where there was an over expenditure.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor Resolution 2019-2 amending the General Fund Budget for Fiscal Year 2018 was adopted.

D. Engagement Letter Fiscal Year 2018 Audit

- Mr. Koncar reported the District budgeted \$5,500 last year for the audit. The auditors are quoting the same amount for this year.

- The proposal from BrightView for Extra Work to mow overgrown areas along pond edge at #13 Tee and #13 Green in the amount of \$11,666 was discussed.
- This item was tabled pending determining if this is District property.
- The proposal from BrightView for crown reduction and elevation pruning of selected trees was discussed.
- This item was tabled pending additional information.

ii. Discussion on Midge Issues

- Monthly midge control documentation from Southern Mosquito Control was discussed.
- It was requested Southern Mosquito Control provide a report with alternatives and associated costs of solving the midge problem.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt Stormwater Management Ponds Fishing Policy

A. Resolution 2019-3 Adopting Stormwater Management Ponds Fishing Policy

- Mr. Clark commented this is an advertised public hearing; and a motion to open the public hearing would be in order.

On MOTION by Mr. White seconded by Mr. Morgan with all in favor the public hearing to adopt a Stormwater Management Ponds Fishing Policy was opened.

- Mr. Clark noted there is no public present; and requested a motion to close the public hearing.

On MOTION by Mr. White seconded by Mr. Morgan with all in favor the public hearing on the Stormwater Management Pond Fishing Policy was closed.

- It was noted the Board previously reviewed and approved the Stormwater Management Pond Fishing Policy.

RECEIVED MAR 11 2019

**MINUTES OF MEETING
STONEBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, November 28, 2018 at 6:30 p.m. at the Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida.

Present were:

Tom White	Chairman
George Morgan	Vice Chairman
Thomas Alexander	Secretary
Haile Andarge	Secretary
Hector Clemente	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Scott Clark	District Attorney (via phone)

The following is a summary of the minutes and actions taken at the November 28, 2018 Stoneybrook West Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

SECOND ORDER OF BUSINESS

Roll Call

Mr. Koncar called the meeting to order and called the roll. A quorum was established.

THIRD ORDER OF BUSINESS

Approval/Additions to Agenda

- Pond maintenance was discussed.

FOURTH ORDER OF BUSINESS

Public Comment Period

There not being any, the next order of business followed.

NINTH ORDER OF BUSINESS

Staff Reports

C. Field Operations Manager

- The monthly Field Management Reports were included in the agenda package.
 - i. **Bright View Proposal for One-Time Clean Up**

RECEIVED
CLERK OF BCC
FEB 26 2020



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Stonebrook West CDD
 Technician: Will

Account Number: 003022-42
 Date: 10/16/18 Time: 2:40

WORK PERFORMED													
METHOD USED: B (Boat) T (Truck) S (Backpack Sprayer) U (Utility Vehicle)													
SITE ID	7	8	9	10	12	13	14	21	23	24			
Method Used	U	_____										U	
Treated Algae					✓	✓							
Treated Cyanobacteria		✓											
Treated Submersed Weeds													
Treated Grasses/Brush	✓	✓	✓		✓	✓	✓	✓	✓				
Treated Floating Weeds													
Treated Mosquitoes and/or Midges													
Lake Dye													
Site Inspection				✓						✓			
WETLAND/UPLAND													
Spot Spraying													
Physical weed removal													
CARP PROGRAM													
Carp Observed						✓							
Barriers Inspected													
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):													
Restriction # of days													
Restriction Type													

GENERAL OBSERVATIONS OF THE WATER	
WATER CLARITY <input checked="" type="checkbox"/> All <1', 1', 2', 3', 4', >4'	3
WATER FLOW <input checked="" type="checkbox"/> All N(None) S(Slight) V(Visible)	N
WATER LEVEL <input checked="" type="checkbox"/> All H(High) N(Normal) L(Low)	N

GENERAL FIELD OBSERVATIONS						
BENEFICIAL PLANTS		FISH/WILDLIFE			BIRDS	
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other						

CONCERNS FOR FOLLOW-UP	
<input type="checkbox"/> Recurring or excessive algae	Lake # _____
<input type="checkbox"/> Persistent invasive weeds	Lake # _____
<input type="checkbox"/> Fish/Wildlife issues	Lake # _____
<input type="checkbox"/> Low water clarity	Lake # _____
<input type="checkbox"/> Bad Odors	Lake # _____
<input type="checkbox"/> Water Quality Assessment Recommended	
Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.	



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Stoneybrook West CDD

Account Number: 003022-42

Technician: Will

Date: 10/25/14 Time: 2:20

WORK PERFORMED

METHOD USED: **B** (Boat) **T** (Truck) **S** (Backpack Sprayer) **U** (Utility Vehicle)

SITE ID	14	15	16	17	21	23	25
Method Used	U						U
Treated Algae				✓	✓	✓	
Treated Cyanobacteria							
Treated Submersed Weeds							
Treated Grasses/Brush	✓	✓	✓	✓			✓
Treated Floating Weeds				✓			
Treated Mosquitoes and/or Midges							
Lake Dye							
Site Inspection							
WETLAND/UPLAND							
Spot Spraying							
Physical weed removal							
CARP PROGRAM							
Carp Observed							
Barriers Inspected				✓			
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):							
Restriction # of days							
Restriction Type							

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All <1', 1', 2', 3', 4', >4'	3'	-	-	2'	3'	2'	-
WATER FLOW <input type="checkbox"/> All N(None) S(Slight) V(Visible)	N			N	N	N	N
WATER LEVEL <input type="checkbox"/> All H(High) N(Normal) L(Low)	N			L	N	N	N

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles				
<input type="checkbox"/> Other								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/Wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Stonebrook West CDD

Account Number: 003022-42

Technician: Will

Date: 11/6/18 Time: 2:10

WORK PERFORMED

METHOD USED: **B** (Boat) **T** (Truck) **S** (Backpack Sprayer) **U** (Utility Vehicle)

SITE ID	1	5	6	7	8	13	15	19	21	22	24	25
Method Used	B	B	S	S	S	B	B	B	T	B	B	S
Treated Algae	/	/				/	/	/		/	/	
Treated Cyanobacteria						/	/					
Treated Submersed Weeds						/	/					
Treated Grasses/Brush	/	/	/	/	/	/	/	/	/	/	/	/
Treated Floating Weeds												
Treated Mosquitoes and/or Midges												
Lake Dye												
Site Inspection								/				
WETLAND/UPLAND												
Spot Spraying												
Physical weed removal												
CARP PROGRAM												
Carp Observed		/										
Barriers Inspected												
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):												
Restriction # of days												
Restriction Type												

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All <1', 1', 2', 3', 4', >4'	/	4'	2'	2'	2'	2'	3'	2'	2'	3'	2'	2'	-
WATER FLOW <input checked="" type="checkbox"/> All N(None) S(Slight) V(Visible)	/	B											
WATER LEVEL <input type="checkbox"/> All H(High) N(Normal) L(Low)	/	L	H	H	N	N	N	N	N	N	N	N	N

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis		
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Other								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

**STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT
BRIGHTVIEW REPORT**

Brightview Landscape Services

Stoney Brook West CDD Pond Mowing Report

Brightview performed and is scheduled to perform mowing service on the following dates:

- July 2, 9, 16, 23, and 30th
- August 6, 13, 20, 27th
- September 3, 10, 17, 24th
- October 1, 8, 15, 22, 29th

The Portcastle pond is beginning to dry out now and we should be able to mow it now. We are scheduling mowing this week. The Willow and Oak trees in and around this pond need to be pruned. I had submitted a proposal earlier in May this year and I have attached the proposal again in case you would like to have this tree pruning done. I would recommend it. Please let me know and I will schedule. Any questions let me know.

Thank you,

Jon Gregorius

Jon Gregorius

Branch Manager-Windermere

**STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT
VERTEX REPORT**



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
Stoneybrook West CDD 0516780
c/o Inframark
210 University Dr., Suite #702
Coral Springs FL 33071

Ship To
Daniel Finz
Stoneybrook West CDD 0516780
Towne Commons Blvd.
Winter Garden FL 34787

Work Order #: 1919 Assigned Tech: Adrian S. (ARS)

Completion Date: 10/2/2018

Equipment Type: Floating Fountain

Name: Tract PP

Manufacturer: Vertex

Model: 3Hp TriTier

Install Date: 11/15/2010

Parts Warranty Expiration: 11/15/2014

Labor Warranty Expiration: 11/15/2011

Service Comments

- | | | | |
|----|--------------------------------------|----|-----------------------------------|
| 1. | Cleaned heavy algae from components. | 2. | All circuits normal at departure. |
| 3. | | | |

Services Performed

- | | |
|----|--|
| 4. | <input checked="" type="checkbox"/> Test Motor GFCI circuit
<input checked="" type="checkbox"/> Test Light GFCI circuit
<input checked="" type="checkbox"/> Clean Intake Screen
<input checked="" type="checkbox"/> Clean Light & Lenses
<input checked="" type="checkbox"/> Clean Float
<input checked="" type="checkbox"/> Clean Display Head/Ring & Jets
<input checked="" type="checkbox"/> Adjust Mooring Lines
<input checked="" type="checkbox"/> Reset Timers |
|----|--|

Readings



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

5. Motor Voltage	242.1	6. Motor Amperage / Leakage	15.31/1.0
7. Lighting Voltage	120.4	8. Lighting Amperage / Leakage	8.41/.68
9. Timer Settings	8a-10p/730a-10p		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		



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Towne Commons Blvd.
Winter Garden FL 34787

Work Order #: 1919 Assigned Tech: Adrian S. (ARS)

Completion Date: 10/2/2018

Equipment Type: Floating Fountain

Name: Tract GC-1C

Manufacturer: Vertex

Model: 5Hp TriTier

Install Date: 12/31/2009

Parts Warranty Expiration: 12/31/2013

Labor Warranty Expiration: 12/31/2010

Service Comments

- | | | | |
|----|--------------------------------------|----|-----------------------------------|
| 1. | Cleaned heavy algae from components. | 2. | All circuits normal at departure. |
| 3. | | | |

Services Performed

- | | |
|----|--|
| 4. | <input checked="" type="checkbox"/> Test Motor GFCI circuit
<input checked="" type="checkbox"/> Test Light GFCI circuit
<input checked="" type="checkbox"/> Clean Intake Screen
<input checked="" type="checkbox"/> Clean Light & Lenses
<input checked="" type="checkbox"/> Clean Float
<input checked="" type="checkbox"/> Clean Display Head/Ring & Jets
<input checked="" type="checkbox"/> Adjust Mooring Lines
<input checked="" type="checkbox"/> Reset Timers |
|----|--|

Readings



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www.vertexwaterfeatures.com

5. Motor Voltage	236.42	6. Motor Amperage / Leakage	23.62/1.26
7. Lighting Voltage	118.5	8. Lighting Amperage / Leakage	12.17/87
9. Timer Settings	9a-2p & 4p-2a/7p-2a		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		



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Towne Commons Blvd.
Winter Garden FL 34787

Work Order #: 1919

Assigned Tech: Adrian S. (ARS)

Completion Date: 10/2/2018

Equipment Type: Floating Fountain

Name: Tract PP

Manufacturer: Vertex

Model: 3Hp TriTier

Install Date: 11/15/2010

Parts Warranty Expiration: 11/15/2014

Labor Warranty Expiration: 11/15/2011

Service Comments

- | | | | |
|----|--------------------------------------|----|-----------------------------------|
| 1. | Cleaned heavy algae from components. | 2. | All circuits normal at departure. |
| 3. | | | |

Services Performed

- | | |
|----|--|
| 4. | <input checked="" type="checkbox"/> Test Motor GFCI circuit |
| | <input checked="" type="checkbox"/> Test Light GFCI circuit |
| | <input checked="" type="checkbox"/> Clean Intake Screen |
| | <input checked="" type="checkbox"/> Clean Light & Lenses |
| | <input checked="" type="checkbox"/> Clean Float |
| | <input checked="" type="checkbox"/> Clean Display Head/Ring & Jets |
| | <input checked="" type="checkbox"/> Adjust Mooring Lines |
| | <input checked="" type="checkbox"/> Reset Timers |

Readings



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www.vertexwaterfeatures.com

5. Motor Voltage	242.1	6. Motor Amperage / Leakage	15.31/1.0
7. Lighting Voltage	120.4	8. Lighting Amperage / Leakage	8.41/68
9. Timer Settings	8a-10p/730a-10p		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		



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Coral Springs FL 33071

Ship To
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Stoneybrook West CDD 0516780
Towne Commons Blvd.
Winter Garden FL 34787

Work Order #: 2802 Assigned Tech: Adrian S. (ARS)

Completion Date: 11/12/2018

Equipment Type: Floating Fountain

Name: Tract PP

Manufacturer: Vertex

Model: 3Hp TriTier

Install Date: 11/15/2010

Parts Warranty Expiration: 11/15/2014

Labor Warranty Expiration: 11/15/2011

Service Comments

- | | | | |
|----|--------------------------------------|----|-----------------------------------|
| 1. | Cleaned heavy algae from components. | 2. | All circuits normal at departure. |
| 3. | | | |

Services Performed

- | | |
|----|--|
| 4. | <input checked="" type="checkbox"/> Test Motor GFCI circuit |
| | <input checked="" type="checkbox"/> Test Light GFCI circuit |
| | <input checked="" type="checkbox"/> Clean Intake Screen |
| | <input checked="" type="checkbox"/> Clean Light & Lenses |
| | <input checked="" type="checkbox"/> Clean Float |
| | <input checked="" type="checkbox"/> Clean Display Head/Ring & Jets |
| | <input checked="" type="checkbox"/> Adjust Mooring Lines |
| | <input checked="" type="checkbox"/> Reset Timers |

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5. Motor Voltage	242.1	6. Motor Amperage / Leakage	15.38/98
7. Lighting Voltage	120.2	8. Lighting Amperage / Leakage	8.4/73
9. Timer Settings	7a-11p/5p-11p		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		



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Stoneybrook West CDD 0516780
Towne Commons Blvd.
Winter Garden FL 34787

Work Order #: 2802

Assigned Tech: Adrian S. (ARS)

Completion Date: 11/12/2018

Equipment Type: Floating Fountain

Name: Tract GC-16

Manufacturer: Vertex

Model: 5Hp TriTier

Install Date: 12/31/2009

Parts Warranty Expiration: 12/31/2013

Labor Warranty Expiration: 12/31/2010

Service Comments

1. Cleaned heavy algae from components.
2. All circuits normal at departure.
- 3.

Services Performed

4. Test Motor GFCI circuit
 Test Light GFCI circuit
 Clean Intake Screen
 Clean Light & Lenses
 Clean Float
 Clean Display
Head/Ring & Jets
 Adjust Mooring Lines
 Reset Timers

Readings



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www.vertexwaterfeatures.com

5. Motor Voltage	243.7	6. Motor Amperage / Leakage	22.6/84
7. Lighting Voltage	121.9	8. Lighting Amperage / Leakage	12.57/92
9. Timer Settings	9a-2a/5p-2a		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		



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Coral Springs FL 33071

Ship To
Daniel Finz
Stoneybrook West CDD 0516780
Towne Commons Blvd.
Winter Garden FL 34787

Work Order #: 2802 Assigned Tech: Adrian S. (ARS)

Completion Date: 11/12/2018

Equipment Type: Floating Fountain Name: Tract GC-10

Manufacturer: Lake Fountain Model: 3Hp Ringjet

Install Date: Parts Warranty Expiration: Labor Warranty Expiration:

Service Comments

- 1. Cleaned heavy algae from components.
- 2. All circuits normal at departure.

3.

Services Performed

- 4. Test Motor GFCI circuit
- Test Light GFCI circuit
- Clean Intake Screen
- Clean Light & Lenses
- Clean Float
- Clean Display
- Head/Ring & Jets
- Adjust Mooring Lines
- Reset Timers

Readings



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

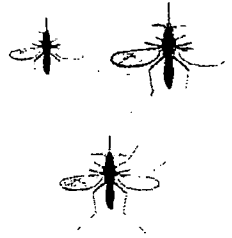
Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

5. Motor Voltage	241.8	6. Motor Amperage / Leakage	15.46/1.62
7. Lighting Voltage	121.3	8. Lighting Amperage / Leakage	4.57/1.86
9. Timer Settings	8a-10p5p-10p		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		

**STONEYBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT
SOUTHERN MOSQUITO CONTROL
SERVICES, INC REPORT**

Southern Mosquito Control Services, Inc.

Protecting what's important to you



Stoneybrook West CDD Midge Activity Report October through November 2018

- October 6, 2018; Technician arrived on site at 6:45am, observed weather conditions to be 77-deg. with NW winds at 4 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Technician completed treatments at 8:05am.
- October 13, 2018; Technician arrived on site at 6:45am, observed weather conditions to be 71-deg. with SW winds at 6 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Double treated most of the ponds due to homeowner's complaints. Technician completed treatments at 8:20am.
- October 19, 2018; Technician arrived on site at 6:55am, observed weather conditions to be 74-deg. with SW winds at 3 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Double treated most of the ponds due to homeowner's complaints. Technician completed treatments at 8:20am.
- November 3, 2018; Technician arrived on site at 7:00am, observed weather conditions to be 60-deg. with N winds at 10 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Double treated most of the ponds due to homeowner's complaints. Technician completed treatments at 8:20am.
- November 10, 2018; Technician arrived on site at 6:40am, observed weather conditions to be 72-deg. with WNW winds at 2 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Technician completed treatments at 8:15am.
- November 17, 2018; Technician arrived on site at 6:40am, observed weather conditions to be 48-deg. with N winds at 7 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Technician completed treatments at 8:00am.

Proposal for Extra Work at Stoneybrook West CDD

Property Name	Stoneybrook West CDD	Contact	Ariel Medina
Property Address	15501 Towne Center Blvd Winter Garden , FL 34787	To	Stoneybrook West CDD
		Billing Address	313 Campus St Celebration , FL 34747

Project Name Hole Number #13 Mowing

Project Description Cut down area along pond edge by #13 tee and pond edge on left side of 13 green and pond area behind

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mow overgrown areas along pond edge at #13 tee and #13 green	\$11,666.00	\$11,666.00

I would recommend having this work done during the winter if possible. It would be drier and easier to mow at this time and less expensive. The cost in this proposal is for a one time mowing of these areas.

For internal use only

SO# 6672590
JOB# 345400041
Service Line 130

Total Price \$11,666.00

THIS IS NOT AN INVOICE

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

	P
Signature	Title
Ariel Medina	June 28, 2018
Printed Name	Date
BrightView Landscape Services, Inc. "BrightView"	

Account Manager	
Signature	Title
Donald F. Kriston	June 28, 2018
Printed Name	Date

Job #: 345400041 Proposed Price: \$11,666.00
 SO # 6672590

Proposal for Tree Care at Stoneybrook West CDD

Property Name	Stoneybrook West CDD	Contact	Jon Gregorius
Property Address	Retention Pond Area 1810 Portcastle Circle Winter Garden, FL 34787	To	Stoneybrook West CDD
		Billing Address	313 Campus St Celebration, FL 34747

Project Name Stoneybrook West CDD
Project Description Crown Reduction & Elevation Pruning of Selected Trees

Scope of Work

Retention Pond Area: 1810 Portcastle Circle, Winter Garden, FL 34787.

BrightView Tree Care Services proposes to provide individual tree elevation and tree crown reduction pruning of selected trees. 4 Live oaks shall be pruned to provide 12 to 13 feet elevation over green space and 3 to 4 feet over community perimeter wall. 12 Willows shall be pruned to removed dead and damaged limbs and branches from tree crowns, with reduction pruning to reduce over-extended limbs to form a more compact tree crown.

All work shall conform to ANSI A-300 and Z-133 Work and Safety Standards. All resulting debris shall be removed from site and work areas left in a raked clean condition.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Elevation & Perimeter Wall Clearance Pruning of 4 Live oaks. Trees shall be pruned with removal or reduction cuts to provide 3 to 4 ft clearance over perimeter wall & 12 to 14 ft. elevation over green space.	\$318.75	\$318.75
1.00	LUMP SUM	Crown Reduction and Restoration Pruning of 12 Willows located along retention area perimeter. Trees shall be pruned with removal & reduction cuts to reduce over-extended limbs & remove dead & broken limbs from tree crowns.	\$888.75	\$888.75

For internal use only

SO# 6626936
JOB# 493601378
Service Line 300

Total Price \$1,207.50

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Tree Care Services
4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966

TERMS & CONDITIONS

1. **The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.**
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
 Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

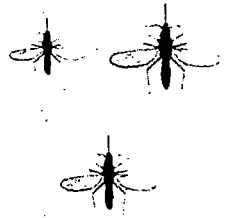
NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer
 Signature _____ Title
Jon Gregorius **Branch Manager**
 Printed Name Date
May 08, 2018
BrightView Tree Care Services, Inc. "BrightView"
 Signature _____ Title
Kris Stultz **Business Developer**
 Printed Name Date
May 08, 2018

Job #: 493601378 Proposed Price: **\$1,207.50**
SO # 6626936

Southern Mosquito Control Services, Inc.

Protecting what's important to you



Stoneybrook West CDD Midge Activity Report October through November 2018

- October 6, 2018; Technician arrived on site at 6:45am, observed weather conditions to be 77-deg. with NW winds at 4 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Technician completed treatments at 8:05am.
- October 13, 2018; Technician arrived on site at 6:45am, observed weather conditions to be 71-deg. with SW winds at 6 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Double treated most of the ponds due to homeowner's complaints. Technician completed treatments at 8:20am.
- October 19, 2018; Technician arrived on site at 6:55am, observed weather conditions to be 74-deg. with SW winds at 3 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Double treated most of the ponds due to homeowner's complaints. Technician completed treatments at 8:20am.
- November 3, 2018; Technician arrived on site at 7:00am, observed weather conditions to be 60-deg. with N winds at 10 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Double treated most of the ponds due to homeowner's complaints. Technician completed treatments at 8:20am.
- November 10, 2018; Technician arrived on site at 6:40am, observed weather conditions to be 72-deg. with WNW winds at 2 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Technician completed treatments at 8:15am.
- November 17, 2018; Technician arrived on site at 6:40am, observed weather conditions to be 48-deg. with N winds at 7 mph. Technician provided Adulticide treatments to identified ponds GC 4, 5A, 5C, 7, 8, 9, 10, 11, 17, tract PP, S, G and T. Technician completed treatments at 8:00am.

From: Martin Winger [<mailto:info@mosquitopro.com>]

Sent: Wednesday, November 7, 2018 3:57 PM

To: Tschinkel, Rosemary <Rosemary.Tschinkel@inframark.com>; Medina, Ariel

<Ariel.Medina@inframark.com>; Simmons, Russell <Russ.Simmons@inframark.com>

Cc: 'Mike Piazza' <sbwcam@mystoneybrookwest.com>; Suit, Kristen <Kristen.Suit@inframark.com>

Subject: RE: StoneyBrook West Midge treatments

Ok yes we will maintain the treatments while the warm weather continues.

Attached is the fish stocking costs from Florida Fish Farms.

The red are the new cost, the difference is they currently only have catfish that are 5-7" and not the 2-3" so the price is .25 vs .14 for the smaller ones.

If the community chooses to wait until possibly April for the smaller/cheaper catfish the cost difference and delivery fees would save about \$925.00

Please advise if there are any questions or concerns and if the community would like to proceed wit this and I will be happy to set this up for you.

Regards,

Martin Winger

Community Pond sizes	Size in acres	Bluegill/Shellcracker	.14 each	Catfish	.25 each	Old Cost	11/7/2018 Cost
StoneyBrook West							
GC-3	4.5	2250	\$315.00	1125	\$281.25	\$472.50	\$596.25
GC-4 - Harbor Hill St	1.25	625	\$71.25	313	\$78.25	\$131.32	\$149.50
GC-5C - Spinnaker - N pond	1.5	750	\$105.00	375	\$93.75	\$157.50	\$198.75
GC-5A - Spinnaker - 5 pond	2.25	1125	\$157.50	563	\$140.75	\$236.32	\$298.25
GC-7	1.9	950	\$133.00	475	\$118.75	\$199.50	\$251.75
GC-8 - Portmoor Way	2.35	1175	\$164.50	588	\$147.00	\$246.82	\$311.50
GC-9 - Selbydon Way	4.5	2250	\$315.00	1125	\$281.25	\$472.50	\$596.25
GC-10 - Pebble Creek	3	1500	\$210.00	750	\$187.50	\$315.00	\$397.50
GC-11 Masthead Landing	6.7	3350	\$469.00	1675	\$418.75	\$703.50	\$887.75
GC-17 - Towne Commons Blvd	2.7	1350	\$189.00	675	\$168.75	\$283.50	\$357.75
Tract G - Balfour Tower Way	3.75	1875	\$262.50	938	\$234.50	\$393.82	\$497.00
Tract S -	2.9	1450	\$203.00	725	\$181.25	\$304.50	\$384.25
Tract T -	4.5	2250	\$315.00	1125	\$281.25	\$472.50	\$596.25
Tract PP - Foxglove	3.5	1750	\$245.00	875	\$218.75	\$367.50	\$463.75
		22650	\$3,154.75	11327	\$2,831.75	\$4,756.78	\$5,986.50
Delivery and Installation						\$320.00	\$320.00
Total investment						\$5,076.78	\$6,306.50

RESOLUTION NO. 2019-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING STORMWATER MANAGEMENT PONDS FISHING POLICY; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Stoneybrook West Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Orange County; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Stormwater Management Ponds Fishing Policy attached hereto as **Exhibit "A"** for immediate use and application; and

WHEREAS, on this date, the Board of Supervisors of the District conducted a public hearing as required to consider the proposed Stormwater Management Ponds Fishing Policy, and has otherwise complied with applicable Florida law concerning rule development and adoption of the Fishing Policy as a rule of the District.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ADOPTION OF RULES. The attached Stormwater Management Ponds Fishing Policy is hereby adopted pursuant to this Resolution. This Stormwater Management Ponds Fishing Policy shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapters 120 and 190, Florida Statutes.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

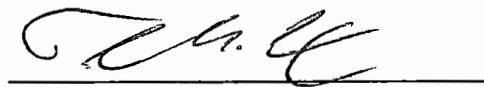
SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

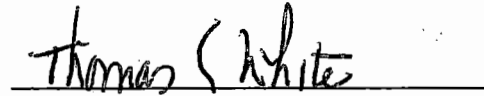
PASSED AND ADOPTED at a meeting of the Board of Supervisors of Stoneybrook West Community Development District this 28th day of November, 2018.

**STONEBROOK WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Attest:



Secretary



Chairman

STONEBROOK WEST COMMUNITY DEVELOPMENT DISTRICT
STORMWATER MANAGEMENT PONDS FISHING POLICY

The Stoneybrook West Community Development District, a local unit of special purpose government established under the Uniform Community Development District Act of 1990, Ch. 190, Fla. Stat. ("District"), is the owner of certain stormwater tracts/ponds/lakes within the boundaries of the District ("Ponds"). The Ponds are part of the master stormwater management system for Stoneybrook West, which the District is responsible for operating and maintaining under applicable permits. The purpose of the Ponds is to provide untreated, temporary storage for stormwater runoff and overflow. As such, the Ponds capture many pollutants, such as fertilizers, pesticides, motor oil and heavy metals that wash off lawns, sidewalks, roads and parking lots, which might otherwise flow to wetlands and waterways.

It is the policy of the District to allow residents of the District and their guests to fish from the Ponds, subject to the following restrictions:

1. All fishing from Ponds shall occur during daylight hours.
2. Fishing in the Ponds is AT YOUR OWN RISK. The District is not responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the Ponds.
3. Each resident or guest fishing from the Ponds is responsible for complying with the State of Florida licensing requirements and other laws for fishing.
4. A resident of the District or guest must be twelve (12) years of age or older in order to fish from the Ponds unsupervised. Children under the age of twelve (12) must be supervised by an adult at all times.
5. While it is the District's policy to permit fishing from the Ponds subject to these restrictions, all residents of the District also have a reasonable expectation of privacy and security. Therefore:
 - a. Access to the Ponds shall only be through the proper access points, and no one shall fish in the area between a Pond and a private residence (the "Restricted Area"), except for persons residing in that private residence or invitees of persons residing in that private residence.
 - b. The District shall have the authority to post "No Trespassing" signs on portions of the Ponds banks where fishing is prohibited. Whether such a sign is placed or not, persons who violate this rule by fishing in a Restricted Area, or by gaining access to any of the Ponds through a Restricted Area, are guilty of trespassing and are subject to legal action.

c. The District has provided local law enforcement authorities information on areas in which trespassing on District property can be enforced, including the Restricted Area.

d. A homeowner or resident finding someone fishing behind their residence without permission should contact local law enforcement, using the non-emergency phone number, and ask to have those persons trespassed.

6. The District has a "CATCH AND RELEASE" policy for all fish caught in the Ponds. All fish must be returned all to the same Pond in which they were caught.

7. No watercraft of any kind are allowed in the Ponds. Any violation of this policy will be reported to the local authorities and may subject the offender to use of the trespass remedies provided for in these rules.

8. Swimming and wading is prohibited in the Ponds.

9. Do not leave fishing poles, lines, equipment or bait unattended. Persons fishing in the Ponds shall remove and properly dispose of all garbage, fishing line, hooks and all other materials/supplies.

10. Do not feed wildlife in or around the Ponds.

STONEBROOK WEST
Community Development District

Financial Report
September 30, 2018

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**STONEBROOK WEST
Community Development District**

Financial Statements

(Unaudited)

September 30, 2018

Balance Sheet
September 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2005 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 46,165	\$ -	\$ -	\$ -	\$ 46,165
Due From Other Funds	-	809	8,372	-	9,181
Investments:					
Money Market Account	214,403	-	-	-	214,403
Deferred Cost	-	-	-	18,667	18,667
Reserve Fund	-	56,912	125,060	-	181,972
Revenue Fund	-	57,794	255,033	-	312,827
Prepaid Items	6,325	-	-	-	6,325
Deposits	685	-	-	-	685
TOTAL ASSETS	\$ 267,578	\$ 115,515	\$ 388,465	\$ 18,667	\$ 790,225
LIABILITIES					
Accounts Payable	\$ 9,425	\$ -	\$ -	\$ -	\$ 9,425
Due To Other Funds	9,181	-	-	-	9,181
TOTAL LIABILITIES	18,606	-	-	-	18,606
FUND BALANCES					
Nonspendable:					
Prepaid Items	6,325	-	-	-	6,325
Deposits	685	-	-	-	685
Restricted for:					
Debt Service	-	115,515	388,465	-	503,980
Capital Projects	-	-	-	18,667	18,667
Assigned to:					
Operating Reserves	60,570	-	-	-	60,570
Unassigned:	181,392	-	-	-	181,392
TOTAL FUND BALANCES	\$ 248,972	\$ 115,515	\$ 388,465	\$ 18,667	\$ 771,619
TOTAL LIABILITIES & FUND BALANCES	\$ 267,578	\$ 115,515	\$ 388,465	\$ 18,667	\$ 790,225

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,500	\$ 1,500	\$ 4,112	\$ 2,612
Interest - Tax Collector	-	-	1,036	1,036
Special Assmnts- Tax Collector	250,811	250,811	250,807	(4)
Special Assmnts- Discounts	(10,032)	(10,032)	(9,380)	652
TOTAL REVENUES	242,279	242,279	246,575	4,296
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	4,000	4,000	4,000	-
FICA Taxes	306	306	306	-
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	2,000	2,000	2,000	-
ProfServ-Engineering	5,000	5,000	1,563	3,437
ProfServ-Legal Services	10,000	10,000	20,723	(10,723)
ProfServ-Mgmt Consulting Serv	41,237	41,237	41,237	-
ProfServ-Property Appraiser	3,746	3,746	3,746	-
ProfServ-Special Assessment	5,150	5,150	5,150	-
ProfServ-Trustee Fees	8,000	8,000	7,770	230
Auditing Services	5,500	5,500	5,500	-
Postage and Freight	800	800	1,879	(1,079)
Insurance - General Liability	7,904	7,904	7,185	719
Printing and Binding	2,000	2,000	714	1,286
Legal Advertising	2,000	2,000	1,619	381
Miscellaneous Services	600	600	829	(229)
Misc-Assessmnt Collection Cost	3,762	3,762	647	3,115
Office Supplies	400	400	193	207
Annual District Filing Fee	175	175	175	-
Total Administration	103,180	103,180	105,836	(2,656)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
ProfServ-Field Management	10,609	10,609	10,609	-
Contracts-Lake and Wetland	45,186	45,186	46,074	(888)
Contracts-Landscape	40,824	40,824	34,824	6,000
Contracts-Pest Control	18,480	18,480	40,025	(21,545)
Electricity - General	18,000	18,000	20,957	(2,957)
Misc-Contingency	6,000	6,000	1,584	4,416
Total Field	139,099	139,099	154,073	(14,974)
TOTAL EXPENDITURES	242,279	242,279	259,909	(17,630)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(13,334)	(13,334)
Net change in fund balance	\$ -	\$ -	\$ (13,334)	\$ (13,334)
FUND BALANCE, BEGINNING (OCT 1, 2017)	262,306	262,306	262,306	
FUND BALANCE, ENDING	\$ 262,306	\$ 262,306	\$ 248,972	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 100	\$ 272	\$ 172
Special Assmnts- Tax Collector	77,517	77,517	77,517	-
Special Assmnts- Discounts	(3,101)	(3,101)	(2,937)	164
TOTAL REVENUES	74,516	74,516	74,852	336
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1,163	1,163	200	963
Total Administration	1,163	1,163	200	963
<u>Debt Service</u>				
Principal Debt Retirement	25,000	25,000	25,000	-
Principal Prepayments	-	-	25,000	(25,000)
Interest Expense	45,530	45,530	44,950	580
Total Debt Service	70,530	70,530	94,950	(24,420)
TOTAL EXPENDITURES	71,693	71,693	95,150	(23,457)
Excess (deficiency) of revenues Over (under) expenditures	2,823	2,823	(20,298)	(23,121)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(1,813)	(1,813)
Contribution to (Use of) Fund Balance	2,823	-	-	-
TOTAL FINANCING SOURCES (USES)	2,823	-	(1,813)	(1,813)
Net change in fund balance	\$ 2,823	\$ 2,823	\$ (22,111)	\$ (24,934)
FUND BALANCE, BEGINNING (OCT 1, 2017)	137,626	137,626	137,626	
FUND BALANCE, ENDING	\$ 140,449	\$ 140,449	\$ 115,515	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 300	\$ 867	\$ 567
Special Assmnts- Tax Collector	531,649	531,649	531,649	-
Special Assmnts- Discounts	(21,266)	(21,266)	(20,812)	454
TOTAL REVENUES	510,683	510,683	511,704	1,021
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	7,975	7,975	1,371	6,604
Total Administration	7,975	7,975	1,371	6,604
<u>Debt Service</u>				
Principal Debt Retirement	240,000	240,000	240,000	-
Interest Expense	262,878	262,878	262,878	-
Total Debt Service	502,878	502,878	502,878	-
TOTAL EXPENDITURES	510,853	510,853	504,249	6,604
Excess (deficiency) of revenues Over (under) expenditures	(170)	(170)	7,455	7,625
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(170)	-	-	-
TOTAL FINANCING SOURCES (USES)	(170)	-	-	-
Net change in fund balance	\$ (170)	\$ (170)	\$ 7,455	\$ 7,625
FUND BALANCE, BEGINNING (OCT 1, 2017)	381,010	381,010	381,010	
FUND BALANCE, ENDING	\$ 380,840	\$ 380,840	\$ 388,465	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 42	\$ 42
TOTAL REVENUES	-	-	42	42
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	42	42
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	1,813	1,813
TOTAL FINANCING SOURCES (USES)	-	-	1,813	1,813
Net change in fund balance	\$ -	\$ -	\$ 1,855	\$ 1,855
FUND BALANCE, BEGINNING (OCT 1, 2017)	-	-	16,812	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 18,667	

Notes to the Financial Statements
September 30, 2018

Balance Sheet

General Fund

Assets

- **Cash and Investments** - See Cash and Investment Report for further details.
- **Prepaid Items** - US Bank trustee invoices -FY 2019
- **Deposits** - Duke Energy utility deposit.

Liabilities

- **Accounts Payable** - Outstanding Invoices paid in October.

Debt Service & Capital Funds

Assets

- **Investments** - See Cash and Investment Report for further details.

Notes to the Financial Statements

September 30, 2018

Revenues, Expenditures and Change in Fund Balances

Financial Overview / Highlights

- ▶ The non-ad valorem assessments are 99% collected.
- ▶ The total expenditures are at approximately 107% of the YTD budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ - Legal Service	\$ 10,000	\$ 20,723	207%	Invoices from Clark & Albaugh paid through Sept 2018.
ProfServ - Trustee	\$ 8,000	\$ 7,770	97%	US Bank Trustee Fees for Series 2005 and 2008.
Postage & Freight	\$ 800	\$ 1,879	235%	Mailings through Sept 2018.
Miscellaneous Services	\$ 600	\$ 830	138%	Bank and compliance audit fees.
<u>Field</u>				
Contracts - Lake and Wetland	\$ 45,186	\$ 46,074	102%	Aquatic Systems invoices through Sept 2018.
Contracts - Pest Control	\$ 18,480	\$ 40,025	217%	Southern Mosquito Invoices through Sept 2018.
Electricity - General	\$ 18,000	\$ 20,957	116%	Duke Energy invoices through Sept 2018.

STONEBROOK WEST
Community Development District

Supporting Schedules

September 30, 2018

STONEYBROOK WEST
Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2018**

Date Received	Net Amount Received	Discount / (Penalty) Amount	(1) Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	Series 2005 Debt Service Fund	Series 2008 Debt Service Fund
Assessments Levied				\$ 859,973	\$ 250,807	\$ 77,517	\$ 531,649
Allocation %				100%	29%	9%	62%
11/06/17	\$ 1,932	\$ 101	\$ -	\$ 2,033	\$ 653	\$ 403	\$ 977
11/13/17	11,162	465	-	11,627	3,464	1,305	6,858
11/20/17	27,833	1,160	-	28,993	8,389	2,871	17,733
12/11/17	156,718	6,525	-	163,243	49,424	11,346	102,474
12/18/17	23,145	964	-	24,110	6,368	1,563	16,179
12/26/17	223,797	9,323	-	233,120	71,468	31,581	130,072
01/16/18	31,353	1,306	-	32,659	9,157	1,827	21,674
02/20/18	66,085	2,804	2,218	71,108	19,972	5,866	45,270
03/19/18	243,616	9,872	-	253,488	70,636	17,618	165,235
04/16/18	18,366	99	-	18,465	5,479	1,051	11,935
05/14/18	4,936	(114)	-	4,822	1,591	783	2,448
06/11/18	3,072	(89)	-	2,982	865	496	1,622
07/16/18	12,511	(364)	-	12,146	3,328	783	8,036
08/13/18	99	(3)	-	96	1	2	93
09/30/18		1,080		1,080	13	24	1,043
TOTAL	\$ 824,626	\$ 33,129	\$ 2,218	\$ 859,973	\$ 250,807	\$ 77,517	\$ 531,649
% COLLECTED				100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	\$ -

Note (1) Collection costs from the Tax Collector are based on the number of items on the tax roll and are paid once during the year.

Cash and Investment Report
September 30, 2018

GENERAL FUND

<u>Description</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
Checking Account - Operating (1)	SunTrust	n/a	1.00%	\$	46,165
				Subtotal	\$ 46,165
Money Market Account	BankUnited	n/a	0.89%	\$	214,403
				Subtotal	\$ 214,403

DEBT SERVICE FUND

<u>Description</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
Series 2005 Reserve account					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.05%	\$	56,912
Series 2005 Revenue account					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.05%	\$	57,794
Series 2008 Reserve account					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.05%	\$	125,060
Series 2008 Revenue account					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.05%	\$	225,033
Series 2005 -Deferred costs account					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.05%	\$	18,667
				Subtotal	\$ 483,467
				Total	\$ 744,035

Stoneybrook West CDD

Bank Reconciliation

Bank Account No. 1343 SunTrust Bank - GF
 Statement No. 09-18
 Statement Date 9/30/2018

G/L Balance (LCY)	46,165.36
G/L Balance	46,165.36
Positive Adjustments	0.00
Subtotal	46,165.36
Negative Adjustments	0.00
Ending G/L Balance	46,165.36
Difference	0.00

Statement Balance	52,963.69
Outstanding Deposits	0.00
Subtotal	52,963.69
Outstanding Checks	6,798.33
Differences	0.00
Ending Balance	46,165.36

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/25/2018	Payment	001633	INFRAMARK, LLC	6,798.33	0.00	6,798.33
Total Outstanding Checks.....				6,798.33		6,798.33

STONEBROOK WEST
Community Development District

Payment Register by Bank Account
For the Period from 09/01/2018 to 09/30/2018
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SUNTRUST BANK - GF - (ACCT# XXXXX1343)									
Check	001615	09/04/18	Vendor	INFRAMARK, LLC	33387	AUG 2018 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,436.42
Check	001615	09/04/18	Vendor	INFRAMARK, LLC	33387	AUG 2018 MGMT FEES	ProfServ-Special Assessment	001-531038-51301	\$429.17
Check	001615	09/04/18	Vendor	INFRAMARK, LLC	33387	AUG 2018 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$884.08
Check	001615	09/04/18	Vendor	INFRAMARK, LLC	33387	AUG 2018 MGMT FEES	Postage and Freight	001-541006-51301	\$5.17
Check	001615	09/04/18	Vendor	INFRAMARK, LLC	33387	AUG 2018 MGMT FEES	Printing and Binding	001-547001-51301	\$283.80
Check	001615	09/04/18	Vendor	INFRAMARK, LLC	33387	AUG 2018 MGMT FEES	Office Supplies	001-551002-51301	\$33.00
Check	001616	09/04/18	Vendor	VERTEX WATER FEATURES	880031167	FNTN RPRS/RPLC 1 BULB	Misc-Contingency	001-549900-53901	\$72.45
Check	001617	09/05/18	Vendor	FEDEX	6-290-27525	8/21/18 POSTAGE	Postage and Freight	001-541006-51301	\$86.80
Check	001618	09/06/18	Vendor	LLS TAX SOLUTIONS	001533	Ser 2008 P/E 7/31/18-arbitrage	ProfServ-Arbitrage Rebate	001-531002-51301	\$600.00
Check	001619	09/11/18	Vendor	AQUATIC SYSTEMS INC	0000419808	SEPT 2018 FOUNTAIN MAINT	Contracts-Lake and Wetland	001-534021-53901	\$634.00
Check	001619	09/11/18	Vendor	AQUATIC SYSTEMS INC	0000419800	SEPT LAKE/WETLAND SVCS	Contracts-Lake and Wetland	001-534021-53901	\$3,018.00
Check	001620	09/11/18	Vendor	BRIGHTVIEW LANDSCAPE SVC, INC	5937632	SEP LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$2,902.00
Check	001621	09/11/18	Vendor	VERTEX WATER FEATURES	880031315	5HP FNTN/TECH RESET BREAKER	Misc-Contingency	001-549900-53901	\$113.66
Check	001621	09/11/18	Vendor	VERTEX WATER FEATURES	880031469	3HP FNTN/CLEAR HEAVY ALGAE	Misc-Contingency	001-549900-53901	\$131.00
Check	001622	09/11/18	Vendor	HOME DEPOT	082118-8825	8/13/18 PURCH-HARDWARE	3011738	001-549900-53901	\$145.74
Check	001623	09/11/18	Vendor	ADA SITE COMPLIANCE INC	336	ADA COMPLIANCE AUDIT	Miscellaneous Services	001-549001-51301	\$199.00
Check	001624	09/13/18	Employee	THOMAS C. WHITE	PAYROLL	September 13, 2018 Payroll Posting			\$184.70
Check	001625	09/13/18	Employee	DANIEL R. DENNIS	PAYROLL	September 13, 2018 Payroll Posting			\$184.70
Check	001626	09/13/18	Employee	HAILE ANDARGE	PAYROLL	September 13, 2018 Payroll Posting			\$184.70
Check	001627	09/13/18	Employee	GEORGE MORGAN	PAYROLL	September 13, 2018 Payroll Posting			\$184.70
Check	001628	09/17/18	Vendor	FEDEX	6-303-27184	8/31/18 POSTAGE	Postage and Freight	001-541006-51301	\$13.77
Check	001629	09/19/18	Vendor	ORLANDO SENTINEL	000948666000	NOTICE OF MEETING - 8/21/18	Legal Advertising	001-548002-51301	\$230.00
Check	001630	09/19/18	Vendor	SOUTHERN MOSQUITO CONTROL SVCS INC	MC090418E	August:5x Midge Control	Contracts-Pest Control	001-534125-53901	\$5,847.20
Check	001631	09/25/18	Vendor	STONEBROOK WEST C/O US BANK NA	092118-SER 2008	TRFR FY18 ASSMNTS - SER 2008	Due From Other Funds	131000	\$16,047.58
Check	001632	09/25/18	Vendor	STONEBROOK WEST C/O US BANK NA	092118-SER 2005	TRFR FY18 ASSMNTS - SER 2005	Due From Other Funds	131000	\$2,357.23
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,436.42
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	ProfServ-Special Assessment	001-531038-51301	\$429.17
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$884.08
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	Postage and Freight	001-541006-51301	\$6.11
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	Printing and Binding	001-547001-51301	\$9.55
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	Office Supplies	001-551002-51301	\$33.00
Check	001633	09/25/18	Vendor	INFRAMARK, LLC	34154	SEP 2018 MGMT FEES	ProfServ-Dissemination Agent	001-531012-51301	\$2,000.00

STONEYBROOK WEST
Community Development District

Payment Register by Bank Account
 For the Period from 09/01/2018 to 09/30/2018
 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD131	09/07/18	Vendor	DUKE ENERGY	081618-ACH	7/18-8/16/18 ELEC ACH	Electricity - General	001-543006-53901	\$840.27
ACH	DD132	09/17/18	Vendor	DUKE ENERGY	082418-ACH	FOUNTAINS 7/26-8/27/18	Electricity - General	001-543006-53901	\$901.23
Account Total									\$46,748.70

BANKUNITED - MMA - (ACCT# XXXXX2556)

Check	121	09/24/18	Vendor	STONEYBROOK WEST CDD	092118-1343	TRFR TO 1343	Due From Other Funds	131000	\$25,000.00
Account Total									\$25,000.00

Total Amount Paid	\$71,748.70
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	53,343.89
Series 2005 Debt Service Fund - 202	2,357.23
Series 2008 Debt Service Fund - 203	16,047.58
Total	71,748.70

**STONEBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/18

The Board hereby assigns the FY 2018 Reserves per the FY18 Adopted Budget and the September 2018 Financial Statement.

Operating Reserve	\$ 60,570
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RESOLUTION 2019-02

**A RESOLUTION AMENDING THE STONEYBROOK
WEST COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET FOR FISCAL YEAR 2018**

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of Stoneybrook West Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2018.

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 28th day of November, 2018 and be reflected in the monthly and Fiscal Year End 9/30/2018 Financial Statements and Audit Report of the District.

*Stoneybrook West
Community Development District*

by: Thomas C. White
Chairman/ Vice Chairman

Attest:

by: [Signature]
Secretary

Proposed Budget Amendment
Exhibit A
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 1,500	\$ -	\$ 1,500	\$ 4,111	\$ 2,611
Interest - Tax Collector	-	-	-	975	975
Special Assmnts- Tax Collector	250,811	-	250,811	250,856	45
Special Assmnts- Discounts	(10,032)	-	(10,032)	(9,367)	665
TOTAL REVENUES	242,279	-	242,279	246,575	4,296
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	-	4,000	4,000	-
FICA Taxes	306	-	306	306	-
ProfServ-Arbitrage Rebate	600	-	600	600	-
ProfServ-Dissemination Agent	2,000	-	2,000	2,000	-
ProfServ-Engineering	5,000	-	5,000	1,563	3,437
ProfServ-Legal Services	10,000	12,000	22,000	20,723	1,277
ProfServ-Mgmt Consulting Serv	41,237	-	41,237	41,237	-
ProfServ-Property Appraiser	3,746	-	3,746	3,746	-
ProfServ-Special Assessment	5,150	-	5,150	5,150	-
ProfServ-Trustee Fees	8,000	-	8,000	7,770	230
Auditing Services	5,500	-	5,500	5,500	-
Postage and Freight	800	-	800	1,879	(1,079)
Insurance - General Liability	7,904	-	7,904	7,185	719
Printing and Binding	2,000	-	2,000	714	1,286
Legal Advertising	2,000	-	2,000	1,619	381
Miscellaneous Services	600	-	600	829	(229)
Misc-Assessmnt Collection Cost	3,762	-	3,762	647	3,115
Office Supplies	400	-	400	193	207
Annual District Filing Fee	175	-	175	175	-
Total Administration	103,180	12,000	115,180	105,836	9,344
Field					
ProfServ-Field Management	10,609	-	10,609	10,609	-
Contracts-Lake and Wetland	45,186	-	45,186	46,074	(888)
Contracts-Landscape	40,824	-	40,824	34,824	6,000
Contracts-Pest Control	18,480	22,000	40,480	40,025	455
Electricity - General	18,000	4,000	22,000	20,957	1,043
Misc-Contingency	6,000	-	6,000	1,584	4,416
Total Field	139,099	26,000	165,099	154,073	11,026
TOTAL EXPENDITURES	242,279	38,000	280,279	259,909	20,370

Proposed Budget Amendment
Exhibit A
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues					
Over (under) expenditures	-	(38,000)	(38,000)	(13,334)	24,666
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	-	38,000	38,000	-	(38,000)
TOTAL FINANCING SOURCES (USES)	-	38,000	38,000	-	(38,000)
Net change in fund balance	-	-	-	(13,334)	(13,334)
FUND BALANCE, BEGINNING (OCT 1, 2017)	262,306	-	262,306	262,306	-
FUND BALANCE, ENDING	\$ 262,306	\$ -	\$ 262,306	\$ 248,972	\$ (13,334)



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

August 28, 2018

Stoneybrook West Community Development District
c/o Inframark Infrastructure Management Services
210 North University Drive, Suite 702
Coral Springs, FL 33071

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Stoneybrook West Community Development District, which comprise governmental activities, a discretely presented component unit, each major fund and the budgetary comparison for the General Fund as of and for the year ended September 30, 2018 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2018 and thereafter for two annual renewals if mutually agreed by Stoneybrook West Community Development District and Berger, Toombs, Elam, Gaines, & Frank, Certified Public Accountants, PL.

Our audit will be conducted with the objective of expressing an opinion on the financial statements.

The Responsibility of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Fort Pierce / Stuart



Stoneybrook West Community Development District
August 28, 2018
Page 2

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore, Government Auditing Standards do not expect us to provide reasonable assurance of detecting abuse.

In making our risk assessments, we consider internal control relevant to Stoneybrook West Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Stoneybrook West Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund 2005
3. Debt Service Fund 2008
4. Capital Projects Fund 2005



Stoneybrook West Community Development District
August 28, 2018
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For establishing and maintaining effective internal control of financial reporting and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.



Stoneybrook West Community Development District

August 28, 2018

Page 4

Management is responsible for identifying and ensuring that Stoneybrook West Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud or abuse, and for informing us about all known or suspected fraud or abuse affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud or abuse could have a material effect on the financial statements or compliance. Management is also responsible for informing us of its knowledge of any allegations of fraud or abuse, or, suspected fraud or abuse affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

The Board is responsible for informing us of its views about the risks of fraud or abuse within the entity, and its knowledge of any fraud or abuse, or, suspected fraud or abuse affecting the entity.

Stoneybrook West Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Stoneybrook West Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Stoneybrook West Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Stoneybrook West Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Stoneybrook West Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Stoneybrook West Community Development District's Records and Assistance

If circumstances arise relating to the condition of the Stoneybrook West Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements, because of error, fraudulent financial reporting, or misappropriation of assets, which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including: declining to express an opinion, issuing a report, or withdrawing from engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Stoneybrook West Community Development District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.



Stoneybrook West Community Development District

August 28, 2018

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Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Fees, Costs, and Access to Workpapers

Our fees for the audit and accounting services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2018, will not exceed \$5,500, unless the scope of the engagement is changed, the assistance which Stoneybrook West Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case, we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

In the event we are requested or authorized by Stoneybrook West Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Stoneybrook West Community Development District, Stoneybrook West Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Stoneybrook West Community Development District
August 28, 2018.
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Reporting

We will issue a written report upon completion of our audit of Stoneybrook West Community Development District's financial statements. Our report will be addressed to the Board of Stoneybrook West Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Stoneybrook West Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines & Frank and Stoneybrook West Community Development District, superseding all proposals, oral or written, and all other communication, with respect to the terms of the engagement between the parties.

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
J. W. GAINES, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett | 6815 Dairy Road
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542
Marci Reutimann | (813) 788-2155
CPA, Partner | (813) 782-8606

System Review Report

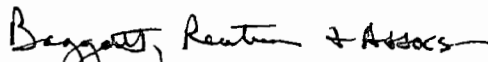
To the Directors
Berger, Toombs, Elam, Gaines & Frank, CPAs PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 2, 2016

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards and audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.


Baggett, Reutimann & Associates, CPAs, PA

(BERGER_REPORT16)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND STONEYBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT
(DATED AUGUST 28, 2018)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES
210 NORTH UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071
TELEPHONE: 954-603-0033
EMAIL: _____**

Auditor: J.W. Gaines

By: _____

Title: Director

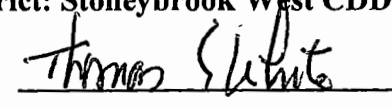
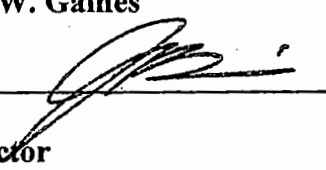
Date: September 12, 2018

District: Stoneybrook West CDD

By: _____

Title: _____

Date: _____



CHAIRMAN

11-28-18

RESOLUTION 2019-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING ADOPTION AND EXECUTION OF THE STATEWIDE MUTUAL AID AGREEMENT.

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by Stoneybrook West Community Development District that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference as **Exhibit "A"**.

PASSED AND ADOPTED by the Board of Supervisors of Stoneybrook West Community Development District this 28th day of November, 2018.

ATTEST:

Secretary/Asst. Secretary

I certify that the foregoing is an accurate copy of Resolution 2019-4

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

Chairman

Date: _____

Exhibit A: Statewide Mutual Aid Agreement



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

RICK SCOTT
Governor

WESLEY MAUL
Director

STATEWIDE MUTUAL AID AGREEMENT

This Agreement is between the FLORIDA DIVISION OF EMERGENCY MANAGEMENT ("Division") and the local government signing this Agreement (the "Participating Parties"). This agreement is based on the existence of the following conditions:

A. The State of Florida is vulnerable to a wide range of disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.

B. Such disasters are likely to exceed the capability of any one local government to cope with the emergency with existing resources.

C. Such disasters may also give rise to unusual technical needs that the local government may be unable to meet with existing resources, but that other local governments may be able to offer.

D. The Emergency Management Act, Chapter 252, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted, and through such agreements to ensure the timely reimbursement of costs incurred by the local governments which render such assistance.

E. Pursuant to Chapter 252, the Division has the authority to coordinate assistance between local governments during emergencies and to concentrate available resources where needed.

Based on the existence of the foregoing conditions, the parties agree to the following:

ARTICLE I.

Definitions. As used in this Agreement, the following expressions shall have the following meanings:

A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").

B. The "Division" is the Division of Emergency Management

C. The "Participating Parties" to this Agreement are the Division and any and all special districts, educational districts, and other local and regional governments signing this Agreement.

D. The "Requesting Parties" to this Agreement are Participating Parties who request assistance during an emergency.

E. The "Assisting Parties" to this Agreement are Participating Parties who render assistance in an emergency to a Requesting Party.

F. The "State Emergency Operations Center" is the facility designated by the State Coordinating Officer to manage and coordinate assistance to local governments during an emergency.

G. The "Comprehensive Emergency Management Plan" is the biennial Plan issued by the Division in accordance with § 252.35(2)(a), Florida Statutes.

H. The "State Coordinating Officer" is the official whom the Governor designates, by Executive Order, to act for the Governor in responding to a disaster, and to exercise the powers of the Governor in accordance with the Executive Order, Chapter 252, Florida Statutes, and the State Comprehensive Emergency Management Plan.

I. The "Period of Assistance" is the time during which any Assisting Party renders assistance to any Requesting Party in an emergency, and shall include both the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return them to their place of origin or to the headquarters of the Assisting Party.

J. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), Florida Statutes, regardless of whether established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.

K. An “educational district” is any school district within the meaning of section 1001.30, Florida Statutes and any community school and state university within the meaning of section 1000.21, Florida Statutes.

L. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), Florida Statutes.

M. A “local government” is any educational district or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(e), Florida Statutes.

N. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act.

ARTICLE II.

Applicability of the Agreement. A Participating Party may request assistance under this Agreement for a “major” or “catastrophic disaster” as defined in section 252.34, Florida Statutes. If the Participating Party has no other mutual aid agreement that covers a “minor” disaster or other emergencies too extensive to be dealt with unassisted, it may also invoke assistance under this Agreement for a “minor disaster” or other such emergencies.

ARTICLE III.

Invocation of the Agreement. In the event of an emergency or threatened emergency, a Participating Party may invoke assistance under this Agreement by requesting it from any other Participating Party, or from the Division if, in the judgment of the Requesting Party, its own resources are inadequate to meet the emergency.

A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the County Emergency Management Agency of the Requesting Party, unless the State Emergency Operations Center has been activated in response to the emergency for which assistance is requested.

B. All requests for assistance under this Agreement shall be transmitted by County Emergency Management Agency of the Requesting Party to either the Division, or to another Participating Party. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.

C. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate, and shall coordinate the activities of the Assisting Parties so as to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

D. Nothing in this Agreement shall be construed to allocate liability for the costs of personnel, equipment, supplies, services and other resources that are staged by the Division, or by other agencies of the State of Florida, for use in responding to an emergency pending the assignment of such personnel, equipment, supplies, services and other resources to an emergency support function/mission. The documentation, payment, repayment, and reimbursement of all such costs shall be rendered in accordance with the Comprehensive Emergency Management Plan, and general accounting best practices procedures and protocols.

ARTICLE IV.

Responsibilities of Requesting Parties. To the extent practicable, all Requesting Parties seeking assistance under this Agreement shall provide the following information to the Division and the other Participating Parties. In providing such information, the Requesting Party may use Form B attached to this Agreement, and the completion of Form B by the Requesting Party shall be deemed sufficient to meet the requirements of this Article:

A. A description of the damage sustained or threatened;

B. An identification of the specific Emergency Support Function or Functions for which such assistance is needed;

C. A description of the specific type of assistance needed within each Emergency Support Function;

D. A description of the types of personnel, equipment, services, and supplies needed for each specific type of assistance, with an estimate of the time each will be needed;

E. A description of any public infrastructure for which assistance will be needed;

F. A description of any sites or structures outside the territorial jurisdiction of the Requesting Party needed as centers to stage incoming personnel, equipment, supplies, services, or other resources;

G. The place, date and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and

H. A technical description of any communications or telecommunications equipment needed to ensure timely communications between the Requesting Party and any Assisting Parties.

ARTICLE V.

Responsibilities of Assisting Parties. Each Participating Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources and capabilities can render assistance. If a Participating Party which has received a request for assistance under this Agreement determines that it has the capacity to render some or all of such assistance, it shall provide the following information to the Requesting Party and shall transmit it without delay to the Requesting Party and the Division. In providing such information, the Assisting Party may use Form B attached to this Agreement, and the completion of Form B by the Assisting Party shall be deemed sufficient to meet the requirements of this Article:

A. A description of the personnel, equipment, supplies and services it has available, together with a description of the qualifications of any skilled personnel;

B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;

C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services at the date, time and place specified by the Requesting Party;

D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties; and

E. The names of all personnel whom the Assisting Party designates as Supervisors.

F. The estimated costs of the provision of assistance (use FEMA's Schedule of Equipment Rates spreadsheet attached to Form B.)

ARTICLE VI.

Rendition of Assistance. After the Assisting Party has delivered its personnel, equipment, supplies, services, or other resources to the place specified by the Requesting Party, the Requesting Party shall give specific assignments to the Supervisor(s) of the Assisting Party, who shall be responsible for directing the performance of these assignments. The Assisting Party shall have authority to direct the manner in which the assignments are performed. In the event of an emergency that affects the Assisting Party, all personnel, equipment, supplies, services and other resources of the Assisting Party shall be subject to recall by the Assisting Party upon not less than five (5) calendar days' notice or, if such notice is impracticable, as much notice as is practicable under the circumstances.

A. For operations at the scene of *catastrophic* and *major* disasters, the Assisting Party shall to the fullest extent practicable give its personnel and other resources sufficient equipment and supplies to make them self-sufficient for food, shelter, and operations unless the Requesting Party has specified the contrary. For *minor* disasters and other emergencies, the Requesting Party shall be responsible to provide food and shelter for the personnel of the Assisting Party unless the Requesting Party has specified the contrary. In its request for assistance the Requesting Party may specify that Assisting Parties send only self-sufficient personnel or self-sufficient resources.

B. Unless the Requesting Party has specified the contrary, it shall to the fullest extent practicable,

coordinate all communications between its personnel and those of any Assisting Parties, and shall determine all frequencies and other technical specifications for all communications and telecommunications equipment to be used.

C. Personnel of the Assisting Party who render assistance under this Agreement shall receive their usual wages, salaries and other compensation, and shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. If personnel of the Assisting Party hold local licenses or certifications limited to the county or municipality of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the support.

ARTICLE VII.

Procedures for Reimbursement. Unless the Division or the Assisting Party, as the case may be, state the contrary in writing, the ultimate responsibility for the reimbursement of costs incurred under this Agreement shall rest with the Requesting Party, subject to the following conditions and exceptions:

A. In accordance with this Agreement, the Division shall pay the costs incurred by an Assisting Party in responding to a request that the Division initiates on its own, and not for another Requesting Party.

B. An Assisting Party shall bill the Division or other Requesting Party as soon as practicable, but not later than thirty (30) calendar days after the Period of Assistance has closed. Upon the request of any of the concerned Participating Parties, the State Coordinating Officer may extend this deadline for cause.

C. If the Division or the Requesting Party protests any bill or item on a bill from an Assisting Party, it shall do so in writing as soon as practicable, but in no event later than thirty (30) calendar days after the bill is received. Failure to protest any bill or billed item in writing within thirty (30) calendar days shall constitute agreement to the bill and the items on the bill and waive the right to contest the bill.

D. If the Division protests any bill or item on a bill from an Assisting Party, the Assisting Party shall have thirty (30) calendar days from the date of protest to present the bill or item to the original

Requesting Party for payment, subject to any protest by the Requesting Party.

E. If the Assisting Party cannot reach a mutual agreement with the Division or the Requesting Party to the settlement of any protested bill or billed item, the Division, the Assisting Party, or the Requesting Party may elect binding arbitration to determine its liability for the protested bill or billed item in accordance with Section F of this Article.

F. If the Division or a Participating Party elects binding arbitration, it may select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

G. The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Department, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties, and shall be final.

H. If the Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance. All requests to the Federal Emergency Management Agency (FEMA) for the reimbursement of costs incurred by any Participating Party shall be made by and through the Division.

I. If FEMA denies any request for reimbursement of costs which the Division has already advanced to an Assisting Party, the Assisting Party shall repay such costs to the Division, but the Division may waive such repayment for cause.

ARTICLE VIII.

Costs Eligible for Reimbursement. The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.

B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment Rates (attached to Form B), or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.

C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida Office of Management and Budget. Upon reasonable notice, the Assisting Party shall make its records available to the Division and the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX.

Insurance. Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall file with the Division a certificate issued by the insurer attesting to such coverage.

B. Any Participating Party that elects additional insurance affording liability coverage for any

activities that may be performed under the authority of this Agreement shall file with the Division a certificate issued by the insurer attesting to such coverage.

C. Any Participating Party that is self-insured with respect to any line or lines of insurance shall file with the Division copies of all resolutions in current effect reflecting its determination to act as a self-insurer.

D. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.

E. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties, and shall not be deemed to be the agent of any other Participating Party.

F. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.

G. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.

ARTICLE X.

General Requirements. Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

A. To the extent that assistance under this Agreement is funded by State funds, the obligation of any statewide instrumentality of the State of Florida to reimburse any Assisting Party under this Agreement is contingent upon an annual appropriation by the Legislature.

B. All bills for reimbursement under this Agreement from State funds shall be submitted in detail sufficient for auditing purposes. To the extent that such bills represent costs incurred for travel, such bills shall be submitted in accordance with section 112.061, Florida Statutes, and any applicable

requirements for the reimbursement of state employees for travel costs.

C. All Participating Parties shall allow public access to all documents, papers, letters or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.

D. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.

E. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.

F. Any communication to the Division under this Agreement shall be sent to the Director, Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100. Any communication to any other Participating Party shall be sent to the official or officials specified by that Participating Party on Form C attached to this Agreement. For the purpose of this Section, any such communication may be sent by the U.S. Mail, e-mail, or by facsimile.

ARTICLE XI.

Effect of Agreement. Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, and responsibilities and obligations of that Participating Party under that agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under that agreement, regardless of whether billed or unbilled.

B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under that agreement, but such termination shall not affect the liability of the

Participating Party for the reimbursement of any costs due under that agreement, regardless of whether billed or unbilled.

C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.

D. Unless superseded by the execution of this Agreement in accordance with Section A of this Article, the Statewide Mutual Aid Agreement of 1994 shall terminate and cease to have legal existence after June 30, 2001.

E. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before that date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.

F. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division, and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with Section E of this Article.

ARTICLE XII.

Interpretation and Application of Agreement. The interpretation and application of this Agreement shall be governed by the following conditions:

A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.

B. Time shall be of the essence of this Agreement, and of the performance of all conditions,

obligations, duties, responsibilities, and promises under it.

C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.

D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Party may be required to execute the Agreement with the adopted changes. Your continued or subsequent use of this Agreement following the posting of minor changes to this Agreement will mean you accept those changes.

E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: On February 26, 2018, this Agreement was modified by the Division of Emergency Management. This document replaces the August 20, 2007 edition of the Statewide Mutual Aid Agreement; however, any and all Agreements previously executed shall remain in full force and effect. Any local government, special district, or educational institution which has yet to execute this Agreement should use the February 26, 2018 edition for the purposes of becoming a signatory.

IN WITNESS WHEREOF, the Participating Parties have duly executed this Agreement on the date specified below:

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____
Deputy Clerk

By: _____
Chairman

Date: _____

Approved as to Form:

By: _____
County Attorney

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____
City Attorney

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

SCHOOL DISTRICT,
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____
Attorney for District

FOR ADOPTION BY A COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

ATTEST:

BOARD OF TRUSTEES
OF _____
COMMUNITY COLLEGE, STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY, STATE OF FLORIDA

By: _____
Clerk

By: _____
Chairman

Date: _____

Approved as to Form:

By: _____
Attorney for Board

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

SPECIAL DISTRICT,
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____
Attorney for District

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

ATTEST:

BOARD OF TRUSTEES OF

AUTHORITY, STATE OF FLORIDA

By: _____
Clerk

By: _____
Chairman

Date: _____

Approved as to Form:

By: _____
Attorney for Board

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

ATTEST:

TRIBAL COUNCIL OF THE

TRIBE OF FLORIDA

By: _____
Council Clerk

By: _____
Chairman

Date: _____

Approved as to Form:

By: _____
Attorney for Council

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____
Director

Date: _____

COMMUNITY DEVELOPMENT DISTRICT,
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____
Attorney for District

Date: _____

FORM C

CONTACT INFORMATION FOR AUTHORIZED REPRESENTATIVES

Name of Government: _____

Mailing Address: _____

Authorized Representative Contact Information

Primary Authorized Representative

Name: _____
Title: _____
Address: _____
Day Phone: _____ Night Phone: _____
Facsimile: _____ Email: _____

1st Alternate Authorized Representative

Name: _____
Title: _____
Address: _____
Day Phone: _____ Night Phone: _____
Facsimile: _____ Email: _____

2nd Alternate Authorized Representative

Name: _____
Title: _____
Address: _____
Day Phone: _____ Night Phone: _____
Facsimile: _____ Email: _____

*****PLEASE UPDATE AS ELECTIONS OR APPOINTMENTS OCCUR*****

**SAMPLE AUTHORIZING RESOLUTION
FOR ADOPTION OF
STATEWIDE MUTUAL AID AGREEMENT**

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____
_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by _____ on _____.

BY: _____

TITLE: _____

DATE: _____

STATEWIDE MUTUAL AID AGREEMENT
Type or print all information except signatures
Form B

PART I**TO BE COMPLETED BY THE REQUESTING PARTY**

Date:		Time:		HRS		Mission No:	
		(local)					
Point of Contact:		Telephone No:			E-mail address:		
Requesting Party:				Assisting Party:			
Incident Requiring Assistance:							
Type of Assistance/Resources Needed (use Part IV for additional space)							
Date & Time Resources Needed:					Location (address):		
Approximated Date/Time Resources Released:							
Authorized Official's Name:				Signature:			
Title:			Agency:				

PART II**TO BE COMPLETED BY THE ASSISTING PARTY**

Contact Person:		Telephone No:		E-mail address:	
Type of Assistance Available:					
Date & Time Resources Available				To:	
Location (address):					
Approximate Total cost for mission:	\$				
Travel: \$	Personnel: \$	Equipment & Materials: \$	Contract Rental: \$		
Logistics Required from Requesting Party	Yes <input type="checkbox"/>	(Provide information on attached Part IV)			No <input type="checkbox"/>
Authorized Official's Name:				Title:	
Date:		Signature:			Local Mission No:

PART III**TO BE COMPLETED BY THE REQUESTING PARTY**

Authorized Official's Name:				Title:	
Signature:				Agency:	

PART IV

STATEWIDE MUTUAL AID AGREEMENT
Type or print all information except signatures
Form B (continued)

MISCELLANEOUS ITEMS / OTHER MISSION INFORMATION

FEMA's SCHEDULE OF EQUIPMENT RATES

**DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
RECOVERY DIRECTORATE
PUBLIC ASSISTANCE DIVISION
WASHINGTON, DC 20472**

The rates on this Schedule of Equipment Rates are for applicant owned equipment in good mechanical condition, complete with all required attachments. Each rate covers all costs eligible under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. § 5121, et seq., for ownership and operation of equipment, including depreciation, overhead, all maintenance, field repairs, fuel, lubricants, tires, OSHA equipment and other costs incidental to operation. Standby equipment costs are not eligible.

Equipment must be in actual operation performing eligible work in order for reimbursement to be eligible. LABOR COSTS OF OPERATOR ARE NOT INCLUDED in the rates and should be approved separately from equipment costs.

Information regarding the use of the Schedule is contained in 44 CFR § 206.228 Allowable Costs. Rates for equipment not listed will be furnished by FEMA upon request. Any appeals shall be in accordance with 44 CFR § 206.206 Appeals.

THESE RATES ARE APPLICABLE TO MAJOR DISASTERS AND EMERGENCIES
DECLARED BY THE PRESIDENT ON OR AFTER SEPTMBER 1, 2017.

FEMA Code ID		Equipment Description					Unit	2017 Rate
Cost Code	Equipment	Specifications	Capacity or Size	HP	Notes			
8010	Air Compressor	Air Delivery	41 CFM	to 10	Hoses included.	hour	\$1.51	
8011	Air Compressor	Air Delivery	103 CFM	to 30	Hoses included.	hour	\$8.84	
8012	Air Compressor	Air Delivery	130 CFM	to 50	Hoses included.	hour	\$11.14	
8013	Air Compressor	Air Delivery	175 CFM	to 90	Hoses included.	hour	\$18.39	
8014	Air Compressor	Air Delivery	400 CFM	to 145	Hoses included.	hour	\$30.47	
8015	Air Compressor	Air Delivery	575 CFM	to 230	Hoses included.	hour	\$48.71	
8016	Air Compressor	Air Delivery	1100 CFM	to 355	Hoses included.	hour	\$92.88	
8017	Air Compressor	Air Delivery	1600 CFM	to 500	Hoses included.	hour	\$96.96	
8040	Ambulance			to 150		hour	\$28.00	
8041	Ambulance			to 210		hour	\$40.50	
8050	Board, Arrow			to 8	Trailer Mounted.	hour	\$4.43	
8051	Board, Message			to 5	Trailer Mounted.	hour	\$11.61	
8060	Auger, Portable	Hole Diameter	16 In	to 6		hour	\$2.14	
8061	Auger, Portable	Hole Diameter	18 In	to 13		hour	\$4.30	
8062	Auger, Tractor Mntd	Max. Auger Diameter	36 In	to 13	Includes digger, boom and mounting hardware.	hour	\$3.16	
8063	Auger, Truck Mntd	Max. Auger Size	24 In	to 100	mounting hardware. Add this rate to tractor rate for total	hour	\$34.28	
8064	Hydraulic Post Driver					hour	\$35.10	
8065	Auger	Horizontal Directional Boring Machine	250 X 100	300	DD-140B YR-2003	hour	\$169.40	
8066	Auger	Horizontal Directional Boring Machine	50 X 100			hour	\$31.95	
8067	Auger, Directional Boring Machine	Auger, Directional Boring Machine				hour	\$36.97	
8070	Automobile			to 130	Transporting people.	mile	\$0.535	
8071	Automobile			to 130	Transporting cargo.	hour	\$12.32	
8072	Automobile, Police			to 250	Patrolling.	mile	\$0.535	
8073	Automobile, Police			to 250	Stationary with engine running.	hour	\$15.69	
8075	Motorcycle, Police					mile	\$0.505	
8076	Automobile - Chevy Trailblazer	6 or 8 cl		285 to 300		hour	\$22.00	
8077	Automobile - Ford Expedition	Fire Command Center				hour	\$19.00	
8080	All Terrain Vehicle (ATV)	Engine 110cc, 4-Wheel; 20" tyre		6.5-7.5		hour	\$8.20	
8081	All Terrain Vehicle (ATV)	Engine 125cc, 4-Wheel; 21" tyre		7.6-8.6		hour	\$8.50	
8082	All Terrain Vehicle (ATV)	Engine 150cc, 4-Wheel; 22" tyre		9.0-10.0		hour	\$8.51	
8083	All Terrain Vehicle (ATV)	Engine 200cc, 4-Wheel; 24" tyre		12-14.0		hour	\$9.00	
8084	All Terrain Vehicle (ATV)	Engine 250cc, 4-Wheel; 24" tyre		15-17		hour	\$9.40	

8085	All Terrain Vehicle (ATV)	Engine 300cc, 4-Wheel; 24" tyre		18-20		hour	\$10.20
8086	All Terrain Vehicle (ATV)	Engine 400cc, 4-Wheel; 25" tyre		26-28		hour	\$11.64
8087	All Terrain Vehicle (ATV)	Engine 450cc, 4-Wheel; 25" tyre		26-28		hour	\$12.40
8088	All Terrain Vehicle (ATV)	Engine 650cc, 4-Wheel; 25" tyre		38-40		hour	\$13.20
8089	All Terrain Vehicle (ATV)	Engine 750cc, 4-Wheel; 25" tyre		44-46		hour	\$14.00
8110	Barge, Deck	Size	50'x35'x7.25'			hour	\$49.10
8111	Barge, Deck	Size	50'x35'x9'			hour	\$58.70
8112	Barge, Deck	Size	120'x45'x10'			hour	\$109.50
8113	Barge, Deck	Size	160'x45'x11"			hour	\$133.75
8120	Boat, Tow	Size	55'x20'x5'	to 870	Steel.	hour	\$317.54
8121	Boat, Tow	Size	60'x21'x5'	to 1050	Steel.	hour	\$358.65
8122	Boat, Tow	Size	70'x30'x7.5'	to 1350	Steel.	hour	\$569.00
8123	Boat, Tow	Size	120'x34'x8'	to 2000	Steel.	hour	\$1,094.24
8124	Airboat	815AGIS Airboat w/spray unit	15'x8'	400		hour	\$31.00
8125	Airboat	815AGIS Airboat w/spray unit	15'x8'	425		hour	\$31.95
8126	Swamp Buggy	Conquest		360		hour	\$39.25
8129	Compactor -2-Ton Pavement Roller	2 ton				hour	\$28.25
8130	Boat, Row				Heavy duty.	hour	\$1.44
8131	Boat, Runabout	Size	13'x5'	to 50	Outboard.	hour	\$12.00
8132	Boat, Tender	Size	14'x7'	to 100	Inboard with 360 degree drive.	hour	\$16.50
8133	Boat, Push	Size	45'x21'x6'	to 435	Flat hull.	hour	\$217.20
8134	Boat, Push	Size	54'x21'x6'	to 525	Flat hull.	hour	\$267.35
8135	Boat, Push	Size	58'x24'x7.5'	to 705	Flat hull.	hour	\$325.35
8136	Boat, Push	Size	64'x25'x8'	to 870	Flat hull.	hour	\$358.50
8140	Boat, Tug	Length	16 Ft	to 100		hour	\$42.60
8141	Boat, Tug	Length	18 Ft	to 175		hour	\$62.55
8142	Boat, Tug	Length	26 Ft	to 250		hour	\$78.95
8143	Boat, Tug	Length	40 Ft	to 380		hour	\$196.50
8144	Boat, Tug	Length	51 Ft	to 700		hour	\$271.85
8147	Boat, inflatable Rescue Raft	Zodiac				hour	\$11.10
8148	Boat, Runabout	1544 lbs	11 passenger capacity	190-250		hour	\$62.55
8149	Boat, removable engine	2000 Johnson Outboard Motor w 15" shaft		15		hour	\$1.50
8150	Broom, Pavement	Broom Length	72 in	to 35		hour	\$24.50
8151	Broom, Pavement	Broom Length	96 in	to 100		hour	\$27.60
8153	Broom, Pavement, Mntd	Broom Length	72 in	to 18	Add Prime Mover cost for total rate	hour	\$6.20
8154	Broom, Pavement, Pull	Broom Length	84 in	to 20	Add Prime Mover cost for total rate	hour	\$20.77
8157	Sweeper, Pavement			to 110		hour	\$76.70
8158	Sweeper, Pavement			to 230		hour	\$96.80
8180	Bus			to 150		hour	\$20.95
8181	Bus			to 210		hour	\$25.45
8182	Bus			to 300		hour	\$38.35
8183	Blower	Gasoline powered Toro Pro Force		27		hour	\$15.37
8184	Back-Pack Blower			to 4.4		hour	\$1.50
8185	Walk-Behind Blower			13		hour	\$6.50
8187	Chainsaw	20" Bar, 3.0 cu in				hour	\$1.40
8188	Chainsaw	20" Bar 5.0 cu in				hour	\$2.45
8189	Chainsaw	20" Bar 6.0 cu in				hour	\$2.65
8190	Chain Saw	Bar Length	16 in			hour	\$1.70
8191	Chain Saw	Bar Length	25 in			hour	\$3.45
8192	Chain Saw, Pole	Bar Size	18 in			hour	\$1.25
8193	Skidder	model 748 E		to 173		hour	\$52.70
8194	Skidder	model 648 G11		to 177		hour	\$104.30
8195	Cutter, Brush	Cutter Size	8 ft	to 150		hour	\$115.35
8196	Cutter, Brush	Cutter Size	8 ft	to 190		hour	\$129.35
8197	Cutter, Brush	Cutter Size	10 ft	to 245		hour	\$136.30

8198	Bruncher Cutter	Cutter, Brush - 247 hp, 1997 Model 511 Feller		to 247		hour	\$187.75
8199	Log Trailer	40 ft				hour	\$9.90
8200	Chipper, Brush	Chipping Capacity	6 In	to 35	Trailer Mounted.	hour	\$8.60
8201	Chipper, Brush	Chipping Capacity	9 In	to 65	Trailer Mounted.	hour	\$16.86
8202	Chipper, Brush	Chipping Capacity	12 In	to 100	Trailer Mounted.	hour	\$24.31
8203	Chipper, Brush	Chipping Capacity	15 In	to 125	Trailer Mounted.	hour	\$35.00
8204	Chipper, Brush	Chipping Capacity	18 In	to 200	Trailer Mounted.	hour	\$50.10
8208	Loader - Tractor - Knuckleboom	model Barko 595 ML		to 173		hour	\$161.89
8209	Loader - Wheel	model 210 w/ Buck Saw 50 inch Bar		to 240		hour	\$97.00
8210	Clamshell & Dragline, Crawler		149,999 lbs	to 235	Bucket not included in rate.	hour	\$127.40
8211	Clamshell & Dragline, Crawler		250,000 lbs	to 520	Bucket not included in rate.	hour	\$166.20
8212	Clamshell & Dragline, Truck			to 240	Bucket not included in rate.	hour	\$145.00
8220	Compactor			to 10		hour	\$15.10
8221	Compactor, towed, Vibratory Drum			to 45		hour	\$31.70
8222	Compactor, Vibratory, Drum			to 75		hour	\$22.30
8223	Compactor, pneumatic, wheel			to 100		hour	\$26.00
8225	Compactor, Sanitation			to 300		hour	\$92.75
8226	Compactor, Sanitation			to 400		hour	\$152.30
8227	Compactor, Sanitation			535		hour	\$249.75
8228	Compactor, towed, Pneumatic, Wheel		10000 lbs		Include prime mover rate	hour	\$17.00
8229	Compactor, towed, Drum Static		20000 lbs		Include prime mover rate	hour	\$15.80
8240	Feeder, Grizzly			to 35		hour	\$22.20
8241	Feeder, Grizzly			to 55		hour	\$32.45
8242	Feeder, Grizzly			to 75		hour	\$64.25
8250	Dozer, Crawler			to 75		hour	\$51.30
8251	Dozer, Crawler			to 105		hour	\$38.30
8252	Dozer, Crawler			to 160		hour	\$93.74
8253	Dozer, Crawler			to 250		hour	\$149.75
8254	Dozer, Crawler			to 360		hour	\$201.10
8255	Dozer, Crawler			to 565		hour	\$311.80
8256	Dozer, Crawler			to 850		hour	\$294.10
8260	Dozer, Wheel			to 300		hour	\$61.00
8261	Dozer, Wheel			to 400		hour	\$94.10
8262	Dozer, Wheel			to 500		hour	\$178.65
8263	Dozer, Wheel			to 625		hour	\$239.60
8269	Box Scraper	3 hitch attach for tractor; 2007 Befco				hour	\$3.50
8270	Bucket, Clamshell	Capacity	1.0 CY		Includes teeth. Does not include Clamshell & Dragline	hour	\$4.62
8271	Bucket, Clamshell	Capacity	2.5 CY		Includes teeth. Does not include Clamshell & Dragline	hour	\$8.73
8272	Bucket, Clamshell	Capacity	5.0 CY		Includes teeth. Does not include Clamshell & Dragline	hour	\$13.10
8273	Bucket, Clamshell	Capacity	7.5 CY		Includes teeth. Does not include Clamshell & Dragline	hour	\$22.40
8275	Bucket, Dragline	Capacity	2.0 CY		Does not include Clamshell & Dragline	hour	\$3.96
8276	Bucket, Dragline	Capacity	5.0 CY		Does not include Clamshell & Dragline	hour	\$9.90
8277	Bucket, Dragline	Capacity	10 CY		Does not include Clamshell & Dragline	hour	\$14.10
8278	Bucket, Dragline	Capacity	14 CY		Does not include Clamshell & Dragline	hour	\$18.65
8280	Excavator, Hydraulic	Bucket Capacity	0.5 CY	to 45	Crawler, Truck & Wheel. Includes bucket.	hour	\$18.00
8281	Excavator, Hydraulic	Bucket Capacity	1.0 CY	to 90	Crawler, Truck & Wheel. Includes bucket.	hour	\$34.20
8282	Excavator, Hydraulic	Bucket Capacity	1.5 CY	to 160	Crawler, Truck & Wheel. Includes bucket.	hour	\$52.70
8283	Excavator, Hydraulic	Bucket Capacity	2.5 CY	to 265	Crawler, Truck & Wheel. Includes bucket.	hour	\$153.00

8284	Excavator, Hydraulic	Bucket Capacity	4.5 CY	to 420	Crawler, Truck & Wheel. Includes bucket.	hour	\$264.50
8285	Excavator, Hydraulic	Bucket Capacity	7.5 CY	to 650	Crawler, Truck & Wheel. Includes bucket.	hour	\$223.70
8286	Excavator, Hydraulic	Bucket Capacity	12 CY	to 1000	Crawler, Truck & Wheel. Includes bucket.	hour	\$455.00
8287	Excavator	2007 model Gradall XL3100 III		184		hour	\$105.46
8288	Excavator	2003 model Gradall XL4100 III		238		hour	\$113.20
8289	Excavator	2008 model Gradall XL5100		230		hour	\$88.80
8290	Trowel, Concrete	Diameter	48 In	to 12		hour	\$4.80
8300	Fork Lift	Capacity	6000 Lbs	to 60		hour	\$13.00
8301	Fork Lift	Capacity	12000 Lbs	to 90		hour	\$18.50
8302	Fork Lift	Capacity	18000 Lbs	to 140		hour	\$24.00
8303	Fork Lift	Capacity	50000 Lbs	to 215		hour	\$51.40
8306	Fork Lift Material handler	Diesel, CAT TH360B	6600-11500 gvwr lbs	99.9		hour	\$27.90
8307	Fork Lift Material handler	Diesel, CAT TH460B		99.9		hour	\$30.15
8308	Fork Lift Material handler	Diesel, CAT TH560B		99.9		hour	\$35.80
8309	Fork Lift Accessory	2003 ACS Paddle Fork				hour	\$3.46
8310	Generator	Prime Output	5.5 KW	to 10		hour	\$3.35
8311	Generator	Prime Output	16 KW	to 25		hour	\$7.45
8312	Generator	Prime Output	43 KW	to 65		hour	\$15.00
8313	Generator	Prime Output	100 KW	to 125		hour	\$34.95
8314	Generator	Prime Output	150 KW	to 240		hour	\$50.00
8315	Generator	Prime Output	210 KW	to 300		hour	\$62.45
8316	Generator	Prime Output	280 KW	to 400		hour	\$80.40
8317	Generator	Prime Output	350 KW	to 500		hour	\$90.50
8318	Generator	Prime Output	530 KW	to 750		hour	\$153.30
8319	Generator	Prime Output	710 KW	to 1000		hour	\$222.00
8320	Generator	Prime Output	1100 KW	to 1500	Open	hour	\$349.00
8321	Generator	Prime Output	2500 KW	to 3000		hour	\$533.75
8322	Generator	Prime Output	1,000 KW	to 1645	Enclosed	hour	\$403.30
8323	Generator	Prime Output	1,500 KW	to 2500	Enclosed	hour	\$511.22
8324	Generator	Prime Output	1100KW	2500	Enclosed	hour	\$495.80
8325	Generator	Prime Output	40KW	60		hour	\$14.80
8326	Generator	Prime Output	20KW	40		hour	\$13.32
8330	Graders	Moldboard Size	10 Ft	to 110	Includes Rigid and Articulate equipment.	hour	\$43.30
8331	Graders	Moldboard Size	12 Ft	to 150	Includes Rigid and Articulate equipment.	hour	\$46.50
8332	Graders	Moldboard Size	14 Ft	to 225	Includes Rigid and Articulate equipment.	hour	\$67.50
8350	Hose, Discharge	Diameter	3 In		Per 25 foot length. Includes couplings.	hour	\$0.15
8351	Hose, Discharge	Diameter	4 In		Per 25 foot length. Includes couplings.	hour	\$0.24
8352	Hose, Discharge	Diameter	6 In		Per 25 foot length. Includes couplings.	hour	\$0.60
8353	Hose, Discharge	Diameter	8 In		Per 25 foot length. Includes couplings.	hour	\$0.60
8354	Hose, Discharge	Diameter	12 In		Per 25 foot length. Includes couplings.	hour	\$0.90
8355	Hose, Discharge	Diameter	16 In		Per 25 foot length. Includes couplings.	hour	\$1.70
8356	Hose, Suction	Diameter	3 In		Per 25 foot length. Includes couplings.	hour	\$0.30
8357	Hose, Suction	Diameter	4 In		Per 25 foot length. Includes couplings.	hour	\$0.35
8358	Hose, Suction	Diameter	6 In		Per 25 foot length. Includes couplings.	hour	\$1.15
8359	Hose, Suction	Diameter	8 In		Per 25 foot length. Includes couplings.	hour	\$1.10
8360	Hose, Suction	Diameter	12 In		Per 25 foot length. Includes couplings.	hour	\$1.70
8361	Hose, Suction	Diameter	16 In		Per 25 foot length. Includes couplings.	hour	\$3.15
8380	Loader, Crawler	Bucket Capacity	0.5 CY	to 32	Includes bucket.	hour	\$14.66

8381	Loader, Crawler	Bucket Capacity	1 CY	to 60	Includes bucket.	hour	\$34.30
8382	Loader, Crawler	Bucket Capacity	2 CY	to 118	Includes bucket.	hour	\$68.10
8383	Loader, Crawler	Bucket Capacity	3 CY	to 178	Includes bucket.	hour	\$101.30
8384	Loader, Crawler	Bucket Capacity	4 CY	to 238	Includes bucket.	hour	\$120.00
8390	Loader, Wheel	Bucket Capacity	0.5 CY	to 38		hour	\$20.10
8391	Loader, Wheel	Bucket Capacity	1 CY	to 60		hour	\$36.90
8392	Loader, Wheel	Bucket Capacity	2 CY	to 105	CAT-926	hour	\$35.50
8393	Loader, Wheel	Bucket Capacity	3 CY	to 152		hour	\$43.85
8394	Loader, Wheel	Bucket Capacity	4 CY	to 200		hour	\$59.30
8395	Loader, Wheel	Bucket Capacity	5 CY	to 250		hour	\$64.00
8396	Loader, Wheel	Bucket Capacity	6 CY	to 305		hour	\$104.00
8397	Loader, Wheel	Bucket Capacity	7 CY	to 360		hour	\$124.50
8398	Loader, Wheel	Bucket Capacity	8 CY	to 530		hour	\$171.40
8401	Loader, Tractor, Wheel	Bucket Capacity	0.87 CY	to 80	Case 580 Super L	hour	\$33.73
8410	Mixer, Concrete Portable	Batching Capacity	10 Cft			hour	\$3.05
8411	Mixer, Concrete Portable	Batching Capacity	12 Cft	11		hour	\$4.00
8412	Mixer, Concrete, Trailer Mntd	Batching Capacity	11 Cft	to 10		hour	\$12.70
8413	Mixer, Concrete, Trailer Mntd	Batching Capacity	16 Cft	to 25		hour	\$19.60
8419	Breaker, Pavement Hand-Held	Weight	25-90 Lbs			hour	\$1.10
8420	Breaker, Pavement			to 70		hour	\$57.45
8423	Spreader, Chip	Spread Hopper Width	12.5 Ft	to 152		hour	\$85.85
8424	Spreader, Chip	Spread Hopper Width	16.5 Ft	to 215		hour	\$116.60
8425	Spreader, Chip, Mntd	Hopper Size	8 Ft	to 8	Trailer & truck mounted.	hour	\$4.60
8430	Paver, Asphalt, Towed				Does not include Prime Mover.	hour	\$12.40
8431	Paver, Asphalt			to 50	Includes wheel and crawler equipment.	hour	\$73.76
8432	Paver, Asphalt			to 125	Includes wheel and crawler equipment.	hour	\$95.10
8433	Paver, Asphalt			to 175	Includes wheel and crawler equipment.	hour	\$126.80
8434	Paver, Asphalt		35,000Lbs & Over	to 250	Includes wheel and crawler equipment.	hour	\$209.65
8436	Pick-up, Asphalt			to 110		hour	\$96.85
8437	Pick-up, Asphalt			to 150		hour	\$135.00
8438	Pick-up, Asphalt			to 200		hour	\$93.50
8439	Pick-up, Asphalt			to 275		hour	\$204.00
8440	Striper	Paint Capacity	40 Gal	to 22		hour	\$16.20
8441	Striper	Paint Capacity	90 Gal	to 60		hour	\$22.90
8442	Striper	Paint Capacity	120 Gal	to 122		hour	\$42.60
8445	Striper, Truck Mntd	Paint Capacity	120 Gal	to 460		hour	\$78.60
8446	Striper, Walk-behind	Paint Capacity	12 Gal			hour	\$4.00
8447	Paver accessory -Belt Extension	2002 Leeboy Conveyor Belt Extension			crawler	hour	\$32.50
8450	Plow, Snow, Grader Mntd	Width	to 10 Ft		Include Grader for total cost	hour	\$28.00
8451	Plow, Snow, Grader Mntd	Width	to 14 Ft		Include Grader for total cost	hour	\$32.90
8452	Plow, Truck Mntd	Width	to 15 Ft		Include truck for total cost	hour	\$24.35
8453	Plow, Truck Mntd	Width	to 15 Ft		With leveling wing. Include truck for total cost	hour	\$40.80
8455	Spreader, Sand	Mounting	Tailgate, Chassis			hour	\$7.35
8456	Spreader, Sand	Mounting	Dump Body			hour	\$10.45
8457	Spreader, Sand	Mounting	Truck (10yd)			hour	\$13.15
8458	Spreader, Chemical	Capacity	5 CY	to 4	Trailer & truck mounted.	hour	\$6.00
8469	Pump - Trash Pump	10 MTC	2" Pump	to 7	10,000 gph	hour	\$7.25
8470	Pump	Centrifugal, 8M pump	2" - 10,000 gal/hr.	to 4.5	Hoses not included.	hour	\$6.10
8471	Pump	Diaphragm pump	2" - 3,000 gal/hr.	to 6	Hoses not included.	hour	\$6.75
8472	Pump	Centrifugal, 18M pump	3" - 18,000 gal/hr. pump	to 10	Hoses not included.	hour	\$7.99
8473	Pump			to 15	Hoses not included.	hour	\$10.30
8474	Pump			to 25	Hoses not included.	hour	\$13.60
8475	Pump			to 40	Hoses not included.	hour	\$16.65
8476	Pump	4" - 40,000 gal/hr.	4" - 40,000 gal/hr.	to 60	Hoses not included.	hour	\$27.10

8477	Pump			to 95	Hoses not included.	hour	\$32.00
8478	Pump			to 140	Hoses not included.	hour	\$41.50
8479	Pump			to 200	Hoses not included.	hour	\$49.90
8480	Pump			to 275	Does not include Hoses.	hour	\$66.85
8481	Pump			to 350	Does not include Hoses.	hour	\$82.00
8482	Pump			to 425	Does not include Hoses.	hour	\$96.60
8483	Pump			to 500	Does not include Hoses.	hour	\$114.00
8484	Pump			to 575	Does not include Hoses.	hour	\$133.30
8485	Pump			to 650	Does not include Hoses.	hour	\$154.70
8486	Aerial Lift, Truck Mntd	Max. Platform Height	40 Ft		Add this rate to truck rate for total lift and truck rate	hour	\$11.38
8487	Aerial Lift, Truck Mntd	Max. Platform Height	61 Ft		Add this rate to truck rate for total lift and truck rate	hour	\$20.54
8488	Aerial Lift, Truck Mntd	Max. Platform Height	80 Ft		Add this rate to truck rate for total lift and truck rate	hour	\$39.00
8489	Aerial Lift, Truck Mntd	Max. Platform Load - 600Lbs	81 Ft -100 Ft. Hl.		Add this rate to truck rate for total lift and truck rate	hour	\$39.50
8490	Aerial Lift, Self-Propelled	Max. Platform Height	37 Ft. Hl.	to 15	Articulated, Telescoping, Scissor.	hour	\$8.95
8491	Aerial Lift, Self-Propelled	Max. Platform Height	60 Ft. Hl.	to 30	Articulated, Telescoping, Scissor.	hour	\$16.10
8492	Aerial Lift, Self-Propelled	Max. Platform Height	70 Ft. Hl.	to 50	Articulated, Telescoping, Scissor.	hour	\$29.26
8493	Aerial Lift, Self-Propelled	Max. Platform Height	125 Ft. Hl.	to 85	Articulated and Telescoping.	hour	\$55.65
8494	Aerial Lift, Self-Propelled	Max. Platform Height	150 Ft. Hl.	to 130	Articulated and Telescoping.	hour	\$70.15
8495	I.C. Aerial Lift, Self-Propelled	Max. Platform Load - 500 Lbs	75"x155", 40Ft Hl.	to 80	2000 Lbs Capacity	hour	\$28.95
8496	Crane, Truck Mntd	Max. Lift Capacity	24000 Lbs		Include truck rate for total cost	hour	\$14.90
8497	Crane, Truck Mntd	Max. Lift Capacity	36000 Lbs		Include truck rate for total cost	hour	\$22.40
8498	Crane, Truck Mntd	Max. Lift Capacity	60000 Lbs		Include truck rate for total cost	hour	\$36.50
8499	Pump - Trash-Pump	CPB Rating - 10MTC	10000 gal/Hr	7	Self- Priming Trash Pump	hour	\$7.55
8500	Crane	Max. Lift Capacity	8 MT	to 80		hour	\$38.70
8501	Crane	Max. Lift Capacity	15 MT	to 150		hour	\$66.90
8502	Crane	Max. Lift Capacity	50 MT	to 200		hour	\$90.00
8503	Crane	Max. Lift Capacity	70 MT	to 300		hour	\$178.60
8504	Crane	Max. Lift Capacity	110 MT	to 350		hour	\$243.20
8510	Saw, Concrete	Blade Diameter	14 In	to 14		hour	\$7.20
8511	Saw, Concrete	Blade Diameter	26 In	to 35		hour	\$12.00
8512	Saw, Concrete	Blade Diameter	48 In	to 65		hour	\$25.10
8513	Saw, Rock			to 100		hour	\$33.50
8514	Saw, Rock			to 200		hour	\$63.00
8517	Jackhammer (Dry)	Weight Class	25-45 Lbs			hour	\$1.66
8518	Jackhammer (Wet)	Weight Class	30-55 Lbs			hour	\$1.84
8521	Scraper	Scraper Capacity	16 CY	to 250		hour	\$107.15
8522	Scraper	Scraper Capacity	23 CY	to 365		hour	\$155.50
8523	Scraper	Scraper Capacity	34 CY	to 475		hour	\$270.00
8524	Scraper	Scraper Capacity	44 CY	to 600		hour	\$265.70
8540	Loader, Skid-Steer	Operating Capacity	1000 Lbs	to 35		hour	\$14.15
8541	Loader, Skid-Steer	Operating Capacity	2000 Lbs	to 65		hour	\$37.00
8542	Loader, Skid-Steer	Operating Capacity	3000 Lbs	to 85		hour	\$36.05
8550	Snow Blower, Truck Mntd	Capacity	600 Tph	to 75	Does not include truck	hour	\$34.60
8551	Snow Blower, Truck Mntd	Capacity	1400 Tph	to 200	Does not include truck	hour	\$94.00
8552	Snow Blower, Truck Mntd	Capacity	2000 Tph	to 340	Does not include truck	hour	\$142.50
8553	Snow Blower, Truck Mntd	Capacity	2500 Tph	to 400	Does not include truck	hour	\$154.80
8558	Snow Thrower, Walk Behind	Cutting Width	25 in	to 5		hour	\$2.80
8559	Snow Thrower, Walk Behind	Cutting Width	60 in	to 15		hour	\$14.10
8560	Snow Blower	Capacity	2,000 Tph	to 400		hour	\$234.00
8561	Snow Blower	Capacity	2,500 Tph	to 500		hour	\$255.00
8562	Snow Blower	Capacity	3,500 Tph	to 600		hour	\$284.00

8569	Dust Control De-ice Unit	1300-2000 gal	173"Lx98"Wx51"H	5.5	Hydro Pump w/100' 1/2" hose	hour	\$3.45
8570	Loader-Backhoe, Wheel	Loader Bucket Capacity	0.5 CY	to 40	Loader and Backhoe Buckets included.	hour	\$22.15
8571	Loader-Backhoe, Wheel	Loader Bucket Capacity	1 CY	to 70	Loader and Backhoe Buckets included.	hour	\$29.50
8572	Loader-Backhoe, Wheel	Loader Bucket Capacity	1.5 CY	to 95	Loader and Backhoe Buckets included.	hour	\$38.60
8573	Loader-Backhoe, Wheel	Loader Bucket Capacity	1.75 CY	to 115	Loader and Backhoe Buckets included.	hour	\$47.77
8580	Distributor, Asphalt	Tank Capacity	500 Gal		burners, insulated tank, and circulating spray bar.	hour	\$14.76
8581	Distributor, Asphalt	Tank Capacity	1000 Gal		burners, insulated tank, and circulating spray bar. Include	hour	\$21.30
8582	Distributor, Asphalt	Tank Capacity	4000 Gal		burners, insulated tank, and circulating spray bar. Include	hour	\$30.15
8583	Distributor	ETNYRE Oil Distributor Model - PB348		300		hour	\$41.60
8584	Distributor	ETNYRE Quad Chip Spreader		280		hour	\$83.20
8590	Trailer, Dump	Capacity	20 CY		Does not include Prime Mover.	hour	\$11.36
8591	Trailer, Dump	Capacity	30 CY		Does not include Prime Mover.	hour	\$13.10
8600	Trailer, Equipment	Capacity	30 Tons			hour	\$14.15
8601	Trailer, Equipment	Capacity	40 Tons			hour	\$15.50
8602	Trailer, Equipment	Capacity	60 Tons			hour	\$18.85
8603	Trailer, Equipment	Capacity	120 Tons			hour	\$28.35
8610	Trailer, Water	Tank Capacity	4000 Gal		with sump and a rear spraybar.	hour	\$13.50
8611	Trailer, Water	Tank Capacity	6000 Gal		with sump and a rear spraybar.	hour	\$16.55
8612	Trailer, Water	Tank Capacity	10000 Gal		with sump and a rear spraybar.	hour	\$19.20
8613	Trailer, Water	Tank Capacity	14000 Gal		with sump and a rear spraybar.	hour	\$23.77
8614	Truck- Water Tanker	1000 gal. tank		175		hour	\$33.35
8620	Tub Grinder			to 440		hour	\$95.35
8621	Tub Grinder			to 630		hour	\$143.65
8622	Tub Grinder			to 760		hour	\$183.60
8623	Tub Grinder			to 1000		hour	\$322.00
8627	Horizontal Grinder	Model HG6000		630		hour	\$57.36
8628	Stump Grinder	1988 Vermeer SC-112		102		hour	\$47.00
8629	Stump Grinder	24" grinding wheel		110		hour	\$45.00
8630	Sprayer, Seed	Working Capacity	750 Gal	to 30	Does not include Prime Mover.	hour	\$14.00
8631	Sprayer, Seed	Working Capacity	1250 Gal	to 50	Trailer & truck mounted. Does not include Prime Mover.	hour	\$19.80
8632	Sprayer, Seed	Working Capacity	3500 Gal	to 115	Does not include Prime Mover.	hour	\$29.25
8633	Mulcher, Trailer Mntd	Working Capacity	7 TPH	to 35		hour	\$14.10
8634	Mulcher, Trailer Mntd	Working Capacity	10 TPH	to 55		hour	\$20.80
8635	Mulcher, Trailer Mntd	Working Capacity	20 TPH	to 120		hour	\$29.45
8636	Scraper	Soil Recycler WR 2400	w 317 gal fuel tank	563		hour	\$239.85
8637	Trailer CAT	Double Belly Bottom-dump Trailer	26 CY of soil in one dump	330	13 CY of soil each berry	hour	\$92.33
8638	Rake	Barber Beach Sand Rake 600HDr, towed				hour	\$15.40
8639	Chipper	Wildcat 626 Cougar Trommel Screen chipper w belt		125		hour	\$34.30
8640	Trailer, Office	Trailer Size	8' x 24'		Cargo Size 16ft	hour	\$1.95
8641	Trailer, Office	Trailer Size	8' x 32'		Cargo Size 24ft	hour	\$2.30
8642	Trailer, Office	Trailer Size	10' x 32'		Cargo Size 20ft	hour	\$2.65
8643	Trailer	Haz-Mat Equipment trailer	8'x18'			hour	\$37.75
8644	Trailer, Covered Utility Trailer	(7' X 16')				hour	\$5.65
8645	Trailer, Dodge Ram	8' x 24' shower trailer- 12 showers		101		hour	\$29.45
8646	Trailer, Dodge	32' flatbed water				hour	\$27.90
8650	Trencher			to 40	Wheel Mounted. Chain and Wheel.	hour	\$16.30

8651	Trencher			to 85	Wheel Mounted. Chain and Wheel.	hour	\$24.70
8654	Trencher accessories	2008 Griswold Trenchbox				hour	\$1.90
8660	Plow, Cable	Plow Depth	24 in	to 30		hour	\$12.00
8661	Plow, Cable	Plow Depth	36 in	to 65		hour	\$37.45
8662	Plow, Cable	Plow Depth	48 in	to 110		hour	\$41.25
8670	Derrick, Hydraulic Digger	Max. Boom Length	60 Ft		alignment attachment. Include truck rate	hour	\$34.15
8671	Derrick, Hydraulic Digger	Max. Boom Length	90 Ft		alignment attachment. Include truck rate	hour	\$54.66
8680	Truck, Concrete Mixer	Mixer Capacity	13 CY	to 300		hour	\$82.35
8684	Truck, Fire	100 Ft Ladder				hour	\$100.00
8690	Truck, Fire	Pump Capacity	1000 GPM			hour	\$68.00
8691	Truck, Fire	Pump Capacity	1250 GPM			hour	\$72.25
8692	Truck, Fire	Pump Capacity	1500 GPM			hour	\$78.90
8693	Truck, Fire	Pump Capacity	2000 GPM			hour	\$81.40
8694	Truck, Fire Ladder	Ladder length	75 FT			hour	\$117.10
8695	Truck, Fire Ladder	Ladder length	150 FT			hour	\$142.75
8696	Truck, Fire	No Ladder		330	Rescure Equipment	hour	\$93.47
8700	Truck, Flatbed	Maximum Gvw	15000 Lbs	to 200		hour	\$20.60
8701	Truck, Flatbed	Maximum Gvw	25000 Lbs	to 275		hour	\$35.00
8702	Truck, Flatbed	Maximum Gvw	30000 Lbs	to 300		hour	\$27.10
8703	Truck, Flatbed	Maximum Gvw	45000 Lbs	to 380		hour	\$44.70
8708	Trailer, semi	48ft to 53ft, flat-bed, freight, two axle	50,000+ gwvr			hour	\$8.45
8709	Trailer, semi	enclosed 48 ft to 53 ft, two axles	50,000+ gwvr			hour	\$9.50
8710	Trailer, semi	28ft, single axle, freight	25,000 gwvr			hour	\$9.70
8711	Flat bed utility trailer	6 ton				hour	\$3.10
8712	Cleaner, Sewer/Catch Basin	Hopper Capacity	5 CY		Truck Mounted.	hour	\$24.80
8713	Cleaner, Sewer/Catch Basin	Hopper Capacity	14 CY		Truck Mounted.	hour	\$31.30
8714	Vactor	800 Gal Spoils/400 Gal Water	500/800 gal	49		hour	\$82.75
8715	Truck, Hydro Vac	model LP555DT				hour	\$18.00
8716	Leaf Vac	Tow by Truck 22,000 cfm capacity		85	Leaf Vac + Truck Code 8811	hour	\$51.25
8717	Truck, Vacuum	60,000 GVW		400		hour	\$74.20
8719	Litter Picker	model 2007 Barber			towed by tractor	hour	\$9.60
8720	Truck, Dump	Struck Capacity	8 CY	to 220		hour	\$48.90
8721	Truck, Dump	Struck Capacity	10 CY	to 320		hour	\$60.77
8722	Truck, Dump	Struck Capacity	12 CY	to 400		hour	\$67.70
8723	Truck, Dump	Struck Capacity	18 CY	to 400		hour	\$75.50
8724	Truck, Dump, Off Highway	Struck Capacity	28 CY	to 450		hour	\$121.20
8725	Truck, Dump	Struck Capacity	14 CY	to 400		hour	\$77.80
8730	Truck, Garbage	Capacity	25 CY	to 255		hour	\$48.50
8731	Truck, Garbage	Capacity	32 CY	to 325		hour	\$55.90
8733	E-BAM Services	Environmental Beta Attenuation Air Monitor			Powered by Solar System	hour	\$3.00
8734	Attenuator, safety	that can stop a vehicle at 60 mph				hour	\$5.50
8735	Truck, Attenuator	2004 Truck Mounted for 60 mph				hour	\$3.85
8736	Truck, tow	1987 Chevy Kodiak 70		175		hour	\$27.70
8744	Van, Custom	Special Service Canteen Truck		350		hour	\$18.00
8745	Van, step	model MT10FD		300		hour	\$21.25
8746	Van-up to 15 passenger	light duty, class 1		225-300		hour	\$20.00
8747	Van-up to 15 passenger	light duty, class 2		225-300		hour	\$20.15
8748	Van-cargo	light duty, class 1		225 - 300		hour	\$22.25
8749	Van-cargo	light duty, class 2		225-300		hour	\$22.25
8750	Vehicle, Small			to 30		hour	\$6.40
8753	Vehicle, Recreational			to 10		hour	\$2.80
8755	Golf Cart	Capacity	2 person			hour	\$3.75
8761	Vibrator, Concrete			to 4		hour	\$1.60
8770	Welder, Portable			to 16	includes ground cable and lead cable.	hour	\$3.10

8771	Welder, Portable			to 34	Includes ground cable and lead cable.	hour	\$6.80
8772	Welder, Portable			to 50	Includes ground cable and lead cable.	hour	\$10.00
8773	Welder, Portable			to 80	Includes ground cable and lead cable.	hour	\$13.76
8780	Truck, Water	Tank Capacity	2500 Gal	to 175	Include pump and rear-spray system.	hour	\$28.70
8781	Truck, Water	Tank Capacity	4000 Gal	to 250	Include pump and rear spray system.	hour	\$50.00
8788	Container & roll off truck	30 yds				hour	\$23.05
8789	Truck, Tractor	1997 Freightliner F120		430		hour	\$54.90
8790	Truck, Tractor	4 x 2	25000 lbs	to 210		hour	\$42.40
8791	Truck, Tractor	4 x 2	35000 lbs	to 330		hour	\$46.00
8792	Truck, Tractor	6 x 2	45000 lbs	to 360		hour	\$52.75
8794	Truck, freight	Enclosed w/lift gate. Medium duty class 5	gvwr 16000-19500 Lbs			hour	\$23.25
8795	Truck, backhoe carrier	Three axle, class 8, heavy duty	over 33000Lbs			hour	\$34.50
8796	Truck, freight	Eenclosed w/lift gate. Heavy duty, class	7, 26,001 to 33,000 lbs gvwr			hour	\$31.00
8798	Truck	Tilt and roll-back, two axle, class 7 heavy duty,	to 33,000 gvwr			hour	\$32.00
8799	Truck,	Tilt and roll back, three axle, class 8 heavy duty	over 33,001+ gvwr			hour	\$40.60
8800	Truck, Pickup				When transporting people.	mile	\$0.54
8801	Truck, Pickup	1/2-ton Pickup Truck	4x2-Axle	160		hour	\$12.30
8802	Truck, Pickup	1-ton Pickup Truck	4x2-Axle	234		hour	\$17.65
8803	Truck, Pickup	1 1/4-ton Pickup Truck	4x2-Axle	260		hour	\$19.85
8804	Truck, Pickup	1 1/2-ton Pickup Truck	4x2-Axle	300		hour	\$22.25
8805	Truck, Pickup	1 3/4-ton Pickup Truck	4x2-Axle	300		hour	\$23.10
8806	Truck, Pickup	3/4-ton Pickup Truck	4x2-Axle	165		hour	\$13.40
8807	Truck, Pickup	3/4-ton Pickup Truck	4x4-Axle	285	Crew	hour	\$20.80
8808	Truck, Pickup	1-ton Pickup Truck	4x4-Axle	340	Crew	hour	\$22.85
8809	Truck, Pickup	1 1/4-ton Pickup Truck	4x4-Axle	360	Crew	hour	\$26.40
8810	Truck, Pickup	1 1/2-ton Pickup Truck	4x4-Axle	362	Crew	hour	\$26.75
8811	Truck, Pickup	1 3/4-ton Pickup Truck	4x4-Axle	362	Crew	hour	\$27.50
8820	Skidder accessory	2005 JCB Grapple Claw				hour	\$1.75
8821	Forklift, accessory	2005 ACS Grapple Bucket				hour	\$1.50
8822	Truck, Loader	Debris/Log (Knuckleboom Loader/Truck)		230		hour	\$52.26
8823	Chipper- Wood Recycler	Cat 16 engine		700		hour	\$115.00
8824	Skidder	model Cat 525B		up to 160		hour	\$62.90
8825	Skidder	40K lbs- model Cat 525C		161 and up		hour	\$118.77
8840	Truck, service	fuel and lube	up to 26,000 gvwr	215-225		hour	\$38.65
8841	Truck, fuel	2009 International 1,800 gal. storage tank		200		hour	\$30.50
8842	Mobile Command Trailer	(8' X 28') with 7.5 KW Generator				hour	\$14.66
8843	Mobile Response Trailer	(8' X 31') with 4.5 KW Generator?				hour	\$13.60
8844	Mobile Command Center	(unified) (RV) Ultimaster MP-35	43 FT Long with Generator	400		hour	\$75.00
8845	Mobile Command Post Vehicle	(RV) (In- Motion)	22-Ft Long	340		hour	\$31.00
8846	Mobile Command Post Vehicle	(RV) (Stationary) w/9.6 KW Generator	22-Ft Long	340		hour	\$19.25
8847	Mobile Command Center (Trailer)	48'x8' Trailer, Fully Equiped Mobile Command Center	48-Ft Long			hour	\$29.45
8848	Mobile Command Center (Trailer)	48'x8' When being Moved w/Truck Tractor		310		hour	\$48.90
8849	Mobile Command Center	43'x8.5' x 13.5'H with self 30kw Generator				hour	\$52.00
8850	Mobile Command Center	2007-Freightliner MT-55, (RV)		260		hour	\$45.50
8851	Mobile Command Van	1990- Ford Econoline-Communication Van		230		hour	\$41.00
8852	Mobile Command Center	47.5' X 8.75 Fully Equip' (In motion) (RV)		410		hour	\$65.30
8853	Mobile Command Center	47.5' X 8.75 Fully Equip' (Stationary)		410		hour	\$45.00

8854	Mobile Command Vehicle	53' X 8.75 Fully Equip		480-550		hour	\$96.20
8870	Light Tower	Terex/Amida AL 4000. with (4) 500 watt lights	w/10kw power unit	13.5		hour	\$10.68
8871	Light Tower	2004 Allmand				hour	\$6.30
8872	SandBagger Machine	(Spider) automatic		4.5		hour	\$48.75
8900	Helicopter	OH-58 KIOWA (Military) is the same as "Bell-206B3		420		hour	\$474.00
8901	Helicopter	OH-58 KIOWA (Military) is the same as "Bell-206BR		420		hour	\$496.00
8902	Helicopter	Model Bell 206-L3 Jet Range Helicopter		650	Jet Range III-Helicopter	hour	\$582.00
8903	Helicopter	Model Bell 206L1 Long Ranger		650	Long Ranger	hour	\$596.00
8904	Helicopter	Model Bell 206LT Long Range Twinranger		450	Twinranger	hour	\$780.00
8905	Helicopter	Model Bell 407 EMS- Ambulance		250		hour	\$626.00
8906	Piper-Fixed wing	Model Navajo PA-31		310		hour	\$456.00
8907	Piper-Fixed wing	PA-31-350, Navajo Chieftn twin engine		350		hour	\$487.00
8908	Sikorsky Helicopter	Model UH-60 (Blackhawk) medium lift	Medium Lift	1890	Fire Fighter Same as S70C	hour	\$2,945.00
8909	Helicopter	Model UH-A (Blackhawk) Medium lift	Medium Lift	1890	Fire Fighter	hour	\$5,504.00
8910	Boeing Helicopter	Model CH-47 (Chinook) heavy lift	Heavy Lift	2850	Fire Fighter	hour	\$10,750.00
8911	Helicopter- light utility	Model Bell 407GX - 7 seater	7-Seaters	675	Passenger Aircraft	hour	\$621.00
8912	Helicopter- light utility	Model Bell 206L- 7 seater	7-Seaters	420	Passenger Aircraft	hour	\$596.00
8913	Helicopter	Model Bell-206L4		726		hour	\$576.00
8914	King Air 200 Turboprop Aircraft	Blackhawk King Air B200XP61		669		hour	\$1,316.00
8915	Turboprops Blackhawk Aircraft	Blackhawk Caravan XP42 A		850		hour	\$697.00
8916	Turboprops Blackhawk Aircraft	King Air C90 XP135 A		550		hour	\$1,075.00
8917	Aerostar Piston Aircraft	Aerostar 601P		290		hour	\$447.00
8943	Wire Puller Machine	Overhead Wire Pulling Machine		30	Overhead/Underground Wire Pulling Machine	hour	\$19.85
8944	Wire Tensioning Machine	3000 Lbs			Overhead Wire Tensioning Machine	hour	\$14.50
8945	Aerial Lift	model 2008 Genie Scissor Lift				hour	\$6.30

SPECIAL DISTRICT WEBSITE COMPLIANCE
Fla. Stat. §189.069 (2018)

Requirements:¹	Website Timeframe:	Status:
Full legal name of the special district. ²	Permanent.	
Public purpose of the special district. ³	Permanent.	
Contact information for each governing body member, including the member's name, official address, official e-mail address, and, if applicable, the member's term and appointing authority. ⁴	Permanent.	
Fiscal year of the special district. ⁵	Permanent.	
Full text of the special district's charter. ⁶ Community development districts may reference chapter 190, as the uniform charter, but must include information relating to any grant of special powers. ⁷	Permanent.	
Date of establishment of the special district. ⁸	Permanent.	
Establishing entity of the special district. ⁹	Permanent.	
Statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.	Permanent.	
Mailing address of the special district. ¹⁰	Permanent.	
E-mail address of the special district. ¹¹	Permanent.	
Telephone number of the special district. ¹²	Permanent.	
Internet website uniform resource locator (URL) of the special district. ¹³	Permanent.	
Description of the boundaries or service area of the special district. ¹⁴	Permanent.	
Description of the services provided by the special district. ¹⁵	Permanent.	
Listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the current fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. ¹⁶	Permanent, but rates and amounts only must be provided for the current fiscal year.	
Primary contact information for the special district for purposes of communication from the department. ¹⁷	Permanent.	
Code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions. ¹⁸	Permanent.	
Budget of each special district, in addition to amendments in accordance with s. 189.418. ¹⁹	Tentative budgets: must be posted at least two (2) days prior to the budget hearing and remain on the website for forty-five (45) days. ²⁰ Final adopted budgets: must be posted within thirty (30) days after adoption	

¹ If the special district has a defined benefit retirement system there may be additional posting requirements per Fla. Sta. 112.664.

² Fla. Stat. § 189.069(2)(a)(1).

³ Fla. Stat. § 189.069(2)(a)(2).

⁴ Fla. Stat. § 189.069(2)(a)(3).

⁵ Fla. Stat. § 189.069(2)(a)(4).

⁶ Fla. Stat. § 189.069(2)(a)(5).

⁷ *Id.*

⁸ *Id.*

⁹ *Id.*

¹⁰ Fla. Stat. § 189.069(2)(a)(6).

¹¹ *Id.*

¹² *Id.*

¹³ *Id.*

¹⁴ Fla. Stat. § 189.069(2)(a)(7).

¹⁵ *Id.*

¹⁶ Fla. Stat. § 189.069(2)(a)(8).

¹⁷ Fla. Stat. § 189.069(2)(a)(9). Per DEO guidelines, this should be the same person identified to the Department as the District's registered agent and registered office.

¹⁸ Fla. Stat. § 189.069(2)(a)(10). Per DEO guidelines, one option is to link to the Florida Commission on Ethics – Ethics law webpage (<http://www.ethics.state.fl.us/Research/EthicsLaws.aspx>)

¹⁹ Fla. Stat. § 189.069(2)(a)(11).

²⁰ Fla. Stat. § 189.016 (5).

	and remain on website for two (2) years. ²¹ Budget amendments: must be posted within five (5) days after adoption and remain on website for two (2) years. ²²	
Final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district. ²³	Most recent audit report for most recent completed fiscal year.	
Link to the Department of Financial Services website. ²⁴	Permanent.	
List of regularly scheduled meetings. ²⁵	The schedule for must be posted quarterly, semiannually, or annually and remain on the website until the next schedule is available. ²⁶	
Meeting or workshop agenda, along with any meeting materials available in an electronic format, excluding confidential and exempt information. ²⁷	Post at least (7) days before the meeting or workshop. Agendas and materials must remain on the website for one (1) year after the meeting or workshop. ²⁸	
Public Facilities Report, if applicable. ²⁹	If applicable, the District must post the Public Facilities Initial Report, the Public Facilities Annual Notice of Any Changes, and the Public Facilities Update Report. ³⁰	

²¹ *Id.*

²² Fla. Stat. § 189.016 (7).

²³ Fla. Stat. § 189.069(2)(a)(12).

²⁴ Fla. Stat. § 189.069(2)(a)(15).

²⁵ Fla. Stat. § 189.069(2)(a)(13).

²⁶ Fla. Stat. § 189.015(1).

²⁷ Fla. Stat. § 189.069(2)(a)(16).

²⁸ *Id.*

²⁹ Fla. Stat. § 189.069(2)(a)(14).

³⁰ FLA. DEPT. OF ECON. OPPORTUNITY, SPECIAL DIST. HANDBOOK ONLINE (2016).

RESOLUTION 2019-1

A RESOLUTION DESIGNATING OFFICERS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Stoneybrook West Community Development District at a regular business meeting held on November 28, 2018 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

<u>Tom White</u>	Chairman
<u>George Morgan</u>	Vice Chairman
Kristen Suit <u>Thomas Alexander</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Alan Baldwin</u>	Assistant Treasurer
<u>Haite Andarge</u>	Assistant Secretary
<u>Hector Clemente</u>	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 28th DAY OF NOVEMBER 2018.

Tom White

Chairman

[Signature]

Secretary

**MINUTES OF MEETING
EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the East Park Community Development District was held at 5:00 P.M. on Monday, January 28, 2019 at the offices of the House of Management Enterprise, 5756 S. Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Angel Colon	Chairman
Scott Phillips	Vice Chairman
Graciela Von Blon	Assistant Secretary
Tom Bonner	Assistant Secretary
Todd Oneal	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Roy Van Wyk	District Counsel
Ray Malave	District Engineer
Angela Chambers	District Engineer
Russ Simmons	Field Services Manager
Todd Blakely	McGraw Real Estate

The following is a summary of the minutes and actions taken at the January 28, 2019 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Suit called the meeting to order at 5:05 P.M. The record will reflect a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office Seat 3 - Tom Bonner

RECEIVED
CLERK OF BCC
FEB 26 2020

MAR 02 2020

Received by: Clerk the BCC
c: County Mayor
County Attorney
County Administrator
(Minutes are on file in the Comptroller Clerk's Office)

Commissioner Districts 2, 3 & 6 only
Other(s)

Ms. Suit, a Notary of the State of Florida, administered the Oath of Office to Mr. Tom Bonner.

FOURTH ORDER OF BUSINESS

Presentation by Village Center II Landowner

Mr. Blakley gave a presentation on the components of Village Center II including a briefing of what is planned for the project. He inquired if the District would be interested in selling the roadways to the developer.

- It was noted that there was no need for the District to keep ownership as the bonds for them are paid off.
- Questions and comments were addressed; including traffic concerns.
- Upon further discussion, it was decided to obtain an appraisal of the roadways.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor obtaining an appraisal of the roadways associated with the development of Village Center II; with the developer paying the cost of the appraisal, was approved.

The record will reflect Mr. Phillips left the meeting.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the November 26, 2018 Meeting

Ms. Suit stated each Board member received a copy of the minutes of the November 26, 2018 meeting and requested any corrections, additions or deletions.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the minutes of the November 26, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements and Check Register

The financial statements and check register through December 31, 2018 were reviewed.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the December 31, 2018 financial statements and check register were accepted.

B. Consideration of Change to the Meeting Schedule for FY 2019 to the 2nd Tuesday (March 12, May 14, July 9, and September 10)

- Discussion ensued with regard to changing the meeting schedule. The Board decided to keep the current meeting schedule for FY 2019 in place.
- Discussion ensued with regard to the request from Inframark to reinstate the District Management Contract to where it previously was, \$57,052 per year, prior to the decrease in the monthly management fee.
- The Board decided to table this item until the next meeting pending additional information.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Van Wyk commented that the Board should be in receipt of the Capital Conversation Memo for the session. He will follow up on the roadway appraisal.

B. Engineer

- Mr. Malave commented on the playground elevations of angles noting that there is a dimension now which is different than when it was originally built.
- Discussion ensued with regard to options for the playground including obtaining a quote to reduce the quantity of concrete and go with the two swings; or if Mr. Simmons can cut the concrete; and what the cost would be for the additional concrete base for the four swings.
- The cost would be \$4,000 for the additional rubber surface; and \$250 for Inframark Field Management staff to cut the concrete.

On MOTION by Mr. Oneal seconded by Mr. Bonner with all in favor an additional \$4,000 to be added to the prior Board approved Robertson Recreational Surfaces Proposal of \$20,348 for a total of \$24,348 for playground rubber mulch install project; and an Inframark Field Management Work Order to cut concrete in the amount of \$250 was approved.

C. Field Services

i. Field Manager's Report

- The monthly Field Management Reports were included in the agenda package.
- Questions and comments were addressed.

ii. Proposals to Repair Bricks at Entrance

- A quote of \$13,500 was received for repair of the bricks at the entrance. It was decided to wait until the paving project is completed before repairing the bricks.

iii. Proposal for Fountain Cleaning Program

- The proposal adding two floating fountains to the cleaning program was discussed.
- This item was tabled until the next meeting

EIGHTH ORDER OF BUSINESS

Lake maintenance was addressed.

Other Business

NINTH ORDER OF BUSINESS

- The conservation area was discussed.

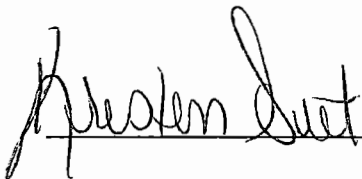
Supervisor's Requests and Audience Comments

TENTH ORDER OF BUSINESS


There being no further business,

Adjournment

On MOTION by Mr. Bonner seconded by Mr. ONeal with all in favor the meeting was adjourned.



 Assistant Secretary



 Angel Colon
 Chairman

Agenda

East Park Community Development District

- | | |
|--|--|
| <ul style="list-style-type: none">□ Angel Colon, Chairman□ Scott Phillips, Vice Chairman□ Graciela Von Blon, Assistant Secretary□ Tom Bonner, Assistant Secretary□ Todd Oneal, Assistant Secretary | <ul style="list-style-type: none">□ Robert Koncar, District Manager□ Kristen Suit, District Manager□ Roy Van Wyk, District Counsel□ Rey Malave, District Engineer□ Ariel Medina, Project Coordinator□ Freddy Blanco, Field Service Manager□ Russell Simmons, Field Service Manager |
|--|--|

Regular Meeting Agenda

January 28, 2019 – 5:00 p.m.

1. **Call to Order and Roll Call**
2. **Public Comments on Agenda Items**
3. **Organizational Matters**
 - A. Oath of Office Seat 3 – Tom Bonner
4. **Presentation by Village Center II Landowner**
5. **Approval of the Minutes of the November 26, 2018 Meeting**
6. **District Manager’s Report**
 - A. Financial Statements and Check Register
 - B. Consideration of Change to the Meeting Schedule for FY 2019 to the 2nd Tuesday (March 12, May 14, July 9, and September 10)
7. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. Field Services
 - i. Field Manager’s Report
 - ii. Proposals to Repair Bricks at Entrance
 - iii. Proposal for Fountain Cleaning Program
8. **Other Business**
9. **Supervisor Requests and Audience Comments**
10. **Adjournment**

Next Meeting Date: Currently Scheduled for March 25, 2019 at 5:00 p.m.

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

www.eastparkcdd.org

Meeting Location:
The House of Management Enterprises
5756 S. Semoran Boulevard
Orlando, FL 32822

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Orange

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board Supervisor East Park CDD Sect #3
(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

[Signature]
Signature

Sworn to and subscribed before me this 28th day of January, 2019.

Kristen Ilise Suit
Signature of Officer Administering Oath or of Notary Public

Kristen Ilise Suit
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

9801 Lake District Way Tom Bowner
Street or Post Office Box Print Name
Orlando FL 32836 [Signature]
City, State, Zip Code Signature

FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this 26 day of FEBRUARY 2019, by and between:

East Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Orlando, Florida ("**District**"), and

ONICX Development, LLC a Florida limited liability corporation, the developer of lands within the boundary of the District known as Village Center II, (VC II) whose mailing address is 5600 Mariner Street, Suite 140 Tampa, Florida 33609 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance of the Board of City Commissioners of the City of Orlando, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, has caused to be constructed certain public improvements within VC II including roadways, drainage, water lines, sewer lines and Street lighting; and

WHEREAS, the District is the fee simple owner of certain tracts of land located within VC II ("**District Lands**") that are inconsistent with the proposed development of the VC II lands by the Developer; and

WHEREAS, the Developer has approached the District to inquire about the potential sale of the District Lands to the Developer; and

WHEREAS, the District's Board of Supervisors finds that it is in the best interest of the District to negotiate a potential sale of the District Lands to the Developer; and

WHEREAS, in order to begin the negotiation of a sale of the District Lands to the Developer the District must first obtain an appraisal of the District Lands; and

WHEREAS, the Developer has agreed to fund the costs of the appraisal in the amount set forth in the proposal attached hereto as Exhibit A and incorporated herein by this reference; and

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund the cost of the appraisal, within thirty (30) days of written request by the

District. The funds shall be placed in the District's general checking account and used to fund the actual expenses of the Appraisal. The funding of the cost of the appraisal shall not be reimbursable to Developer and noting herein in this Agreement shall be construed to obligate the District to sell the District lands to Developer or otherwise act as a purchase and sale agreement or letter of intent.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

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

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

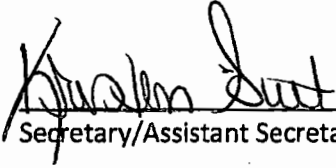
9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Orange County, Florida.


10. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

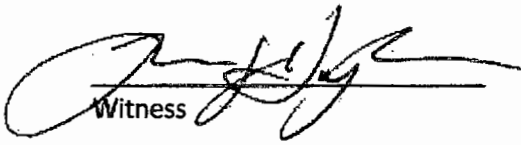
Attest:

East Park
Community Development District


Secretary/Assistant Secretary


By: _____
Its: _____

LAKE NONA MEDICAL CENTER
~~ONIX~~ Development, LLC. DEVELOPMENT, LLC


Witness



By: DHRUVIT PATEL
Its: Managing Member

EXHIBIT A: Appraisal Proposal.



**SCOPE OF SERVICE AGREEMENT
APPRAISAL SERVICES**

DATE OF REQUEST: February 4, 2019

PROJECT NAME/DESCRIPTION: East Park CDD RW

PROPERTY LOCATION: The northwest quadrant of SR 417 and Moss Park Road, east of Narcoosee Road in the East Park Community Development District of Orlando.

PROPERTY DESCRIPTION: The right of way identified as Tract C, Tract D, & Tract E of the East Park Community Development District with a total land area of 2.14 acres. The property is within the PD East Village zoning district and has an Urban Village future-land-use designation. It is an improved right of way with all right of way and utility infrastructure in place.

CURRENT OWNER: East Park Community Development District
210 N. University Dr., Suite 702
Coral Springs, Florida 33071-7320

PARCEL ID NO / ALT KEY: 08-24-2-31-2502-00-003; 004; 005

CLIENT: East Park Community Development District
210 N. University Dr., Suite 702
Coral Springs, Florida 33071-7320

CLIENT CONTACT/AGENT: Rey Malavé, PE
Associate Vice President
Department Manager, Municipal Engineering
Dewberry
800 North Magnolia Avenue
Suite 1000
Orlando, FL 32803
(321) 354-9656 Direct
(407) 766-4367 Cell
rmaalave@dewberry.com

INTENDED USER: East Park Community Development District
210 N. University Dr., Suite 702
Coral Springs, Florida 33071-7320

INTENDED USE: This appraisal will assist the client with facilitating a sale of the property appraised.

PROPERTY RIGHTS APPRAISED: Fee-simple interest, subject only to zoning restrictions and any easements of record.

SCOPE OF SERVICE AGREEMENT – CONTINUED

PURPOSE: To develop and report the market value of the fee-simple interest in the property appraised for a contemplated sale.

ASSIGNMENT/REPORT TYPE: Appraisal Report – Narrative

NUMBER OF REPORT COPIES: The quoted price includes a PDF copy and two hard copies of the appraisal report.

FEE QUOTE: **\$2,400**

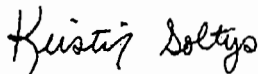
SCOPE OF WORK/APPRAISAL PROBLEM: The subject property involves three tax parcels that together total 2.14 acres of improved right of way that provides access to pad sites within the East Park Village Center. The valuation will include a modified version of the sales comparison approach that incorporates an across the fence methodology of the abutting pad sites and the cost approach to value, which will involve developing and reporting the value of the raw undeveloped subdivision land and the depreciated cost of the existing infrastructure. The research, analysis, and conclusions will be set forth in an appraisal report, that is in a narrative summary format.

TERMS OF SERVICE: This appraisal report will be prepared in conformity with the Code of Ethics and Standards of Valuation Practice of the Appraisal Institute. It will also be prepared in conformity with the current edition of the Uniform Standards of Professional Appraisal Practice, as adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and will be report is designed to be in accordance with reporting Standard 2-2a.

*Dewberry to provide copy of original construction plans.

TO BE DELIVERED: The appraisal will be delivered within 30 days of receiving a signed and dated copy of this scope of services agreement or an official purchase order for the services. (It is understood that this appraisal must be delivered prior to a board meeting that is scheduled for mid-March)

Thank you in advance for considering this proposal. Please do not hesitate to call if you have any questions or need further assistance.



February 6, 2018

Kristin L. Soltys, MAI
State-Certified General Real Estate Appraiser RZ3227

Client Signature

Date

EAST PARK
Community Development District

Financial Report
December 31, 2018



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**East Park
Community Development District**

Financial Statements

(Unaudited)

December 31, 2018

Balance Sheet
December 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2013 DEBT SERVICE FUND</u>	<u>TOTAL</u>
ASSETS			
Cash - Checking Account	\$ 595,481	\$ -	\$ 595,481
Accounts Receivable	2,423	-	2,423
Assessments Receivable	1,710	1,478	3,188
Allow-Doubtful Collections	(1,710)	(1,478)	(3,188)
Due From Other Funds	-	265,675	265,675
Investments:			
Certificates of Deposit - 12 Months	203,870	-	203,870
Certificates of Deposit - 18 Months	153,803	-	153,803
Money Market Account	386,689	-	386,689
Prepayment Fund (A-2)	-	1,332	1,332
Redemption Fund (A-2)	-	1	1
Reserve Fund (A-1)	-	121,320	121,320
Reserve Fund (A-2)	-	58,944	58,944
Revenue Fund	-	29,590	29,590
TOTAL ASSETS	\$ 1,342,266	\$ 476,862	\$ 1,819,128
LIABILITIES			
Accounts Payable	\$ 16,809	\$ -	\$ 16,809
Accrued Expenses	11,941	-	11,941
Due To Other Funds	265,675	-	265,675
TOTAL LIABILITIES	294,425	-	294,425
FUND BALANCES			
Restricted for:			
Debt Service	-	476,862	476,862
Assigned to:			
Operating Reserves	119,606	-	119,606
Reserves-Repewal & Replacement	39,916	-	39,916
Unassigned:	888,319	-	888,319
TOTAL FUND BALANCES	\$ 1,047,841	\$ 476,862	\$ 1,524,703
TOTAL LIABILITIES & FUND BALANCES	\$ 1,342,266	\$ 476,862	\$ 1,819,128

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 750	\$ 2,642	\$ 1,892
Special Assmnts- Tax Collector	461,380	239,918	320,814	80,896
Special Assmnts- Discounts	(18,455)	(9,412)	(12,837)	(3,425)
Physical Environment	6,085	6,085	-	(6,085)
Other Miscellaneous Revenues	32,500	-	-	-
TOTAL REVENUES	484,510	237,341	310,619	73,278
EXPENDITURES				
Administration				
P/R-Board of Supervisors	5,000	1,000	800	200
FICA Taxes	383	77	61	16
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	8,000	2,000	4,143	(2,143)
ProfServ-Legal Services	25,000	6,250	2,065	4,185
ProfServ-Mgmt Consulting Serv	51,052	12,763	12,763	-
ProfServ-Property Appraiser	1,500	1,500	828	672
ProfServ-Trustee Fees	4,310	4,310	4,741	(431)
Auditing Services	6,000	-	-	-
Postage and Freight	900	225	109	116
Insurance - General Liability	15,854	15,854	12,080	3,774
Printing and Binding	1,500	375	429	(54)
Legal Advertising	1,300	500	253	247
Miscellaneous Services	700	175	145	30
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	500	-	-	-
Office Supplies	400	100	66	34
Total Administration	124,174	45,304	38,658	6,646
Field				
ProfServ-Field Management	21,912	5,478	5,478	-
Contracts-Wetland Mitigation	20,800	5,200	4,800	400
Contracts-Landscape	145,000	36,250	28,123	8,127
Electricity - General	134,000	33,500	32,132	1,368
Utility - Water	9,000	2,250	1,447	803
R&M-General	5,000	1,250	858	392
R&M-Common Area	20,000	5,000	1,157	3,843
R&M-Drainage	2,000	500	-	500
R&M-Landscape Renovations	9,000	2,250	7,564	(5,314)
Impr - Fountain	5,000	5,000	-	5,000
Total Field	371,712	96,678	81,559	15,119
TOTAL EXPENDITURES	495,886	141,982	120,217	21,765
Net change in fund balance	\$ (11,376)	\$ 95,359	\$ 190,402	\$ 95,043
FUND BALANCE, BEGINNING (OCT 1, 2018)	857,439	857,439	857,439	
FUND BALANCE, ENDING	\$ 846,063	\$ 952,798	\$ 1,047,841	

EAST PARK

Community Development District

Series 2013 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1,013	\$ 1,013
Special Assmnts- Tax Collector	398,008	206,964	276,749	69,785
Special Assmnts- Discounts	(15,920)	(8,278)	(11,074)	(2,796)
TOTAL REVENUES	382,088	198,686	266,688	68,002
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,960	-	-	-
Total Administration	7,960	-	-	-
Debt Service				
Principal Debt Retirement A-1	120,000	-	-	-
Principal Debt Retirement A-2	45,000	-	-	-
Interest Expense Series A-1	122,442	61,221	61,221	-
Interest Expense Series A-2	70,850	35,425	35,425	-
Total Debt Service	358,292	96,646	96,646	-
TOTAL EXPENDITURES	366,252	96,646	96,646	-
Excess (deficiency) of revenues Over (under) expenditures	15,836	102,040	170,042	68,002
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	15,836	-	-	-
TOTAL FINANCING SOURCES (USES)	15,836	-	-	-
Net change in fund balance	\$ 15,836	\$ 102,040	\$ 170,042	\$ 68,002
FUND BALANCE, BEGINNING (OCT 1, 2018)	306,820	306,820	306,820	
FUND BALANCE, ENDING	\$ 322,656	\$ 408,860	\$ 476,862	

Notes to the Financial Statements
December 31, 2018

General Fund

▶ **Assets**

Cash and Investments - See Cash and Investment Report on page 7 for further details.

Accounts Receivable - Due from Ravina at East Park HOA for OUC streetlighting for periods Oct thru Dec.

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2015.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 thru FY2018 deemed uncollectible.

▶ **Liabilities**

Accounts Payable - Outstanding December invoices paid in January.

Accrued Expenses - Unbilled expenses accrued pending receipt of invoices are as follows:

OUC - December Electricity & Water	\$11,941
------------------------------------	----------

Due To Other Funds - FY19 debt service assessments collected and to be transferred to Revenue Fund.

Debt Service Fund

▶ **Assets**

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2015.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 thru FY2018 deemed uncollectible.

Notes to the Financial Statements
December 31, 2018

Financial Highlights

- ▶ 70% of FY19 Assessments have been collected compared to 57% last year at the same time.
- ▶ Total general fund expenditures are approximately 85% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Pro-Serv Engineering	\$2,000	\$4,143	207%	Dewberry Engineering - Services thru Dec 2018.
Pro-Serv Legal Services	\$6,250	\$2,065	33%	Hopping Green & Sams - General counsel & monthly meeting billed through Nov 2018.
Printing and Binding	\$375	\$429	114%	The cost to prepare agenda packages thru Dec 2018.
<u>Field</u>				
Contracts-Wetland Mitigation	\$5,200	\$4,800	92%	Sitex Aquatics - \$1,600 per month.
Contracts - Landscape	\$36,250	\$28,123	78%	Servello & Sons - \$9,374.49 per month and reimbursements to Ravina at East Park HOA.
R&M-Landscape Renovations	\$2,250	\$7,564	336%	Servello - Proposals for landscape improvements.

**East Park
Community Development District**

Supporting Schedules

December 31, 2018

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied				\$ 859,388	\$ 461,380	\$ 398,008
Allocation %				100%	54%	46%
11/06/18	\$1,273	\$71	\$0	\$1,343	\$721	\$622
11/19/18	6,308	263	-	6,571	3,528	3,043
12/03/18	42,781	1,783	-	44,564	23,925	20,639
12/10/18	114,600	4,775	-	119,375	64,089	55,286
12/17/18	124,898	5,204	-	130,102	69,848	60,254
12/24/18	283,793	11,816	-	295,609	158,704	136,905
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	\$ 573,652	\$ 23,911	\$ -	\$ 597,563	\$ 320,814	\$ 276,749
% COLLECTED				70%	70%	70%
TOTAL OUTSTANDING				\$ 261,825	\$ 140,566	\$ 121,259

Cash and Investment Report
December 31, 2018

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	SunTrust	Public Funds Now	n/a	1.93%	\$595,481
Certificates of Deposit (12 months)	BankUnited	CD-3637	04/05/19	1.55%	203,870
Certificate of Deposit (18 months)	BankUnited	CD-7563	10/16/19	1.80%	101,442
	BankUnited	CD-6718	04/01/20	2.43%	52,361
		sub total			<u>153,803</u>
Public Funds Money Market	BankUnited	MMA - #9406	n/a	1.30%	386,689
		Subtotal-General Fund			<u>\$1,339,843</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.10%	\$1,332
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.10%	1
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	2.10%	121,320
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.10%	58,944
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	2.10%	29,590
		Subtotal-Debt Service Fund			<u>\$211,187</u>
		Total - All Funds			<u><u>\$1,551,030</u></u>

East Park CDD

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank - GF
 Statement No. 12-18
 Statement Date 12/31/2018

G/L Balance (LCY)	595,480.87	Statement Balance	595,665.57
G/L Balance	595,480.87	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	595,480.87	Subtotal	595,665.57
Negative Adjustments	0.00	Outstanding Checks	184.70
	<hr/>	Differences	0.00
Ending G/L Balance	595,480.87	Ending Balance	595,480.87
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/27/2018	Payment	003706	SCOTT E. PHILLIPS	184.70	0.00	184.70
Total Outstanding Checks.....				184.70		184.70

**East Park
Community Development District**

Check Register

November thru December, 2018

EAST PARK Community Development District

Payment Register by Bank Account For the Period from 11/1/18 to 12/31/18 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
SUNTRUST BANK - GF - (ACCT# XXXX5800)									
Check	003692	11/02/18	Vendor	HOPPING GREEN & SAMS	103397	9/21-9/24/18 MTHLY MEETING EXP	ProfServ-Legal Services	001-531023-51401	\$1,500.00
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	Postage and Freight	001-541006-51301	\$7.99
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,254.33
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	Printing and Binding	001-547001-51301	\$180.25
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	Office Supplies	001-551002-51301	\$33.00
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	Postage and Freight	001-541006-51301	\$13.40
Check	003693	11/02/18	Vendor	INFRAMARK, LLC	35077	OCT 2018 MGMT FEES/pass thru	Fast Signs	001-549900-53901	\$65.56
Check	003694	11/02/18	Vendor	TROM II CORPORATION	54691	NOV JANITORIAL SERVICES	R&M-General	001-546001-53901	\$200.00
Check	003695	11/07/18	Vendor	DEPT OF ECONOMIC OPPORTUNITY	72256	2018/2019 DISTRICT FILING FEE	Misc-District Filing Fees	001-549007-51301	\$175.00
Check	003696	11/07/18	Vendor	SERVELLO & SONS	12352	RMV HEDGE/ADD ST AUGUSTINE	R&M-Landscape Renovations	001-546051-53901	\$1,910.00
Check	003696	11/07/18	Vendor	SERVELLO & SONS	12353	RMV HEDGE/ADD ST AUGUSTINE	R&M-Landscape Renovations	001-546051-53901	\$1,750.00
Check	003697	11/07/18	Vendor	SITEX AQUATICS LLC	2695A	NOV LAKE MAINT	Contracts-Welland Mitigation	001-534049-53901	\$1,600.00
Check	003698	11/07/18	Vendor	VERTEX WATER FEATURES	11544	FNTN REPRS SITE 3/follow up	R&M-Common Area	001-546016-53901	\$239.78
Check	003699	11/14/18	Vendor	RICK SINGH	1291	2018/2019 ASSESS ADMIN FEE	ProfServ-Property Appraiser	001-531035-51301	\$828.00
Check	003700	11/16/18	Vendor	ABBEY PRESS INC.	136347	2 SIGNS FOR GAZEBO (8/31/18)	Misc-Contingency	001-549900-53901	\$161.26
Check	003701	11/16/18	Vendor	DEWBERRY ENGINEERS INC	1614386	10/18 Eng Svc/Playground Rsrfc	ProfServ-Engineering	001-531013-51501	\$3,320.00
Check	003702	11/16/18	Vendor	THE LAKE DOCTORS, INC.	396225	NOV WTR MGMNT	R&M-Common Area	001-546016-53901	\$88.00
Check	003703	11/16/18	Vendor	VERTEX WATER FEATURES	11754	11/8/18 FOUNTAIN CLEANING	R&M-Common Area	001-546016-53901	\$246.00
Check	003704	11/27/18	Employee	ANGEL L. COLON	PAYROLL	November 27, 2018 Payroll Posting			\$184.70
Check	003705	11/27/18	Employee	GRACIELA M. VON BLON	PAYROLL	November 27, 2018 Payroll Posting			\$184.70
Check	003706	11/27/18	Employee	SCOTT E. PHILLIPS	PAYROLL	November 27, 2018 Payroll Posting			\$184.70
Check	003707	11/27/18	Employee	TODD M. ONEAL	PAYROLL	November 27, 2018 Payroll Posting			\$184.70
Check	003708	11/30/18	Vendor	INFRAMARK, LLC	35914	NOV MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003708	11/30/18	Vendor	INFRAMARK, LLC	35914	NOV MGMT FEES	Postage and Freight	001-541006-51301	\$5.64
Check	003708	11/30/18	Vendor	INFRAMARK, LLC	35914	NOV MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,254.33
Check	003708	11/30/18	Vendor	INFRAMARK, LLC	35914	NOV MGMT FEES	Printing and Binding	001-547001-51301	\$34.35
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12349	#1304 RMV TREES/ADD PLNTR BEDS	R&M-Landscape Renovations	001-546051-53901	\$1,350.00
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12350	#1305 RMV OAK/ADD OAK/VIBURNMS	R&M-Landscape Renovations	001-546051-53901	\$1,298.00
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12351	#1306 RMV & RPLC BALD CYPRESS	R&M-Landscape Renovations	001-546051-53901	\$435.00
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12239	NOV LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$9,374.49
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12372	#1412-IRR RPRS #6, ZONE 3,4,5	R&M-Landscape Renovations	001-546051-53901	\$117.67
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12373	#1413-IRR RPRS, ZONE 5,11,21	R&M-Landscape Renovations	001-546051-53901	\$26.81
Check	003709	11/30/18	Vendor	SERVELLO & SONS	12374	#1414-IRR RPRS/6,7,12,13,15,19	R&M-Landscape Renovations	001-546051-53901	\$147.86
Check	003710	11/30/18	Vendor	VERTEX WATER FEATURES	11939	Site 4:7.5HP 2Tier reset brkrs	R&M-Common Area	001-546016-53901	\$233.00

EAST PARK
Community Development District

Payment Register by Bank Account

For the Period from 11/1/18 to 12/31/18

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	003711	12/03/18	Vendor	TROM II CORPORATION	55034	DEC JANITORIAL SVCS	R&M-General	001-546001-53901	\$200.00
Check	003712	12/04/18	Vendor	FED EX	6-381-67610	11/19/18 POSTAGE	Postage and Freight	001-541006-51301	\$87.40
Check	003713	12/04/18	Vendor	HOPPING GREEN & SAMS	103970	OCT GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$269.50
Check	003714	12/04/18	Vendor	SITEX AQUATICS LLC	2733A	DEC LAKE MAINT	Contracts-Wetland Mitigation	001-534049-53901	\$1,600.00
Check	003715	12/04/18	Vendor	VERTEX WATER FEATURES	12086	Site 4:Rplc Run Capacitor	R&M-Common Area	001-546016-53901	\$94.39
Check	003716	12/06/18	Vendor	THE LAKE DOCTORS, INC.	401730	DEC WTR MGMT ACCT 721272	R&M-Common Area	001-546016-53901	\$88.00
Check	003717	12/20/18	Vendor	HOME DEPOT CREDIT SERVICES	120518-0670	HD:11/19-11/27/18 PURCHASES	R&M-General	001-546001-53901	\$192.73
Check	003718	12/26/18	Vendor	DEWBERRY ENGINEERS INC	1626478	11/18 Eng Svcs	ProfServ-Engineering	001-531013-51501	\$452.50
Check	003719	12/26/18	Vendor	INFRAMARK, LLC	36709	DEC MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,254.33
Check	003719	12/26/18	Vendor	INFRAMARK, LLC	36709	DEC MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003719	12/26/18	Vendor	INFRAMARK, LLC	36709	DEC MGMT FEES	Postage and Freight	001-541006-51301	\$7.99
Check	003719	12/26/18	Vendor	INFRAMARK, LLC	36709	DEC MGMT FEES	Printing and Binding	001-547001-51301	\$214.25
Check	003719	12/26/18	Vendor	INFRAMARK, LLC	36709	DEC MGMT FEES	Office Supplies	001-551002-51301	\$33.00
ACH	DD129	11/23/18	Vendor	ORLANDO UTILITIES COMMISSION	110118 ACH 11.23.18	OUC 9/4-10/2/18 Balance ACH	Electricity - General	001-543006-53901	\$796.43
ACH	DD130	12/28/18	Vendor	ORLANDO UTILITIES COMMISSION	120218 ACH 12.28.18	OUC PRD 10/2-11/1/18:ACH 12.28	Electricity - General	001-543006-53901	\$10,411.15
ACH	DD130	12/28/18	Vendor	ORLANDO UTILITIES COMMISSION	120218 ACH 12.28.18	OUC PRD 10/2-11/1/18:ACH 12.28	Utility - Water	001-543018-53901	\$701.30
ACH	DD132	12/28/18	Vendor	ORLANDO UTILITIES COMMISSION	120418-ACH 12.28.18	OUC 11/1-12/3/18 ELEC/WATER	Electricity - General	001-543006-53901	\$10,800.33
ACH	DD132	12/28/18	Vendor	ORLANDO UTILITIES COMMISSION	120418-ACH 12.28.18	OUC 11/1-12/3/18 ELEC/WATER	Utility - Water	001-543018-53901	\$554.48
Account Total									\$70,824.30

Total Amount Paid	\$70,824.30
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**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
FIELD MANAGEMENT
REPORT**

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

FIELD MAINTENANCE HIGHLIGHT REPORT

January 2019

COMPLETED ITEMS:

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Performed irrigation maintenance/repairs
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed
- Performed community light review
- Installed Christmas lights
- Coordinated with Vertex to repair fountains
- Performed timer light review for all up lighting
- Returned Christmas Lights
- Replaced flag as Savannah gazebo
- Checked and repaired light at sign on medina by Fire Station

ATTACHMENTS

- ❖ Sitex
- ❖ Vertex
- ❖ Lake Doctors, Inc.
- ❖ Landscape Review
- ❖ Servello & Sons

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
SITEX REPORT**

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT

January 2019

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1-Spot treated for Algae

POND2-Treated for shoreline grasses

POND3- Treated for shoreline grasses

POND4- Treated for shoreline grasses

POND5- Spot treated for Algae

POND6- Spot treated for Algae

POND7- Treated for shoreline grasses

POND8- Spot treatment for Algae

POND9-Spot treated for Algae

POND10- Treated for shoreline grasses

POND11-Spot treated for Algae

DITCH-Ditch was treated for shore grasses & invasive vegetation as needed.

ADDITIONAL NOTES:

Cooler air is kicking in now & growth has really slowed down. Algae was spot treated & some grasses also. Ponds are in great shape as we roll into the winter. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

Joe Craig

President

Sitex Aquatics llc.

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
VERTEX REPORT**



Vertex Water Features, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

Phone: (844) 432-4303
 Fax:
 raquel.mason@vertexwaterfeatures.com
 www.vertexwaterfeatures.com

Bill To
East Park CDD 0598080
 c/o Inframark Infrastructure Management
 S
 210 North University Drive #702
 Coral Springs FL 33071

Ship To
Ariel Medina
 East Park CDD 0598080
 10426 Eastpark Woods Dr.
 Orlando FL 32832

Work Order #: 2654 Assigned Tech: Brian G. (BJG)

Completion Date: 11/5/2018

Equipment Type: Floating Fountain Name: Site #1 (East Park Woods)

Manufacturer: Vertex Model: 10Hp TwoTier

Install Date: 10/1/2014 Parts Warranty Expiration: 9/30/2018 Labor Warranty Expiration: 9/30/2015

Service Comments	
1.	Cleaned heavy algae from components.
2.	All circuits normal at departure.
3.	
Services Performed	
4.	<input checked="" type="checkbox"/> Test Motor GFCI circuit <input checked="" type="checkbox"/> Test Light GFCI circuit <input checked="" type="checkbox"/> Clean Intake Screen <input checked="" type="checkbox"/> Clean Light & Lenses <input checked="" type="checkbox"/> Clean Float <input checked="" type="checkbox"/> Clean Display Head/Ring & Jets <input checked="" type="checkbox"/> Adjust Mooring Lines <input checked="" type="checkbox"/> Reset Timers
Readings	



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

5. Motor Voltage	238.6	6. Motor Amperage / Leakage	42.2 @ .62mA
7. Lighting Voltage	119.3	8. Lighting Amperage / Leakage	1.83 @ 1.5 mA
9. Timer Settings	Motor 7 a.m. to 11 p.m. lights 6 p.m. to 11 p.m.		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		



Vertex Water Features, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

Phone: (844) 432-4303
 Fax:
 raquel.mason@vertexwaterfeatures.com
 www.vertexwaterfeatures.com

Bill To
East Park CDD 0598080
 c/o Inframark Infrastructure Management
 S
 210 North University Drive #702
 Coral Springs FL 33071

Ship To
Ariel Medina
 East Park CDD 0598080
 10426 Eastpark Woods Dr.
 Orlando FL 32832

Work Order #: 2654 Assigned Tech: Brian G. (BJG)

Completion Date: 11/5/2018

Equipment Type: Floating Fountain Name: Site #2 (Kristen Park Dr. & Caroline Park Dr.)

Manufacturer: Vertex Model: 5Hp TwoTier

Install Date: 4/24/2017 Parts Warranty Expiration: 4/23/2021 Labor Warranty Expiration: 4/23/2018

Service Comments	
1.	Cleaned heavy algae from components.
2.	All circuits normal at departure.
3.	
Services Performed	
4.	<input checked="" type="checkbox"/> Test Motor GFCI circuit <input checked="" type="checkbox"/> Test Light GFCI circuit <input checked="" type="checkbox"/> Clean Intake Screen <input checked="" type="checkbox"/> Clean Light & Lenses <input checked="" type="checkbox"/> Clean Float <input checked="" type="checkbox"/> Clean Display Head/Ring & Jets <input checked="" type="checkbox"/> Adjust Mooring Lines <input checked="" type="checkbox"/> Reset Timers
Readings	



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

5. Motor Voltage	243.4	6. Motor Amperage / Leakage	19.6 @ 1.2 mA
7. Lighting Voltage	121.4	8. Lighting Amperage / Leakage	1.37 @ 1.0 mA
9. Timer Settings	Motor 7 a.m. to 11 p.m. lights 6 p.m. to 11 p.m.		
Customer Contact Method			
10.	<input checked="" type="checkbox"/> Call After		

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
LAKE DOCTORS, INC. REPORT**



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

FJS/ 721272

Dear Ms. Rosemary Tschinkel,

On November 27, 2018 and December 14, 2018's visit to spray the ponds at East Park CDD, The Lake Doctors, Inc., implemented treatment of emergent weeds. Included in the bullet points are the targeted species.

- Exposed Baby Tear Plant
- Alligator Weed
- Torpedoglass
- Primrose
- Cattails
- Terrestrial Vegetation

On November's and December's treatment we treated for emergent and terrestrial vegetation. Should you have any questions or concerns please do not hesitate to contact your assigned Biologist or Field Manager listed below.

Thank you,

Aquatic Biologist
Robert (Bob) Kind
Robert.Kind@lakedoctors.com
407-961-9223

Field Manager
Tom Publick
Tom.Publick@lakedoctors.com
407-761-9550



Ft. Lauderdale
(954) 565-7488
1-800-683-5253

Sarasota
(941) 377-0658
1-800-444-5253

Jacksonville
(904) 262-5500
1-800-398-5253

Largo
(727) 544-7644
1-888-668-5253

Ft. Myers
(239) 693-2270
1-800-444-5253

Navarre
(850) 939-5787
1-800-398-5253

Ohio
(937) 433-2942
1-866-774-5253

South Carolina
(843) 873-1911
1-800-398-5253

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
RESIDENTIAL SERVICE
LANDSCAPE REVIEW**

East Park Landscape Review - 11/15/18

Issue	Location	Status	Field Manager Comments
Trash pick up	Throughout the community	Completed as scheduled	Servello have responded effectively when notified about picking up trash out of schedule.
Annuals/Flower beds	At all entrances and Savannah Park Gazebo	Pending	Next on is scheduled for last week of November 27, 2018
Tree removal and replacement	Caroline Park Dr between Park Row Ct and Cobalt Park Dr	Completed	Completed according to scheduled
Conservation Area - Canal	Behind the lake parallel to Dawson and Lily way	Pending	Scheduled for the Dic./ January
Fertilizer	Throughout the community	Pending	The last fertilization service was at the end of Sep. Servello will provide new schedule.
Tree removal and replacement	Play House park between Moss Rose Way/old Patina Way	Completed	Completed according to scheduled
Irrigation	Throughout the community	Pending	Report to be provided by Servello
Tree removal and replacement	Dowden Rd and Easters Field Dr	Completed	Completed according to scheduled

East Park Landscape Review - 1/3/19

Issue	Location	Status	Field Manager Comments	Servello's Comments
Annuals/Flower beds	At all entrances and Savannah Park Gazebo	Completed	Please send schedule for next annuals installation.	Per agreement March-Existing annuals look bad need sooner
Tree removal and replacement	Caroline Park Dr between Park Row Ct and Cobalt Park Dr	Completed	Completed according to scheduled	Completed
Conservation Area - Canal	Behind the lake parallel to Dawson and Lily Way	Completed	To be discussed with Russ Simmons.	First phase completed-additional proposal needed
Fertilizer	Throughout the community	Completed	Completed on 1/3/19. Provide next schedule.	Completed
Irrigation	Throughout the community	Completed	Not completed for month of January	On schedule
Mulching	Throughout the community	Completed	Second week of December 2018	Mulch completed
Median	7 Eleven entrance	Completed	Palm trees were completed.	

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
SERVELLO**



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
November 2018 (Bi-Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed BI weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 2 mowing cycles in November.

Mowing cycles completed:

- Week ending 11/9/18
- Week ending 11/23/18

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – Follow up scheduled for None

b) Zoysia – Follow up scheduled for None

1.1.5 – Fertilization

a) None

1.1.6 – Pest Control

a) No active pests in any turf found

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending

Done is 3 detail rotations

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed bi-weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

a) Plant and tree fertilization- None

1.2.4 – Mulching

a) Completed

1.3 Tree Care

1.3.1 Pruning

a) None

b) Tree elevations raised along roadways and sidewalk on rotational basis

1.4 Annual Flowers

1.4.1 Annuals – New Annuals installed on the 27th



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
December 2018 (Bi-Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed BI- weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 2 mowing cycles in December. Mowing cycles completed:

- Week ending 12/7/18
- Week ending 12/21/18

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – 12/17/18

b) Zoysia – Follow up scheduled for 12/28/18

1.1.5 – Fertilization

a) 12/17/18

1.1.6 – Pest Control

a) No active pests in any turf found

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending
Done is 3 detail rotations

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed bi-weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

a) Plant and tree fertilization- 12/17/18

1.2.4 – Mulching

a) Completed

1.3 Tree Care

1.3.1 Pruning

a) None

b) Tree elevations raised along roadways and sidewalk on rotational basis

1.4 Annual Flowers

1.4.1 Annuals – New Annuals installed

* Proposal 1636 submitted 12/17/18

January 15, 2019

Mr. Ariel Medina
East Park CDD
c/o Inframark Infrastructure Management Services
210 North University Drive
Coral Springs, Florida 33071

VIA EMAIL: ariel.medina@inframark.com

RE: Add-On Fountain Cleaning Program

Dear Mr. Medina:

Enclosed please find the proposal agreement for INSPECTION and CLEANING of your decorative fountain equipment. You will find that the benefits of this service will extend the life of your fountain system and help prevent the high cost of repair work.

Our service includes the following:

1. **The submersible pump.** We will clean the pump intake screens to maintain the highest degree of movement through the pump. This will allow for maximum display of the spray pattern. The motor will run cooler, and the life of the pump will be extended.
2. **The lights and lenses.** A build up of dirt, algae and mineral sediments naturally accumulate on the lenses. We will scrape, clean and polish the lights to extend the life of the bulbs and to allow maximum illumination.
3. **Display heads, jets and rings.** Proper cleaning of the jet nozzles is vital to maintain the spray pattern as engineered. We will clean each part and disassemble the part as needed to clean orifice impediments.
4. **The float.** The build-up of aquatic debris on the float creates an unsightly attraction in your lake. We will clean all surfaces of the float to maximize visual appearance.

Kindly sign and return the enclosed quotation so we can schedule your program.

We look forward to extending our service to you!

Sincerely,



Tom J. Lawrence
Vertex Service Manager

TJL/dk



Vertex Water Features
 2100 N.W. 33rd Street
 Pompano Beach, Florida 33069
 www.vertexwaterfeatures.com

1-844-432-4303

Fountain Cleaning Agreement—Add-On

This Agreement made the date set forth below, by and between **Vertex Water Features**, a Florida Corporation, hereinafter called "**Vertex**", and

Mr. Ariel Medina
East Park CDD
 c/o Inframark Infrastructure Management Services
 210 North University Drive
 Coral Springs, Florida 33071
 (407) 566-4122
 ariel.medina@inframark.com

Addon To Master Agreement: #0598080

Master Agreement's Anniversary Date: 10/31/19

Month Service is to Commence: _____

Date of this proposal: January 15, 2019 TJL-AO

hereinafter called "Customer". The parties hereto agree as follows:

1. Vertex agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.
2. Cleaning Schedule To Correspond With Master Agreement:
3. CUSTOMER agrees to pay **Vertex**, its agents or assigns, the following sum for inspection and cleaning

Two (2) Floating Fountains: **\$306.00** **Quarterly**
Site #3: One (1) 15HP Lake Fountain Twotier
Site #4: One (1) 7.5HP Vertex TwoTier
 Includes Management Reporting

Our service includes the inspection and cleaning of the following:

Submersible Pump	Lights & Lenses	The Float	Display Heads, Jets & Rings
Vertex will clean the pump intake screens.	Vertex will scrape, clean and polish the lights.	Vertex will clean all surfaces of the float.	Vertex will clean each part and disassemble the parts, as needed to clean orifice impediments.
BULB REPLACEMENT: If bulb replacement is required during our scheduled fountain cleaning, Vertex will automatically replace the bulb and charge its Customers for parts cost only. If, however, a Customer supplies the bulbs, Vertex will charge a fee for bulb replacement.			
No parts or special repairs are included in our cleaning agreement. By charging for cleaning, Vertex does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.			

The above price is effective for 6 months from the date of this proposal.

This Agreement shall have as its effective date the first day of the month in which services are first rendered to CUSTOMER. Collection terms are net 30 days from invoice date.

This Addon Fountain Cleaning Agreement and its Terms & Conditions (as per your Master Agreement) are entered into in Broward County, Florida, which the parties agree is the place of payment and the situs jurisdiction in the event of dispute.

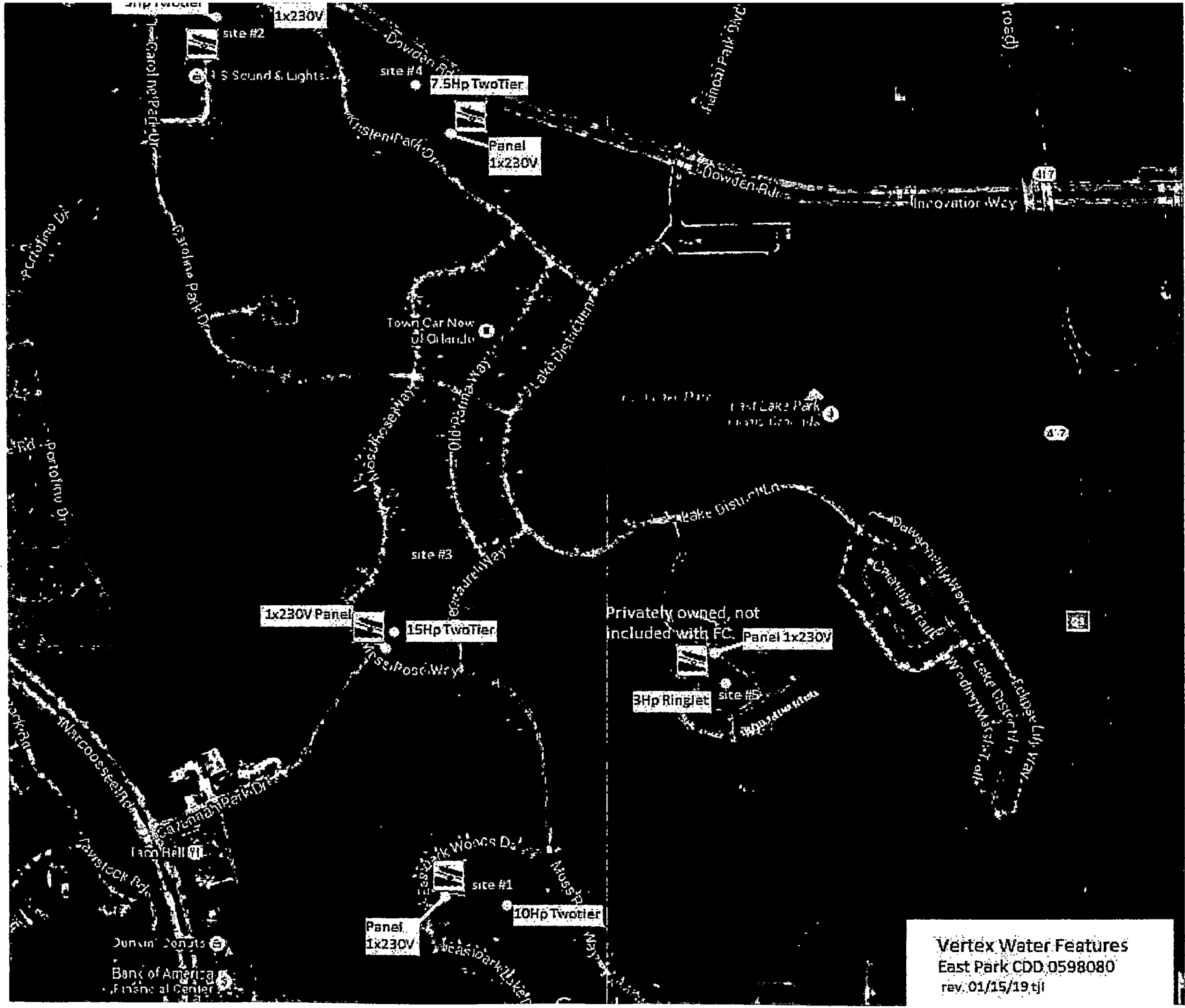
 Vertex Water Features' Signature Date

 Customer/Authorized Agent's Signature Title

 Print Name Date

 Print Company Name

Checks made payable to **Vertex Water Features, Inc.**
TAX EXEMPT: If you are tax exempt, please provide a copy of your Tax Exemption Certificate.



Vertex Water Features
 East Park CDD.0598080
 rev. 01/15/19 tji

**MINUTES OF MEETING
EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the East Park Community Development District was held at 5:00 P.M. on Monday, March 25, 2019 at the offices of the House of Management Enterprise, 5756 S. Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Angel Colon
Scott Phillips
Graciela Von Blon
Tom Bonner
Todd Oneal

Chairman
Vice Chairman (via telephone)
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Roy Van Wyk
Ray Malave
Russ Simmons
Ariel Medina

District Manager
District Counsel
District Engineer
Field Services Manager
Field Services Supervisor

The following is a summary of the minutes and actions taken at the March 25, 2019 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Suit called the meeting to order at 5:00 P.M. The record will reflect a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2019 Meeting

Ms. Suit stated each Board member received a copy of the minutes of the January 28, 2019 meeting and requested any corrections, additions or deletions.

RECEIVED
CLERK OF BCC
FEB 26 2020

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the minutes of the January 28, 2019 meeting were approved.

FOURTH ORDER OF BUSINESS **District Manager’s Report**

A. Financial Statements and Check Register

The financial statements and check register through February 28, 2019 were reviewed.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the February 28, 2019 financial statements and check register were accepted.

B. District Management Fees

- A summary was distributed with regard to Inframark District Management Fees.

The record will reflect Mr. Phillips joined the meeting via telephone.

- The following was discussed:
 - Inframark would like the Board to consider starting with April 2019 billing the District at \$4,754.33 per month (additional \$500 per month).
 - April to September 2019 the District would pay a total of \$28,526.00 in Management Fees; for a total FY 2019 Management Fees to be paid of \$54,052.00.
 - Setting the FY 2020 Budget for District Management Fees at \$57,052.00

On MOTION by Mr. Colon seconded by Ms. Von Blon with Mr. Colon, Ms. Von Blon, Mr. Phillips and Mr. Bonner in favor and Mr. Oneal opposed the District Management Fee increase beginning April 2019 thru September year end billing at \$4,754.33 per month; for a total of \$54,052.00 for Fiscal Year 2019; and setting the Fiscal Year 2020 District Management Fees at \$57,052.00 was approved.

C. Village Center II Assessments

- This item will be addressed under Attorney report.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Rate Schedule

- The proposed District Attorney hourly rate increase of \$25 was discussed.
- The flat fee for the monthly Board meetings will remain the same.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the District Attorney \$25.00 per hour increase in rate schedule was approved.

ii. Update on DR Horton True Up

iii. Village Center II Development

- Mr. Van Wyk commented on Village Center II assessments, DR Horton True Up; and option of DR Horton paying it over time.
- Discussion ensued with regard to staff contacting DR Horton to obtain in writing DR Horton request for assessment deficiencies to be paid out over time as opposed to paying True Up.
- A draft Supplemental Assessment Report may also be needed.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor to authorize District Staff to obtain confirmation from DR Horton to pay assessment deficiencies over time as opposed to paying True Up was approved.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor authorizing Inframark Finance Department to draft Supplemental Assessment Report for Village Center II and DR Horton Parcel at a not to exceed amount of \$7,500.00; was approved.

B. Engineer

i. Update on the Road Appraisal

- Mr. Malave commented on the roadway appraisal; the cost of which will be paid by the developer.
- Discussion ensued with regard to the road appraisal and selling the roadways to the developer.

- The Board requested District Counsel communicate with the developer regarding the value of Village Center II roadway, per the appraisal, and obtain developers *Offer of Intent* if they wish to proceed.

ii. Update on the Playground Install

- A summary of the playground install was reviewed.
- Field Managers will obtain quotes for irrigation, sod, etc. for the playground area.

C. Field Services

- Discussion ensued with regard to terminating Lake Doctors Agreement for monthly maintenance.
- A proposal from Vertex Water Features adding two floating fountains to the cleaning program was discussed.

On MOTION by Mr. Bonner seconded by Mr. Colon with all in favor the Vertex Water Features proposal adding (2) additional fountains to inspection and cleaning at a cost of \$306.00 quarterly; and terminating The Lake Doctors Agreement for the \$88.00 monthly maintenance was approved.

i. Field Manager's Report

- The monthly Field Management Reports were included in the agenda package.
- Questions and comments were addressed.
 - Field Manager to review Servello Contract regarding tree trimming/pruning of Crepe Myrtle.
 - Field Manager to contact Servello regarding trash cans not being emptied and maintenance of entrance.
 - Field Manager to contact resident to move compost that is on CDD property to their personal property.

ii. Proposals to Repair Bricks at Entrance

- A quote of \$13,500 was received for repair of the bricks at the entrance.
- Two additional quotes will be obtained.
- Paving project to be completed before repairing the bricks

iii. Proposal from Vertex Water Features Adding (2) Additional Fountains to Inspection and Cleaning

- This item was previously discussed.

SIXTH ORDER OF BUSINESS

Other Business

- General maintenance was addressed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

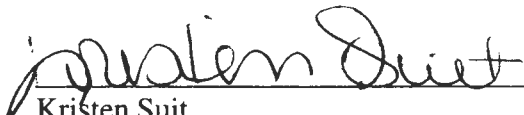
- It was requested the Servello Onsite Landscape Manager attend CDD meetings, starting with the May meeting.

EIGHTH ORDER OF BUSINESS

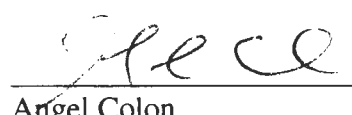
Adjournment

There being no further business,

On MOTION by Mr. Colon seconded by Mr. Bonner with all in favor the meeting was adjourned.



Kristen Suit
Secretary



Angel Colon
Chairman

Agenda

East Park Community Development District

- | | |
|--|--|
| <ul style="list-style-type: none">□ Angel Colon, Chairman□ Scott Phillips, Vice Chairman□ Graciela Von Blon, Assistant Secretary□ Tom Bonner, Assistant Secretary□ Todd Oneal, Assistant Secretary | <ul style="list-style-type: none">□ Robert Koncar, District Manager□ Kristen Suit, District Manager□ Roy Van Wyk, District Counsel□ Rey Malave, District Engineer□ Ariel Medina, Project Coordinator□ Freddy Blanco, Field Service Manager□ Russell Simmons, Field Service Manager |
|--|--|

Regular Meeting Agenda

March 25, 2019 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Approval of the Minutes of the January 28, 2019 Meeting**
- 4. District Manager’s Report**
 - A. Financial Statements and Check Register
 - B. District Management Fees
 - C. Village Center II Assessments
- 5. Staff Reports**
 - A. Attorney
 - i. Rate Schedule
 - ii. Update on DR Horton True Up
 - iii. Village Center II Development
 - B. Engineer
 - i. Update on the Road Appraisal
 - ii. Update on the Playground Install
 - C. Field Services
 - i. Field Manager’s Report
 - ii. Proposals to Repair Bricks at Entrance
 - iii. Proposal from Vertex Water Features Adding (2) Additional Fountains to Inspection and Cleaning
- 6. Other Business**
- 7. Supervisor Requests and Audience Comments**
- 8. Adjournment**

Next Meeting Date is May 20, 2019 at 5:00 p.m.

Presentation of Tentative Budget

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

www.eastparkcdd.org

Meeting Location:
The House of Management Enterprises
5756 S. Semoran Boulevard
Orlando, FL 32822

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Karen Pistone / Maria Torres / Cheryl Alli, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, **Meetings for Fiscal Year 2019** was published in said newspaper in the issues of Sep 17, 2018.

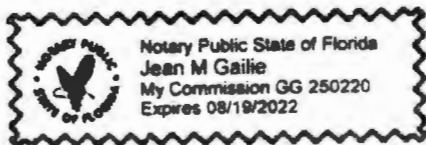
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Cheryl Alli
Signature of Affiant

CHERYL ALLI
Printed Name of Affiant

Sworn to and subscribed before me on this 17 day of September, 2018,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Jean M Gailie
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF MEETING SCHEDULE
EAST PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the East Park Community Development District will hold their meetings for Fiscal Year 2019 in the conference room at House of Management Enterprises, Inc., 5756 South Semoran Blvd. Orlando, Florida on the Fourth Monday at 5:00 p.m. as follows:

November 26, 2018
January 28, 2019
March 25, 2019
May 20, 2019 (third Monday due to Memorial Day)
July 22, 2019 (Budget PM)
September 23, 2019

These meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. These meetings may be continued to a date, time, and place to be specified on the record at the meeting. Future meetings will be separately published at least seven days prior with the date, time and location.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision of the Board with respect to any matter considered at a meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Robert Koncar
District Manager

OS040727 9/17/2018

EAST PARK
Community Development District

Financial Report
February 28, 2019



Table of Contents

FINANCIAL STATEMENTS

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Debt Service Fund	Page 3
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SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 6
Cash and Investment Report	Page 7
Bank Reconciliation	Page 8

**East Park
Community Development District**

Financial Statements

(Unaudited)

February 28, 2019

Balance Sheet
February 28, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 117,992	\$ -	\$ 117,992
Accounts Receivable	1,617	-	1,617
Assessments Receivable	1,710	1,478	3,188
Allow-Doubtful Collections	(1,710)	(1,478)	(3,188)
Due From Other Funds	-	14,151	14,151
Investments:			
Certificates of Deposit - 12 Months	203,870	-	203,870
Certificates of Deposit - 18 Months	153,803	-	153,803
Money Market Account	552,918	-	552,918
Prepayment Fund (A-2)	-	1,336	1,336
Redemption Fund (A-2)	-	1	1
Reserve Fund (A-1)	-	121,320	121,320
Reserve Fund (A-2)	-	58,944	58,944
Revenue Fund	-	303,233	303,233
TOTAL ASSETS	\$ 1,030,200	\$ 498,985	\$ 1,529,185
LIABILITIES			
Accounts Payable	\$ 8,503	\$ -	\$ 8,503
Accrued Expenses	11,744	-	11,744
Due To Other Funds	14,151	-	14,151
TOTAL LIABILITIES	34,398	-	34,398
FUND BALANCES			
Restricted for:			
Debt Service	-	498,985	498,985
Assigned to:			
Operating Reserves	119,606	-	119,606
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	836,280	-	836,280
TOTAL FUND BALANCES	\$ 995,802	\$ 498,985	\$ 1,494,787
TOTAL LIABILITIES & FUND BALANCES	\$ 1,030,200	\$ 498,985	\$ 1,529,185

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 1,250	\$ 5,445	\$ 4,195
Special Assmnts- Tax Collector	461,380	359,877	347,025	(12,852)
Special Assmnts- Discounts	(18,455)	(18,455)	(13,863)	4,592
Physical Environment	6,085	6,085	-	(6,085)
Other Miscellaneous Revenues	32,500	-	-	-
TOTAL REVENUES	484,510	348,757	338,607	(10,150)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	5,000	2,000	1,800	200
FICA Taxes	383	153	138	15
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	8,000	3,333	8,940	(5,607)
ProfServ-Legal Services	25,000	10,416	5,635	4,781
ProfServ-Mgmt Consulting Serv	51,052	21,271	21,272	(1)
ProfServ-Property Appraiser	1,500	1,500	828	672
ProfServ-Trustee Fees	4,310	4,310	4,741	(431)
Auditing Services	6,000	-	-	-
Postage and Freight	900	375	275	100
Insurance - General Liability	15,854	15,854	12,080	3,774
Printing and Binding	1,500	625	555	70
Legal Advertising	1,300	500	253	247
Miscellaneous Services	700	292	243	49
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	500	500	354	146
Office Supplies	400	166	99	67
Total Administration	124,174	62,070	57,388	4,682
Field				
ProfServ-Field Management	21,912	9,130	9,130	-
Contracts-Wetland Mitigation	20,800	8,666	8,000	666
Contracts-Landscape	145,000	60,416	46,872	13,544
Electricity - General	134,000	55,834	53,799	2,035
Utility - Water	9,000	3,750	2,020	1,730
R&M-General	5,000	2,084	1,725	359
R&M-Common Area	20,000	8,334	2,748	5,586
R&M-Drainage	2,000	1,000	-	1,000
R&M-Landscape Renovations	9,000	3,750	18,562	(14,812)
Impr - Fountain	5,000	5,000	-	5,000
Total Field	371,712	157,964	142,856	15,108
TOTAL EXPENDITURES	495,886	220,034	200,244	19,790
Net change in fund balance	\$ (11,376)	\$ 128,723	\$ 138,363	\$ 9,640
FUND BALANCE, BEGINNING (OCT 1, 2018)	857,439	857,439	857,439	
FUND BALANCE, ENDING	\$ 846,063	\$ 986,162	\$ 995,802	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1,716	\$ 1,716
Special Assmnts- Tax Collector	398,008	310,447	299,360	(11,087)
Special Assmnts- Discounts	(15,920)	(15,920)	(11,959)	3,961
TOTAL REVENUES	382,088	294,527	289,117	(5,410)
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,960	7,960	306	7,654
Total Administration	7,960	7,960	306	7,654
Debt Service				
Principal Debt Retirement A-1	120,000	-	-	-
Principal Debt Retirement A-2	45,000	-	-	-
Interest Expense Series A-1	122,442	61,221	61,221	-
Interest Expense Series A-2	70,850	35,425	35,425	-
Total Debt Service	358,292	96,646	96,646	-
TOTAL EXPENDITURES	366,252	104,606	96,952	7,654
Excess (deficiency) of revenues Over (under) expenditures	15,836	189,921	192,165	2,244
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	15,836	-	-	-
TOTAL FINANCING SOURCES (USES)	15,836	-	-	-
Net change in fund balance	\$ 15,836	\$ 189,921	\$ 192,165	\$ 2,244
FUND BALANCE, BEGINNING (OCT 1, 2018)	306,820	306,820	306,820	
FUND BALANCE, ENDING	\$ 322,656	\$ 496,741	\$ 498,985	

Notes to the Financial Statements
February 28, 2019

General Fund

▶ **Assets**

Cash and Investments - See Cash and Investment Report on page 7 for further details.

Accounts Receivable - Due from Ravina at East Park HOA for OUC streetlighting for periods Jan thru Feb.

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2015.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 thru FY2018 deemed uncollectible.

▶ **Liabilities**

Accounts Payable - Outstanding February invoices paid in March.

Accrued Expenses - Unbilled expenses accrued pending receipt of invoices are as follows:

OUC - February Electricity & Water	\$11,744
------------------------------------	----------

Due To Other Funds - FY19 debt service assessments collected and to be transferred to Revenue Fund.

Debt Service Fund

▶ **Assets**

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2015.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 thru FY2018 deemed uncollectible.

Notes to the Financial Statements
February 28, 2019

Financial Highlights

- ▶ 75% of FY19 Assessments have been collected compared to 74% last year at the same time.
- ▶ Total general fund expenditures are approximately 91% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Pro-Serv Engineering	\$3,333	\$8,940	268%	Dewberry Engineering - Services thru Jan 2019 and includes \$1,463 for July 2018 services.
Pro-Serv Legal Services	\$10,416	\$5,635	54%	Hopping Green & Sams - General counsel & monthly meeting billed through Jan 2019.
<u>Field</u>				
Contracts-Wetland Mitigation	\$8,666	\$8,000	92%	Sitex Aquatics - \$1,600 per month.
Contracts - Landscape	\$60,416	\$46,872	78%	Servello & Sons - \$9,374.49 per month.
R&M-Landscape Renovations	\$3,750	\$18,562	495%	Servello - Proposals for landscape improvements (\$13,528) and numerous irrigation repairs.

**East Park
Community Development District**

Supporting Schedules

February 28, 2019

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied				\$ 859,388	\$ 461,380	\$ 398,008
Allocation %				100%	54%	46%
11/06/18	\$1,273	\$71	-	\$1,343	\$721	\$622
11/19/18	6,308	263	-	6,571	3,528	3,043
12/03/18	42,781	1,783	-	44,564	23,925	20,639
12/10/18	114,600	4,775	-	119,375	64,089	55,286
12/17/18	124,898	5,204	-	130,102	69,848	60,254
12/24/18	283,793	11,816	-	295,609	158,704	136,905
01/14/19	15,697	654	-	16,351	8,778	7,573
02/18/19	30,555	1,256	660	32,471	17,433	15,038
TOTAL	\$ 619,904	\$ 25,822	\$ 660	\$ 646,386	\$ 347,025	\$ 299,360
% COLLECTED				75%	75%	75%
TOTAL OUTSTANDING				\$ 213,002	\$ 114,355	\$ 98,648

Cash and Investment Report
February 28, 2019

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	SunTrust	Public Funds Now	n/a	1.93%	\$117,992
Certificates of Deposit (12 months)	BankUnited	CD-3637	04/05/19	1.55%	203,870
Certificate of Deposit (18 months)	BankUnited	CD-7563	10/16/19	1.80%	101,442
	BankUnited	CD-6718	04/01/20	2.43%	52,361
		sub total			<u>153,803</u>
Public Funds Money Market	BankUnited	MMA - #9406	n/a	1.75%	552,918
		Subtotal-General Fund			<u>\$1,028,583</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.01%	\$1,336
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.01%	1
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	2.01%	121,320
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.01%	58,944
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	2.01%	303,233
		Subtotal-Debt Service Fund			<u>\$484,834</u>
		Total - All Funds			<u><u>\$1,513,418</u></u>

East Park CDD

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank - GF
Statement No. 02-19
Statement Date 2/28/2019

G/L Balance (LCY)	117,992.19	Statement Balance	133,773.20
G/L Balance	117,992.19	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	133,773.20
Subtotal	117,992.19	Outstanding Checks	15,781.01
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	117,992.19	Ending Balance	117,992.19
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/29/2019	Payment	003733	SCOTT E. PHILLIPS	184.70	0.00	184.70
1/29/2019	Payment	003734	TODD M. ONEAL	184.70	0.00	184.70
2/27/2019	Payment	003749	DEWBERRY ENGINEERS INC	1,462.50	0.00	1,462.50
2/27/2019	Payment	003750	HOME DEPOT CREDIT SERVICES	245.82	0.00	245.82
2/27/2019	Payment	003751	HOPPING GREEN & SAMS	2,640.80	0.00	2,640.80
2/28/2019	Payment	003752	SERVELLO	9,374.49	0.00	9,374.49
2/28/2019	Payment	003753	SITEX AQUATICS LLC	1,600.00	0.00	1,600.00
2/28/2019	Payment	003754	THE LAKE DOCTORS, INC.	88.00	0.00	88.00
Total Outstanding Checks.....				15,781.01		15,781.01

**East Park
Community Development District**

Check Register

January thru February, 2019

EAST PARK Community Development District

Payment Register by Bank Account

For the Period from 1/1/19 to 2/28/19

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SUNTRUST BANK - GF - (ACCT# XXXXX5800)									
Check	003720	01/07/19	Vendor	SERVELLO	12460	DEC LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$9,374.49
Check	003720	01/07/19	Vendor	SERVELLO	12652	IRR REPAIRS (Proposal #1576)	R&M-Landscape Renovations	001-546051-53901	\$99.05
Check	003720	01/07/19	Vendor	SERVELLO	12815	IRR REPAIRS (Proposal #1606)	R&M-Landscape Renovations	001-546051-53901	\$429.52
Check	003721	01/07/19	Vendor	TROM II CORPORATION	55380	JAN JANITORIAL SERVICES	R&M-General	001-546001-53901	\$200.00
Check	003722	01/16/19	Vendor	DEWBERRY ENGINEERS INC	1637884	12/18 Eng Svc/Playground	ProfServ-Engineering	001-531013-51501	\$370.00
Check	003723	01/16/19	Vendor	HOPPING GREEN & SAMS	104801	GEN COUNSEL THRU NOV 2018	ProfServ-Legal Services	001-531023-51401	\$147.00
Check	003723	01/16/19	Vendor	HOPPING GREEN & SAMS	104802	11/25-11/26/18 MTHLY MTG EXP	ProfServ-Legal Services	001-531023-51401	\$1,648.42
Check	003724	01/16/19	Vendor	US BANK	5220058	2013A1/A2 REV FD 12/1-11/30/19	ProfServ-Trustee Fees	001-531045-51301	\$4,741.00
Check	003725	01/22/19	Vendor	HOME DEPOT CREDIT SERVICES	010419-0670	HD:12/10-1/1/19 PURCHASES	Lighting Fixture/Transformer	001-546016-53901	\$270.52
Check	003725	01/22/19	Vendor	HOME DEPOT CREDIT SERVICES	010419-0670	HD:12/10-1/1/19 PURCHASES	Lock for Pole @ Park	001-546016-53901	\$15.47
Check	003725	01/22/19	Vendor	HOME DEPOT CREDIT SERVICES	010419-0670	HD:12/10-1/1/19 PURCHASES	Light Bulbs	001-546016-53901	\$35.88
Check	003726	01/22/19	Vendor	SERVELLO	12677	JAN 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$9,374.49
Check	003726	01/22/19	Vendor	SERVELLO	12841	Mew Cowden Ent (Proposal 1636)	R&M-Landscape Renovations	001-546051-53901	\$6,785.00
Check	003727	01/22/19	Vendor	SITEX AQUATICS LLC	2772A	JAN 2019 LAKE MAINT	Contracts-Wetland Mitigation	001-534049-53901	\$1,600.00
Check	003728	01/22/19	Vendor	THE LAKE DOCTORS, INC.	407124	JAN 2019 WATER MGMT #721272	R&M-Common Area	001-546016-53901	\$88.00
Check	003729	01/28/19	Vendor	INFRAMARK, LLC	37571	JAN 2019 MGMNT SRVS/pass thru	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003729	01/28/19	Vendor	INFRAMARK, LLC	37571	JAN 2019 MGMNT SRVS/pass thru	Postage and Freight	001-541006-51301	\$11.73
Check	003729	01/28/19	Vendor	INFRAMARK, LLC	37571	JAN 2019 MGMNT SRVS/pass thru	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,254.33
Check	003729	01/28/19	Vendor	INFRAMARK, LLC	37571	JAN 2019 MGMNT SRVS/pass thru	Printing and Binding	001-547001-51301	\$37.10
Check	003729	01/28/19	Vendor	INFRAMARK, LLC	37571	JAN 2019 MGMNT SRVS/pass thru	NEW FLAG	001-546001-53901	\$89.00
Check	003730	01/28/19	Vendor	SERVELLO	12887	JAN IRR REPRS (Prop 1744)	R&M-Landscape Renovations	001-546051-53901	\$990.98
Check	003731	01/29/19	Employee	ANGEL L. COLON	PAYROLL	January 29, 2019 Payroll Posting			\$184.70
Check	003732	01/29/19	Employee	GRACIELA M. VON BLON	PAYROLL	January 29, 2019 Payroll Posting			\$184.70
Check	003733	01/29/19	Employee	SCOTT E. PHILLIPS	PAYROLL	January 29, 2019 Payroll Posting			\$184.70
Check	003734	01/29/19	Employee	TODD M. ONEAL	PAYROLL	January 29, 2019 Payroll Posting			\$184.70
Check	003735	01/29/19	Employee	THOMAS A. BONNER	PAYROLL	January 29, 2019 Payroll Posting			\$184.70
Check	003736	01/31/19	Vendor	EAST PARK CDD	012819-1900	INVEST SURPLUS IN BU MMA 9406	Cash with Fiscal Agent	103000	\$165,000.00
Check	003737	02/05/19	Vendor	ACE HOME & SUPPLY CENTER	61952/1	PHOTO CELLS/BLBS/LED	R&M-General	001-546001-53901	\$377.64
Check	003738	02/05/19	Vendor	HOPPING GREEN & SAMS	105158	GEN COUNSEL THRU DEC 2018	ProfServ-Legal Services	001-531023-51401	\$929.00
Check	003739	02/05/19	Vendor	SERVELLO	12902	IRR RPRS Clock #5 Tennis Court	Proposal #1556	001-546051-53901	\$110.55
Check	003739	02/05/19	Vendor	SERVELLO	12903	IRR REPRS Caroline Commons	Proposal #1557	001-546051-53901	\$131.97
Check	003739	02/05/19	Vendor	SERVELLO	12904	IRR REPRS Moss Park Entrance	Proposal #1558	001-546051-53901	\$80.73
Check	003739	02/05/19	Vendor	SERVELLO	12905	IRR REPRS Clock #6	Proposal #1559	001-546051-53901	\$30.03
Check	003739	02/05/19	Vendor	SERVELLO	12906	IRR REPRS Front Entrance	Proposal #1560	001-546051-53901	\$152.97
Check	003740	02/05/19	Vendor	TROM II CORPORATION	55724	FEB 2019 JANITORIAL SVCS	R&M-General	001-546001-53901	\$200.00

EAST PARK Community Development District

Payment Register by Bank Account

For the Period from 1/1/19 to 2/28/19

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
Check	003741	02/07/19	Vendor	SERVELLO	13040	IRR REPAIRS (PROPOSAL #1773)	7-11 Entrance Controller	001-546051-53901	\$424.14
Check	003742	02/07/19	Vendor	VERTEX WATER FEATURES	I3152	2/04/19 QTRLY FTN CLEANING	R&M-Common Area	001-546016-53901	\$246.00
Check	003743	02/12/19	Vendor	FED EX	6-443-66529	1/21/19 POSTAGE	Postage and Freight	001-541006-51301	\$118.08
Check	003744	02/19/19	Vendor	DEWBERRY ENGINEERS INC	1656283	01/19 Eng Svc/Street Paving	ProfServ-Engineering	001-531013-51501	\$520.00
Check	003744	02/19/19	Vendor	DEWBERRY ENGINEERS INC	1656282	01/19 Eng Svc/Playground	ProfServ-Engineering	001-531013-51501	\$1,050.00
Check	003744	02/19/19	Vendor	DEWBERRY ENGINEERS INC	1648757	01/19 Eng Svc/Village Inspec	ProfServ-Engineering	001-531013-51501	\$1,765.00
Check	003745	02/19/19	Vendor	EAST PARK C/O US BANK N.A.	021119-2013	XFER FY2019 DS ASSMNTS	Due From Other Funds	131000	\$272,944.77
Check	003746	02/19/19	Vendor	FED EX	6-450-68846	1/29/19 POSTAGE	Postage and Freight	001-541006-51301	\$13.88
Check	003747	02/20/19	Vendor	FED EX	6-387-90808	11/27/18 POSTAGE	Postage and Freight	001-541006-51301	\$13.23
Check	003748	02/21/19	Vendor	VERTEX WATER FEATURES	I3375	Site 4:Rpic motor cntrl box/wi	R&M-Common Area	001-546016-53901	\$601.10
Check	003749	02/27/19	Vendor	DEWBERRY ENGINEERS INC	1582748	7/18 Eng Svc/Maps & Playground	ProfServ-Engineering	001-531013-51501	\$1,462.50
Check	003750	02/27/19	Vendor	HOME DEPOT CREDIT SERVICES	020519-0670	HD:01/19-02/05/19 PURCHASES	R&M-Common Area	001-546016-53901	\$139.82
Check	003750	02/27/19	Vendor	HOME DEPOT CREDIT SERVICES	020519-0670	HD:01/19-02/05/19 PURCHASES	R&M-Common Area	001-546016-53901	\$106.00
Check	003751	02/27/19	Vendor	HOPPING GREEN & SAMS	105695	GEN COUNSEL THRU JAN 2019	ProfServ-Legal Services	001-531023-51401	\$804.75
Check	003751	02/27/19	Vendor	HOPPING GREEN & SAMS	105696	1/21-1/28/19 MTHLY MTG EXP	ProfServ-Legal Services	001-531023-51401	\$1,836.05
Check	003752	02/28/19	Vendor	SERVELLO	12922	FEB 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$9,374.49
Check	003753	02/28/19	Vendor	SITEX AQUATICS LLC	2806A	FEB 2019 LAKE MAINT	Contracts-Wetland Mitigation	001-534049-53901	\$1,600.00
Check	003754	02/28/19	Vendor	THE LAKE DOCTORS, INC.	412613	FEB 2019 WATER MGMT #721272	R&M-Common Area	001-546016-53901	\$88.00
ACH	DD134	01/22/19	Vendor	ORLANDO UTILITIES COMMISSION	010219-ACH 1.22.19	OUC 12/3/18-1/2/19 ELEC/WATER	Electricity - General	001-543006-53901	\$11,750.05
ACH	DD134	01/22/19	Vendor	ORLANDO UTILITIES COMMISSION	010219-ACH 1.22.19	OUC 12/3/18-1/2/19 ELEC/WATER	Utility - Water	001-543018-53901	\$191.33
ACH	DD135	02/20/19	Vendor	ORLANDO UTILITIES COMMISSION	020119-ACH 2.20.19	OUC 1/2/19-2/1/19 ELEC/WATER	Electricity - General	001-543006-53901	\$11,803.50
ACH	DD135	02/20/19	Vendor	ORLANDO UTILITIES COMMISSION	020119-ACH 2.20.19	OUC 1/2/19-2/1/19 ELEC/WATER	Utility - Water	001-543018-53901	\$309.46
Account Total									\$527,486.52

Total Amount Paid	\$527,486.52
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Inframark District Management Fees

The District approved District Management fees of \$57,052.00 for FY 2018. In April 2018 Inframark reduced the monthly management fee a \$1000.00 per month for the remainder for FY 2018. The total Management Fees paid for FY 2018 \$51,052.00

FY 2019 Inframark Management Fees from Oct. 2018 thru March 2019 have been billed at \$4,254.33 per month (\$500 per month reduction in fees) From Oct. 2019 to March 2019 the district has paid a total of \$25,526.00 Management Fees.

Inframark will like the board to consider starting with April 2019 billing the District at \$4,754.33 per month (additional \$500 per month). April to Sept. 2019 the district will pay a total of \$28,526.00 in Management Fees. For a total FY 19 Management Fees to be paid of \$54,052.00

Setting the FY 2020 Budget for District Management Fees at \$57,052.00

Hopping Green & Sams

Attorneys and Counselors

February 18, 2019

East Park Community Development District
c/o District Manager
INFRAMARK
210 North University Drive, Suite 702
Coral Springs, Florida 33071

Re: East Park Community Development District

Dear District Manager:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. The firm is respectfully submitting this notification to increase our standard hourly rates. My hourly rate will adjust from \$285 to \$310, which is an increase of \$25 per hour. The hourly rate of the associate most likely to provide services to the District will adjust from \$245 to \$265. The rate for paralegal services will remain the same. The flat fee for the monthly board meetings will remain the same. The new hourly rates will become effective with the February billing statement, covering January 2019 time.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Angel Colon, Chairman



Eminent
Valuations

14365 E. Colonial Drive
Suite B1
Orlando, Florida 32826

APPRAISAL REPORT

2.14 Acres of Improved Right of Way with Utility Infrastructure
Tract C, Tract D & Tract E of the East Park Community Development District
(Parcel ID No.: 08-24-31-2502-00-003; 004; 005)

Kristin L. Soltys, MAI

State-Certified General Real Estate Appraiser RZ3227
Owner/Principal Appraiser

Kathrine G. Tribbey

State-Registered Trainee Appraiser RI24061
Practicing Affiliate, Appraisal Institute



Eminent
Valuations

14365 E. Colonial Drive
Suite B1
Orlando, Florida 32826

LETTER OF TRANSMITTAL

March 22, 2019

Mr. Rey Malavé, PE
Associate Vice President
Department Manager, Municipal Engineering
Dewberry
800 North Magnolia Avenue, Suite 1000
Orlando, Florida 32803

Mr. Malavé:

Pursuant to your request, we have developed an appraisal report expressing our opinion of the current market value of a 2.14-acre tract of privately owned right of way with all utilities, drainage, and other right-of-way infrastructure in place. The property appraised is under the ownership of East Park Community Development District and is identified as Parcel Identification Numbers 02-24-31-2502-00-003; 004 & 005 by the Orange County Property Appraisers Office. It is our understanding that the purpose of this appraisal is to assist the client with establishing a sale price for the property.

This appraisal report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation. It has been designed in accordance with Standard 2-2a of USPAP and is subject to the enclosed certifications, limiting conditions, and assumptions.

If you should have any questions concerning this appraisal, please do not hesitate to contact us at the phone number listed below.

Sincerely,

Kristin L. Soltys, MAI
State-Certified General Real Estate Appraiser RZ3227
Owner/Principal Appraiser

Kathrine G. Tribbey
State-Registered Trainee Appraiser RI24061
Practicing Affiliate, Appraisal Institute

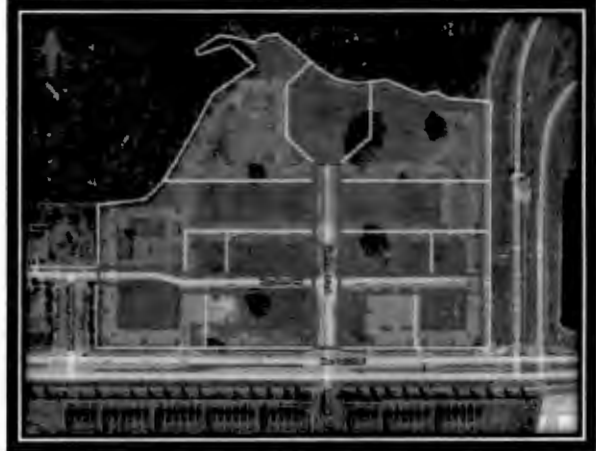
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ADDENDA

- NEIGHBORHOOD PHOTOGRAPHS
- COSTAR REPORTS – RETAIL, OFFICE, MULTI-FAMILY
- COMPARABLE SALE LOCATION MAP
- COMPARABLE SALE DATA SHEETS
- FLOOD MAP
- LAST DEED OF RECORD
- QUALIFICATIONS OF THE APPRAISERS

SUMMARY OF SALIENT FACTS AND CONCLUSIONS



Identification:	2.14-acres of privately-owned right of way identified as Moss Rose Way and Via Parco Orienta within the East Park Village Center 2.
Subject Location:	The northwest quadrant of SR 417 and Moss Park Road, east of CR 15/Narcoossee Road in the East Park Community Development District of Orlando.
Site Description:	The subject of this appraisal involves three elongated tax parcels that together make up the right of way for the East Park Village Center. Moss Rose Way is identified as Tract D and Tract E on the plat and has a width of 50-feet, while Via Parco Orienta is identified as Tract C and has a width of 75-feet. The subject right of way serves 13 pad sites that are proposed for development with a combination of retail, office, and multifamily development.
Site Improvements:	Asphalt pavement, compacted gravel, concrete curbing, grass and other minor landscaping, street lights, water and sewer lines, and storm sewer improvements.
Interest Appraised:	Fee-simple interest; encumbered only by zoning restrictions and any recorded easements or encroachments of record.
Zoning:	PD, Planned Development, City of Orlando
Future Land Use:	URB-VIL, Urban Village, City of Orlando
Highest and Best Use:	As Vacant: Development of an access road and associated drainage and utility infrastructure to serve the abutting commercial pad sites. As Improved: Invest maintenance and repairs necessary to continue with the existing use as a right of way serving the East park Village - Center 2 development.
Effective Date:	March 18, 2019
Date of Report:	March 22, 2019
Exposure time:	6 to 12 months (land only)

CERTIFICATION

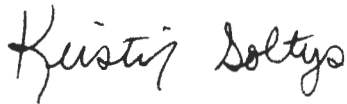
We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions and conclusions;
- we have no present or prospective interest or bias in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved;
- we have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
- our engagement in this assignment was not contingent on a requested minimum valuation, a specific valuation, the approval of a loan, or any predetermined results;
- our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusion in this report or from its use;
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report;
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the most current Edition of the Uniform Standards of Professional Appraisal Practice (USPAP);
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- as of the date of this report, I, Kristin L. Soltys, MAI have not completed the continuing education program designed for Designated Members of the Appraisal Institute (2019-2023);
- Kristin L. Soltys, MAI is a State-Certified General Real Estate Appraiser RZ3227 by the State of Florida. She has made a personal inspection of the property that is the subject of this report;
- Kathrine G. Tribbey is a State-Registered Trainee Appraiser RI24061 by the State of Florida that contributed to this assignment under the direct supervision of Kristin L. Soltys, MAI. No one other than Mrs. Tribbey provided significant professional assistance to the persons signing this report;
- I, Kristin L. Soltys, MAI, the supervisory appraiser of the registered trainee appraiser who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered trainee appraiser named in this report as if it were my own work;

CERTIFICATION (Continued)

- as of the date of this appraisal, I, Kathrine G. Tribbey, have completed the Standards and Ethics Education Requirement for Practicing Affiliates of the Appraisal Institute.
- The market value of the whole property, as of March 18, 2019, considering the existing right of way and utility infrastructure is as follows:

ONE-MILLION SEVEN HUNDRED FIFTEEN THOUSAND (\$1,715,000) DOLLARS



Kristin L. Soltys, MAI
Cert Gen RZ3227
Owner/Principal Appraiser



Kathrine G. Tribbey
State-Registered Trainee Appraiser RI24061
Practicing Affiliate, Appraisal Institute

ASSUMPTIONS AND LIMITING CONDITIONS

In order to highlight the frame of reference in which this appraisal was made, the more significant assumptions and limiting conditions are listed below. Additional discussion or amplification, if warranted, will be included in other sections of this report.

1. This appraisal is based upon the condition of the national economy, the purchasing power of the dollar, and financing remaining constant from the date of the appraisal through the projection period.
2. This report expresses the opinion of the signers as to the *market value* of the subject property as of the effective date of appraisal and has in no way been contingent upon the reporting of a specified value nor of any findings to be reported.
3. No responsibility is assumed for matters legal in nature nor is this report to be construed as rendering an opinion of title which is assumed to be good.
4. The property has been appraised as though under competent management, fully merchantable, and under responsible ownership without regard to any existing encumbrances or liens except as noted herein.
5. All facts set forth in this report are true and accurate to the best of the appraiser's knowledge. Information furnished by others is believed to be reliable but is not guaranteed.
6. A copy of this report does not carry with it the right of publication nor may it be used for any purpose by anyone but the client without the previous written consent of the client and the appraisers. If consent is granted, the report must be used in its entirety.
7. Neither all nor any part of the contents of this report (particularly the conclusion as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraisers.
8. The appraisers have no knowledge of any contamination or the presence of hazardous materials on the subject property. The presence of such substances or other potentially hazardous materials may affect the value of the property. The value estimate reported herein is predicated on the assumption that no such conditions exist that would affect the value or marketability of the property. The effect of potential contamination on the market value and the marketability are beyond the scope of this appraisal.
9. Considerable data was compiled during this appraisal. All the data contained in the file of Eminent Valuations, PLLC, is made a part of this report by reference.
10. The sizes contained in this appraisal are based on the plat of record and public record. No survey was provided by the client for this assignment.

CLIENT, INTENDED USE AND INTENDED USER OF APPRAISAL

The client is East Park Community Development District, who is represented by Rey Malavé as the Associate Vice President and Department Manager of Municipal Engineering at Dewberry. The intended use of this appraisal is to assist the client with facilitating a sale of the property appraised. The intended user is the client. Use by others for a use other than what has been stated is not the intent of the appraisers and has not been considered in the scope of work.

PURPOSE OF APPRAISAL

To develop and report an opinion of the current market value of the fee simple interest in the property appraised considering the existing site improvements.

INTEREST APPRAISED

Fee-simple interest as encumbered by any public or private restrictions of record.

EFFECTIVE DATE OF APPRAISAL

The effective date of value is March 18, 2019, which coincides with the date of inspection. The date of this report is March 22, 2019.

PROPERTY INSPECTION

The appraisers inspected the property on March 18, 2019. The inspection included taking photographs, measurements, and observing the property from Moss Park Road, Moss Rose Way, and SR 417. At the time of inspection, the property was fenced with ±6-foot high chain-link perimeter fencing; therefore, the interior of the site could not be accessed, and the photographs and measurements were taken from the right of way. The client nor the property owner were present for the site inspection.

TYPE AND DEFINITION OF VALUE

The type of value being appraised is Market Value. Market value is defined by the Appraisal Institute as follows:

"The most probable price which a specified interest in real property is likely to bring under all of the following conditions:

1. Consummation of a sale occurs as of a specified date;
2. An open and competitive market exists for the property interest appraised;
3. The buyer and seller are each acting prudently and knowledgeable;
4. The price is not affected by undue stimulus;
5. The buyer and seller are typically motivated;
6. Both parties acting in what he considers his own best interest.
7. Marketing efforts were adequate, and a reasonable time is allowed for exposure in the open market;
8. Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
9. The price represents the normal consideration for the property unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

¹ *The Appraisal of Real Estate, 12th Edition, Appraisal Institute, Page 24.*

OTHER IMPORTANT DEFINITIONS

The following are definitions pertinent to this valuation:

- **Definition of Fee Simple Estate** - "Absolute ownership unencumbered by any other interest or estate, subject only to limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."²

- **Definition of Exposure Time** - "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market."³

- **Entitlements** - "In the context of ownership, use, or development of real property, the right to receive governmental approvals for annexation, zoning, utility extensions, construction permits, and occupancy/use permits. The approval period is usually finite and may require the owner and/or developer to pay impact and/or user fees in addition to other costs to secure the entitlement. Entitlements may be transferable, subject to covenants or government protocols, may constitute vested rights and may represent an enhancement to properties value."⁴

- **Pad Site** - "A separate building site in a shopping center. The developer of the pad usually will have a cross parking easement as well as reciprocal ingress and egress easements with the shopping center. The availability of additional parking on the shopping center site may allow the pad to be developed with a higher site coverage ratio than a similarly sized stand-alone building site. The owner of the pad usually participates in the common area maintenance expense attributable to the shopping center parking area."⁵

SCOPE OF WORK

The scope of work included researching, collecting, verifying, and analyzing all data relative to the subject property and its environs. It also included a site inspection of the subject property and the neighborhood. The data sources used were the Orange County Property Appraiser's website, Orange County and City of Orlando's Planning and Zoning Departments, FEMA, USDA Online Soil Survey, U.S. Fish and Wild Life National Wetland Inventory Maps, the USGS National Map, DeLorme Street Atlas, Micro-Decisions Data Base Software, CoStar, LoopNet, Mapwise, and various owners, buyers, sellers, operators, and brokers of similar properties within the subject area.

All the market data used in the appraisal was verified as reliable and market-supported. Research for this assignment was performed in March of 2019. After weighing all the data in relation to the property, the appraiser's conclusions were compiled, finalized and put forth in this appraisal report.

The following valuation will employ a modified version of the sales comparison approach that incorporates an across-the-fence methodology and the cost approach to value. The income approach was considered but is not necessary to produce credible assignment results and has been excluded from the following valuation.

² *The Dictionary of Real Estate Appraisal, Fifth Edition, page 78.*

³ *The Dictionary of Real Estate Appraisal, Fifth Edition, page 73.*

⁴ *The Dictionary of Real Estate Appraisal, Fourth Edition, page 67.*

⁵ *The Dictionary of Real Estate Appraisal, Fourth Edition, page 143.*

APPRAISAL PROBLEM

The subject property is comprised of three tax parcels that have a combined land area of 2.14-acres and together make-up a privately improved right of way. The subject right of way provides access to 13 commercial pad sites within the East Park Village Center 2 development. The subject right of way and adjacent pad sites are improvement with infrastructure that includes asphalt paving, concrete curb and gutter, water, sewer, storm sewer, back-flow preventors, street lightning, and minor landscaping that was originally constructed between 2008 and 2009; however, the individual pad site within the development remain vacant today. A site plan from the St. Johns River Water Management District depicts a proposed mixed-use development with 184,353 square feet of office/retail space with 79 residential units and 696 parking spaces; however, the masterplan for the development has recently been amended to allow for 264-multi-family units, a 250 room hotel, 75,000 square feet of medical office space, and 19,000 square feet of retail/restaurant space.

Because the property being values is a right of way, an ATF valuation methodology will be applied. This methodology is a variation of the sales comparison approach to value and is generally applied in the valuation of corridors. It is based on the premised that the corridor would be worth at least as much as the land through which is passes or abuts and that it would take on a similar unit value upon being assembles and put to an economic use. Considering the location, the shape, and potential uses of the subject property, the ATF method was deemed the most appropriate method to value the subject property. The subject right of way lies west of SR 417 and abuts commercial pad sites measuring between 0.25 and 3.0 acres. Based on this, the research for this valuation will include finding and analyzing recent sales of similar sized commercial pad-sites.

As a secondary and supporting method of valuation, the appraisers will also employ the cost approach to value, which will consider the raw value of the underlying land, plus the cost of the infrastructure, less depreciation. Once a value has been developed and reported for each approach to value, the strengths and weaknesses of each approach will be weighted and reconciled into a separate value conclusion.

IDENTIFICATION OF SUBJECT PROPERTY

The property appraised is identified by the Orange County Property Appraiser as Parcel ID Numbers 08-24-31-2502-00-003; 004; and 005. It includes the privately held portion of Moss Rose Way and another privately held right of way known as Via Parco Orienta, which are within the East Park Village Center 2 development in the northwest quadrant of Moss Park Road and the Central Florida Greenway (SR 417-toll road) and \pm 3,000 feet east of Narcoossee Road in the City of Orlando. The property appraised represents Tract C, Tract D, and Tract E of the following legal description from the last deed of record recorded under OR Book 9661, Page 3733.

Tracts A, B, C, D & E, of East Park Village Center 2, According to the Plat thereof, recorded in Plat Book 71, Pages 65 to 71, Public Records of Orange County, Florida.

PROPERTY OWNERSHIP AND SALES HISTORY OF THE SUBJECT

East Park Community Development District
210 North University Drive, Suite 702
Coral Springs, Florida 33071

East Park Community Development District obtained the property in April of 2008 for \$100 as recorded under OR Book 9661, Page 3733, Public Records of Orange County, Florida. In addition to the three parcels or tracks that make up the subject property, this transaction also included two other parcels including a stormwater retention area and access route as shown on the plat of record (PB 71 PG 65) that are not a part of this appraisal. There have been no arm's length transactions involving this property within the last 5 years and there is no indication that it is currently listed for sale to the public. The pad sites within the East Park Village-Center 2 were purchased in a bulk transaction for \$8,000,000 in March of 2013 as recorded under Document Number 2013-0168743. This equates to \$11.00 per square foot.

NEIGHBORHOOD DATA AND NEIGHBORHOOD ANALYSIS

The subject is in the East Park Village – Center 2, a vacant commercial development with exposure to the SR 417 toll road in a suburban area of the City of Orlando, Orange County. The property has frontage along Moss Park Road, a four-lane divided connector road with periodic turn lanes, concrete sidewalks, and a raised grassed median. Moss Park Road extends easterly from Narcoossee Road and intersects with SR 417-toll road just east of the subject property. East of the highway, Moss Park Road extends southerly providing access to Moss Park between Lake Hart and Lake Mary Jane. The public portion of Moss Rose Way to the west of the subject is a two-lane residential collector road that extends westerly through the residential portion of East Park Village PD.

As of 2017, the average annual daily traffic (AADT) count on Moss Park Road was 14,500 vehicles, while the AADT for SR 417 is 82,000 vehicles. Moss Rose Way is a local road with a minimal AADT.

The majority of uses along Moss Park Road and Narcoossee Road in the subject neighborhood are residential in nature except for commercial uses at key intersections like the corner of Narcoossee Road and Moss Park Road, Narcoossee Road and Dowden Road, and Dowden Road and Lake District Lane. These commercial uses are neighborhood serving in nature and help to accommodate the retail and service-related needs of the residents. Single-family homes are to the west and north of the subject development, multi-family apartments are under construction just east of SR 417, and a townhome development is south of the property across Moss Park Road.

All public utilities are available in the neighborhood. Parks and recreational areas can be found along Narcoossee Road, Moss Park Road, and Dowden Road. Religious institutions can be found east of SR 417 along Moss Park Road and south of SR 417 along Narcoossee Road.

Primrose School of Lake Nona, Lake Nona High School, and Eagle Creek Elementary School are south of SR 417 along Narcoossee Road and Nona Park Montessori School, The Goddard School, and Cranium Academy of East Orlando are north of SR 417 along Narcoossee Road. Additionally, Southeastern School of Health Sciences, Florida Autism Center, and Moss Park Elementary School are located along Moss Park Road.

Retail stores, a grocery shopping center, and a retail strip center is located west of the site at the intersection of Moss Park Road and Narcoossee Road. There are no major work centers in the immediate neighborhood; however, the Orlando International Airport is approximately 8-miles northwest of the subject and about a 10-minute car ride. Orlando Health recently purchased a 15-acre site located on north side of Dowden Road, abutting the west side of SR 417 toll road. A new two-story, 44,000-square foot freestanding emergency room and a three-story, 60,000 square foot medical pavilion is proposed for the site and currently under construction.

The subject property is within the PD, Planned Development zoning district and has a future-land use of Urban Village, which is compatible with the surrounding zoning and future-land use districts. The masterplan for the East Park Village – Center 2 has recently been amended to allow for a mixed-use development consisting of multi-family, hotel, medical office, and retail uses, which is consistent with the development trends in the area.

The population in the area is moderately intense due to the amount of residential housing in the immediate area. A Community Profile report generate by the Site to Do Business (STDB) indicates that most homes in the City of Orlando are occupied by tenants and roughly 13% are vacant. A multi-family report generated by CoStar for Orlando indicates the multi-family market is sound with booming investment activity and some of the nation’s highest annual growth rates. The labor market has seen strong job growth that is well-dispersed across median-income levels which is fueling demand for all forms of housing. Construction is on the rise as well and although increasing, demand is such that most units have been absorbed thus far further fueling demand.

An office market report generated by CoStar for Orlando shows vacancy has been steadily decreasing and market rental rates have been steadily increasing since 2013. In fact, a new low for the markets vacancy rate was reached in 2018. Although construction activity has been down this past cycle, the strong rental rates have increased demand with approximately two million square feet of new space underway. The population is increasing, and inventory is struggling to keep up with the demand for office space, specifically larger office space. The lack of space is affecting demand especially for potential corporate relocations and expansions. The new SunTrust Plaza at Church Street will add an additional 214,000 square feet of office space with 90,000 square feet allotted to SunTrust and this development represents the first to be built downtown in over a decade.

A retail market report generated by CoStar indicates that the Orlando retail market is “robust” and is outperforming most market indicators. The thriving economy and population have increased demand as consumers have increased personal consumption for retail goods. The labor market is strong with low unemployment rates that have kept wage growth above the national average. Orlando established a new all-time high for annual rent growth in 2017 and vacancy rates have been steadily decreasing. Rental rates have appreciated; however, they have not yet recovered to their pre-recession peak. Investment activity has steadily increase annually since 2012, sale prices have continued to climb, and average cap rates are the lowest they’ve been in a decade. Tourism is expected to continue to increase and gain momentum in the Orlando/Orange County market area over the next several years to come and the strength of the market has peaked the interest of foreign investors.

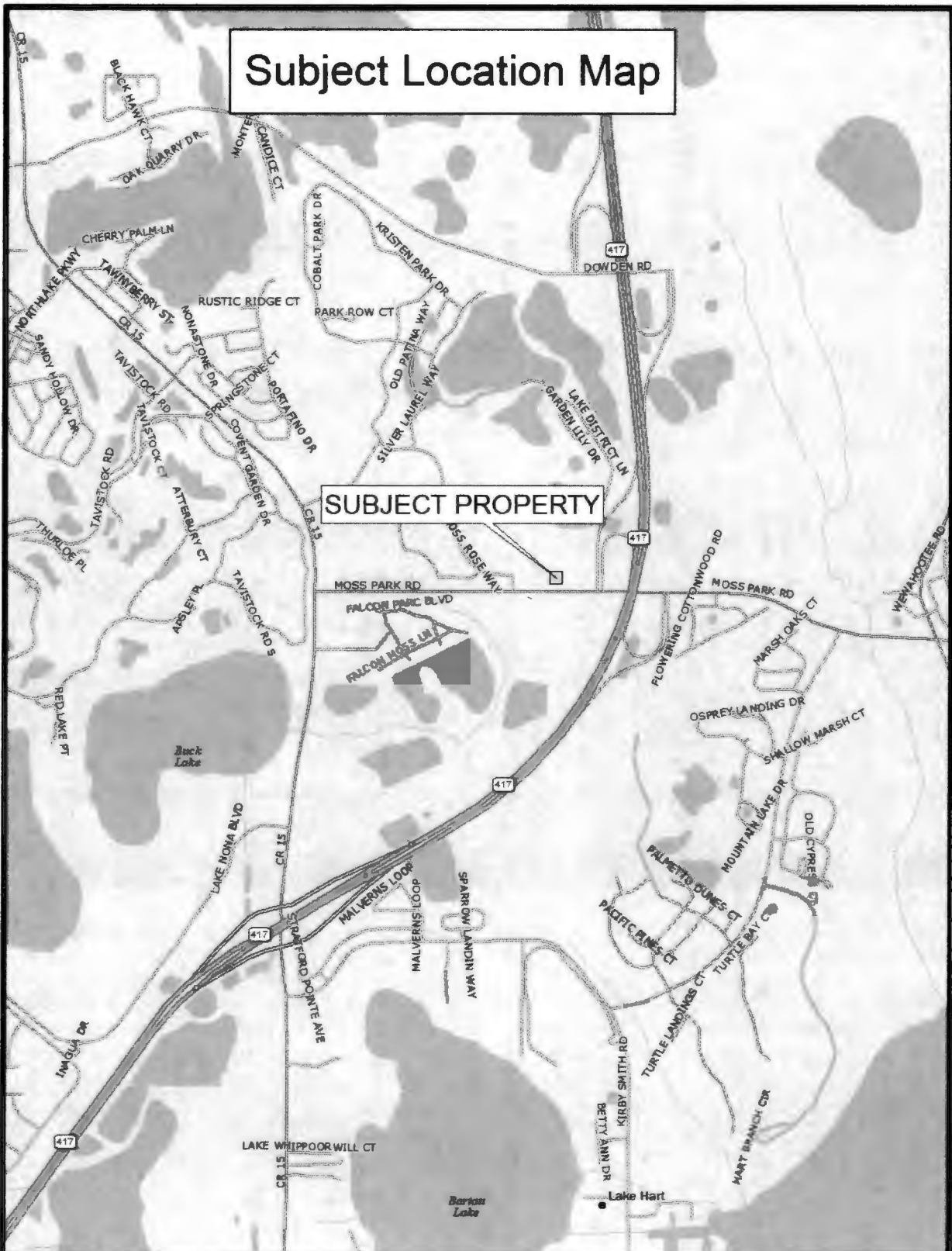
Additionally, all three market reports make note of the vast amount of infrastructure improvements that are being allocated to the airport and the Interstate 4 corridor to keep up with population growth and the booming tourism industry that are creating demand for alternate modes of transportation.

In conclusion, the local unemployment rate is low, the population is increasing, and demand for new construction is strong. The new development taking place is creating a more diverse and sophisticated market that is attracting a wide range of travellers to the area including families, young couples, retirees, and business executives. These signs indicate that the neighborhood is in a phase of growth and development and the subject property is compatible with the surrounding neighborhood. Additional market data from the Retail, Office, and Multi-Family CoStar reports are attached in the Addenda to this report.

MAPS, SKETCHES, AND PHOTOGRAPHS

A subject location map, area location map, parcel map, aerial map, subject photographs, proposed site plan, a sketch prepared by the appraisers, and the plat of record are presented in the following pages to serve as a visual aide. A detailed description of the property appraised, conclusion of highest and best use, and valuation will follow.

Subject Location Map



SUBJECT PROPERTY

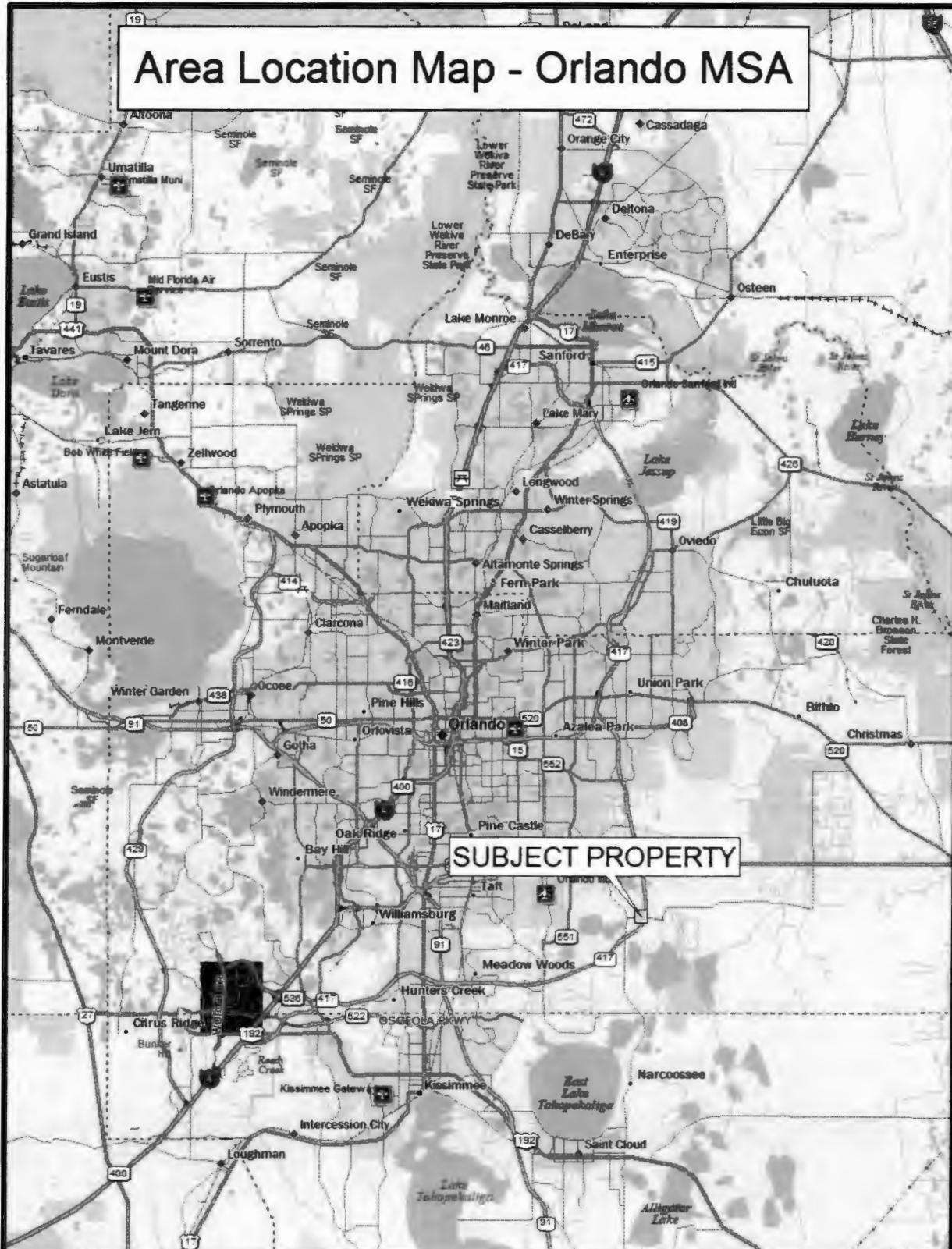
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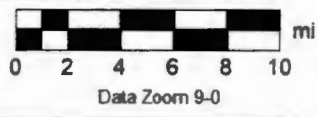
Data Zoom 13-1

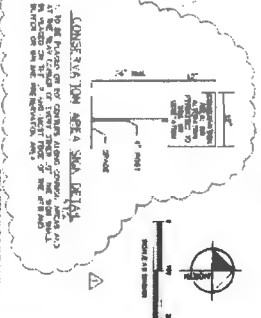
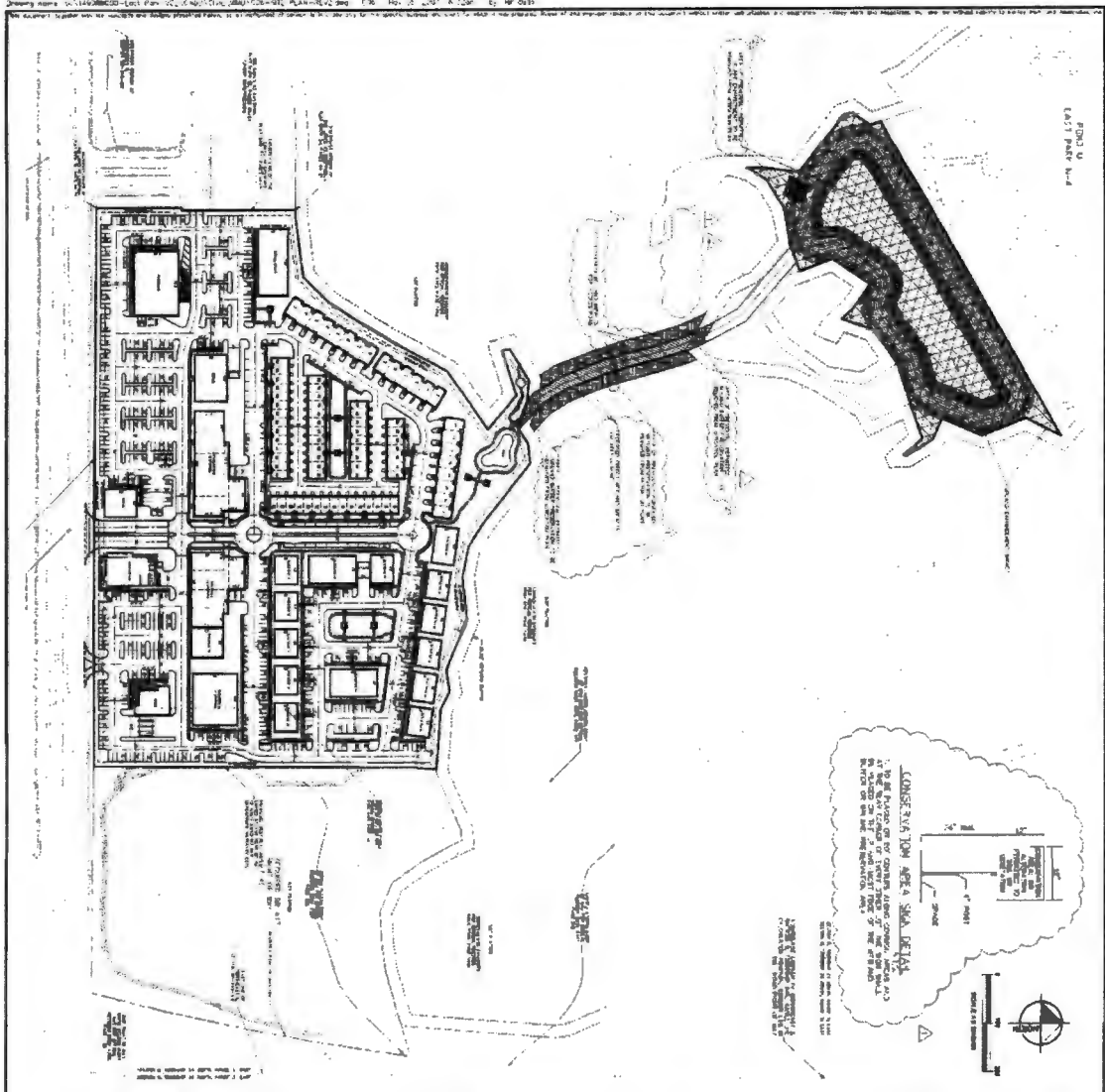
Area Location Map - Orlando MSA



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1. TO BE PLACED ON TOP OF EXISTING CONCRETE FOUNDATION. SEE ALSO SECTION 05110 FOR DETAILS OF CONSTRUCTION AND MATERIALS TO BE USED.

DEVELOPMENT NOTES
071206-15

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
 2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE DESIGNER HAS NOT CONDUCTED ANY SOIL BORINGS OR TESTS.
 3. THE DESIGNER HAS ASSUMED THAT THE EXISTING GROUND CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY GEOTECHNICAL INVESTIGATIONS.
 4. THE DESIGNER HAS ASSUMED THAT THE EXISTING UTILITIES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY UTILITY LOCATIONS SURVEYS.
 5. THE DESIGNER HAS ASSUMED THAT THE EXISTING STRUCTURES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY STRUCTURAL INVESTIGATIONS.
 6. THE DESIGNER HAS ASSUMED THAT THE EXISTING ROADWAY AND DRIVEWAYS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY TRAFFIC STUDIES OR ROADWAY DESIGN SERVICES.
 7. THE DESIGNER HAS ASSUMED THAT THE EXISTING LANDSCAPE AND PLANTINGS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY LANDSCAPE ARCHITECTURE SERVICES.
 8. THE DESIGNER HAS ASSUMED THAT THE EXISTING UTILITIES AND SERVICES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY UTILITY AND SERVICE LOCATIONS SURVEYS.
 9. THE DESIGNER HAS ASSUMED THAT THE EXISTING REGULATORY AGENCIES AND AGENCIES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY REGULATORY AND AGENCY SERVICES.
 10. THE DESIGNER HAS ASSUMED THAT THE EXISTING COMMUNITY AND NEIGHBORHOOD ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY COMMUNITY AND NEIGHBORHOOD SERVICES.
 11. THE DESIGNER HAS ASSUMED THAT THE EXISTING MARKET AND DEMAND ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY MARKET AND DEMAND SERVICES.
 12. THE DESIGNER HAS ASSUMED THAT THE EXISTING FINANCIAL AND ECONOMIC CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY FINANCIAL AND ECONOMIC SERVICES.
 13. THE DESIGNER HAS ASSUMED THAT THE EXISTING SOCIAL AND CULTURAL CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY SOCIAL AND CULTURAL SERVICES.
 14. THE DESIGNER HAS ASSUMED THAT THE EXISTING ENVIRONMENTAL AND CLIMATE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY ENVIRONMENTAL AND CLIMATE SERVICES.
 15. THE DESIGNER HAS ASSUMED THAT THE EXISTING POLITICAL AND GOVERNMENTAL CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY POLITICAL AND GOVERNMENTAL SERVICES.
 16. THE DESIGNER HAS ASSUMED THAT THE EXISTING TECHNOLOGICAL AND INNOVATION CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY TECHNOLOGICAL AND INNOVATION SERVICES.
 17. THE DESIGNER HAS ASSUMED THAT THE EXISTING EDUCATIONAL AND RESEARCH CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY EDUCATIONAL AND RESEARCH SERVICES.
 18. THE DESIGNER HAS ASSUMED THAT THE EXISTING HEALTH AND WELLNESS CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY HEALTH AND WELLNESS SERVICES.
 19. THE DESIGNER HAS ASSUMED THAT THE EXISTING ARTS AND CULTURE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY ARTS AND CULTURE SERVICES.
 20. THE DESIGNER HAS ASSUMED THAT THE EXISTING RECREATION AND LEISURE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY RECREATION AND LEISURE SERVICES.

PERMITS/FEES:

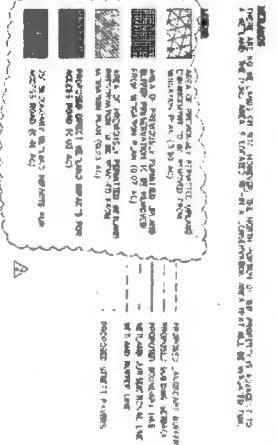
Item	Amount	Notes
Site Plan	\$1,000	
Final Plan	\$1,000	
Construction	\$1,000	
Other	\$1,000	
Total	\$4,000	

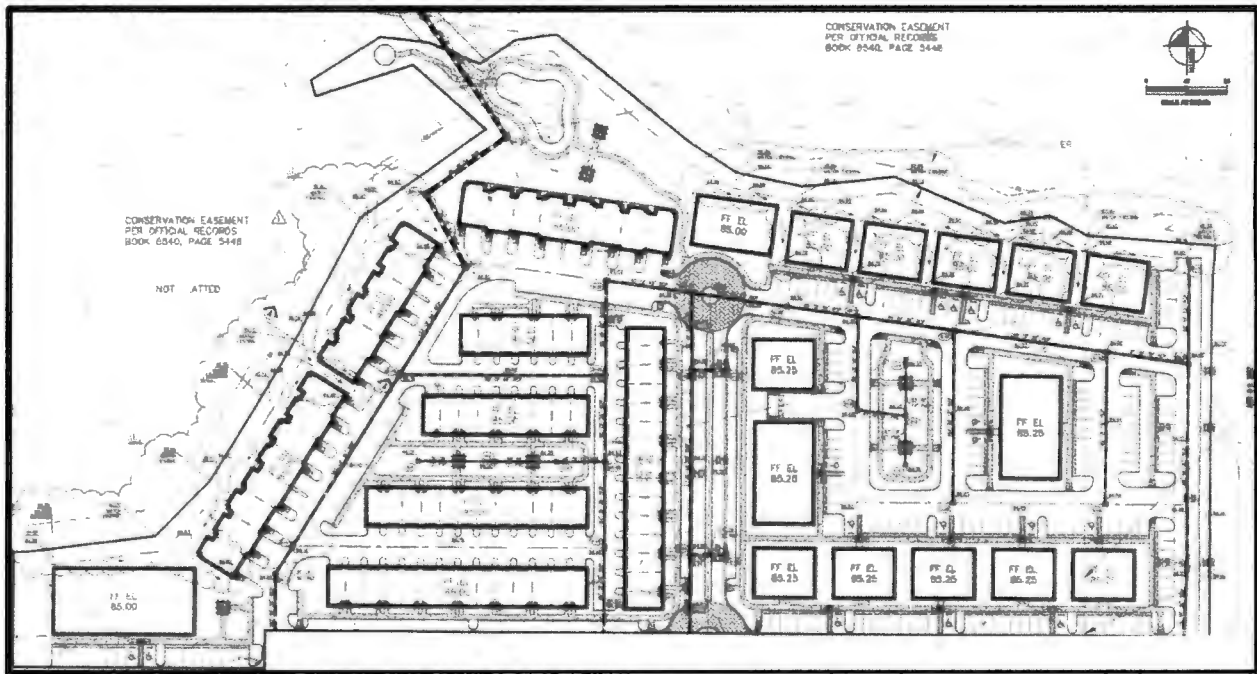
PERMITS/FEES:

1. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 2. THE DESIGNER HAS ASSUMED THAT THE EXISTING PERMITS AND FEES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY PERMITS AND FEES SERVICES.
 3. THE DESIGNER HAS ASSUMED THAT THE EXISTING REGULATORY AGENCIES AND AGENCIES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY REGULATORY AND AGENCY SERVICES.
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 10. THE DESIGNER HAS ASSUMED THAT THE EXISTING TECHNOLOGICAL AND INNOVATION CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY TECHNOLOGICAL AND INNOVATION SERVICES.
 11. THE DESIGNER HAS ASSUMED THAT THE EXISTING EDUCATIONAL AND RESEARCH CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY EDUCATIONAL AND RESEARCH SERVICES.
 12. THE DESIGNER HAS ASSUMED THAT THE EXISTING HEALTH AND WELLNESS CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY HEALTH AND WELLNESS SERVICES.
 13. THE DESIGNER HAS ASSUMED THAT THE EXISTING ARTS AND CULTURE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY ARTS AND CULTURE SERVICES.
 14. THE DESIGNER HAS ASSUMED THAT THE EXISTING RECREATION AND LEISURE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY RECREATION AND LEISURE SERVICES.

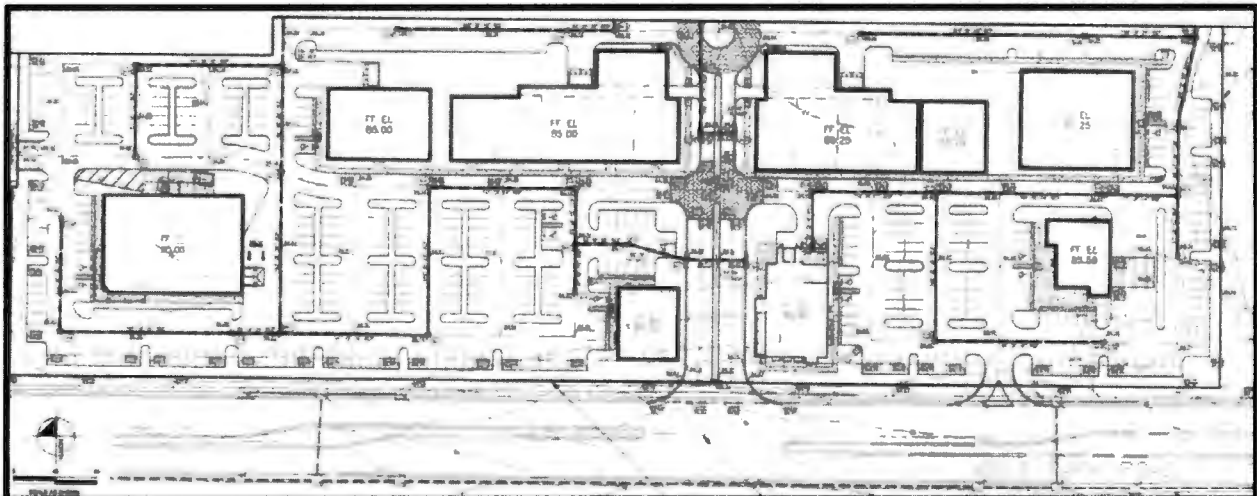
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
 2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE DESIGNER HAS NOT CONDUCTED ANY SOIL BORINGS OR TESTS.
 3. THE DESIGNER HAS ASSUMED THAT THE EXISTING GROUND CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY GEOTECHNICAL INVESTIGATIONS.
 4. THE DESIGNER HAS ASSUMED THAT THE EXISTING UTILITIES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY UTILITY LOCATIONS SURVEYS.
 5. THE DESIGNER HAS ASSUMED THAT THE EXISTING STRUCTURES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY STRUCTURAL INVESTIGATIONS.
 6. THE DESIGNER HAS ASSUMED THAT THE EXISTING ROADWAY AND DRIVEWAYS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY TRAFFIC STUDIES OR ROADWAY DESIGN SERVICES.
 7. THE DESIGNER HAS ASSUMED THAT THE EXISTING LANDSCAPE AND PLANTINGS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY LANDSCAPE ARCHITECTURE SERVICES.
 8. THE DESIGNER HAS ASSUMED THAT THE EXISTING UTILITIES AND SERVICES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY UTILITY AND SERVICE LOCATIONS SURVEYS.
 9. THE DESIGNER HAS ASSUMED THAT THE EXISTING REGULATORY AGENCIES AND AGENCIES ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY REGULATORY AND AGENCY SERVICES.
 10. THE DESIGNER HAS ASSUMED THAT THE EXISTING COMMUNITY AND NEIGHBORHOOD ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY COMMUNITY AND NEIGHBORHOOD SERVICES.
 11. THE DESIGNER HAS ASSUMED THAT THE EXISTING MARKET AND DEMAND ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY MARKET AND DEMAND SERVICES.
 12. THE DESIGNER HAS ASSUMED THAT THE EXISTING FINANCIAL AND ECONOMIC CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY FINANCIAL AND ECONOMIC SERVICES.
 13. THE DESIGNER HAS ASSUMED THAT THE EXISTING SOCIAL AND CULTURAL CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY SOCIAL AND CULTURAL SERVICES.
 14. THE DESIGNER HAS ASSUMED THAT THE EXISTING ENVIRONMENTAL AND CLIMATE CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY ENVIRONMENTAL AND CLIMATE SERVICES.
 15. THE DESIGNER HAS ASSUMED THAT THE EXISTING POLITICAL AND GOVERNMENTAL CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY POLITICAL AND GOVERNMENTAL SERVICES.
 16. THE DESIGNER HAS ASSUMED THAT THE EXISTING TECHNOLOGICAL AND INNOVATION CONDITIONS ARE AS SHOWN ON THE SITE PLAN AND HAS NOT CONDUCTED ANY TECHNOLOGICAL AND INNOVATION SERVICES.
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ENLARGED PORTION OF FORMER SITE PLAN – NORTH



ENLARGED PORTION OF FORMER SITE PLAN – SOUTH

SUBJECT PROPERTY PHOTOGRAPHS



Looking westerly at the subject property from SR 417.



Looking northerly across Via Parco Orienta from the Moss Park Road right of way.

Photos Taken By: Kathrine Tribbey & Kristin L. Soltys, MAI
Date: March 18, 2019

SUBJECT PROPERTY PHOTOGRAPHS

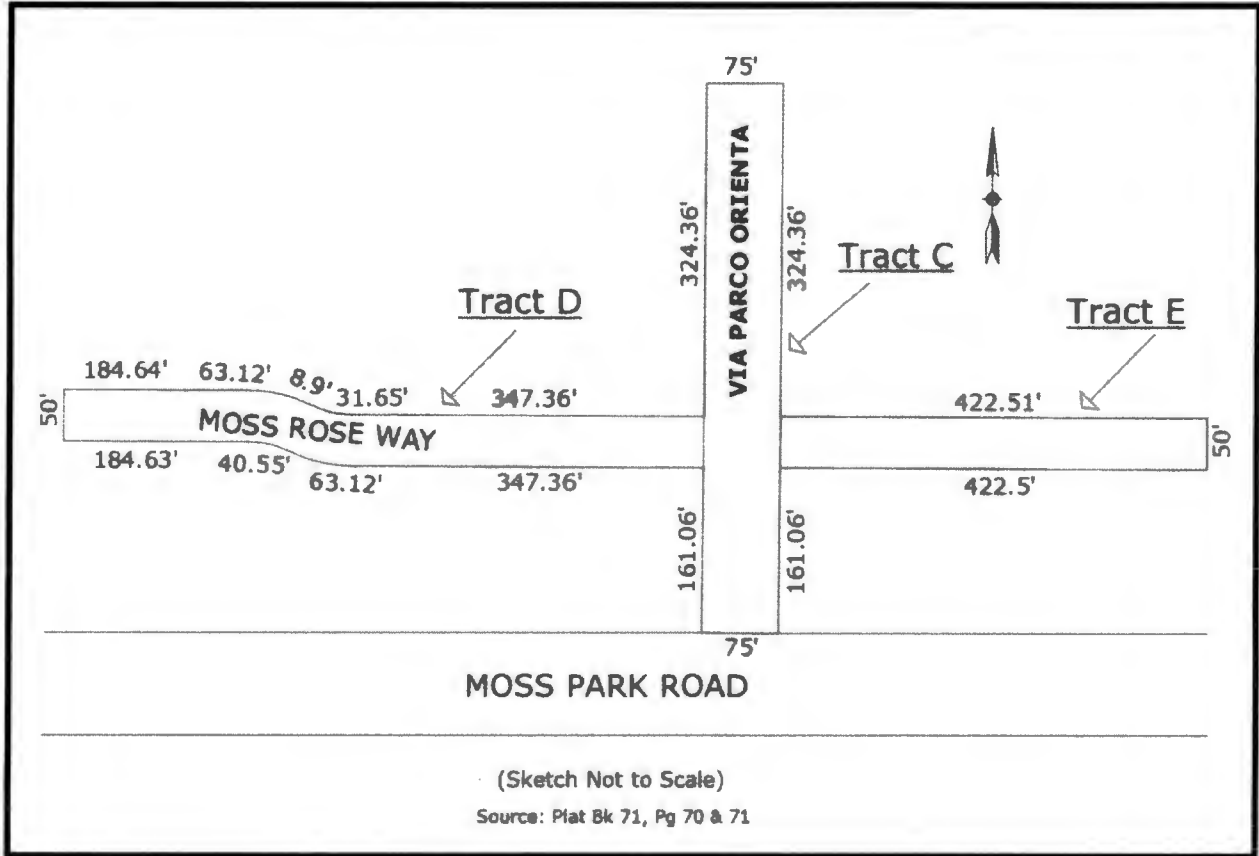


Looking westerly at the subject right of way from the public portion of Moss Rose Way.



Looking northeasterly at the subject property from Moss Park Road.

Photos Taken By: Kathrine Tribbey & Kristin L. Soltys, MAI
Date: March 18, 2019



APPRAISER'S PROPERTY SKETCH

EAST PARK VILLAGE CENTER 2

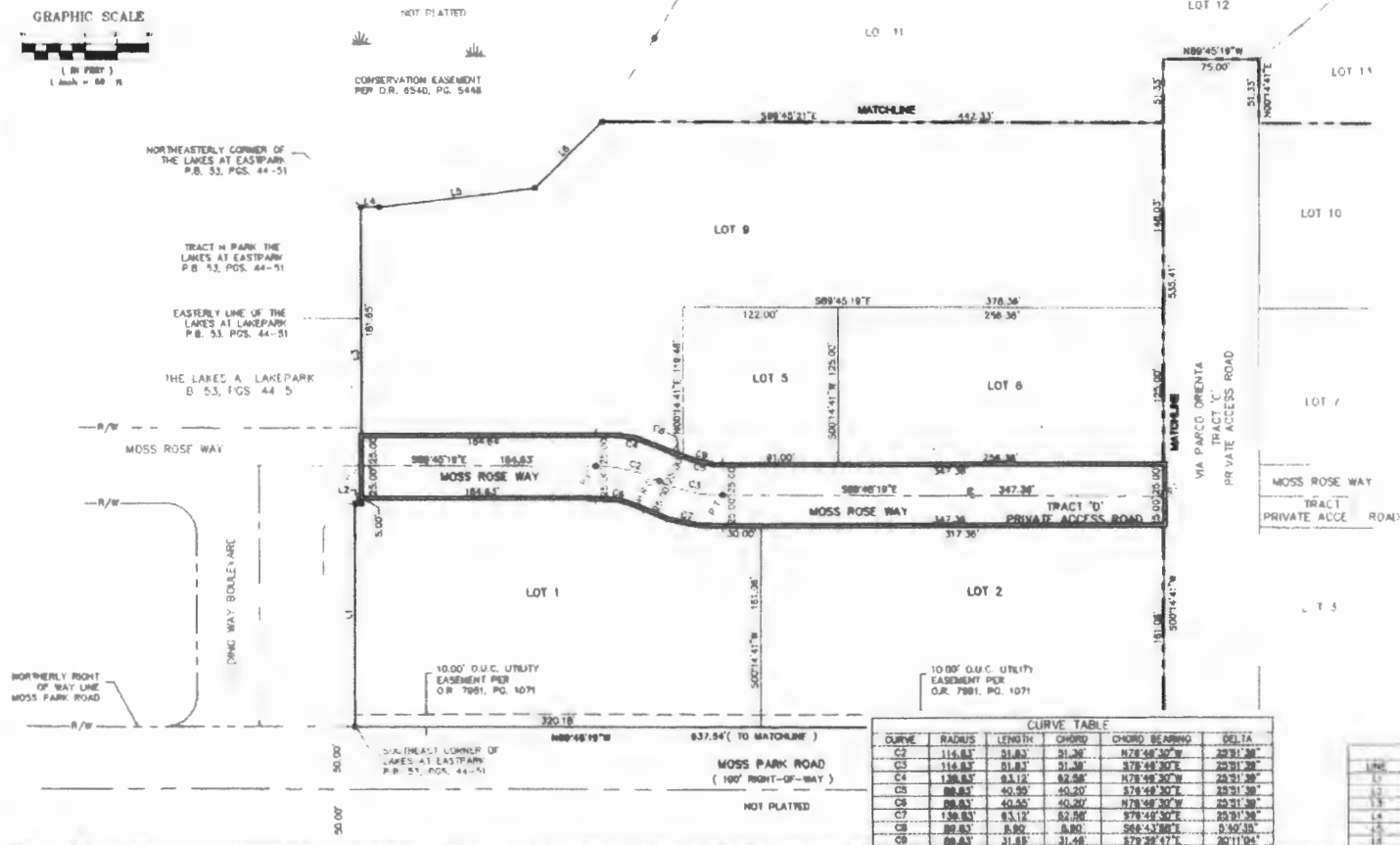
A PORTION OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

SHEET 6 OF 7

PLAT BOOK **71** PAGE **70**



SEE SHEET 5 OF 7



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C2	116.83	51.83	51.36	N78°48'30"W	23°31'38"
C3	116.83	51.83	51.36	S78°48'30"E	23°31'38"
C4	136.83	63.12	62.56	N78°48'30"W	23°31'38"
C5	89.83	40.56	40.20	S78°48'30"E	23°31'38"
C6	89.83	40.56	40.20	N78°48'30"W	23°31'38"
C7	136.83	63.12	62.56	S78°48'30"E	23°31'38"
C8	89.83	40.56	40.20	S88°43'36"E	0°40'30"
C9	89.83	31.82	31.58	S78°28'47"E	20°11'04"

LINE	LENGTH	BEARING
1	178.08	S90°14'02"E
2	5.87	S88°48'36"E
3	238.88	N80°14'57"E
4	16.80	N89°30'11"E
5	124.28	N82°02'11"E
6	74.14	S45°16'10"E

PLAT OF RECORD

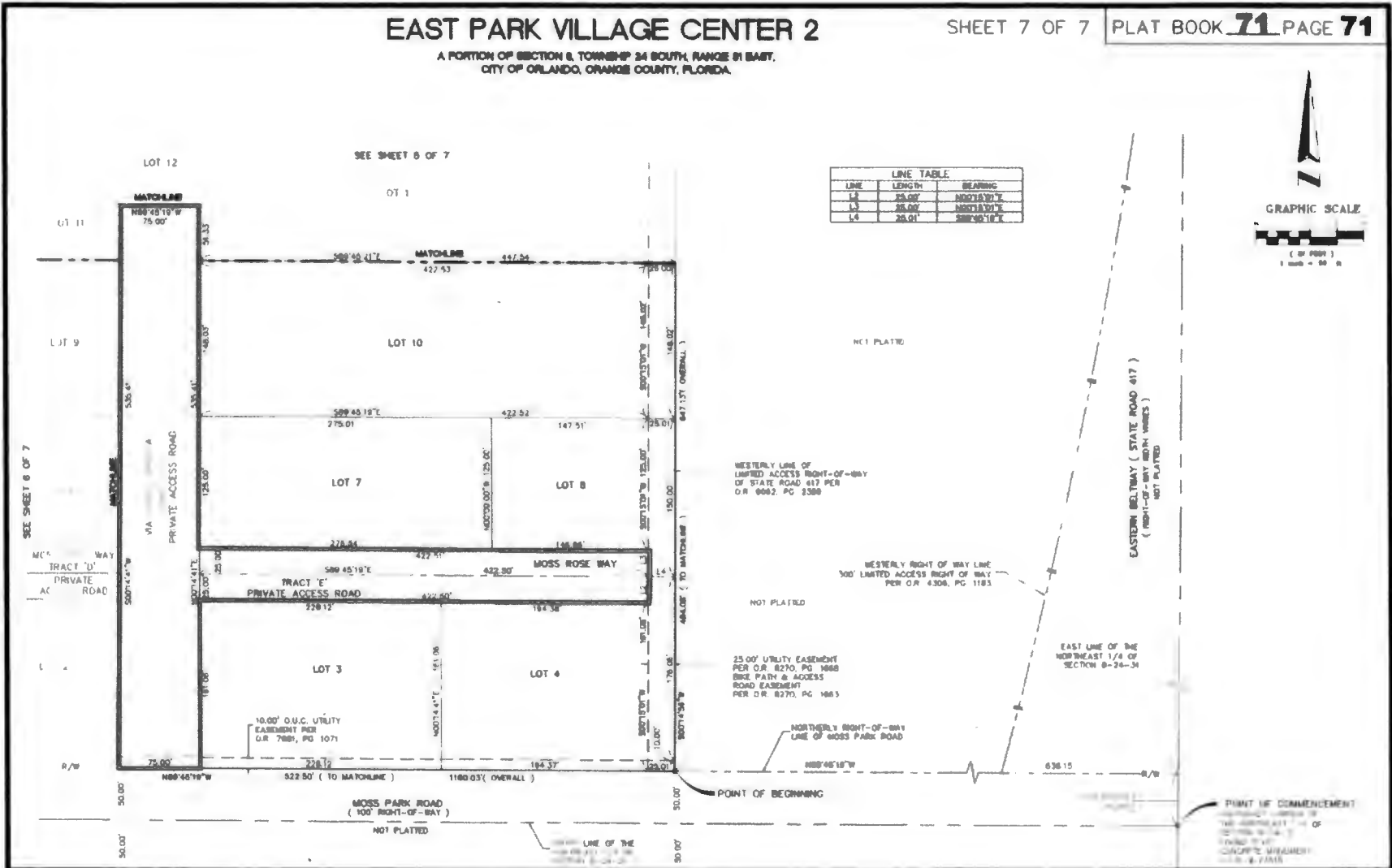
EAST PARK VILLAGE CENTER 2

A PORTION OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

SHEET 7 OF 7 PLAT BOOK **71** PAGE **71**

PLAT OF RECORD

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SUBJECT PROPERTY DESCRIPTION

The property appraised is further described as follows:

- Site –

The subject property is comprised of three tax parcels that are utilized as right of way for a commercial development. Tract C or Via Parco Orienta extends northerly from Moss Park Road for 535.42 feet and has a width of 75-feet. Tract D or the portion of Moss Rose Way that extends westerly from Via Parco Orienta, is 161 feet north of Moss Park Road and has a length of 635.66 feet and a width of 50 feet. Tract E, which extends easterly from Via Parco Orienta and is also 161 feet of Moss Park Road has a length of a length of 422.5 feet and a width of 50-feet. The total combined land area for the property appraised is 2.14-acres.

- Access –

The subject of this appraisal is a privately owned right of way that provides access to 13-commercial pad sites that are currently vacant except for site infrastructure. The subject property is accessible from Moss Park Road and Winding Way Boulevard via a public portion of Moss Rose Way that terminates along the western boundary of the subject right of way. The intersection of Via Parco Orienta is unrestricted allowing for full ingress/egress.

- Utilities -

All public utilities are available to the property including electric, cable, telephone, water, and sewer services. This property is within the City of Orlando and it is within the Orlando Utilities Commission service area for water, sewer, and electric services. Multiple providers are available for telephone, internet, and cable.

- Zoning and Future Land Use -

The subject property has a PD, Planned Development, zoning district within the East Park PD in the City of Orlando. Planned Developments are intended to provide a process for evaluation of unique, individually planned developments intended to promote flexibility of design and permit planned diversification and integration of uses and structures while establishing limitations and regulations to protect the public health, safety, and general welfare. Due to its location in the Southeast Orlando Sector Plan Area, development would require adherence to the Specific Parcel Master Plan (SPMP) and is subject to review. Each development is also required to be consistent with the Orlando Growth Management Plan or adopted amendment.

The future-land use for the property is Urb-Vil, Urban Village. This designation is intended to provide a mixture of land uses and intensities to preserve conservation areas, to reduce public investment in provisions of service, to encourage flexible and creative site designs, and provide site for education, recreation, and public facilities that provide an area-wide benefit to the community.

According to documents from the City of Orlando and the Southeast Town Design Review Committee, the rezoning of the property to the East Park PD occurred in September of 2000 and was amended in June of 2001, September of 2002, and June of 2004.

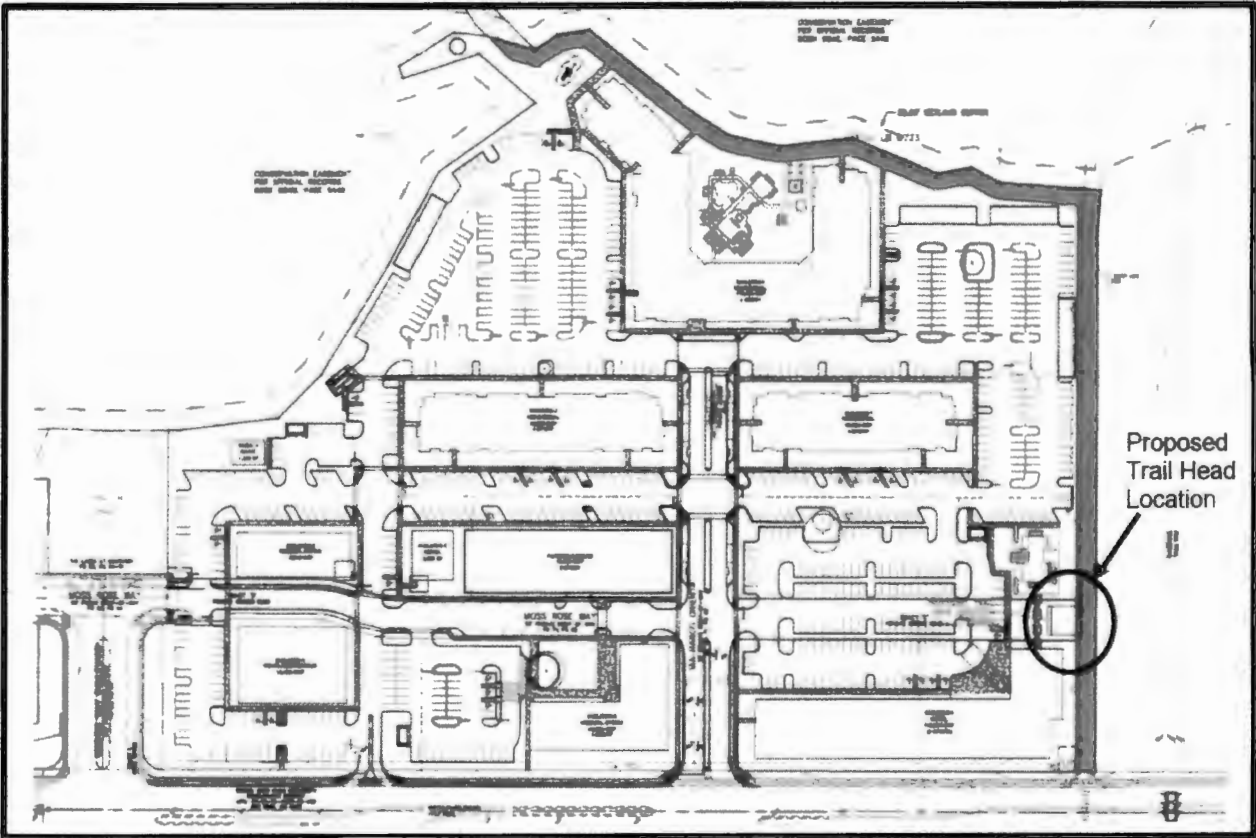
The most current Specific Parcel Master Plan for the subject is dated February 14, 2019 and includes 19,000 square feet of retail/restaurant space, 75,000 square feet of medical offices, 250-hotel rooms, and 264-multi-family dwellings (Case #MPL2018-10104). The primary entrance to the development is designed as a 2-lane, tree-lined, main street with a median and parallel parking spaces.

The site is designated as Village Center in the planned development. Mixed-uses are required within the Village Center and an amendment for relief of the residential requirement was revised within the East Park PD in 2004. The chart below illustrates the minimum and maximum allowed uses and the uses the East Park Village Center 2 is proposed for.

Use	Minimum Land Area Required	Maximum Land Area Allowed	East Park Village Center 2
Residential	25%	40%	32.9%
Commercial, Retail & Services	20%	60%	12.5%
Office	10%	25%	5.1%
Overall Non-Residential	30%	60%	17.6%
Public & Civic	10%	No Maximum	0.04%
Public Parks	5%	No Maximum	

Although the proposed plans now meet the residential requirement, the commercial and office are below the minimum percentages. Because a new use is added to the proposal that was not part of the original, the above mix of uses is appropriate.

A Trail-Head is required as part of the East Park PD and counts as part of the Public & Civic and Public Parks & Greenspace requirements. The park/trailhead is required to consist of a covered pavilion, restrooms, bike rack, and informational kiosk; however, it was agreed that in lieu of public restrooms for the trail head, 8-parking spaces would be added for the patrons of the trail. Below is a depiction of the approximate location of the trail along the east and north boundary of the development.



The Village Center allows for buildings with heights between 1 and 3 stories and most of the proposed buildings within the development meet this requirement; however, the applicant has requested an alternative standard that would allow for development of 4-story structures as one additional story has been approved as alternative standards for past projects. A 50-foot wetland setback is required, and the site plan depicts a 50-foot wetland buffer from the wetland line to the principal buildings, which meets the 50-foot wetland setback requirement. Additional setback, development standard, and parking requirements as well as what is proposed for the development is as follows:

Lot	Acreage	Use	Sq. Ft./ Dwelling Unit	FAR/Density		Building Height		ISR	
				Minimum / Maximum	Proposed	Minimum / Maximum	Proposed	Maximum	Proposed
1	23.17	Multi-family Residential	264 du	0 to 25 du/ac	11 du/ac	1 to 3 story	4 stories	0.85	0.80
		Medical Office	75,000 sq. ft.	0 to 0.4 FAR	0.21 FAR		1 & 3 stories		
		Hotel	120,000 sq. ft.				4 stories		
		Retail/ Restaurant	19,000 sq. ft.				1 story		

Use or Phase	Yard	Building Setbacks	
		Minimum	Proposed
		Mixed Use	Front— Moss Park Road
	Side—SR 417	0 ft. or 3 ft.	41 ft.
	Side—West Side	0 ft. or 3 ft.	88.7 ft.
	Rear— North Side	20 ft. / 50 ft. wetland	24 ft.

Parcel /Use	Sq. Ft./ Dwelling Units	Minimum Ratio	Minimum Spaces Required	Maximum Ratio	Maximum Spaces Permitted	Parking Spaces Proposed
Multi-family Residential	264					902
1 bedroom	129	1.5	194			
2 bedroom	107	1.75	187			
3 bedroom	28	2	56			
Medical Office	75,000	2.8/1,000 sf	210	5.3/1,000 sf	397	
Restaurant	14,000	5/1,000 sf	70	20/1,000 sf	280	
Retail	3,000	2.5/1,000 sf	8	5/1,000 sf	15	
Hotel	250	0.5/unit	125	1/unit	250	
Hotel Restaurant	2,000	5/1,000 sf	10	10/1,000 sf	20	
		Total	860		1,399	

The improvements and infrastructure in place currently are based on the 2007 Specific Parcel Master Plan and included 15 buildings and totaled 336,018 square feet of office, retail, and restaurant space (Case #MPL2007-00011). The current subject infrastructure improvements and the proposed master plan appear to be legal and conforming mixed-uses and concurrency does not appear to be an issue for the subject property.

- Site Improvements -

There are no building improvements within the property appraised. Site improvements include asphalt pavement associated with roads and parallel parking spaces, compacted gravel, concrete curbing, grass and other minor landscaping, street lights, water and sewer lines, and storm sewer improvements. The site improvements were constructed in 2009± for an actual age of 10 years. Over the years, the sod has been maintained; however, there is evidence to suggest the other improvements have not been maintained. The asphalt-paving throughout the subject needs to be resurfaced and other site improvements such as the curbing, landscaping, and lamp posts may need repair/replacement. Due to the current condition, the site improvements have an effective age that is in keeping with their actual age, or 10 years.

- Flood Plain Data -

According to FEMA Flood Plain Map 12095C0465G, dated June 20, 2018, most of the site is within Flood Zone X, an area not subject to the 1-percent annual chance of flood. A small section along the west boundary of the property is within Flood Zone AE, which is an area with a base flood elevation of 81.4 feet above sea level. The East Park Village-Center 2 generally sits at an elevation of 79 feet and three of the 13 pad sites fall within the flood plain. Development in the floodplain requires the finished floor area to be one foot above the flood elevation.

The US Geological Survey – The National Map indicates the subject property is ±79 feet above sea level, indicating some areas may require approximately 3 to 4 feet of fill. Mandatory flood insurance purchase requirements and floodplain management standards apply in this district; however, the full extent of the requirements is unknown. A copy of the National Flood Insurance FEMA Map is in the attached Addenda to this report.

- Easements, Encroachments, and Other Restrictions of Record -

The plat of record classifies the subject (Tract C, D, & E) as Access Roadway Tracts and indicates these lands shall be retained by the East Park Community Development District or any property owner’s association or other entity established pursuant to Florida Law.

According to the plat of record, the City of Orlando and the East Park Community Development District have a nonexclusive drainage and retention easement and a reasonable right of water flow solely for drainage and dedicated roadways and through the drainage easements shown on the plat. Additionally, the East Park Community Development District, shall have the full responsibility for the drainage easements.

The East Park Village – Center 2 is subject to the Declaration of Covenants and Restrictions recorded in OR Book 9196, Page 3062, which restricts uses that use hazardous materials, propane, natural or liquefied gas, petroleum, and synthetic gas.

Additionally, there is a 10-foot wide OUC utility easement along the south boundary of Via Parco Orienta (Tract C) of the subject property shown on the plat and recorded under OR Book 7981, Page 1071.

- Real Estate Taxes -

The combined 2018 assessed values and taxes for the subject property are summarized as follows:

Property ID Number:	08-24-31-2502-003; 004; 005
Land Value:	\$ 306
Improved Value:	\$ 0
Extra Features Value:	\$ 89,674
Total Assessed Value:	\$ 89,980
Gross Taxes:	\$ 0

The subject property is owned by a local unit of special purpose government and is exempt from taxation. As such, there are no outstanding taxes on the property and no challenges to the assessments were found in the historical tax records.

HIGHEST AND BEST USE

Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability. Alternatively, the probable use of land or improved property-specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value. *The Dictionary of Real Estate Appraisal, Appraisal Institute, fifth edition, 2010, pg. 93.*

As Vacant

If the subject roadways were vacant, it would be *physically possible* to develop them; however, due to their narrow and elongated shape development would be limited to utility lines, drainage canals and/or transportation facilities that would benefit from an established corridor. Each right of way is easily accessible from another transportation facility and all public utilities are available including electric, gas, water, and sewer services and the soils are suitable for development.

From a *legally permissible* standpoint, the land use plan is the primary determinates of the uses that will be placed on the land in the absence of deed restrictions and other legal limitations; however, in this instance the subject parcels are dedicated as roadways on the plat of record, which is binding and runs with the land. As such, they are not suitable for conventional development and are instead dedicated for roadway infrastructure and utilities.

After examining the physically possible and legally permissible constraints, the *financially feasible* alternatives for the subject right of ways were next considered. The subject roadways were specifically created to provide infrastructure and utilities to the abutting commercial pad sites. They have no practical purpose for any other use as stand-alone parcels of land due to their narrow and elongated shapes. Right of way use is not probable or typical from a market perspective and would represent a value in use rather than a market supported highest and best use. The value of the right of way is created by the need for the abutting lands to have established ingress/egress and access to utilities in order to allow for development of each abutting parcel with an economic use.

Based upon the foregoing discussion, it is my opinion that the *maximally productive* use of the subject property, as vacant, would be for development of an access road and associated drainage and utility infrastructure.

As Improved

The subject corridor is improved with a right of way with utility infrastructure that was put in place to serve the East Park Village – Center 2 development. The existing improvements were constructed onsite in 2009 and have an actual age of 10 years. The abutting pad sites have not been developed and the subject improvements have not been utilized for access or utilizes since they were constructed. The landscaping is overgrown, and the improvements have been exposed to the elements for many years with minimal maintenance or upkeep and thus exhibit an effective age that is in keeping with their actual age. While the existing improvements still hold value, they have been depreciated and will require maintenance, repair and finishing in order to fully serve their purpose as a roadway providing access and utilities to the East Park Village – Center 2.

Highest and Best Use Conclusion

- As Vacant: Development of an access road and associated drainage and utility infrastructure to serve the abutting commercial pad sites.
- As Improved: Invest maintenance and repairs necessary to continue with the existing use as a right of way serving the East Park Village – Center 2.

VALUATION METHODOLOGY

The valuation process involves gathering information pertinent to the subject and the valuation procedure. This data is accumulated from the market and applied toward a value conclusion involving up to three valuation approaches. The value indications of the approaches deemed appropriate for the property appraised will establish a range from which a final opinion of value is formed through the process of reconciliation. The process is illustrated in the flow chart presented on the following page.

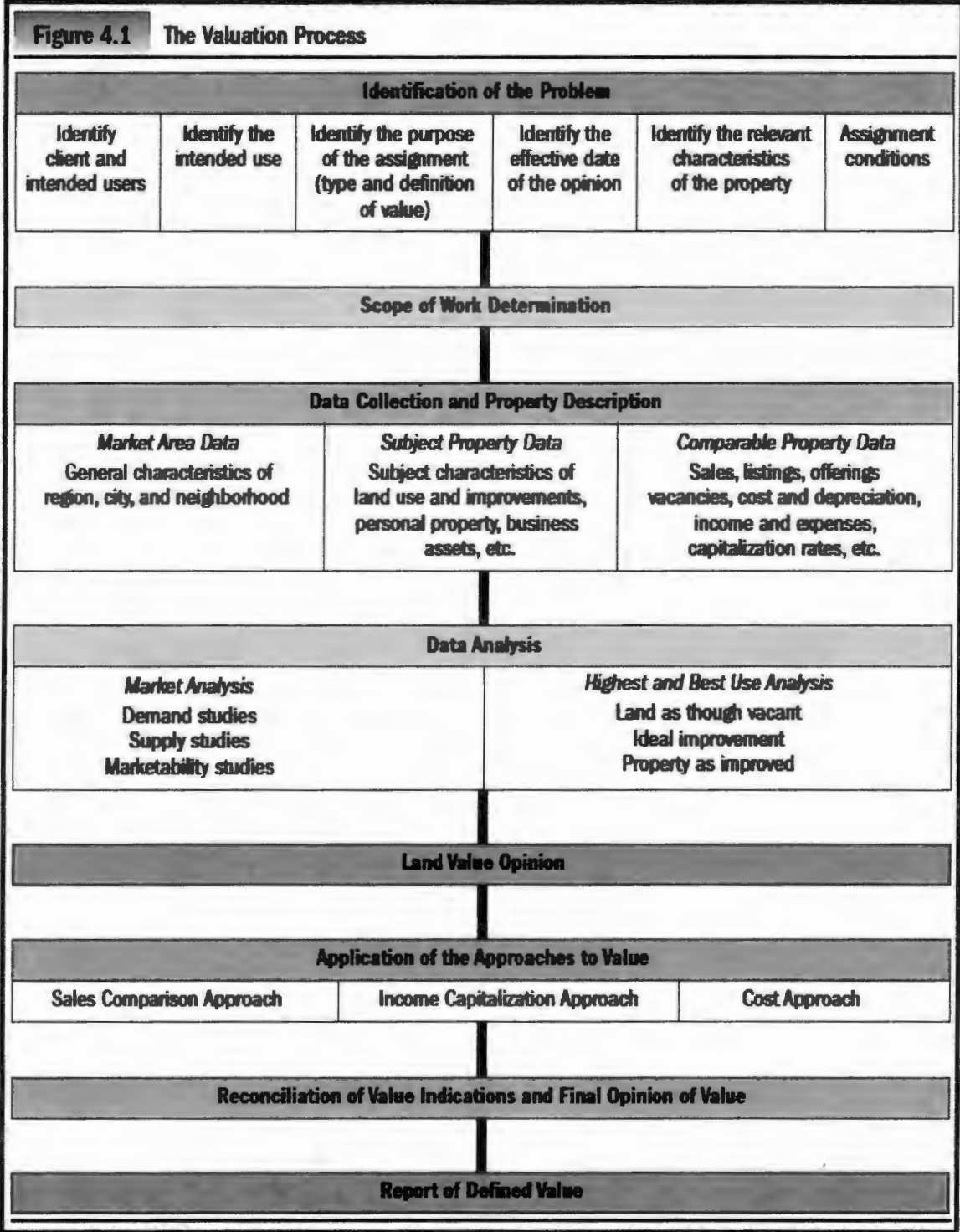
The whole property, as improved, will be valued utilizing the sales comparison approach and the cost approach, only. The property appraised involved commercial pad sites with site infrastructure but no building improvements and will not be valued by the income approach to value. This approach is not necessary to produce credible assignment results.

Sales comparison involves the collection of sales and listing data of properties that are like the subject property. These sales are compared to the subject, and adjustments are applied to the sales prices of the comparables to arrive at an indication of most probable price for the subject. If a comparable is inferior to the subject, a positive dollar or percentage adjustment is applied to the comparable sale price. If a comparable is superior to the subject, a negative dollar or percentage adjustment is applied. Because the subject of this appraisal involves a privately owned right of way, the valuation will rely on an across-the-fence (ATF) methodology, which is a variation of the sales comparison approach that is based on the concept of alternative use and assignable segments of a corridor. The ATF method is based on the premise that the value of the corridor has a relationship with the unit value of the lands through which it passes or abuts. In this instance, the abutting lands are commercial pad sites that would benefit from the access, drainage and utility improvements that are within the subject right of way.

For the cost approach, the first step involves form an opinion of the subject site value in its raw undeveloped state. Then the estimated replacement cost of the improvements is developed. This step is followed by the application of depreciation for losses in value due to physical wear and tear and any possible functional deficiencies or external influences. The total depreciated cost of the improvements together with the underlying land value represents the value of the property by the cost approach.

These approaches to value are interrelated. Each requires the gathering and analysis of data that pertains to the property being appraised. From the approaches applied, the appraisers will develop separate indications of value for the property appraised. To complete the valuation process, the appraisers integrate the information drawn from market research, data analysis, and the application of the approaches to reconcile to a final value conclusion.⁶

⁶ *The Appraisal of Real Estate*, 14th edition. Chicago: Appraisal Institute, 2013, P. 36.



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7. *The Appraisal of Real Estate*, 14th edition. Chicago: Appraisal Institute, 2013, P. 37.

SALES COMPARISON APPROACH – ACROSS THE FENCE METHOD

The subject parcels are abutting or across-the-fence (ATF) from 13 commercial pad sites that range in size from 0.348 to 2.528 acres and are slated for development of a combination of multi-family, hotel, medical office, and retail space. In order to value the subject land, the appraisers will first develop and report the unit values of the ATF parcels and then utilize the established value indicators to develop and report the value of the subject. For the purpose of this valuation, the ATF Parcels have been separated into three size groupings. The first group includes parcels that are less than an acre in size, the second includes parcels that range between one and two acres in size, while the third includes parcels that exceed two acres. Within the three groupings each parcel varies regarding its level of exposure and location within the development, which is outlined in the comments section of the following grid.

EAST PARK VILLAGE CENTER 2 ATF VALUATION PARCELS				
No.	Parcel ID	Size (AC)	Size (SF)	Comments
GROUP 1				
1	08-24-31-2502-00-050	0.348	15,159	Interior Lot/Inside-the-block
2	08-24-31-2502-00-080	0.508	22,128	Interior Lot/SR 417 Exposure
3	08-24-31-2502-00-060	0.735	32,017	Interior Lot/Minor Corner
4	08-24-31-2502-00-070	0.790	34,412	Interior Lot/Minor Corner
5	08-24-31-2502-00-040	0.825	35,937	Moss Park Road Frontage/Inside-the-Block
6	08-24-31-2502-00-030	0.843	36,721	Moss Park Road Frontage/Minor Corner
GROUP 2				
7	08-24-31-2502-00-120	1.294	56,367	Interior Lot/End of Via Parco Orienta
8	08-24-31-2502-00-010	1.308	56,976	Moss Park Road Frontage/Minor Corner/Flood Plain
9	08-24-31-2502-00-020	1.173	51,096	Moss Park Road Frontage/Minor Corner
10	08-24-31-2502-00-100	1.521	66,255	Interior Lot/SR 417 Exposure
GROUP 3				
11	08-24-31-2502-00-130	2.285	99,535	Interior Lot/SR 417 Exposure
12	08-24-31-2502-00-110	2.528	110,120	Interior Lot/Low Exposure/Flood Plain
13	08-24-31-2502-00-090	2.525	109,989	Interior Lot/Low Exposure/Flood Plain
GROUP 4				
	East Lake Village Center 2	18.818	819,712	Mixed-Use Development/ Infrastructure Inplace

The appraisers have searched the local market area for recent sales of similar commercial pad sites and outparcels for use in direct comparison with the subject ATF parcels to develop a value conclusion. Details of the sales used are included in the Addenda to this report. The comparison grid on the following page summarizes all the sales considered for comparison, which have been separated into three size groups in a similar fashion as the subject ATF parcels, which includes sale comps that are less than one acre in size, sale comps that are between one and two acres in size, and those that are over two acres in size.

COMPARABLE SALE SPREADSHEET

No.	Deed or Document No.	Date of Sale	Address/Location	Sale Price	Size (SF)	Size (AC)	Sale Price/SF	Zoning	FLU	Traffic Count (AADT)	Secondary Exposure (AADT)	Parcel ID No.
Comparable Sale Group 1												
1	2017-0367151	6/23/2017	12251 Andric Ln. Orlando	\$459,700	29,621	0.68	\$15.52	PD	Urb-Vil	Minimal/Unrecorded	35,500 (Narcoossee)	19-24-31-2557-03-000
2	2017-0367155	6/23/2017	12263 Andric Ln. Orlando	\$419,200	27,007	0.62	\$15.52	PD	Urb-Vil	Minimal/Unrecorded	35,500 (Narcoossee)	19-24-31-2557-02-000
3	2018-0113797	2/20/2018	9791 Selten Way. Orlando	\$1,253,000	37,462	0.86	\$33.45	PD/AN	Urb-Vil	Minimal/Unrecorded	35,500 (Narcoossee)	30-24-31-4758-00-031
4	2017-0060118	1/27/2017	5381 International Drive, Orlando	\$850,000	36,590	0.84	\$23.23	AC-3/SP	MET-AC	27,000 (I-Drive)	-	30-23-29-6888-02-000
5	2017-0390360	7/6/2017	W/side of Village Park Drive, Orlando	\$856,900	25,265	0.58	\$33.92	PD	O	Minimal/Unrecorded	69,500 (SR 417)	29-24-29-3208-09-001
Comparable Sale Group 2												
6	2017-0645827	10/27/2017	N/Side of Boggy Creek Rd, Orlando	\$825,000	43,560	1.00	\$18.94	AC-N/AN	Neigh-AC	9,100 (Boggy Creek)	35,500 (Narcoossee)	32-24-31-1250-02-000
7	2018-0190548	3/26/2018	13250 Narcoossee Rd, Orlando	\$1,100,000	60,548	1.39	\$18.17	PD	Urb-Vil	35,500 (Narcoossee)	-	30-24-31-4700-01-001
8	2018-0507411	8/22/2018	E/Side of N. John Young Parkway,	\$1,295,000	69,696	1.6	\$18.58	PD	Industrial	70,500 (N. John Young)	47,500 (Sand Lake)	33-23-29-7457-00-040
9	2018-0220395	4/9/2018	9854 Tagore Place, Orlando	\$1,175,000	48,787	1.12	\$24.08	PD	Urb-Vil	Minimal/Unrecorded	35,500 (Narcoossee)	19-24-31-2557-04-000
10	2018-0322168	5/21/2018	8500 Austrian Ct. Orlando	\$1,400,000	68,825	1.58	\$20.34	PD	COMM	Minimal/Unrecorded	27,000 (I-Drive)	36-23-28-3151-00-040
11	2017-0669350	12/7/2017	9685 Lake Nona Village Place,	\$1,050,000	45,085	1.035	\$23.29	PD	Urb-Vil	Minimal/Unrecorded	35,500 (Narcoossee)	06-24-31-4757-01-000; 02-000
Comparable Sale Group 3												
12	5170/2587	7/11/2017	1751 Ball Park Rd, Kissimmee	\$1,500,000	93,218	2.14	\$16.09	PD	PD	Minimal/Unrecorded	36,500 (N. John Young)	04-25-29-4607-0001-0050
13	2018-0749472	11/29/2017	4400 Hoffner Ave. Orlando	\$1,700,000	101,930	2.34	\$16.68	C-I	Commercial	16,100 (Hoffner)	38,000 (S. Conway Rd)	20-23-30-3651-02-000
14	2018-0052968	1/25/2018	12235 Regency Village Drive,	\$2,772,000	155,074	3.56	\$17.88	PD	AC-MU	Minimal/Unrecorded	23,000 (Vinland)	23-24-28-1165-01-004

Discussion of Comparable Sales

The order of sequence in the valuation process for the sales comparison approach first considers the type of property rights conveyed in each sale. The purpose of this valuation is to value the fee simple interests in the whole property, as currently improved with right of way, drainage, and utility infrastructure. All the comparable sales involved the transfer of a fee-simple interest. The next consideration is for any unusual conditions of sale. All the sales involved cash-equivalent, arms-length transactions without any seller pressure involved and no adjustments are necessary for this element of consideration.

The next element of consideration is market conditions. The sales selected have taken place within the past two years. There is no discernable trend in appreciation or deflation in the value of commercial pad sites over the past two years and all the comparable sales are considered to reflect current market conditions.

The next elements of consideration involve the locational and physical differences between the sold sites and the subject ATF parcels. All the sales are located within the Orlando MSA and have locations that are competitive with the location of the subject pad sites. All the sales have average topography, development quality soils, ingress/egress, utilities, and off-site retention. The sales have been separated into size groupings and those sales that are most similar in size will be given greatest weight in arriving at a conclusion of unit value for each of the subject pad sites. Consideration will also be given to their location within their respective developments, which affects the level of exposure each parcel must passing traffic and the ease of accessibility due to having a corner location rather than an inside-the-block location.

Group 1 of the comparable sales includes five sales that range in unit price from \$15.52 per square foot to \$33.92 per square foot. The sales at the high end of the range involve pad sites in well-established commercial developments with good exposure, while the sales at the lower end of the range involve small outparcels rather than pad sites with low exposure on a secondary road. Based on this, the unit values for Group 1 of the ATF parcels are concludes to range between \$20.00 and \$24.00 per square foot depending on their respective locations in the development.

Group 2 of the comparable sales include four sales that exhibit unit values ranging between \$18.17 and \$24.08 per square foot. This is a tighter range of values than that indicated by Group 1 and the Group 2 ATF parcels are concluded to have unit values that range from \$19.00 to \$22.00 per square foot depending on whether they are interior lots, corner lots, or lots with exposure to Moss Park Road or SR 417 and whether or not they are located within a designated flood hazard area.

Group 3 of the comparable sales include three sales that ranging in size from 2.14 acres to 3.56 acres and exhibit unit values that range between \$16.09 and \$17.88 per square foot. Two of the subject ATF parcels are concluded to have a unit value tha is slightly below this range or at \$16.00 per square foot due to their location within a flood hazard area, while the third is concluded to have a unit value slightly higher than the range indicated by the sales or \$18.00 per square foot due to its superior exposure to SR 417.

After analyzing the details of each sale as they relate to each of the subject ATF parcels, the individual unit values are concluded as follows:

EAST PARK VILLAGE CENTER 2 ATF VALUATION						
No.	Parcel ID	Size (AC)	Size (SF)	Comments	Price/SF	Total
GROUP 1						
1	08-24-31-2502-00-050	0.348	15,159	Interior Lot/Inside-the-block	\$20.00	\$303,200
2	08-24-31-2502-00-080	0.508	22,128	Interior Lot/SR 417 Exposure	\$24.00	\$531,100
3	08-24-31-2502-00-060	0.735	32,017	Interior Lot/Minor Corner	\$22.00	\$704,400
4	08-24-31-2502-00-070	0.790	34,412	Interior Lot/Minor Corner	\$22.00	\$757,100
5	08-24-31-2502-00-040	0.825	35,937	Moss Park Road Frontage/Inside-the-Block	\$23.00	\$826,600
6	08-24-31-2502-00-030	0.843	36,721	Moss Park Road Frontage/Minor Corner	\$24.00	\$881,300
GROUP 2						
7	08-24-31-2502-00-120	1.294	56,367	Interior Lot/End of Via Parco Orienta	\$19.00	\$1,071,000
8	08-24-31-2502-00-010	1.308	56,976	Moss Park Road Frontage/Minor Corner/Flood Plain	\$19.00	\$1,082,600
9	08-24-31-2502-00-020	1.173	51,096	Moss Park Road Frontage/Minor Corner	\$21.00	\$1,073,000
10	08-24-31-2502-00-100	1.521	66,255	Interior Lot/SR 417 Exposure	\$22.00	\$1,457,600
GROUP 3						
11	08-24-31-2502-00-130	2.285	99,535	Interior Lot/SR 417 Exposure	\$18.00	\$1,791,600
12	08-24-31-2502-00-110	2.528	110,120	Interior Lot/Low Exposure/Flood Plain	\$16.00	\$1,761,900
13	08-24-31-2502-00-090	2.525	109,989	Interior Lot/Low Exposure/Flood Plain	\$16.00	\$1,759,800
TOTAL EAST PARK VILLAGE CENTER						
East Park Village Center 2		16.683	726,711	Mixed-Use Development/ Infrastructure Inplace	\$19.27	\$14,001,200

Applying the reconciled unit values to the individual parcel sizes indicates a total retail value for the ATF Parcels of \$14,001,200. Dividing this value by the total combined size of the ATF parcels indicates a blended unit value of \$19.27 per square foot. Applying this blended unit value to the size of the subject right of way indicates the value of the subject property by the sales comparison approach, which is demonstrated as follows:

<u>Item</u>	<u>Area</u>	<u>Unit</u>	<u>Unit value</u>	<u>Total Value</u>
Right of Way/Utility Infrastructure	93,001	SF	\$19.27	\$1,792,129
Total Value (Rounded):				\$1,792,000

COST APPROACH

Due to the special use nature of the property appraised, the cost approach is being included as part of the valuation. This approach will first require developing a unit value for the raw undeveloped subdivision land that the subject right of way is a part of and then allocating that unit value to the size of the subject right of way and concluding to a land value for the subject property.

In absence of a complete replacement cost estimate for the property, the appraisers will develop this approach based on cost data obtained from Marshall Valuation Service, historic cost data obtained from the original construction of the subject infrastructure, and verbal discussions with local engineers and general contractors. Once the replacement cost is developed the appraisers will make an adjustment to account for soft costs, contingencies, and entrepreneurial profit to arrive at the total replacement cost for the subject site improvements. The existing improvements are not new and have been in place for several years with minimal maintenance. As such, the age-life method will be utilized to depreciate the infrastructure improvements.

The sales comparison approach involved developing and reporting a value of the subject right of way based on the unit value of the existing pad sites, which includes the value associated with the land and the infrastructure improvements. For this approach, the appraisers must develop and report the value of the raw, undeveloped subdivision land that the subject right of way is associated with. The East Park Village-Center 2 has a total land area of 18.81-acres, is in the northwest quadrant of Moss Park Road and the SR 417 tollway and has a zoning and future land use that allows for mixed-use commercial development. The following commercial acreage sales have been analyzed and will be utilized in direct comparison to establish a unit value for the subject right of way, in its raw undeveloped state.

COMPARABLE COMMERCIAL ACREAGE SALES											
Sale	Deed No.	Sale Date	Address/Location	Parcel ID No.	County	Sale Price	Size (ac)	Size (sf)	Sale Price/ac	Comparison	
1	2017-018952	1/31/2017	S/Side of W. Highway 192, Kissimmee	05-25-27-4939-0001-0060	Osceola	\$ 6,194,000	23.38	1,018,433	\$ 6.08	Inferior	
2	5097/2021	2/2/2017	2070 Zuni Rd, Saint Cloud	16-25-31-4260-0001-0170	Osceola	\$ 6,337,500	19.99	870,764	\$ 7.28	Inferior	
3	2017-0099136	2/21/2017	NWQ of Universal Blvd & Desintation Pkwy, Orlando	06-24-29-6101-01-000	Orange	\$ 7,072,500	16.28	709,157	\$ 9.97	Similar	
4	2017-0459534	8/16/2017	601 Trelago Way, Maitland	25-21-29-5475-07-000	Orange	\$ 10,000,000	20.5	892,980	\$ 11.20	Similar	
5	2018-0042012	1/19/2018	9299 Universal Blvd, Orlando	36-23-28-6120-01-004 & 36-23-28-6120-01-005	Orange	\$ 7,600,000	17.22	750,103	\$ 10.13	Similar	
6	5347/0384	6/7/2018	NWQ of S. Orange Ave & E. Osceola Pkwy, Kissimmee	03-25-29-4609-001-0010	Osceola	\$ 3,968,000	14.25	620,730	\$ 6.39	Inferior	
7	2018-0357907	6/18/2018	NWQ of Dowden Road and SR 417, Orlando	05-24-31-0000-00-007	Orange	\$ 9,915,000	15.13	659,063	\$ 15.04	Slt. Superior	
8	5444/0101	12/4/2018	1480 E. Irlo Bronson Memorial Hwy, Kissimmee	23-25-29-3640-000E-0010	Osceola	\$ 4,485,000	15.92	693,475	\$ 6.47	Inferior	

The comparable sales range in size from 14.25 acres to 23.38 acres in size and bracket the size of the East Park Village-Center 2 acreage tract. The unadjusted unit values range from \$6.08 to \$15.04 per square foot. The sales located in Osceola County represent the lower end of the range with unit prices that range from \$6.08 to \$7.28 per square foot and are substantially inferior to the subject regarding location. The sales in Orange County are higher and range from \$9.97 to \$15.04 per square foot and are the best indicators of value for the subject land. Sale 7 which has the highest value indication has the most similar location in comparison with the subject; however, it was purchased as part of a joint venture for development of a medical campus associated with Orlando Health and is considered slightly superior to the subject. The subject acreage is concluded to have a unit value of \$13.00 per square foot, which is slightly less than the unit value indicated by Sale 7. Based on this, the land within the limits of the subject right of way is concluded to have the following land value:

<u>Item</u>	<u>Area</u>	<u>Unit</u>	<u>Unit value</u>	<u>Total Value</u>
Right of Way/Raw Land	93,001	SF	\$13.00	\$1,209,013
Total Value (Rounded):				\$1,209,000

Infrastructure Cost Estimate

The original construction of the subject infrastructure was completed by Dan Cramer of J. Raymond Construction Corp. According to Mr. Cramer, the total cost of the site infrastructure was \$3,400,000. This figure was corroborated with detailed permit cost sheets obtained from the City of Orlando. Based on a development site area of 18.81 acres, this equates to an infrastructure cost of \$180,755 per acre. However, this cost is from 2009 and must be adjusted for inflation. Bringing the cost forward at a generalized rate of 3% a year would indicate a current project cost of \$4,570,000 or \$242,956 per acre.

According to the Turner Building Cost Index, the cost index was 803 as of the 4th quarter of 2009, which increased to 1120 in the 4th quarter of 2018. It is forecasted that the index for the 1st Quarter of 2019 would be higher or at approximately 1140 based on the historic cost trend. This suggests a cost increase of approximately 42% for a current cost based on the Turner Building Cost Index of \$4,828,000 or \$256,672 per acre. The current unit cost of infrastructure is concluded at \$250,000 per acre.

<u>Item</u>	<u>Area</u>	<u>Unit</u>	<u>Unit value</u>	<u>Total Value</u>
Right of Way/Utility Infrastructure	2.14	AC	\$250,000	\$535,000
Total Replacement Cost (Rounded):				\$535,000

Discussions with local engineers and developers suggested infrastructure cost ranging between \$250 and \$300 per linear foot for a 24-foot subdivision roadway. This is consistent with cost data contained in Marshall Valuation Cost Service which indicates the cost of a complete double-loaded street improvement ranges between \$446 and \$545 per linear foot for a 40-foot right of way in an ordinary level subdivision with all roadway and utility infrastructure in place including gas, which is not included within the subject infrastructure.

Moss Rose Way has a platted width of 50-feet and is improved with a 24-foot roadway flanked by additional pavement for parking, curbs, street lights, fire hydrants, and grass areas. Via Parco Orienta has a width of 75-feet; however, the roadway consists of two 24-foot roadways that are divided by a grass median. This roadway is also flanked by additional asphalt pavement for parking among other drainage and utility related site improvements. The cost of the subject infrastructure assuming \$300 per linear foot for Moss Park Road and \$600 per linear foot for Via Parco Orient is as follows:

Moss Park Road	1,058 LF	x	\$300/LF	=	\$317,400
Via Parco Orienta	535 LF	x	\$600/LF	=	<u>\$320,000</u>
Total:					\$637,400

Based on this, the infrastructure within the limits of the subject right of way are concluded to have a base replacement cost of \$600,000. This cost includes ordinary charges for engineering, plans and inspection. It also includes the contractor's overhead and profit but not developers profit. An additional 10% must be added for additional soft costs and contingencies along with an additional 10% to account for the developers profit. For a total replacement cost new of **\$720,000**.

Depreciation Estimate

There are five elements of depreciation typically recognized by the market. These include curable physical, incurable physical, curable functional, incurable functional and externalities. The subject site improvements were constructed in 2009 and have an actual age of 10 years.

The life-expectancy of site improvements can vary significantly depending on the quality of construction, the material of the improvement, and the general use of the improvement. For instance, a concrete culvert has a life expectancy ranging between 30 and 40 years, while underground utilities lines have a life expectancy ranging between 22 and 32 years, landscaping tends to have a life expectancy ranging between 7 and 20 years, and items that suffer from frequent use such as parking lots have a lower life expectancy that ranges between 3 and 7 years.

The subject improvements have been maintained but short-lived items such as the asphalt-pavement and landscaping are 100% depreciated, while the more substantial improvements like the drainage improvements, storm grates, and underground utilities have remaining live expectancies in excess of 15 years.

The average life-expectancy of the subject infrastructure is concluded at 25 years. Considering an effective age of 10 years, the depreciation rate for the subject infrastructure is concluded at 40%. No functional obsolescence has been noted and market conditions are favorable for new construction indicating no adjustment for external obsolescence.

Indicated Value by the Sales Comparison Approach

Replacement Cost New of Improvements	\$720,000
Less Depreciation @ 40%	(288,000)
Depreciated Value of Improvements	\$432,000
Plus: Estimated Land Value	\$1,209,000
Value indicated by the Cost Approach:	\$1,641,000
Total Value by the Cost Approach Rounded:	\$1,641,000

RECONCILIATION AND CONCLUSION OF VALUE

The value indications for the subject are as follows:

Sales Comparison Approach (ATF Methodology):	\$1,792,000
Cost Approach:	\$1,641,000

The two value indicators fall with 9.2% of one another, which is a relatively tight range. The sales comparison approach is typically found to be the best indicator of value because it relies on the direct interactions of buyers and sellers in the market place; however, in this instance an ATF method has been employed which involves developing a value for the abutting pad sites and then allocating that value to the subject right of way. This method does not rely on direct sales of similar right of ways since privately held roads like the subject are not generally bought and sold in open market transactions or considered as an independent economic use.

Because of this, the cost approach to value has also been considered which is an approach often relied upon in valuations of special use properties. This approach considers the value of the raw undeveloped subdivision land the right of way is a part of and then adds the current replacement cost of the improvements before then considering depreciation for age and condition. This built-up value indication from the cost approach is slightly lower than, but generally supportive of the value indicated by the sales comparison approach.

With equal weight placed on both the sales comparison approach and the cost approach, the final value of the property appraised is concluded at **\$1,715,000**.

ADDENDA

NEIGHBORHOOD PHOTOGRAPHS

COSTAR REPORTS –

RETAIL, OFFICE, MULTI-FAMILY

COMPARABLE SALE LOCATION MAP

COMPARABLE SALE DATA SHEETS

FLOOD MAP

LAST DEED OF RECORD

QUALIFICATIONS OF THE APPRAISERS

NEIGHBORHOOD PHOTOGRAPHS



Looking northwesterly along Moss Park Road towards the subject property and SR 417.



Looking easterly along Moss Rose Way from the subject property towards Winding Way Boulevard.

Photos Taken By: Kathrine Tribbey & Kristin L. Soltys, MAI
Date: March 18, 2019



Retail Market Report

Orlando Market

PREPARED BY

Kristin Soltys
Owner



RETAIL MARKET REPORT

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Overview

12 Mo Deliveries in SF

1.1 M

12 Mo Net Absorption in SF

1.1 M

Vacancy Rate

4.2%

12 Mo Rent Growth

6.1%

Orlando's retail market is robust with many key indicators near historic levels. Additionally, though the metro hasn't been immune to much of the nationally-documented retail transitional stories, most market indicators are also handily outperforming national trends

With record-breaking visitor volume and a thriving local economy fueled by one of the nation's highest population growth rates since 2010, Orlando's fundamentals have dwindled to historic lows in 2019. Retail demand has been strong and consistent this cycle, thanks in large part to the booming population and increasingly high personal consumption. In addition, the metro is also one of the tightest labor markets in the country, with an unemployment rate that is one of the best in Florida. This has helped keep wage growth well above the national average for the past three years, further strengthening purchasing power.

The healthy fundamentals have also been assisted by the relatively diminished supply pipeline this cycle, though construction activity has ramped up lately. Current construction of just over one million square feet, while low historically, was near its highest point in over a decade. Even at the lower build levels this cycle, Orlando has added new inventory at a greater rate than most

national metros. This is likely reflective of the metro's consistently high demand and also a function of the booming tourism and population growth.

Grocery concept expansions have been a big storyline and have assisted filling vacated space. Some of the recent entries into the metro include national chains such as EarthFare and Sprouts. Food hall concepts have become a popular recent trend across the nation, and Orlando recently joined the fray with Market on Magnolia. Orlando's first food hall quickly landed several eateries and quickly became a destination spot for the metro.

Annual rent growth has been among the best in the nation over recent quarters and has remained above the metro's long-term average since 2013. In fact, Orlando established a new all-time high in 2017 when annual rent gains exceeded 6.5 percent. Despite the notably high growth over the last six years, average asking rents have still not recovered to their prerecession peaks.

Investment activity is booming with every year since 2012 posting sales volumes well above the historical average. Prices have also continued to climb with average cap rates compressing steadily to a low not seen in a decade.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Asking Rent	Availability Rate	Net Absorption \$/SF	Deliveries SF	Under Construction
Malls	14,013,075	2.9%	\$32.64	5.5%	62,943	0	507,500
Power Center	10,647,199	5.1%	\$24.64	6.7%	(37,373)	0	0
Neighborhood Center	47,324,169	6.0%	\$20.70	8.8%	69,868	0	56,100
Strip Center	8,758,481	6.4%	\$20.40	7.6%	130,219	148,035	89,200
General Retail	59,870,702	2.7%	\$19.68	4.6%	49,363	156,374	560,100
Other	3,633,310	3.0%	\$27.69	3.0%	22,581	0	0
Market	144,046,936	4.2%	\$21.92	6.4%	297,601	304,409	1,212,900

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.1%	5.9%	4.9%	8.0%	2009 Q3	4.2%	2018 Q3
Net Absorption SF	1.1 M	1,815,537	1,201,588	5,063,743	2007 Q4	(453,710)	2009 Q4
Deliveries SF	1.1 M	1,983,585	1,771,063	5,756,890	2007 Q4	441,326	2011 Q2
Rent Growth	6.1%	0.5%	2.7%	7.0%	2018 Q2	-7.0%	2010 Q2
Sales Volume	\$997 M	\$790.6M	N/A	\$1.2B	2007 Q2	\$194.6M	2009 Q4

Leasing

Orlando is one of the healthiest markets in the nation by measure of fundamentals. With a strong demand pool that has been resilient to many of the well-publicized negative retail factors over recent years and a muted supply pipeline, the metro's average vacancy rate is the lowest it has been in over a decade.

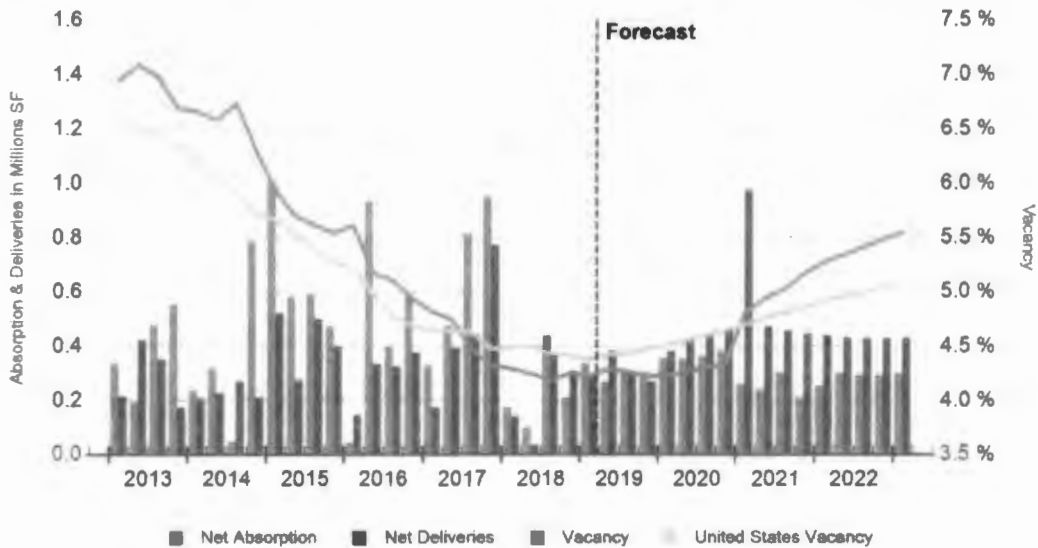
The consistent demand can be attributed to many factors, including having arguably the nation's strongest tourism industry, a booming population, and a job growth rate among the best in the country. These have all contributed to form a robust economy with one of the tightest labor market in the nation. In 2019, the unemployment rate reached a low not seen in two decades and is nearly 100 basis points below the national average.

Orlando is also one of the top wage growth metros over the last three years, which further fuels already-elevated

metro personal consumption. With job and population growth expected to continue to outpace the national average and expanding tourism, including a record 72 million visitors in 2017, demand should remain elevated over the foreseeable future.

As typical for most metros, there have been some large blocks of vacant space added back to the market by recent store closures. However, Orlando has been largely been able to fill many of these spaces through backfilling and creative reuse. West Oaks Mall was able to fill spots by repurposing into call centers. This included Bed, Bath & Beyond taking 35,000 SF from the vacant Belk's space and Xerox using 70,000 SF from the former Sears location. Orlando Fashion Square demolished their former Sears store space and auto center and began construction on over 100,000 SF of shell space leased to two new large tenants.

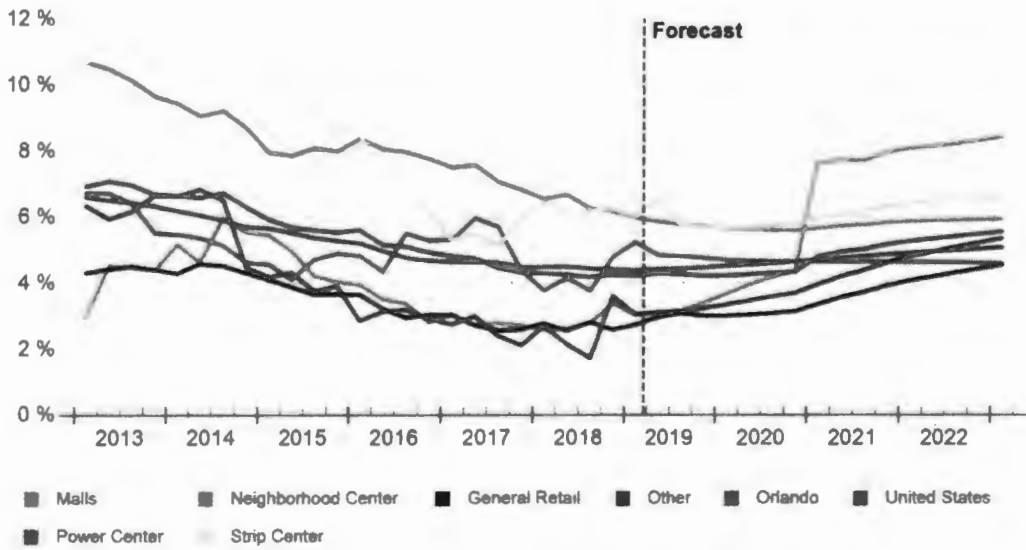
NET ABSORPTION, NET DELIVERIES & VACANCY



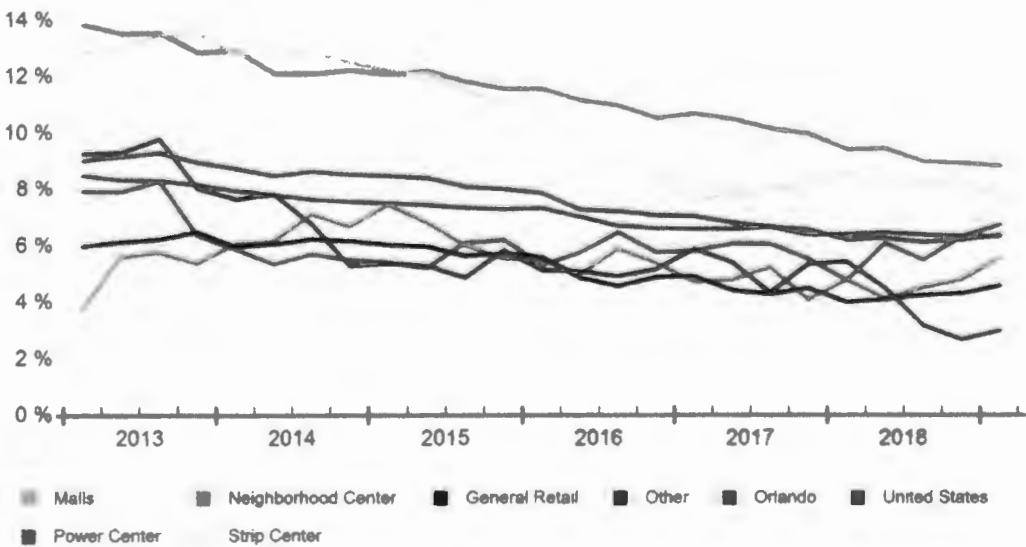
Leasing

March 2019

VACANCY RATE

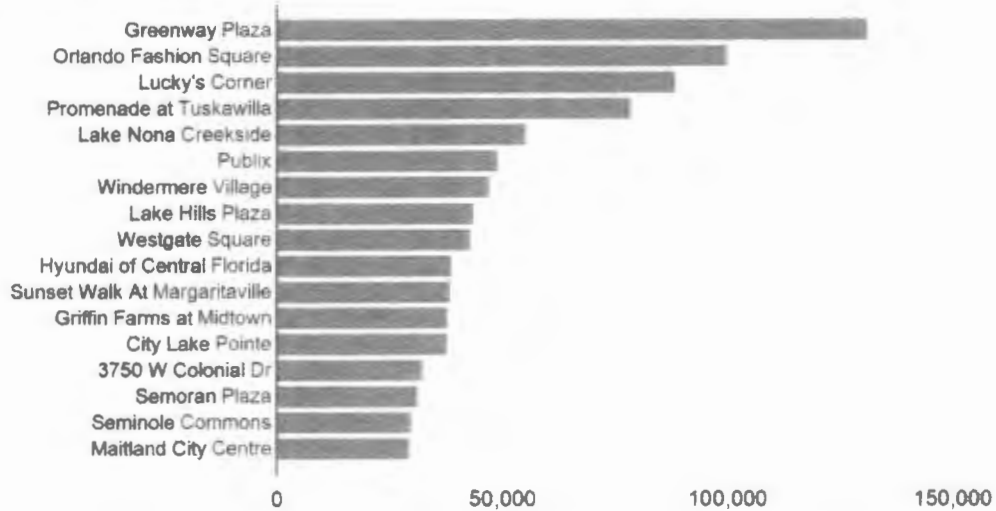


AVAILABILITY RATE



Leasing

12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				12 Month
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Greenway Plaza	E Seminole Outlying	138,206	0	138,208	0	0	0	131,208
Orlando Fashion Square	436 Corridor	100,000	0	0	0	0	0	100,000
Lucky's Corner	South Orange	94,000	5,334	88,666	0	0	0	88,666
Promenade at Tuskawilla	Casselberry	217,032	7,984	0	0	0	0	78,495
Lake Nona Creekside	SE Orange Outlying	60,000	4,842	1,200	0	0	0	55,158
Publix	Osceola Outlying	49,101	0	0	0	0	0	49,101
Windermere Village	SW Orange Outlying	50,000	2,750	0	0	0	0	47,250
Lake Hills Plaza	Lake County	95,462	0	0	0	0	0	43,690
Westgate Square	West Colonial	157,135	0	43,000	0	0	0	43,000
Hyundai of Central Florida	Lake County	38,865	0	0	0	0	0	38,865
Sunset Walk At Margaritaville	Osceola Outlying	46,804	8,308	5,179	0	0	0	38,490
Griffin Farms at Midtown	Lake Mary	38,000	0	38,000	0	0	0	38,000
City Lake Pointe	Tourist Corridor	70,000	24,341	0	0	0	0	37,828
3750 W Colonial Dr	West Colonial	41,260	0	0	0	0	0	32,500
Semoran Plaza	436 Corridor	89,798	12,190	0	0	0	0	31,380
Seminole Commons	Sanford	30,000	0	0	0	0	0	30,000
Maitland City Centre	Maitland	38,950	9,316	2,785	0	0	0	29,834
Subtotal Primary Competitors		1,364,613	78,065	317,038	0	0	0	913,269
Remaining Orlando Market		142,862,323	6,031,656	(19,435)	0	0	0	156,165
Total Orlando Market		144,046,936	6,109,721	297,601	0	0	0	1,069,434

Rent

Annual rent growth has been notably strong for the past five years and has remained well above Orlando's long-term trend. Though there has been slight cooling in 2019, largely driven down by lagging malls rents, gains have remained elevated and Orlando is one of the top retail rent growth metros in the county. Additionally, the cooling is somewhat relative to the unusually high 2017, which saw Orlando's highest average annual rent gains on record.

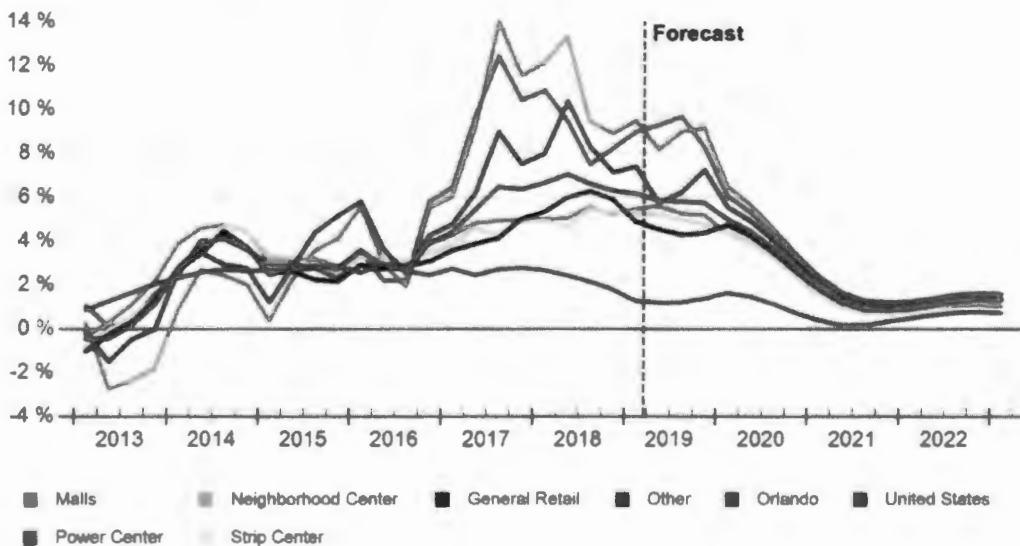
Even with the elevated rent growth in recent years, the average asking rents have still not recovered to prerecession peaks. Orlando's retail sector was hit so hard by the recession that the metro didn't see a net positive rent growth for the recovery period until late 2017. The six-year stretch from 2011-2016 averaged a

a year-over-year rent growth loss of just over 1 percent.

With fundamentals near all-time lows and a pipeline that is still below historical average build levels, Orlando's expected strong continued future demand leaves it well-positioned to continue its run of elevated rent growth.

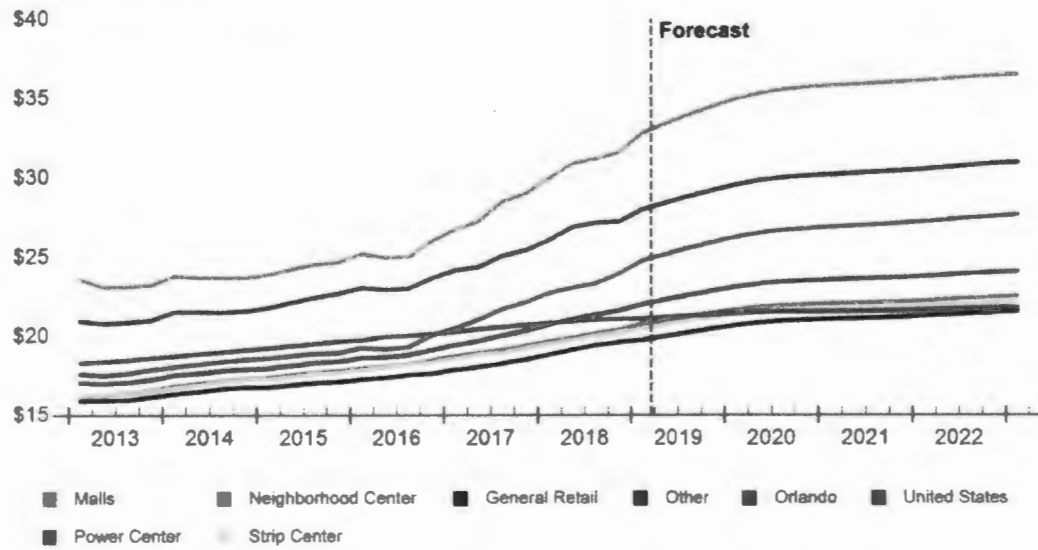
Although it is notable that construction has begun to pick up of late, perhaps the largest threat to future annual rent growth. Even during relatively sluggish times, retail developers are attracted to Orlando due to its high level of tourism, particularly along and near the Tourist Corridor. Given Orlando's booming economy, tight fundamentals, and exceptional rent growth of late, increased construction activity would not be shocking even in a retail environment ripe with uncertainties.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FOOT



Construction

March 2019

Retail construction is slightly on the rise in 2019. Although nowhere near prerecession build levels, retail starts have been steadily gaining momentum with over five million square feet delivered since 2015. This is a marked improvement over the initial portion of this cycle, though it is still only a little over half of Orlando's long-term norm. As one of the only Florida metros with little geographical supply constraints, The City Beautiful maintains an elevated risk of overbuilding.

In many metros, an increasing amount of vacant space by well-publicized store closures and bankruptcies has tended to decrease incentives for developers to increase existing inventories. However, in Orlando, developers have been noticeably more active of late over recent quarters. With nearly 1.5 million SF underway, build levels are nearly in-line with the historical average and at their highest in over a decade.

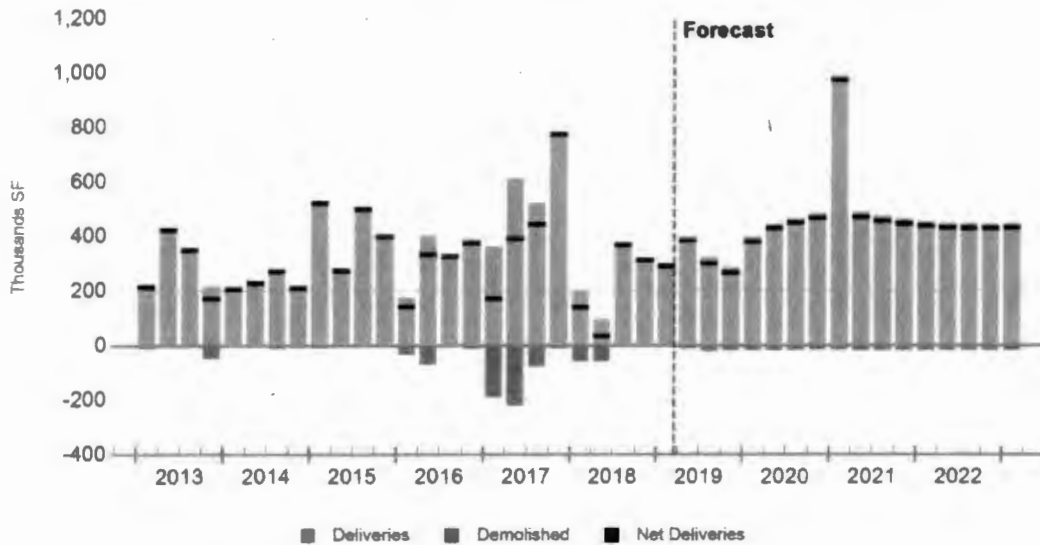
There has been extensive grocery chain expansions in Orlando over recent quarters. For example, Lucky's Market, a natural foods grocer, opened two additional stores in 2018 in Winter Park and Kissimmee. With a strong, consistent demand pool fueled by not only record levels of tourism but also some of the nation's best job

and population growth rates, Orlando appears likely to continue attract future grocery activity.

With one-third of its stock constructed prior to 1995, the Tourist Corridor Submarket could be primed for future development. Additionally, the submarket has arguable the metro's prime retail positioning at the nexus of the record-setting tourism industry and the I-4 Ultimate Improvement Project. The theme parks and attractions here are also heavily expanding, including the the \$300 million Skyplex indoor entertainment complex, Universal Resort's Volcano Bay water park, and Disney's 2019 opening of Star Wars Land.

There are a number of other prominent projects underway, such as Maitland City Centre, a \$68 million mixed-use venture that should revitalize the Maitland downtown area. The Lake Nona Submarket is also one of the most innovative and creative in Orlando for retail. For example, Tavistock Development recently partnered with Intersection, a company backed by Google, to integrate technology with Lake Nona Town Center. The 3.8 million square foot development plans to re-imagine brick-and-mortar retail integration, parking efficiency and security.

DELIVERIES & DEMOLITIONS

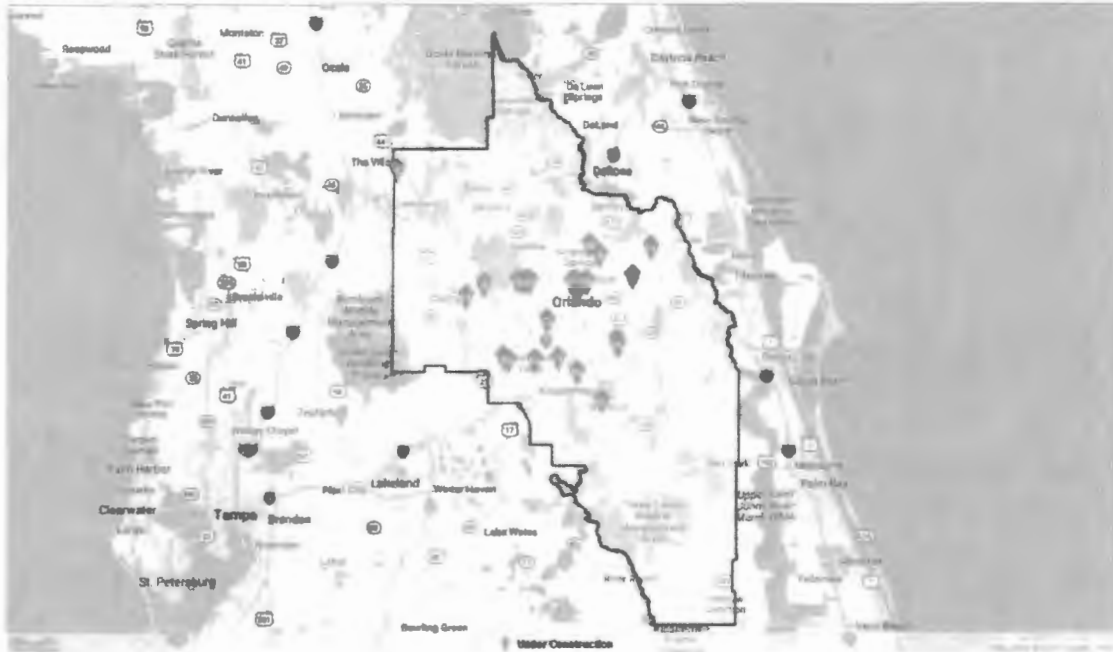


Under Construction Properties

03/18/2019

Properties	Square Feet	Percent of Inventory	Released
49	1,239,380	0.9%	71.8%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 362 Maine St	★★★★★	500,000	2	Dec-2017	Dec-2020	City Center West Orange City Center West Orange
2 Creative Village - Retail W Livingston St	★★★★★	150,000	15	Jul-2017	Jun-2019	Ustler Properties, Inc. City of Orlando Utilities Commission
3 Retail C 12195-12299 E Colonial Dr	★★★★★	89,200	1	Apr-2018	Apr-2019	- Park Square Homes
4 745 CR 466A - Miller Blvd	★★★★★	66,240	1	Dec-2018	Apr-2019	- -
5 Magnolia Avenue Mixed... 107 E Hillcrest St	★★★★★	42,820	3	Aug-2018	Aug-2019	- Sandbox Properties of Florida, LLC
6 Studio Movie Grill Movie... 8118 W Irla Bronson Mem...	★★★★★	40,521	1	Oct-2016	Apr-2019	- Argonne Capital Group, LLC
7 Shoppes at Nona Place 13000 Narcoossee Rd	★★★★★	36,250	1	Jan-2018	Apr-2019	Blackfin Partners Investments, Inc. Blackfin Partners Investments, Inc.

Under Construction Properties

Under Construction

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8 Winter Park Class A Retail 3299 Howell Branch Rd	★★★★★	36,000	1	Sep-2018	May-2019	-
9 Magnolia Center 17330 SR-50 Hwy	★★★★★	22,700	2	Jun-2018	Dec-2019	SunDev Properties, Inc.
10 Oak's Commerce Center 1104 S Clarke Rd	★★★★★	16,800	1	Aug-2018	Apr-2019	MGF Development, LLC
11 Anchor Pad 3745 S US Highway 27	★★★★★	15,000	-	Apr-2017	Apr-2019	Vista Clinical
12 Ole Red Orlando 8375 International Dr	★★★★★	15,000	3	Feb-2019	May-2020	Ryman Hospitality Properties, Inc.
13 Maguire Commons 10959 W Colonial Dr	★★★★★	14,340	1	Apr-2018	Apr-2019	-
14 Hudson Shoppes 5565 W Irla Bronson Mem...	★★★★★	14,000	1	Nov-2018	Nov-2019	-
15 CVS 7551 W Irla Bronson Mem...	★★★★★	12,900	1	Oct-2018	Oct-2019	Elisa Deixler
16 New Retail Development 1751 Fortune Rd	★★★★★	12,000	1	Feb-2019	Dec-2019	-
17 Building 3 Notte Rd & Cane Creek Rd	★★★★★	9,940	1	Jan-2019	Aug-2019	City Of Saint Cloud
18 Amelia Court at Creative... 680 W Concord St	★★★★★	9,770	1	Apr-2018	Jun-2019	Southern Affordable Services, Inc
19 Auto Zone 12278 Narcoossee Rd	★★★★★	7,500	1	May-2018	Apr-2019	Clarion Partners
20 Miller's Ale House 12105 W Colonial Dr	★★★★★	7,000	1	Oct-2018	Oct-2019	Legacy Development
21 3040 Dyer Blvd	★★★★★	6,600	1	Feb-2018	Apr-2019	-
22 13000 Narcoossee Rd	★★★★★	6,000	1	Aug-2018	Apr-2019	Blackfin Partners Investments, Inc. Blackfin Partners Investments, Inc.
23 13000 Narcoossee Rd	★★★★★	6,000	1	Jan-2019	May-2019	-
24 Shoppes at Sterling Creek 443 W County Road 419	★★★★★	6,000	1	Sep-2018	May-2019	-
25 13000 Narcoossee Rd	★★★★★	6,000	1	Aug-2018	Nov-2019	Blackfin Partners Investments, Inc.
26 Olive Garden 3111 E Colonial Dr	★★★★★	5,850	1	Nov-2017	Apr-2019	Seritage Growth Properties
27 1731 S Orange Ave	★★★★★	5,700	1	Nov-2017	Apr-2019	Vision Development & Management
28 485 State Road 436	★★★★★	5,418	1	Jan-2019	Jun-2019	RV Retailer LLC

Sales

Retail activity has been robust of late, averaging over \$1 billion in total volume each year since 2013, more than 25 percent above the metro's historical average. After a slight cooling the last two years from the cyclic peak volume between 2013 to 2015, sales were up somewhat in 2018.

The average pricing over recent quarters has generally continued to increase. The overall yields have likewise continued to experience steady compression, with 2018 generating the lowest average market cap rates in over a decade.

Many Orlando trades involve neighborhood shopping centers, often grocery-anchored and representing value-add opportunities. For example, the Publix-anchored Good Homes Plaza in the West Colonial Submarket recently sold for \$23.75 million (\$143.30/SF). The property was 96% occupied at the time of sale and acquired by a Toronto, Canada-based REIT, Slate Retail. In another value-add transaction, HFF brokered the sale of The Center of Winter Park, a 3 Star 245,000 SF community center in Winter Park. The center is located in a grocery hub with many popular chains

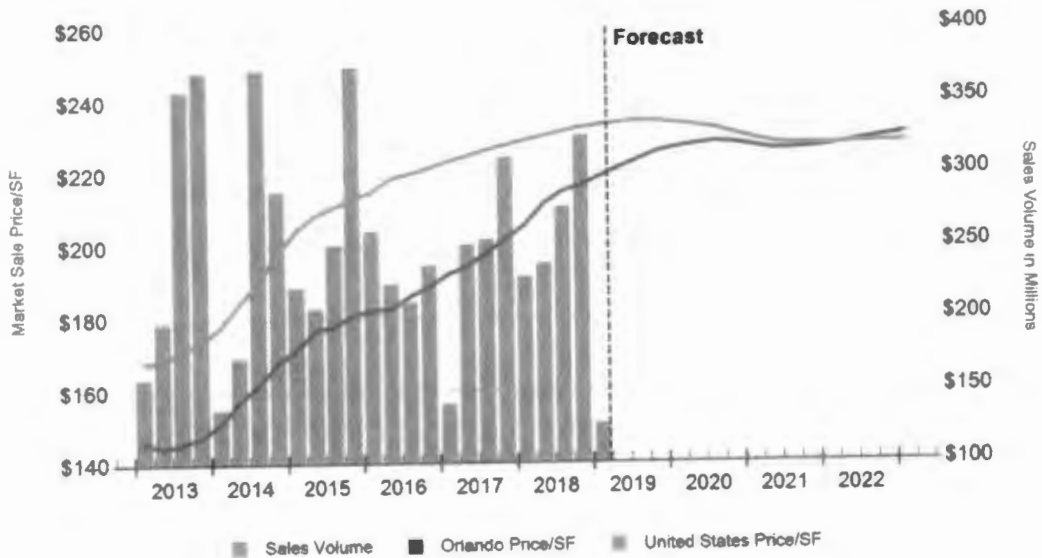
nearby and sold for \$72.75 million.

Malls have gotten increasing attention lately, such as Oviedo Mall trading as part of a 3-property portfolio for \$15.35 million to a Los Angeles-based investor. The mall was 98% leased at the time of sale and is located in the Casselberry Submarket and anchored by Regal Cinemas.

There has also been an increase in luxury retail trades. For example, the nearly 110,000 SF Dellagio Town Center, located in the Tourist Corridor, traded in early 2018 for \$39.65 million (\$360.82/SF). This was the third time the center has traded hands since 2012.

Most submarkets in Orlando are seeing increased retail trade activity, though there remain a few with low liquidity such as Lake Nona. However, Tavistock Development recently disposed of a large asset there when it sold a significant portion of its Lake Nona Landing retail complex. The development was acquired by NY-based Clarion Partners for nearly \$300/SF and included tenants such as Walmart Supercenter, Crunch Fitness, and PetSmart.

SALES VOLUME & MARKET SALE PRICE PER SF



Sales Past 12 Months

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
540	7.1%	\$200	8.6%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$15,000	\$2,536,275	\$1,200,000	\$55,490,302
Price Per SF	\$0.83	\$200	\$214	\$2,185
Cap Rate	4.0%	7.1%	7.0%	22.0%
Time Since Sale in Months	0.1	6.4	6.6	12.0
Property Attributes	Low	Average	Median	High
Building SF	200	18,838	4,913	1,159,255
Stories	1	1	1	3
Typical Floor SF	200	14,404	4,535	579,628
Vacancy Rate At Sale	0%	8.6%	0%	100%
Year Built	1884	1981	1986	2021
Star Rating	★★★★★	★★★★★ 2.5	★★★★★	★★★★★

Sales Past 12 Months

RECENT SIGNIFICANT SALES

Property Name - Address	Rating	Property			Sale Date	Sale		
		Yr Built	Bldg SF	Vacancy		Price	Price/SF	Cap Rate
1 501 N Orlando Ave	★★★★★	1965	207,905	0%	8/2/2018	\$55,490,302	\$267	6.1%
2 MarketPlace at Seminole... 1301-2251 Wp Ball Blvd	★★★★★	2005	221,573	2.8%	1/3/2019	\$31,804,478	\$144	8.0%
3 International Drive Value... 5295 International Dr	★★★★★	1995	185,704	1.8%	11/13/2018	\$26,156,000	\$141	-
4 Central FL Chrysler Dod... 8675 Commodly Cir	★★★★★	2003	67,319	0%	10/2/2018	\$23,035,478	\$342	-
5 18955-19009 US Hwy 441	★★★★★	2010	72,780	0%	7/13/2018	\$18,783,300	\$258	-
6 Retail A&B 8115-8379 S John Young...	★★★★★	1999	151,487	0%	10/5/2018	\$16,800,000	\$110	8.0%
7 Bahama Breeze 8849 International Dr	★★★★★	1996	12,101	0%	5/25/2018	\$16,245,000	\$1,342	5.0%
8 Alafaya Commons 11792-11970 E Colonial Dr	★★★★★	1987	122,864	9.3%	6/28/2018	\$15,528,892	\$127	-
9 Vine Street Square 3107-3199 W Vine St	★★★★★	1985	78,920	0%	9/4/2018	\$15,299,388	\$194	7.6%
10 Mercedes-Benz of Orlando 810 N Orlando Ave	★★★★★	1984	53,938	0%	10/15/2018	\$13,750,000	\$255	-
11 1433 Wp Ball Blvd	★★★★★	2005	43,161	0%	1/3/2019	\$12,258,133	\$284	8.0%
12 Heritage Hills Clubhouse 3195 Heritage Hills Blvd	★★★★★	-	16,593	0%	11/27/2018	\$12,000,000	\$723	6.0%
13 Winter Garden Regional... 14001-14211 W Colonial Dr	★★★★★	1986	128,973	37.2%	4/5/2018	\$11,400,000	\$88	8.0%
14 Conway Plaza 4400-4434 Curry Ford Rd	★★★★★	1985	94,840	1.3%	6/29/2018	\$10,173,167	\$107	6.5%
15 1500-8 1550 Lee Rd	★★★★★	1975	19,290	0%	8/2/2018	\$9,612,164	\$498	6.1%
16 1300 Rinehart Rd	★★★★★	2011	24,653	0%	5/14/2018	\$9,300,000	\$377	-
17 Marshalls 5975 S Goldenrod Rd	★★★★★	-	59,099	0%	10/31/2018	\$9,055,041	\$153	8.0%
18 Walgreens 2300 S Goldenrod Rd	★★★★★	2018	14,550	0%	8/21/2018	\$8,700,000	\$598	5.0%
19 Shoppes at Meadow Ridge 2910 Maguire Rd	★★★★★	2008	40,827	0%	5/10/2018	\$8,450,000	\$207	8.7%
20 Oak Ridge Crossings 4015-4083 W Oak Ridge Rd	★★★★★	1990	81,538	5.8%	1/17/2019	\$8,200,000	\$101	7.1%

Orlando is one of the few metros where total employment almost always outpaces the U.S. average, though during recessions it still experiences deeper drops typical of Sun Belt metros. In the past five years, job growth in the metro has been among the best in the nation and more than double the U.S. average.

Tourism is clearly the chief economic driver. Orlando is the #1 destination in the U.S., setting overall visitor records each of the last five years, including a record 72 million in 2017. This number should continue to grow, with numerous infrastructure improvements in place, a booming population, and large additions at most area theme parks. Orlando tends to be more exposed than a typical metro to foreign policy changes due to the tourism industry and large international migration.

Unsurprisingly, leisure and hospitality tend to lead the way in Orlando and have had strong growth in the past three years, adding about 22,000 jobs. This sector is the largest in the metro, accounting for 255,000 jobs (21% of total employment), which is about double the concentration in the typical U.S. metro. This sector continues to see job creation, including the recently-created Wyndham Destinations announcement that it will establish its global headquarters in Orlando, creating 200 high-income jobs.

Employment in the leisure and hospitality super-sector is relatively stable in Orlando, unlike nationally and in similar tourism-driven metros like Las Vegas. In fact, amusement park employment in Orlando dipped by only 4.6% during the recession, less than half of the overall employment loss. Additionally, amusement employment experienced a very brief recession, only falling for five quarters before exceeding prerecession peaks after seven quarters. Comparatively, the U.S. fell for eight quarters and didn't exceed prerecession peaks until after 20 quarters.

Education and health services, of which health services comprises the largest share (87%), have grown well above the national average. Despite the growth, Florida universities have been unable to keep up with the increased demand for teachers, creating opportunities for migrant education workers, especially in Orlando with its wealth of A-rated schools. The Central Florida area should continue to be a destination market for health services job seekers, while many areas of the U.S. are closing hospitals or struggling to find alternative uses for unneeded facilities.

Construction job growth has been on fire recently, although is still 20% smaller than at its prerecession peak. Trade has the second-largest concentration of jobs in the metro, with 230,000 jobs (19%). Growth in this sector has been mediocre, averaging about 3.3% annually. The tech sector hasn't been a major factor thus far, but it could be positioned to provide a significant boost to the metro. Osceola County's 20-acre Florida Advanced Manufacturing Research Center was completed in 2017, only 24 months after construction began. The smart-sensor facility is expected to bring in thousands of high-tech, high-income jobs. Orlando is a major player in defense work and is well-positioned to capture a significant portion of the nation's recent and proposed future military budget increase. In fact, after years of lackluster growth, the manufacturing sector has seen rapid recent growth since 2016.

As evident from the record-setting visitors, the Orlando area's tourist industry is booming. The number of visitors should only continue to go up in the future, with many recently-opened attractions drawing crowds, including Universal's Volcano Bay, Disney's Pandora: The World of Avatar and Toy Story Land, Legoland's Ninjago, the \$300 million Skypex park, Andretti Indoor Karting & Games, and the Orlando City Soccer Club expansion. There are also a number of projects in the near pipeline expected to further boost tourism, including Disney's Star Wars and Margaritaville Resort Orlando. The metro has also increased its prominence hosting sports events and trade shows, such as the NFL Pro Bowl, the 2017 NCAA Men's Basketball Championship's first and second rounds, the 2019 MLS All-Star Game, and the annual IAAPA Expo.

Many infrastructure improvements are underway, including the \$2.3 billion I-4 Ultimate Improvement Project and Orlando International Airport's recently-increased \$4.27 billion capital improvement project. The airport saw nearly 45 million travelers pass through in 2017 and was sorely due for an overhaul, as its infrastructure was originally designed to handle an annual average of 40 million people. The project is well underway, with construction progressing on the Intermodal Terminal Facility, an Automated People Mover, the south terminal, and an additional 16 gates. The airport expects to complete the work in 2020. Additionally, Central Florida Expressway Authority recently announced the largest plan in its history, which is expected to create over 11,000 jobs by 2022. The \$1.6 billion work plan will widen existing roads, resurface and improve highway lighting and complete portions of the I-

Economy

March 18, 2019

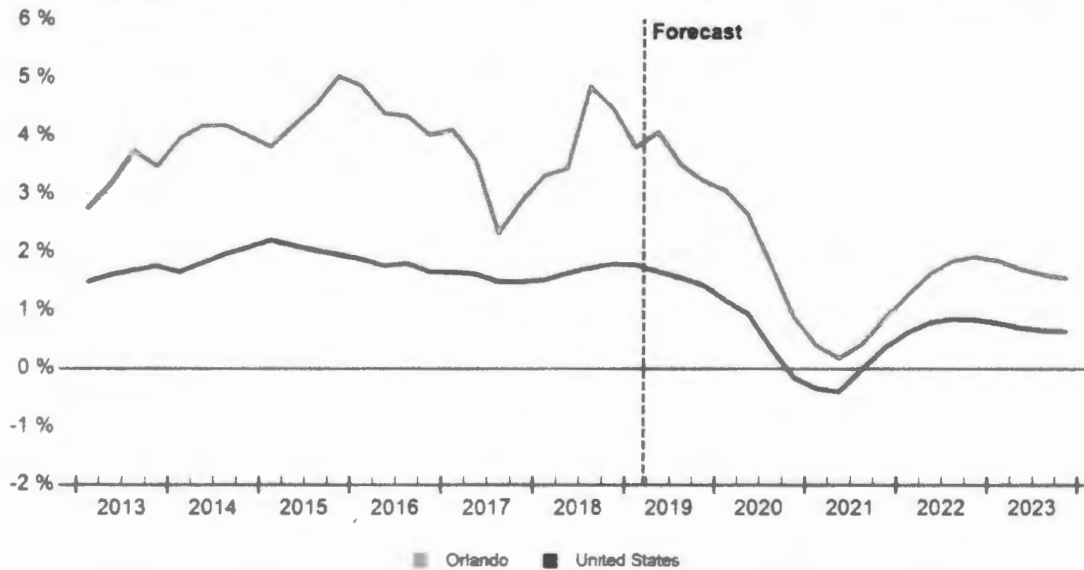
4 Ultimate.

ORLANDO EMPLOYMENT BY INDUSTRY IN THOUSANDS

NAICS Industry	Current Jobs		Current Growth		10 Yr Historical		5 Yr Forecast	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	49	0.4	5.06%	1.81%	2.00%	0.27%	-0.80%	-1.43%
Trade, Transportation and Utilities	239	1.0	1.37%	1.08%	2.23%	0.94%	1.15%	0.16%
Retail Trade	152	1.1	0.62%	0.15%	2.61%	0.72%	1.30%	0.20%
Financial Activities	78	1.0	0.75%	1.41%	1.44%	0.78%	1.32%	0.64%
Government	124	0.6	-0.52%	0.53%	0.61%	-0.03%	0.59%	0.54%
Natural Resources, Mining and Construction	88	1.2	13.49%	4.40%	3.50%	1.14%	3.63%	1.09%
Education and Health Services	162	0.8	4.55%	2.17%	3.30%	2.09%	1.78%	0.98%
Professional and Business Services	241	1.3	6.32%	2.74%	3.71%	2.28%	2.10%	1.21%
Information	24	1.0	0.39%	0.35%	-0.66%	-0.20%	0.38%	0.00%
Leisure and Hospitality	275	1.9	3.95%	2.34%	3.67%	2.32%	2.02%	1.04%
Other Services	47	0.9	4.20%	1.35%	1.47%	0.83%	0.95%	0.21%
Total Employment	1,327	1.0	3.90%	1.79%	2.66%	1.20%	1.62%	0.57%

Source: Moody's Analytics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Moody's Analytics

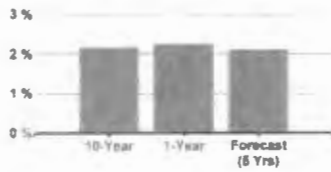
Economy

DEMOGRAPHIC TRENDS

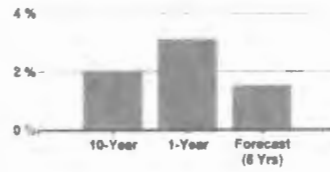
Demographic Category	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	2,607,542	328,589,243	2.3%	0.6%	2.2%	0.7%	2.1%	0.6%
Households	983,043	126,853,133	3.1%	1.0%	1.9%	0.8%	2.8%	1.0%
Median Household Income	\$80,024	\$64,176	7.5%	3.7%	2.1%	2.3%	3.8%	2.8%
Labor Force	1,388,253	183,219,452	3.1%	1.1%	2.0%	0.6%	1.5%	0.8%
Unemployment	3.0%	3.8%	-0.4%	-0.3%	-0.6%	-0.4%	-	-

Source: Moody's Analytics

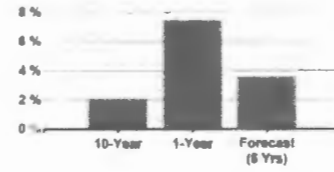
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Moody's Analytics

Submarkets

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	436 Corridor	656	9,538	6.6%	5	4	123	1.3%	3	1	6	0.1%	11
2	Altamonte/Douglas	405	5,939	4.1%	10	1	15	0.3%	14	0	-	-	-
3	Apopka	224	3,313	2.3%	16	2	23	0.7%	11	1	2	0.1%	17
4	Casselberry	452	7,261	5.0%	8	6	66	0.9%	7	3	42	0.8%	7
5	Downtown Orlando	163	1,273	0.9%	25	0	0	0%	-	1	43	3.4%	6
6	E Seminole Outlying	201	2,377	1.7%	19	1	4	0.1%	23	1	6	0.3%	10
7	Kissimmee	496	8,588	6.0%	6	3	13	0.2%	15	2	19	0.2%	8
8	Lake County	1,570	19,131	13.3%		3	22	0.1%	12	6	115	0.6%	2
9	Lake Mary	231	3,351	2.3%	15	14	152	4.5%	2	1	3	0.1%	15
10	Lee Road	130	1,323	0.9%	24	1	5	0.3%	21	0	-	-	-
11	Longwood	186	1,842	1.3%	22	1	10	0.5%	17	0	-	-	-
12	Maitland	58	939	0.7%	28	1	39	4.1%	9	0	-	-	-
13	Maitland Center	185	2,545	1.8%	17	1	17	0.7%	13	0	-	-	-
14	Metro West	209	2,175	1.5%	20	3	23	1.1%	10	0	-	-	-
15	NW Orange Outlying	92	964	0.7%	27	1	3	0.3%	25	0	-	-	-
16	Orlando Airport	100	1,377	1.0%	23	0	0	0%	-	0	-	-	-
17	Orlando Central Park	435	9,701	6.7%	4	0	0	0%	-	1	5	0.1%	13
18	Ocoola Outlying	507	7,857	5.3%	7	17	186	2.4%		8	83	1.1%	4
19	Sanford	442	5,272	3.7%	11	2	6	0.1%	20	0	-	-	-
20	SE Orange Outlying	416	6,230	4.3%	9	7	110	1.8%	5	8	72	1.2%	5
21	South Orange	283	2,435	1.7%	18	4	121	5.0%	4	1	6	0.2%	12
22	St Cloud	199	2,108	1.5%	21	1	4	0.2%	22	1	3	0.1%	14
23	SW Orange Outlying	151	3,616	2.5%	13	7	93	2.6%	6	1	2	0.1%	16
24	Tourist Corridor	553	12,476	8.7%	2	8	47	0.4%	8	1	15	0.1%	9
25	University	58	680	0.5%	29	1	3	0.4%	24	0	-	-	-
26	University Research	51	618	0.4%	30	0	0	0%	-	2	94	15.2%	3
27	W Seminole Outlying	85	1,073	0.7%	26	0	0	0%	-	0	-	-	-
28	West Colonial	855	12,191	8.5%	3	3	12	0.1%	16	6	698	5.7%	1
29	West University	246	4,623	3.2%	12	1	9	0.2%	18	0	-	-	-
30	Winter Park	394	3,433	2.4%	14	3	7	0.2%	19	0	-	-	-

Submarkets

SUBMARKET RENT

No.	Submarket	Asking Rent		12 Month Asking Rent		Annualized Quarterly Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	436 Corridor	\$19.76	18	7.1%	6	8.8%	6
2	Altamonte/Douglas	\$21.88	15	4.1%	28	4.4%	14
3	Apopka	\$18.83	23	4.0%	29	1.8%	28
4	Casselberry	\$19.06	20	4.5%	25	3.9%	18
5	Downtown Orlando	\$28.43	6	7.2%	5	9.0%	5
6	E Seminole Outlying	\$21.03	16	4.7%	21	3.9%	16
7	Kissimmee	\$18.71	24	4.6%	24	3.0%	24
8	Lake County	\$17.41	27	4.7%	20	3.0%	23
9	Lake Mary	\$24.15	9	6.1%	9	7.9%	8
10	Lee Road	\$15.97	29	3.2%	30	1.5%	29
11	Longwood	\$14.87	30	4.9%	16	3.2%	20
12	Maitland	\$22.13	14	4.9%	15	5.7%	10
13	Maitland Center	\$18.85	21	5.0%	13	4.8%	12
14	Meiro West	\$22.94	12	7.0%	7	8.1%	7
15	NW Orange Outlying	\$18.65	25	4.6%	23	2.3%	27
16	Orlando Airport	\$24.65	7	4.3%	27	3.0%	21
17	Orlando Central Park	\$30.14	2	10.1%	1	15.5%	1
18	Osceola Outlying	\$22.84	13	4.8%	17	3.9%	17
19	Sanford	\$18.85	22	5.7%	11	5.2%	11
20	SE Orange Outlying	\$23.76	10	4.8%	18	4.1%	15
21	South Orange	\$19.15	19	4.5%	26	2.8%	25
22	St Cloud	\$18.88	28	4.8%	19	2.4%	26
23	SW Orange Outlying	\$31.95	1	8.3%	2	12.1%	2
24	Tourist Corridor	\$29.32	3	7.7%	3	11.3%	3
25	University	\$28.95	4	6.1%	10	1.1%	30
26	University Research	\$23.61	11	5.0%	14	3.8%	19
27	W Seminole Outlying	\$20.18	17	5.2%	12	4.7%	13
28	West Colonial	\$17.60	26	6.2%	8	6.4%	9
29	West University	\$24.59	8	7.6%	4	9.1%	4
30	Winter Park	\$28.81	5	4.6%	22	3.0%	22

Submarkets

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Net Absorption			Construct. Ratio
		SF	Percent	Rank	SF	% of Inv	Rank	
1	436 Corridor	416,459	4.4%	17	73,154	0.8%	10	1.7
2	Altamonte/Douglas	319,630	5.4%	19	56,274	0.9%	11	0.3
3	Apopka	120,633	3.6%	11	(10,753)	-0.3%	22	-
4	Casselberry	427,490	5.9%	22	12,666	0.2%	14	5.0
5	Downtown Orlando	80,809	6.4%	25	(7,773)	-0.6%	21	-
6	E Seminole Outlying	91,275	3.8%	12	140,853	5.9%	3	0
7	Kissimmee	372,503	4.3%	15	(85,283)	-1.0%	30	-
8	Lake County	587,543	3.1%	8	109,264	0.6%	5	0.2
9	Lake Mary	200,684	6.0%	23	111,738	3.3%	4	1.3
10	Lee Road	129,338	9.8%	29	(12,005)	-0.9%	23	-
11	Longwood	100,202	5.4%	20	(15,081)	-0.8%	24	-
12	Maitland	67,281	7.2%	26	(6,694)	-0.7%	20	-
13	Maitland Center	86,811	3.4%	9	(18,549)	-0.7%	27	-
14	Metro West	56,817	2.6%	4	18,397	0.8%	13	1.2
15	NW Orange Outlying	84,216	8.7%	28	(50,644)	-5.3%	29	-
16	Orlando Airport	36,048	2.6%	5	(6,624)	-0.5%	19	-
17	Orlando Central Park	394,057	4.1%	13	(31,793)	-0.3%	28	-
18	Osceola Outlying	205,463	2.7%	6	221,959	2.9%	1	0.7
19	Sanford	227,487	4.3%	14	94,610	1.6%	8	0.1
20	SE Orange Outlying	109,222	1.8%	3	104,389	1.7%	6	0.9
21	South Orange	140,749	5.8%	21	80,712	3.3%	9	1.5
22	St Cloud	62,626	3.0%	7	(15,364)	-0.7%	25	-
23	SW Orange Outlying	74,801	2.1%	2	99,246	2.7%	7	0.9
24	Tourist Corridor	444,760	3.6%	10	166,465	1.3%	2	0.3
25	University	59,229	8.7%	27	(16,168)	-2.4%	26	-
26	University Research	15,860	2.6%	3	(2,133)	-0.3%	17	-
27	W Seminole Outlying	109,958	10.3%	30	6,557	0.6%	16	-
28	West Colonial	731,079	6.0%	24	46,889	0.4%	12	0.2
29	West University	203,893	4.4%	18	8,950	0.2%	15	0.4
30	Winter Park	149,798	4.4%	16	(3,794)	-0.1%	18	-

Supply & Demand Trends

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	152,498,566	1,726,262	1.1%	1,345,395	0.9%	1.3
2022	150,772,304	1,722,867	1.2%	1,138,304	0.8%	1.5
2021	149,049,437	2,342,885	1.6%	1,005,798	0.7%	2.3
2020	146,706,552	1,720,757	1.2%	1,450,184	1.0%	1.2
2019	144,985,795	1,236,990	0.9%	1,208,751	0.8%	1.0
YTD	144,046,936	298,131	0.2%	297,801	0.2%	1.0
2018	143,748,805	861,864	0.6%	920,841	0.6%	0.9
2017	142,886,941	1,799,927	1.3%	2,584,673	1.8%	0.7
2016	141,087,014	1,174,742	0.8%	1,966,356	1.4%	0.6
2015	139,912,272	1,689,875	1.2%	2,647,593	1.9%	0.6
2014	138,222,397	913,754	0.7%	1,386,249	1.0%	0.7
2013	137,308,643	1,155,746	0.8%	1,558,319	1.1%	0.7
2012	136,152,897	1,019,797	0.8%	1,228,476	0.9%	0.8
2011	135,133,100	507,492	0.4%	922,964	0.7%	0.5
2010	134,625,606	758,962	0.6%	967,549	0.7%	0.8
2009	133,866,646	2,079,490	1.6%	(453,710)	-0.3%	-
2008	131,787,156	4,296,275	3.4%	2,464,606	1.9%	1.7
2007	127,490,861	5,739,851	4.7%	5,063,743	4.0%	1.1

MALLS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	16,423,117	455,961	2.9%	386,459	2.4%	1.2
2022	15,967,156	455,057	2.9%	358,834	2.2%	1.3
2021	15,512,099	984,547	6.8%	397,391	2.6%	2.5
2020	14,527,552	441,419	3.1%	278,324	1.9%	1.6
2019	14,086,133	73,058	0.5%	63,257	0.4%	1.2
YTD	14,013,075	0	0%	62,943	0.4%	0
2018	14,013,075	245,012	1.8%	144,935	1.0%	1.7
2017	13,768,063	458,862	3.4%	460,065	3.3%	1.0
2016	13,309,201	148,991	1.1%	305,396	2.3%	0.5
2015	13,160,210	0	0%	197,969	1.5%	0
2014	13,160,210	0	0%	(151,375)	-1.2%	-
2013	13,160,210	0	0%	(189,381)	-1.4%	-
2012	13,160,210	8,118	0.1%	31,423	0.2%	0.3
2011	13,152,094	0	0%	(43,555)	-0.3%	-
2010	13,152,094	0	0%	22,660	0.2%	0
2009	13,152,094	307,512	2.4%	189,493	1.4%	1.6
2008	12,844,582	93,635	0.7%	113,460	0.9%	0.8
2007	12,750,947	439,968	3.6%	337,096	2.6%	1.3

Supply & Demand Trends

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POWER CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	10,667,818	4,956	0%	7,457	0.1%	0.7
2022	10,662,862	4,963	0%	6,796	0.1%	0.7
2021	10,657,899	5,284	0%	6,132	0.1%	0.9
2020	10,652,615	4,799	0%	16,178	0.2%	0.3
2019	10,647,816	617	0%	4,282	0%	0.1
YTD	10,647,199	0	0%	(37,373)	-0.4%	-
2016	10,647,199	7,000	0.1%	(37,244)	-0.3%	-
2017	10,640,199	0	0%	96,767	0.9%	0
2016	10,640,199	0	0%	(41,444)	-0.4%	-
2015	10,640,199	403,659	3.9%	356,052	3.3%	1.1
2014	10,236,540	50,844	0.5%	139,868	1.4%	0.4
2013	10,185,696	0	0%	86,205	0.8%	0
2012	10,185,696	0	0%	99,229	1.0%	0
2011	10,185,696	4,034	0%	123,283	1.2%	0
2010	10,181,662	56,735	0.6%	176,250	1.7%	0.3
2009	10,124,927	408,999	4.2%	62,736	0.6%	6.5
2008	9,715,928	423,769	4.6%	214,844	2.2%	2.0
2007	9,292,159	1,238,234	15.4%	1,254,845	13.5%	1.0

NEIGHBORHOOD CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	48,790,041	338,020	0.7%	318,542	0.7%	1.1
2022	48,452,021	337,330	0.7%	270,553	0.6%	1.2
2021	48,114,891	359,204	0.8%	222,178	0.5%	1.6
2020	47,755,487	327,214	0.7%	363,928	0.8%	0.9
2019	47,428,273	104,104	0.2%	313,132	0.7%	0.3
YTD	47,324,169	0	0%	69,858	0.1%	0
2018	47,324,169	162,889	0.3%	469,860	1.0%	0.3
2017	47,161,280	457,404	1.0%	864,288	1.8%	0.5
2016	46,703,876	326,779	0.7%	409,922	0.9%	0.8
2015	46,377,097	384,602	0.8%	677,842	1.5%	0.6
2014	45,992,495	285,522	0.6%	699,710	1.5%	0.4
2013	45,706,973	137,434	0.3%	611,509	1.3%	0.2
2012	45,569,539	293,434	0.6%	305,024	0.7%	1.0
2011	45,276,105	204,723	0.5%	216,192	0.5%	0.9
2010	45,071,382	198,538	0.4%	132,387	0.3%	1.5
2009	44,872,844	621,944	1.4%	(460,087)	-1.0%	-
2008	44,250,900	1,960,098	4.6%	1,176,198	2.7%	1.7
2007	42,290,802	1,253,520	3.1%	990,403	2.3%	1.3

Supply & Demand Trends

STRIP CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	9,298,381	108,093	1.2%	90,408	1.0%	1.2
2022	9,190,288	107,904	1.2%	74,815	0.8%	1.4
2021	9,082,384	114,894	1.3%	58,729	0.6%	2.0
2020	8,967,490	104,852	1.2%	86,986	1.0%	1.2
2019	8,862,838	252,392	2.9%	274,685	3.1%	0.9
YTD	8,758,481	148,035	1.7%	130,219	1.5%	1.1
2018	8,610,446	14,885	0.2%	(18,029)	-0.2%	-
2017	8,595,581	17,004	0.2%	36,810	0.4%	0.5
2016	8,578,557	71,372	0.8%	285,303	3.3%	0.3
2015	8,507,185	73,360	0.9%	229,564	2.7%	0.3
2014	8,433,825	76,840	0.9%	83,774	1.0%	0.9
2013	8,356,985	127,875	1.6%	119,635	1.4%	1.1
2012	8,229,310	87,070	0.8%	181,118	2.0%	0.4
2011	8,182,240	41,754	0.5%	203,793	2.5%	0.2
2010	8,120,486	41,028	0.5%	53,772	0.7%	0.8
2009	8,079,458	173,981	2.2%	(104,187)	-1.3%	-
2008	7,905,477	546,756	7.4%	193,739	2.5%	2.8
2007	7,358,721	586,156	8.7%	327,326	4.4%	1.8

GENERAL RETAIL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	63,494,550	773,339	1.2%	513,803	0.8%	1.5
2022	62,721,211	771,800	1.2%	408,328	0.6%	1.9
2021	61,949,411	830,155	1.4%	308,778	0.5%	2.7
2020	61,119,258	798,236	1.3%	678,981	1.1%	1.2
2019	60,321,020	800,414	1.3%	533,800	0.9%	1.5
YTD	59,870,702	150,096	0.3%	49,363	0.1%	3.0
2018	59,520,808	432,078	0.7%	415,367	0.7%	1.0
2017	59,088,528	886,857	1.5%	1,077,873	1.8%	0.8
2016	58,221,871	827,800	1.1%	971,347	1.7%	0.6
2015	57,594,271	800,286	1.4%	1,138,885	2.0%	0.7
2014	56,793,985	439,879	0.8%	478,946	0.8%	0.9
2013	56,354,308	890,837	1.6%	936,692	1.7%	1.0
2012	55,463,889	651,177	1.2%	588,870	1.1%	1.1
2011	54,812,492	258,981	0.5%	420,825	0.8%	0.6
2010	54,555,511	462,881	0.9%	863,083	1.2%	0.7
2009	54,092,850	552,816	1.0%	(116,019)	-0.2%	-
2008	53,540,034	1,089,252	2.0%	821,082	1.2%	1.7
2007	52,470,782	1,725,727	3.4%	1,593,855	3.0%	1.1

Rent & Vacancy

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$24.21	120	0.8%	12.0%	8,624,418	5.7%	0.2%
2022	\$24.00	119	1.3%	11.1%	8,262,557	5.5%	0.3%
2021	\$23.69	117	0.9%	9.6%	7,896,813	5.2%	0.8%
2020	\$23.48	116	2.7%	8.6%	6,368,866	4.3%	0.1%
2019	\$22.85	113	5.7%	5.7%	6,123,939	4.2%	0%
YTD	\$21.92	108	1.4%	1.4%	6,108,721	4.2%	0%
2018	\$21.61	107	6.3%	0%	6,108,191	4.2%	-0.1%
2017	\$20.33	100	6.4%	-5.9%	6,175,329	4.3%	-0.6%
2016	\$19.12	94	3.9%	-11.6%	6,963,875	4.9%	-0.6%
2015	\$18.39	91	2.8%	-14.9%	7,755,489	5.5%	-0.8%
2014	\$17.90	88	3.7%	-17.2%	8,713,207	6.3%	-0.4%
2013	\$17.26	85	1.1%	-20.1%	9,185,702	6.7%	-0.4%
2012	\$17.06	84	-1.7%	-21.0%	9,588,275	7.0%	-0.2%
2011	\$17.36	86	-3.3%	-19.7%	9,798,954	7.2%	-0.3%
2010	\$17.95	89	-5.5%	-16.9%	10,212,426	7.6%	-0.2%
2009	\$18.99	94	-6.2%	-12.1%	10,421,013	7.8%	1.8%
2008	\$20.24	100	-3.0%	-6.3%	7,887,813	6.0%	1.2%
2007	\$20.86	103	1.4%	-3.5%	6,056,144	4.8%	0.3%

MALLS RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$36.59	129	0.5%	15.8%	1,396,398	8.5%	0.2%
2022	\$36.40	129	1.1%	15.2%	1,327,198	8.3%	0.4%
2021	\$36.00	127	0.9%	13.9%	1,231,258	7.9%	3.6%
2020	\$35.68	126	3.5%	12.9%	635,215	4.4%	1.0%
2019	\$34.48	122	9.1%	9.1%	479,397	3.4%	0%
YTD	\$32.64	115	3.3%	3.3%	411,385	2.9%	-0.4%
2016	\$31.59	112	8.9%	0%	474,328	3.4%	0.7%
2017	\$29.01	103	11.5%	-8.2%	374,251	2.7%	-0.1%
2016	\$26.01	92	5.5%	-17.7%	375,484	2.8%	-1.2%
2015	\$24.68	87	4.1%	-22.0%	531,889	4.0%	-1.5%
2014	\$23.68	84	2.0%	-25.0%	729,858	5.5%	1.2%
2013	\$23.21	82	-1.8%	-26.5%	578,483	4.4%	1.4%
2012	\$23.64	64	-1.8%	-25.2%	389,102	3.0%	-0.2%
2011	\$24.02	85	-5.5%	-24.0%	412,409	3.1%	0.3%
2010	\$25.43	90	-4.8%	-19.5%	368,854	2.8%	-0.2%
2009	\$26.70	94	-5.6%	-15.5%	391,514	3.0%	0.8%
2008	\$28.28	100	-1.8%	-10.5%	273,495	2.1%	-0.2%
2007	\$28.81	102	-0.8%	-8.8%	293,320	2.3%	0.8%

Rent & Vacancy

POWER CENTER RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$27.88	136	1.1%	16.4%	488,789	4.6%	0%
2022	\$27.56	135	1.6%	15.1%	491,678	4.6%	0%
2021	\$27.12	133	1.2%	13.2%	493,876	4.6%	0%
2020	\$26.79	131	3.3%	11.8%	495,051	4.6%	-0.1%
2019	\$25.93	127	8.2%	8.2%	508,813	4.8%	0%
YTD	\$24.64	121	2.9%	2.9%	547,876	5.1%	0.4%
2018	\$23.96	117	8.2%	0%	510,503	4.8%	0.4%
2017	\$22.14	108	10.4%	-7.6%	466,259	4.4%	-0.9%
2016	\$20.05	98	5.8%	-16.3%	563,026	5.3%	0.4%
2015	\$18.95	93	2.3%	-20.9%	521,582	4.9%	0.3%
2014	\$18.52	91	3.6%	-22.7%	473,975	4.6%	-0.9%
2013	\$17.88	88	1.6%	-25.4%	562,999	5.5%	-0.8%
2012	\$17.60	86	-0.7%	-26.5%	649,204	6.4%	-1.0%
2011	\$17.72	87	-3.6%	-26.0%	748,433	7.3%	-1.2%
2010	\$18.38	90	-3.7%	-23.3%	867,682	8.5%	-1.2%
2009	\$19.09	93	-6.6%	-20.3%	987,197	9.8%	3.2%
2008	\$20.42	100	-2.4%	-14.7%	640,934	6.6%	1.9%
2007	\$20.93	102	2.2%	-12.6%	432,006	4.6%	-0.9%

NEIGHBORHOOD CENTER RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$22.66	118	0.9%	11.0%	2,882,377	5.9%	0%
2022	\$22.45	117	1.3%	10.0%	2,865,351	5.9%	0.1%
2021	\$22.15	116	0.8%	8.6%	2,900,920	5.8%	0.2%
2020	\$21.98	115	2.4%	7.7%	2,888,119	5.6%	-0.1%
2019	\$21.46	112	5.2%	5.2%	2,705,140	5.7%	-0.4%
YTD	\$20.70	108	1.4%	1.4%	2,841,849	6.0%	-0.1%
2018	\$20.41	107	5.2%	0%	2,911,817	6.2%	-0.7%
2017	\$19.40	101	4.9%	-4.9%	3,218,788	6.8%	-0.9%
2016	\$18.46	96	3.9%	-9.4%	3,625,672	7.8%	-0.2%
2015	\$17.79	93	2.8%	-12.8%	3,708,815	8.0%	-0.7%
2014	\$17.30	90	4.4%	-15.2%	4,002,055	8.7%	-1.0%
2013	\$16.57	86	2.2%	-18.8%	4,418,243	9.7%	-1.1%
2012	\$16.21	85	-1.6%	-20.6%	4,890,318	10.7%	-0.1%
2011	\$16.48	86	-2.8%	-19.3%	4,901,908	10.8%	-0.1%
2010	\$16.96	89	-5.6%	-16.9%	4,913,377	10.9%	0.1%
2009	\$17.96	94	-6.3%	-12.0%	4,847,226	10.8%	2.3%
2008	\$19.15	100	-2.8%	-6.1%	3,765,195	8.5%	1.5%
2007	\$19.70	103	1.6%	-3.5%	2,981,295	7.0%	0.4%

Rent & Vacancy

15.0.2019

STRIP CENTER RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$22.26	115	0.8%	10.2%	620,161	6.7%	0.1%
2022	\$22.08	114	1.2%	9.4%	603,898	6.6%	0.3%
2021	\$21.81	112	0.7%	8.0%	572,153	6.3%	0.5%
2020	\$21.66	112	2.4%	7.3%	517,234	5.8%	0.1%
2019	\$21.15	109	4.7%	4.7%	500,960	5.7%	-0.6%
YTD	\$20.40	105	1.0%	1.0%	558,351	6.4%	0.1%
2018	\$20.19	104	5.3%	0%	540,535	6.3%	0.4%
2017	\$19.17	99	4.9%	-5.0%	507,821	5.9%	-0.2%
2016	\$18.28	94	3.4%	-9.4%	527,227	6.1%	-2.6%
2015	\$17.67	91	2.6%	-12.5%	741,158	8.7%	-1.9%
2014	\$17.23	89	4.4%	-14.6%	897,362	10.6%	-0.2%
2013	\$16.50	85	1.4%	-18.3%	904,298	10.8%	-0.1%
2012	\$16.27	84	-1.9%	-19.4%	896,256	10.9%	-1.2%
2011	\$16.59	85	-3.0%	-17.8%	990,304	12.1%	-2.1%
2010	\$17.11	88	-6.0%	-15.3%	1,152,343	14.2%	-0.2%
2009	\$18.20	94	-8.3%	-9.9%	1,165,087	14.4%	3.2%
2008	\$19.42	100	-3.4%	-3.8%	886,919	11.2%	4.0%
2007	\$20.09	103	1.8%	-0.5%	533,902	7.3%	3.2%

GENERAL RETAIL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$21.66	114	0.9%	10.2%	3,022,544	4.8%	0.3%
2022	\$21.47	113	1.4%	9.3%	2,777,345	4.4%	0.5%
2021	\$21.19	112	0.9%	7.8%	2,426,241	3.9%	0.8%
2020	\$21.00	111	2.6%	6.9%	1,918,963	3.1%	0.1%
2019	\$20.48	106	4.4%	4.1%	1,813,895	3.0%	0.4%
YTD	\$19.68	104	0.3%	0.1%	1,638,811	2.7%	0.2%
2018	\$19.61	104	5.9%	-0.2%	1,538,078	2.6%	0%
2017	\$18.52	98	5.0%	-5.8%	1,531,528	2.6%	-0.4%
2016	\$17.63	93	3.1%	-10.3%	1,766,344	3.0%	-0.6%
2015	\$17.11	90	2.2%	-13.0%	2,110,091	3.7%	-0.6%
2014	\$16.74	88	3.7%	-14.8%	2,448,490	4.3%	-0.1%
2013	\$16.14	85	1.3%	-17.9%	2,487,757	4.4%	-0.2%
2012	\$15.93	84	-1.9%	-18.9%	2,533,812	4.6%	0%
2011	\$16.25	86	-2.7%	-17.3%	2,479,505	4.5%	-0.3%
2010	\$16.71	88	-5.9%	-15.0%	2,643,349	4.8%	-0.4%
2009	\$17.75	94	-8.2%	-9.7%	2,843,771	5.3%	1.2%
2008	\$18.93	100	-3.7%	-3.7%	2,174,936	4.1%	0.8%
2007	\$19.66	104	2.2%	0%	1,726,776	3.3%	0.1%

Rent & Vacancy

OTHER RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$31.15	122	0.9%	14.3%	214,149	5.6%	0.4%
2022	\$30.87	121	1.4%	13.3%	197,087	5.2%	0.6%
2021	\$30.43	119	1.1%	11.7%	172,367	4.6%	0.9%
2020	\$30.11	118	3.1%	10.5%	136,264	3.7%	0.5%
2019	\$29.21	115	7.2%	7.2%	117,734	3.2%	-0.4%
YTD	\$27.89	109	2.4%	2.4%	108,349	3.0%	-0.8%
2018	\$27.24	107	7.1%	0%	130,930	3.6%	1.5%
2017	\$25.43	100	7.5%	-6.6%	76,882	2.1%	-0.8%
2016	\$23.65	93	4.3%	-13.2%	106,122	2.9%	-1.0%
2015	\$22.69	89	5.2%	-16.7%	141,954	3.9%	-0.6%
2014	\$21.57	85	2.8%	-20.8%	161,487	4.5%	-2.2%
2013	\$20.99	82	0%	-22.9%	235,924	6.7%	0.2%
2012	\$21.00	82	-1.8%	-22.9%	229,583	6.5%	-1.0%
2011	\$21.38	84	-5.4%	-21.5%	264,395	7.5%	-0.1%
2010	\$22.61	89	-5.9%	-17.0%	266,821	7.5%	2.3%
2009	\$24.02	94	-5.7%	-11.8%	186,218	5.3%	1.1%
2008	\$25.47	100	-1.8%	-6.5%	146,334	4.1%	1.5%
2007	\$25.95	102	-2.4%	-4.7%	88,842	2.7%	-2.7%

Sale Trends

OVERALL SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$232.69	144	7.4%
2022	-	-	-	-	-	-	\$229.48	142	7.4%
2021	-	-	-	-	-	-	\$226.41	140	7.3%
2020	-	-	-	-	-	-	\$227.94	141	7.1%
2019	-	-	-	-	-	-	\$225.65	139	6.9%
YTD	68	\$126.6 M	1.0%	\$3,228,772	\$144.52	8.0%	\$218.02	135	6.9%
2018	570	\$1,066 M	6.2%	\$2,429,645	\$191.53	6.9%	\$216.42	134	6.9%
2017	501	\$955.5 M	5.9%	\$2,632,153	\$188.00	6.8%	\$201.64	124	7.0%
2016	564	\$930.5 M	5.5%	\$2,190,127	\$171.69	6.9%	\$188.57	116	7.1%
2015	504	\$1,052 M	5.6%	\$2,557,012	\$157.24	7.1%	\$180.82	112	7.2%
2014	490	\$969.5 M	5.7%	\$2,502,317	\$140.09	7.7%	\$167.84	104	7.4%
2013	507	\$1,082 M	6.7%	\$2,742,648	\$131.24	7.3%	\$147.47	91	7.8%
2012	470	\$716.7 M	4.8%	\$1,952,911	\$129.04	7.9%	\$145.52	90	7.8%
2011	339	\$439.2 M	3.1%	\$1,864,065	\$142.46	8.3%	\$138.22	85	8.1%
2010	218	\$568.8 M	2.7%	\$2,950,848	\$177.83	8.1%	\$134.97	83	8.2%
2009	159	\$194.6 M	1.1%	\$1,422,176	\$161.77	7.9%	\$134.69	83	8.3%
2008	208	\$551.2 M	2.4%	\$2,843,981	\$179.77	7.4%	\$161.97	100	7.6%

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MALLS SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$198.63	139	6.9%
2022	-	-	-	-	-	-	\$196.64	137	6.9%
2021	-	-	-	-	-	-	\$194.66	136	6.8%
2020	-	-	-	-	-	-	\$196.41	137	6.6%
2019	-	-	-	-	-	-	\$193.88	138	6.4%
YTD	-	-	-	-	-	-	\$185.45	130	6.4%
2018	12	\$2.2 M	16.6%	\$2,175,000	\$111.37	-	\$183.58	128	6.4%
2017	28	\$63.2 M	12.8%	\$3,951,564	\$74.78	6.5%	\$174.72	122	6.5%
2016	10	\$26.1 M	1.0%	\$2,612,660	\$199.49	5.5%	\$166.01	116	6.5%
2015	9	\$39.2 M	3.9%	\$7,847,151	\$139.36	6.2%	\$161.13	113	6.6%
2014	14	\$48.8 M	9.2%	\$4,064,715	\$41.75	7.9%	\$151.68	106	6.8%
2013	4	\$97.5 M	11.9%	\$24,377,284	\$62.05	8.6%	\$135.02	94	7.1%
2012	3	\$34.3 M	7.1%	\$11,441,801	\$36.81	14.0%	\$133.72	93	7.1%
2011	1	\$0 M	0.5%	-	-	8.0%	\$126.79	89	7.3%
2010	1	\$25.0 M	3.4%	\$25,000,000	\$55.31	-	\$123.42	86	7.5%
2009	-	-	-	-	-	-	\$121.04	85	7.6%
2008	-	-	-	-	-	-	\$143.03	100	7.0%

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Sale Trends

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POWER CENTER SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$199.87	141	7.4%
2022	-	-	-	-	-	-	\$196.60	139	7.4%
2021	-	-	-	-	-	-	\$193.47	136	7.3%
2020	-	-	-	-	-	-	\$194.16	137	7.1%
2019	-	-	-	-	-	-	\$191.33	135	6.9%
YTD	9	\$58.0 M	6.9%	\$8,285,729	\$182.03	8.0%	\$183.44	129	6.9%
2018	6	\$49.3 M	3.9%	\$9,869,639	\$121.04	7.8%	\$181.14	128	6.9%
2017	8	\$21.0 M	4.1%	\$7,008,333	\$106.24	11.0%	\$173.54	122	7.0%
2016	23	\$22.3 M	6.8%	\$3,723,617	\$174.56	6.6%	\$163.28	115	7.1%
2015	10	\$130.6 M	6.5%	\$13,064,344	\$189.76	7.2%	\$160.12	113	7.1%
2014	31	\$201.7 M	15.1%	\$9,606,178	\$141.86	8.7%	\$148.81	105	7.3%
2013	46	\$260.0 M	12.0%	\$5,904,143	\$220.35	6.4%	\$131.45	93	7.7%
2012	4	\$7.8 M	0.2%	\$3,922,500	\$442.15	-	\$133.14	94	7.7%
2011	2	\$52.5 M	4.0%	\$26,250,000	\$127.58	-	\$125.70	89	7.9%
2010	1	\$17.8 M	1.5%	\$17,758,700	\$117.23	-	\$121.76	86	8.1%
2009	1	\$2.5 M	0.1%	\$2,472,727	\$343.43	-	\$120.06	85	8.3%
2008	30	\$198.5 M	8.5%	\$6,615,819	\$241.31	7.0%	\$141.63	100	7.6%

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NEIGHBORHOOD CENTER SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$185.20	136	7.7%
2022	-	-	-	-	-	-	\$182.53	134	7.6%
2021	-	-	-	-	-	-	\$180.02	132	7.6%
2020	-	-	-	-	-	-	\$181.21	133	7.4%
2019	-	-	-	-	-	-	\$179.75	132	7.2%
YTD	7	\$17.4 M	0.8%	\$4,161,825	\$47.70	7.7%	\$174.66	128	7.1%
2018	76	\$292.6 M	4.9%	\$5,726,218	\$156.29	7.3%	\$173.55	127	7.1%
2017	93	\$246.8 M	7.6%	\$5,044,295	\$144.41	6.8%	\$164.80	121	7.2%
2016	113	\$261.7 M	7.9%	\$4,261,087	\$117.04	7.3%	\$154.70	114	7.4%
2015	93	\$359.6 M	7.5%	\$5,064,670	\$122.56	7.4%	\$151.20	111	7.4%
2014	56	\$308.1 M	4.7%	\$6,146,034	\$147.76	7.3%	\$140.89	103	7.6%
2013	76	\$299.3 M	7.3%	\$5,514,738	\$106.31	7.7%	\$124.21	91	7.9%
2012	90	\$286.0 M	5.8%	\$4,130,024	\$133.40	8.1%	\$123.74	91	7.9%
2011	54	\$154.6 M	4.2%	\$3,770,755	\$115.51	7.8%	\$117.61	86	8.2%
2010	23	\$60.5 M	1.9%	\$3,769,532	\$110.05	7.9%	\$115.05	84	8.3%
2009	29	\$68.0 M	1.3%	\$3,163,587	\$151.84	8.1%	\$114.50	84	8.4%
2008	22	\$121.2 M	2.1%	\$6,731,514	\$141.48	7.5%	\$136.23	100	7.8%

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Sale Trends

STRIP CENTER SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$269.27	148	7.4%
2022	-	-	-	-	-	-	\$265.59	146	7.4%
2021	-	-	-	-	-	-	\$262.16	144	7.3%
2020	-	-	-	-	-	-	\$264.17	145	7.1%
2019	-	-	-	-	-	-	\$262.07	144	6.9%
YTD	12	\$19.3 M	1.3%	\$4,832,500	\$292.36	7.1%	\$254.12	140	6.9%
2018	42	\$102.7 M	7.1%	\$3,075,206	\$181.46	7.8%	\$250.96	138	6.9%
2017	41	\$97.5 M	6.2%	\$3,246,203	\$209.28	7.3%	\$232.25	128	7.1%
2016	46	\$69.5 M	6.3%	\$1,820,834	\$145.55	8.1%	\$218.70	120	7.2%
2015	46	\$61.8 M	6.1%	\$1,752,028	\$140.38	8.0%	\$206.98	114	7.3%
2014	56	\$82.2 M	7.1%	\$1,857,930	\$167.05	9.1%	\$190.46	105	7.6%
2013	42	\$73.0 M	6.3%	\$1,973,925	\$153.52	7.8%	\$166.39	92	8.0%
2012	42	\$42.6 M	6.3%	\$1,522,393	\$110.64	8.8%	\$163.15	90	8.0%
2011	41	\$26.4 M	3.6%	\$1,649,917	\$137.40	10.9%	\$154.48	85	8.3%
2010	15	\$15.1 M	2.1%	\$1,073,071	\$88.85	9.0%	\$151.19	83	8.5%
2009	9	\$4.9 M	0.8%	\$960,886	\$98.51	-	\$150.80	83	8.5%
2008	13	\$21.0 M	1.4%	\$1,875,009	\$195.41	7.9%	\$181.76	100	7.8%

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GENERAL RETAIL SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$280.79	149	7.3%
2022	-	-	-	-	-	-	\$276.69	147	7.3%
2021	-	-	-	-	-	-	\$273.17	145	7.2%
2020	-	-	-	-	-	-	\$275.02	146	7.0%
2019	-	-	-	-	-	-	\$272.22	145	6.8%
YTD	40	\$31.9 M	0.3%	\$1,331,029	\$250.61	8.7%	\$262.78	140	6.8%
2018	420	\$572.8 M	4.3%	\$1,693,579	\$258.36	6.4%	\$261.23	139	6.8%
2017	330	\$521.4 M	3.5%	\$1,980,779	\$288.08	6.7%	\$238.96	127	7.0%
2016	360	\$506.0 M	4.0%	\$1,688,300	\$240.48	8.3%	\$221.65	118	7.1%
2015	341	\$457.3 M	4.4%	\$1,580,770	\$199.70	6.7%	\$209.44	111	7.2%
2014	332	\$327.4 M	4.1%	\$1,259,933	\$187.57	7.1%	\$193.45	103	7.5%
2013	332	\$319.7 M	3.6%	\$1,282,629	\$185.33	7.4%	\$169.25	90	7.9%
2012	327	\$345.9 M	4.4%	\$1,306,805	\$166.74	7.5%	\$165.38	88	8.0%
2011	241	\$205.7 M	2.8%	\$1,162,248	\$180.27	7.4%	\$157.33	84	8.2%
2010	173	\$159.2 M	2.2%	\$1,015,082	\$148.97	8.1%	\$153.75	82	8.4%
2009	120	\$119.2 M	1.4%	\$1,095,197	\$170.81	7.8%	\$155.07	82	8.4%
2008	143	\$210.6 M	2.4%	\$1,556,876	\$164.53	7.7%	\$188.13	100	7.6%

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Sale Trends

OTHER SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$199.51	132	7.3%
2022	-	-	-	-	-	-	\$196.74	130	7.3%
2021	-	-	-	-	-	-	\$194.02	128	7.2%
2020	-	-	-	-	-	-	\$195.10	129	7.0%
2019	-	-	-	-	-	-	\$192.77	128	6.8%
YTD	-	-	-	-	-	-	\$188.17	123	6.8%
2018	14	\$46.7 M	9.4%	\$4,671,303	\$149.09	7.1%	\$184.30	122	6.8%
2017	1	\$5.5 M	1.5%	\$5,500,000	\$102.17	-	\$179.95	119	6.8%
2016	12	\$24.9 M	9.1%	\$4,984,094	\$144.15	7.4%	\$174.02	115	6.8%
2015	5	\$3.3 M	2.3%	\$3,297,694	\$59.69	-	\$169.39	112	6.8%
2014	1	\$1.3 M	0.2%	\$1,275,000	\$177.63	-	\$160.93	108	7.0%
2013	7	\$32.9 M	13.5%	\$4,704,107	\$68.58	7.4%	\$141.28	93	7.4%
2012	4	\$0 M	0.8%	-	-	6.8%	\$141.81	94	7.3%
2011	-	-	-	-	-	-	\$133.72	88	7.6%
2010	5	\$291.1 M	22.7%	\$58,226,176	\$361.24	8.0%	\$129.33	86	7.8%
2009	-	-	-	-	-	-	\$127.08	84	7.9%
2008	-	-	-	-	-	-	\$151.17	100	7.2%

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Office Market Report

Orlando Market

PREPARED BY

Kristin Soltys
Owner



OFFICE MARKET REPORT

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Overview

12 Mo Deliveries in SF

505 K

12 Mo Net Absorption in SF

690 K

Vacancy Rate

6.7%

12 Mo Rent Growth

1.6%

A booming economy and robust job growth, particularly in office-using employment, have helped fuel a resurgent office market in Orlando. Demand has greatly outstripped supply over recent years and the metro fundamentals are among the healthiest levels ever recorded. In fact, 2018 established a new low for the market's average vacancy rate.

Orlando's office-using employment is particularly susceptible to military/defense spending. Of all U.S. metros, it has the highest proportion of defense-related jobs in its office sector at over 12 percent. This tends to make the metro more exposed to risks and gains resulting from Washington's military spending. Recently, this has been a boon for the metro with the current administration's ongoing defensive budget increases.

The metro's significant population growth, which surpassed 2.5 million residents last year, has led to a flurry of medical office and healthcare construction. In contrast to many areas of the U.S. that are closing hospitals or searching for adaptive reuse, Central Florida's medical growth and competition has continued to fuel medical tenant activity and job growth throughout the entire metro.

Orlando has also made strides as a burgeoning tech market and is one of the nation's top STEM job growth

metros. Thus far, the primary barrier for tech firms has been lack of space as compared to most major tech markets. Orlando's cost savings have been somewhat offset by the need for tech firms to explore building their own space.

The lack of space affects all demand sectors, but are especially a factor for potential corporate relocations and expansions. There are only a handful of properties that can fill large blocks of space, most built before 2000. However, the metro is showing some signs of a revival, with projects such as SunTrust Plaza at Church Street Station expecting to deliver in 2019. The 26-story tower will feature 214,000 square feet of 5 Star office space, 90,000 square feet already allotted to SunTrust, and is the first to be built in Downtown Orlando in over a decade.

The dwindling vacancies have allowed strong overall rent growth. While the annual rent gains have cooled somewhat over the cyclic peak, landlords and owners are still able to push rates at over twice the long-term trend.

Investment activity has been elevated over the past five years, including an all-time record in 2017 with nearly \$1.25 billion in total sales volume. Sales in 2018 cooled somewhat off the recent torrid pace.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Gross Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	27,577,930	7.9%	\$26.97	12.2%	(103,915)	5,994	1,759,998
3 Star	36,979,058	6.2%	\$23.04	8.1%	(51,743)	24,515	149,140
1 & 2 Star	29,068,007	6.1%	\$19.35	8.5%	1,748	0	0
Market	93,624,995	6.7%	\$23.12	8.5%	(152,910)	30,509	1,909,138

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.2%	10.3%	8.1%	15.1%	2010 Q1	6.5%	2018 Q4
Net Absorption SF	690 K	1,459,810	994,329	4,786,786	2006 Q3	(259,460)	2010 Q1
Deliveries SF	505 K	1,594,752	1,897,302	4,064,068	2006 Q4	218,033	2013 Q1
Rent Growth	1.6%	1.0%	1.6%	7.2%	2007 Q2	-10.4%	2009 Q3
Sales Volume	\$1.1 B	\$609.9M	N/A	\$1.3B	2017 Q4	\$155.7M	2009 Q4

Orlando's office market fundamentals are the healthiest in decades and the metro established an all-time vacancy low in 2018. The increasingly-tightened fundamentals are a result of explosive job growth, particularly among healthcare and professional/business services, as well as a great-reduced supply pipeline.

Despite largely nonexistent new supply this cycle, the metro has of late experienced markedly-increased construction with the more space underway than at any point in the last decade. There has also been a dramatic increase in speculative construction. Perhaps the most notable project underway is downtown Orlando's first office-component tower in over a decade, SunTrust Plaza at Church Street Station. Already, the new tower has addressed another recent weakness as the metro has experienced a shortage of large block availabilities. After SunTrust moves into their new 90,000 SF space, expected in mid-2019, it will create 250,000 SF of Class A office space within the two buildings in SunTrust Center.

Despite the lack of large block space, Orlando continues to creatively address tenant needs. Part of the demand has been fueled by financial incentives to major corporations. For instance, the economic development committee in Lake Mary, which had originally paid Deloitte \$1.7 million to move into the submarket, is considering an additional \$1 million incentive for the

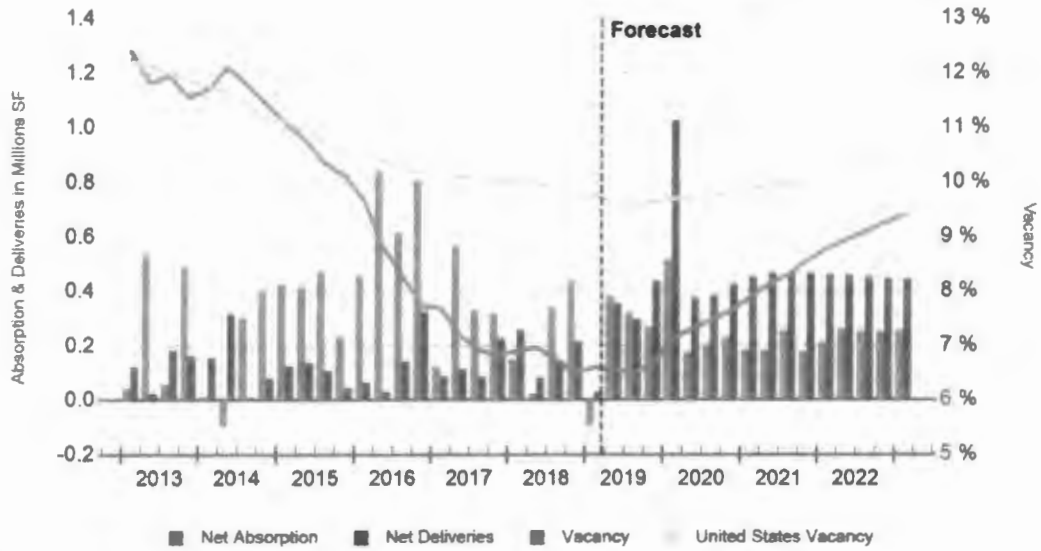
company to create 850 high-salaried jobs. Lake Nona has also been particularly adept with build-to-suit space, including the groundbreaking of KPMG's \$430 million training campus which will include 800,000 square feet of office space.

The lack of recent supply has also spurred a wave of renovations to older, traditional space into more modern, open-concept build-outs. For example, Shutts & Bowen recently signed a 15-year expansion for 47,000 SF in 300 South Orange in Downtown Orlando. Originally located in the same building, Shutts was looking for an efficient and collaborative workspace. The solution was to renovate the entire 9th and top floor of their current building with features such as a 30-foot vaulted ceiling, conference/lounge space, upgrades to the lobby, and shared workstations.

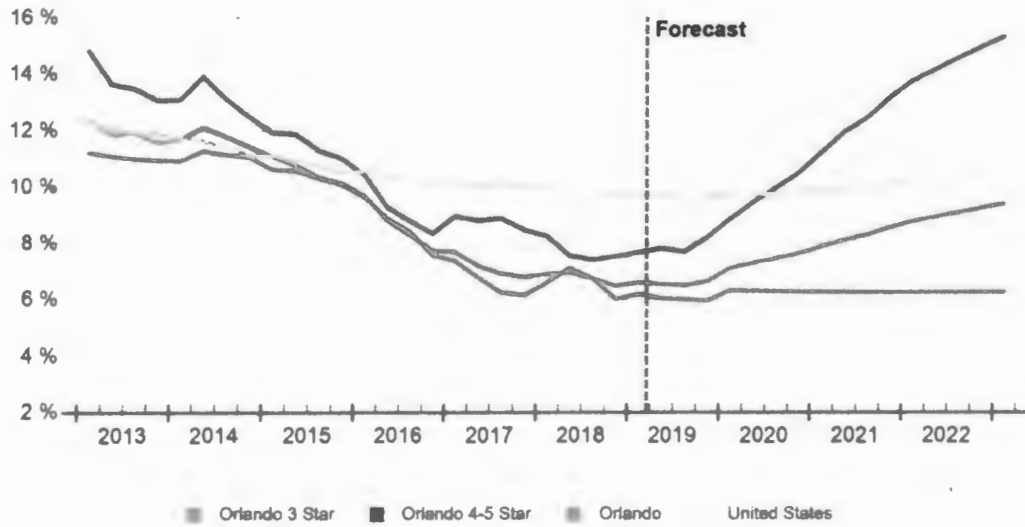
Leasing activity tends to be heavily clustered in close proximity to I-4, the main artery running through the metro and linking the Tourist Corridor and Orlando Central Park through Downtown Orlando and into Lake Mary further north. The bulk of notable activity of late has been generated from the Tourist Corridor, Downtown Orlando, and the Maitland Center submarkets. Much of Maitland Center's recent net positive absorption stemmed from the combined 230,000 square feet ADP leased for its new regional headquarters.

Leasing

NET ABSORPTION, NET DELIVERIES & VACANCY

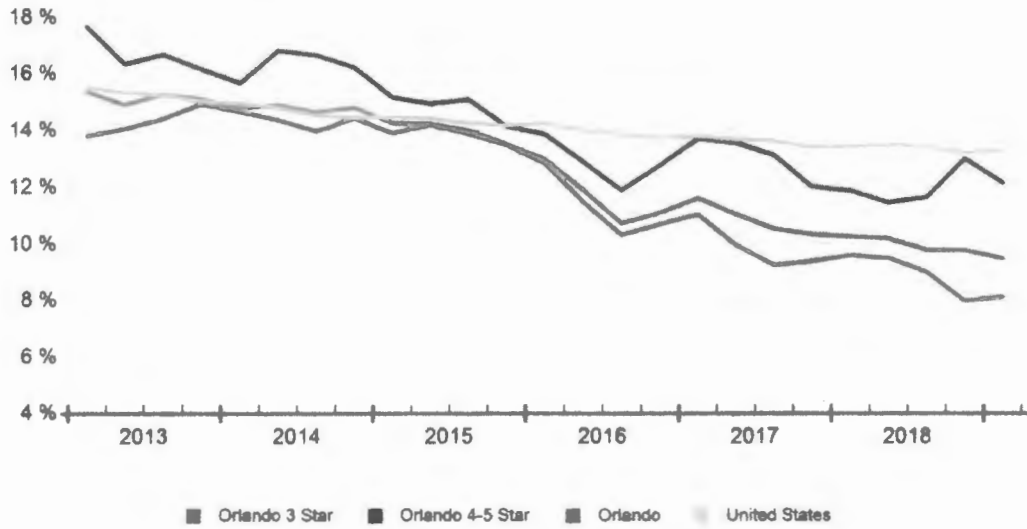


VACANCY RATE



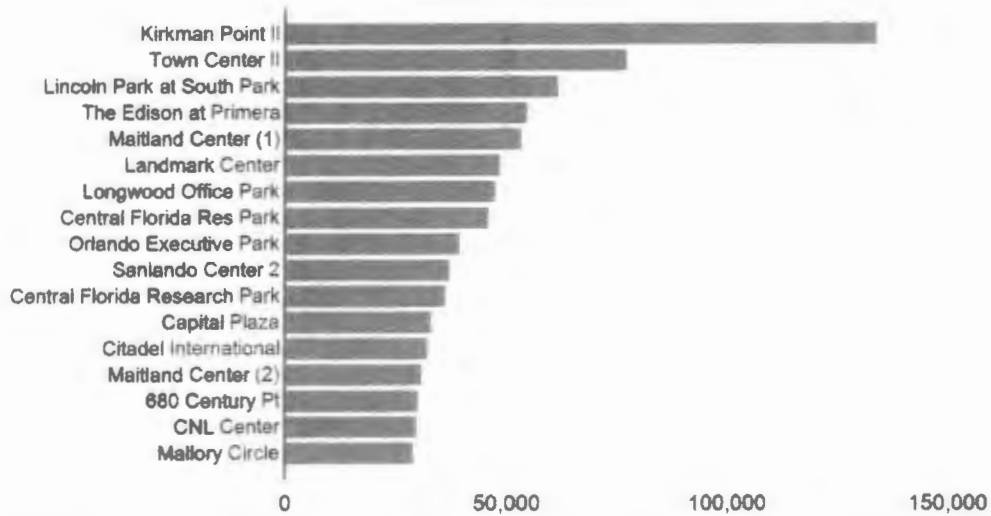
Leasing

AVAILABILITY RATE



Leasing

12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				12 Month
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Kirkman Point II	Tourist Corridor	134,000	0	0	0	0	0	134,000
Town Center II	SE Orange Outlying	155,000	77,858	18,794	0	0	0	77,142
Lincoln Park at South Park	Tourist Corridor	61,886	0	0	0	0	0	61,886
The Edison at Primera	Lake Mary	109,800	54,800	0	0	0	0	54,800
Maitland Center (1)	Maitland Center	207,010	8,124	2,569	0	0	0	53,318
Landmark Center	Downtown Orlando	227,083	2,002	0	0	0	0	48,655
Longwood Office Park	Longwood	75,720	15,012	0	0	0	0	47,588
Central Florida Res Park	University Research	48,165	0	0	0	0	0	46,185
Orlando Executive Park	Lee Road	39,424	0	0	0	0	0	39,424
Sanlando Center 2	Altamonte/Douglas	162,998	25,833	(6,505)	0	0	0	37,246
Central Florida Research Park	University Research	75,279	0	0	0	0	0	36,243
Capital Plaza	Downtown Orlando	246,100	0	0	0	0	0	33,258
Citadel International	Orlando Airport	139,042	9,986	15,392	0	0	0	32,311
Maitland Center (2)	Maitland Center	140,757	17,901	0	0	0	0	30,869
680 Century Pt	Lake Mary	44,800	14,612	0	0	0	0	30,188
CNL Center	Downtown Orlando	348,000	0	0	0	0	0	29,855
Mallory Circle	Osceola Outlying	41,000	1,481	4,204	0	0	0	28,995
Subtotal Primary Competitors		2,253,882	227,408	34,454	0	0	0	521,761
Remaining Orlando Market		91,371,313	6,032,958	(188,364)	0	0	0	(156,274)
Total Orlando Market		93,624,995	6,260,367	(153,910)	0	0	0	665,487

Rent

Annual rent growth remains healthy though it has slightly cooled in 2019. The average asking rates have been consistently increasing over recent quarters, correlating with the metro's strong demand and near record low vacancy rate. However, Orlando was hit particularly hard by the recession and the average asking rate has still not recovered to prerecession peaks. This is perhaps one of the primary factors in the metro's substantially-diminished supply pipeline this cycle.

However, despite the lagging nominal rates, annual rent growth has been notably elevated since 2015. Additionally, though there has been some relative cooling from the cyclic peak, annual gains are still healthy and remain over twice the historical average.

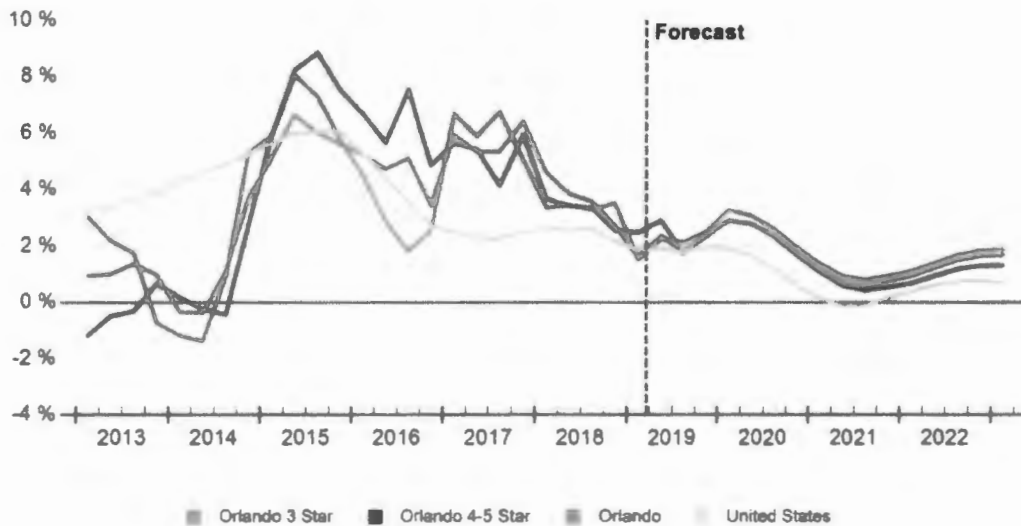
While the overall market rate still trails the years leading up to the recession, the lagging rents are mostly confined to 3 Star and below properties. In 4 & 5 Star buildings, asking rates are at all-time highs and have

fueled the metro's robust annual rent growth. Accordingly, the rent premiums for high-quality buildings relative to their mid-quality counterparts have an elevated spread of nearly 20%. However, 3 Star and lower properties have performed better in recent quarters, narrowing the spread from a cyclical peak of nearly 25%.

Despite construction ramping up to levels not seen in over a decade, there is still a notable lack of speculative space underway compared to historic averages. It appears unlikely there will be significant supply-side downward pressure in the near term.

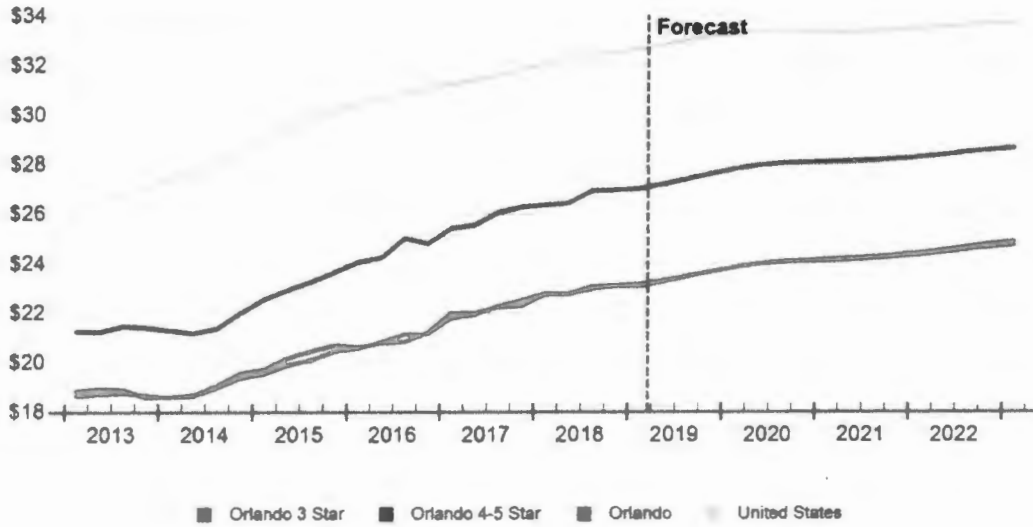
The annual rent gains in Orlando have been among the best in the nation recently. With future demand expected to continue to outpace the national average and record-tight fundamentals, rent growth appears poised to remain elevated.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FOOT



Rent

4 & 5 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Orlando	\$0.69	\$1.05	\$0.46	\$2.45	\$4.78	\$9.43
436 Corridor	\$0.37	\$0.63	\$0.40	\$3.47	\$4.80	\$9.67
Altamonte/Douglas	\$0.41	\$0.70	\$0.45	\$1.65	\$5.32	\$8.53
Casselberry	\$0.38	\$0.66	\$0.42	\$2.59	\$5.00	\$9.05
Downtown	\$1.12	\$1.05	\$0.46	\$2.77	\$4.27	\$9.67
Kissimmee	\$0.29	\$1.21	\$0.48	\$1.68	\$5.36	\$9.02
Lake County	\$0.40	\$0.70	\$0.44	\$2.30	\$5.28	\$9.12
Lake Mary	\$1.22	\$1.03	\$0.44	\$1.87	\$3.72	\$8.28
Lee Road	\$0.75	\$1.08	\$0.54	\$1.44	\$4.88	\$8.67
Longwood	\$0.40	\$0.70	\$0.44	\$2.02	\$5.28	\$8.84
Maitland	\$0.63	\$0.94	\$0.56	\$1.18	\$4.88	\$8.17
Maitland Center	\$0.39	\$0.66	\$0.46	\$2.32	\$5.27	\$9.10
Metro West	\$1.11	\$1.40	\$0.47	\$2.18	\$4.07	\$9.23
North Outlier	\$0.40	\$0.70	\$0.44	\$1.14	\$5.28	\$7.96
Orlando Airport	\$0.35	\$1.43	\$0.57	\$2.33	\$6.28	\$10.96
Orlando Central Park	\$1.13	\$1.43	\$0.48	\$4.14	\$4.16	\$11.34
South Orange	\$1.37	\$1.43	\$0.84	\$1.82	\$2.83	\$8.29
South Outlier	\$0.57	\$1.25	\$0.47	\$2.70	\$4.93	\$9.92
Tourist Corridor	\$0.28	\$1.22	\$0.46	\$3.01	\$5.03	\$10.00
University	\$0.38	\$0.66	\$0.58	\$2.53	\$8.16	\$12.31
University Research	\$0.39	\$1.10	\$0.43	\$2.38	\$4.66	\$8.96
West Colonial	\$0.97	\$1.22	\$0.41	\$1.46	\$3.88	\$7.94
West University	\$0.29	\$1.18	\$0.61	\$0.61	\$8.93	\$11.62
Winter Park	\$0.86	\$1.13	\$0.43	\$2.54	\$4.35	\$9.31

Expenses are estimated using NCREIF Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Rent

3 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Orlando	\$0.55	\$0.68	\$0.37	\$2.42	\$5.03	\$9.05
436 Corridor	\$0.34	\$0.60	\$0.31	\$2.72	\$5.19	\$9.16
Altamonte/Douglas	\$0.37	\$0.64	\$0.32	\$2.06	\$5.50	\$8.89
Casselberry	\$0.35	\$0.61	\$0.31	\$1.95	\$5.30	\$8.52
Downtown	\$0.55	\$0.54	\$0.41	\$2.39	\$3.86	\$7.75
Kissimmee	\$0.26	\$0.64	\$0.37	\$2.06	\$5.48	\$8.81
Lake County	\$0.37	\$0.64	\$0.32	\$2.41	\$5.58	\$9.32
Lake Mary	\$1.05	\$0.92	\$0.38	\$1.93	\$3.46	\$7.74
Lee Road	\$0.81	\$0.67	\$0.38	\$2.01	\$5.13	\$9.00
Longwood	\$0.35	\$0.60	\$0.30	\$1.55	\$5.19	\$7.99
Maitland	\$0.32	\$0.59	\$0.29	\$1.96	\$4.62	\$7.78
Maitland Center	\$0.36	\$0.62	\$0.32	\$1.91	\$5.26	\$8.47
Metro West	\$1.09	\$0.75	\$0.46	\$2.03	\$4.20	\$8.53
North Outlier	\$0.40	\$0.64	\$0.33	\$2.08	\$5.47	\$8.92
Orlando Airport	\$0.27	\$0.61	\$0.34	\$3.69	\$5.23	\$10.14
Orlando Central Park	\$1.00	\$0.67	\$0.45	\$2.49	\$3.67	\$8.28
Sanford	\$0.36	\$0.63	\$0.31	\$1.77	\$5.47	\$8.54
South Orange	\$1.11	\$0.72	\$0.68	\$2.82	\$3.61	\$8.94
South Outlier	\$0.38	\$0.67	\$0.38	\$3.72	\$5.70	\$10.83
St Cloud	\$0.27	\$0.68	\$0.38	\$0.67	\$5.76	\$7.76
Tourist Corridor	\$0.29	\$0.64	\$0.42	\$3.06	\$5.23	\$9.64
University	\$0.34	\$0.72	\$0.23	\$2.16	\$6.94	\$10.39
University Research	\$0.38	\$1.08	\$0.11	\$2.42	\$5.57	\$9.56
West Colonial	\$1.00	\$0.71	\$0.43	\$2.08	\$4.09	\$8.31
West Outlier	\$0.38	\$0.65	\$0.32	\$1.59	\$5.76	\$8.70
West University	\$0.30	\$0.68	\$0.36	\$1.89	\$6.29	\$11.52
Winter Park	\$0.90	\$0.71	\$0.42	\$3.06	\$4.98	\$10.07

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Rent

1 & 2 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Orlando	\$0.32	\$0.64	\$0.36	\$2.54	\$3.55	\$7.41
436 Corridor	\$0.35	\$0.63	\$0.32	\$3.07	\$3.57	\$7.94
Altamonte/Douglas	\$0.35	\$0.61	\$0.31	\$2.46	\$3.37	\$7.10
Casselberry	\$0.35	\$0.60	\$0.30	\$1.96	\$3.29	\$6.50
Downtown	\$0.33	\$0.51	\$0.37	\$3.18	\$3.30	\$7.69
Kissimmee	\$0.24	\$0.60	\$0.29	\$1.89	\$4.54	\$7.56
Lake County	\$0.35	\$0.61	\$0.31	\$2.22	\$3.37	\$6.86
Lake Mary	\$0.40	\$0.85	\$0.35	\$1.97	\$2.95	\$6.52
Lee Road	\$0.29	\$0.67	\$0.41	\$2.23	\$3.45	\$7.05
Longwood	\$0.35	\$0.60	\$0.30	\$1.89	\$3.30	\$6.44
Maitland	\$0.34	\$0.64	\$0.33	\$2.29	\$3.54	\$7.14
Maitland Center	\$0.35	\$0.60	\$0.29	\$2.14	\$3.68	\$7.06
Metro West	\$0.27	\$0.70	\$0.44	\$2.48	\$3.42	\$7.31
North Outlier	\$0.33	\$0.59	\$0.29	\$1.98	\$3.19	\$6.38
Orlando Airport	\$0.28	\$0.54	\$0.29	\$3.70	\$3.18	\$7.98
Orlando Central Park	\$0.28	\$0.70	\$0.45	\$2.91	\$3.62	\$7.96
Sanford	\$0.35	\$0.61	\$0.31	\$1.60	\$3.37	\$6.24
South Orange	\$0.33	\$0.70	\$0.47	\$2.83	\$4.63	\$8.96
South Outlier	\$0.25	\$0.83	\$0.35	\$2.93	\$4.10	\$8.26
St Cloud	\$0.25	\$0.61	\$0.35	\$1.45	\$3.90	\$6.56
Tourist Corridor	\$0.25	\$0.62	\$0.41	\$3.85	\$3.80	\$8.93
University	\$0.35	\$0.67	\$0.26	\$3.30	\$3.27	\$7.85
University Research	\$0.35	\$0.98	\$0.10	\$3.10	\$3.18	\$7.71
West Colonial	\$0.27	\$0.69	\$0.43	\$2.15	\$3.40	\$6.94
West Outlier	\$0.34	\$0.59	\$0.30	\$1.55	\$3.26	\$6.04
West University	\$0.34	\$0.62	\$0.32	\$2.99	\$3.50	\$7.77
Winter Park	\$0.29	\$0.68	\$0.42	\$3.38	\$3.43	\$8.20

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Construction

Orlando's office construction pipeline has been markedly down this cycle, with a less than 0.5% annual growth rate from 2010 - 2017. However, the metro's very healthy fundamentals and increasing asking rents appear to have finally caught the attention of developers with over two million square feet underway. This is approximately four times the amount of office space that was underway in this cycle's previous peak supply year.

Perhaps the most notable project underway is SunTrust Plaza at Church Street Station, which is expecting to deliver in 2019. The high-rise is the first constructed in Downtown Orlando in over a decade and its office component is already near full occupancy, including anchor tenant SunTrust. The 26-story, LEED project will include a Marriott Hotel on the top floors and approximately 214,000 SF of new office space. The tower will also include a Grand Central Station-style lobby connected to the SunRail's Church Street Station.

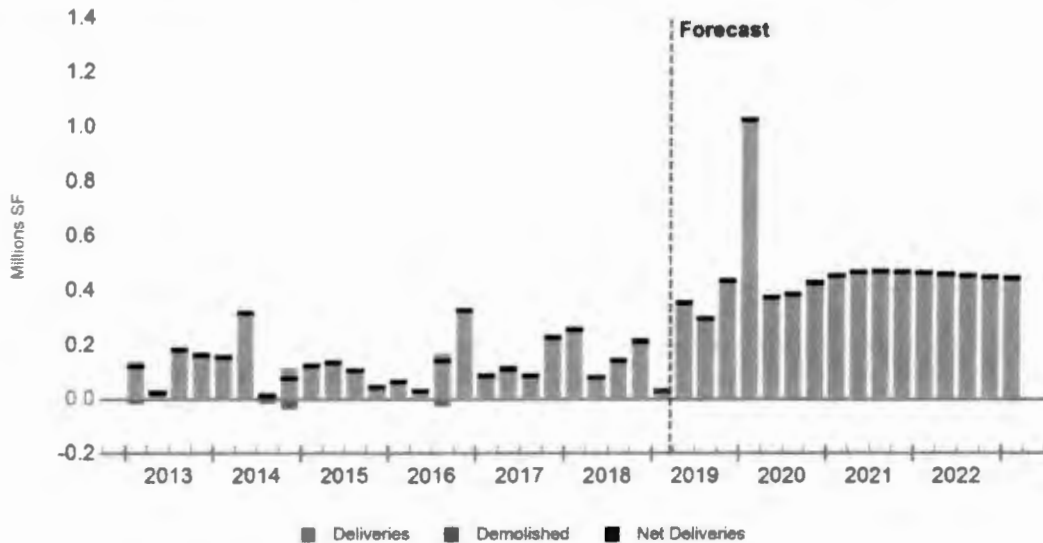
Despite the increase in activity, Orlando still sorely lacks large blocks of contiguous office space. The few buildings that have included a large speculative component, such as SunTrust Plaza, tend to experience rapid lease-up with spaces filling well before delivery. Of the recent deliveries, only Kirkman Point II has large block availability. It remains to be seen whether

speculative construction will continue rising, though the successful lease-up rates of late indicate pent-up demand.

In addition to new construction, the metro is seeing renovation projects that are set to inject additional space. For instance, Michigan-based West Second Street Associates is tearing down the old AT&T office building at 500 North Orange Avenue to its concrete skeleton and rebuilding into a new office space. The final project is expected to emerge as a five-story, 119,000 SF Class A office building.

The primary source of new construction this cycle has been in the medical office and healthcare sector, which continues to experience robust activity. In the SW Orange Outlying submarket alone, Florida Hospital opened a new hospital in 2016, recently broke ground on a 73,000 SF medical office building, and is scheduled to begin construction on a 7-story inpatient tower in upcoming quarters. Among the other recent activity: Orlando Health began Phase I of its Horizon West campus in the SW Orange Outlying market; Oviedo Medical Center delivered a \$109 million, 64-bed acute hospital in the Casselberry Submarket; and South Lake Hospital broke ground on a new emergency department in Leesburg.

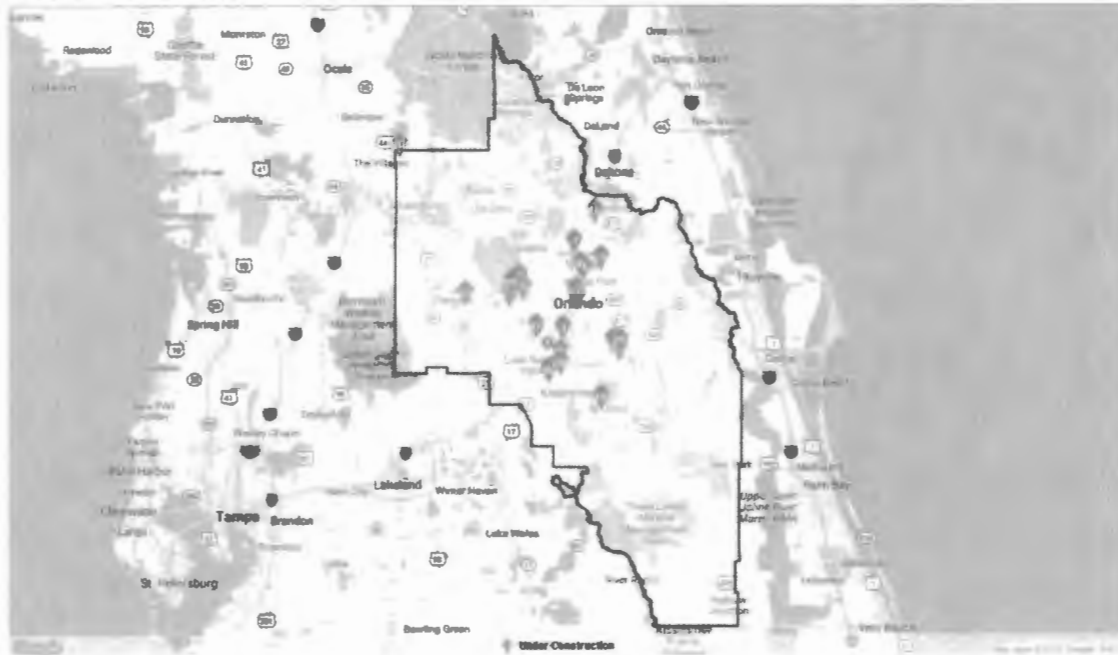
DELIVERIES & DEMOLITIONS



Under Construction Properties

Properties	Square Feet	Percent of Inventory	Released
44	1,924,448	2.1%	87.1%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Blgd SF	Stories	Start	Complete	Developer/Owner
1 KPMG Training and Dev... Lake Nona Blvd	★★★★★	800,000	-	May-2018	Dec-2019	KPMG LLP
2 The Majesty Building 123 E Central Pky	★★★★★	300,000	18	Dec-2018	Oct-2019	SuperChannel WACX-TV SuperChannel WACX-TV
3 SunTrust Plaza at Churc... 225 S Garland Ave	★★★★★	221,000	17	Oct-2017	Aug-2019	Lincoln Property Company Lincoln Property Company
4 9333 S John Young Pky	★★★★★	125,000	3	Dec-2017	Apr-2019	Tavistock Development Company
5 Building 15 870 Tomynd Blvd	★★★★★	100,000	4	Oct-2018	Apr-2019	ENT error Martinez Mangiaridi PA
6 Florida Hospital Winter... Fowler Grove Blvd	★★★★★	72,000	-	Feb-2017	Apr-2019	Adventist Healthcare, Inc.
7 429 @ Crown Point 529 E Crown Point Rd	★★★★★	55,000	2	Mar-2019	Mar-2020	Sawruk Realty LLC

Under Construction Properties

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8 531 W Morse Blvd	★★★★★	26,716	2	Feb-2018	Jun-2019	-
9 2116 S Orange Ave	★★★★★	22,000	3	Dec-2018	Sep-2019	South Medical Complex
10 Parcel G Citrus Tower Blvd	★★★★★	20,000	2	May-2018	May-2019	-
11 Build to Suit 1116 Lucerne Ter	★★★★★	15,000	1	Aug-2018	Jun-2019	-
12 Daniels Professional Park 423 Daniels Rd	★★★★★	15,000	1	Oct-2018	Apr-2019	Jamison Commercial Partners, LLC
13 Medical Office Winter Park 2464 Howell Branch Rd	★★★★★	15,000	1	Sep-2018	Dec-2019	-
14 17th Street Medical Plaza 2801 17th St	★★★★★	11,400	2	Feb-2019	Oct-2019	Eurocom LLC
15 13250 Narcoossee Rd	★★★★★	10,507	1	Jan-2019	May-2019	-
16 SMART Office Lake Mary 131 S Country Club Rd		10,310	2	Mar-2019	Dec-2019	-
17 8690 Point Cypress Dr	★★★★★	10,000	2	Mar-2019	Oct-2019	Point Cypress Drive Land Trust
18 4653 W Irla Bronson Me...	★★★★★	9,000	1	Nov-2018	Jul-2019	-
19 603 S Main St	★★★★★	8,184	1	Mar-2019	Sep-2019	-
20 Building 600 929 N US Hwy 27/441	★★★★★	6,156	1	Jul-2018	Apr-2019	Brian Ehlers Construction Advanced Prosthetic & Implant D...
21 Orlando Medical Center ... 11749 Narcoossee Rd	★★★★★	4,800	1	Nov-2018	May-2019	-
22 Pad and Shell E 2749 Citrus Tower Blvd	★★★★★	4,225	1	Nov-2018	Apr-2019	-
23 4170 Hunters Park Ln	★★★★★	4,000	1	Feb-2019	Apr-2020	Waterford Construction & Develo...
24 Building 8 W Osceola Pky	★★★★★	3,500	1	Jan-2019	Aug-2019	Waterford Construction & Develo...
25 Building 7 W Osceola Pky	★★★★★	3,500	1	Aug-2018	Jan-2020	Waterford Construction & Develo...
26 Prime Winter Park Office... 1007 Lewis Dr	★★★★★	3,300	2	Oct-2018	Apr-2019	-
27 Building 17 W Osceola Pky	★★★★★	3,000	1	Aug-2018	Jul-2020	Waterford Construction & Develo...
28 Building 20 W Osceola Pky	★★★★★	3,000	1	Aug-2018	Aug-2019	-

Sales

Investment activity has exploded in Orlando with nearly \$5 billion in office trades since 2014. In 2018, total sales volume cooled somewhat from 2017's record-setting approximately \$1.25 billion in total sales. Despite the volume cooling, average pricing is still inching upward. The majority of Orlando's premier, high-rise office towers changed hands from 2015 to 2017. Given the typically longer hold periods, it is perhaps unlikely many more trophy assets will trade this cycle.

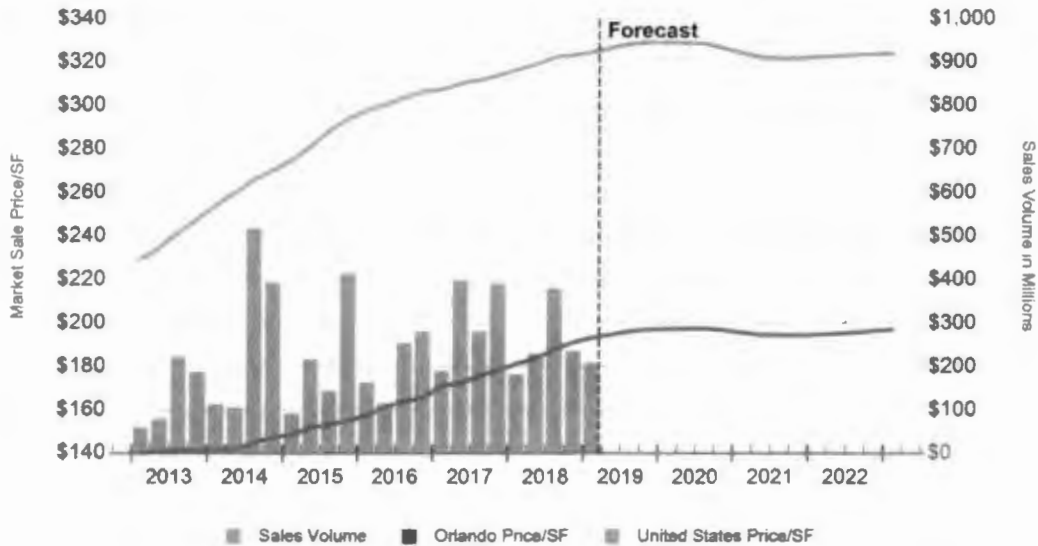
Orlando still represents value compared to primary office metros, with typical cap rates nearly 100 basis points above the national average. However, the yields have flattened in recent quarters with declining compression.

Downtown Orlando has been particularly active in this boom period with approximately 25 percent of all metro office sales volume since 2014. The overwhelming

majority of this activity took place in two large portfolio deals - Cousins' disposition of three 4 Star towers (Bank of America Center, One Orlando Center, & The Citrus Center) in late 2017 and Piedmont Office Trust's acquisition of another three towers in 2018, including CNL Centers I & II. Piedmont has continued to expand its Orlando office portfolio, snagging the 195,000 SF HD Supply Building in early 2018 for \$28 million (\$143.59/SF).

Lake Mary has also been on fire, including a large transaction with Parmenter Realty Partners acquiring the Primera Tower five-property portfolio for \$130 million. Additionally, the four-building Colonial Center portfolio sold for \$130 million (\$206.02/SF) to an Atlanta-based buyer and shortly thereafter, Starwood Capital Group purchased a six-building portfolio for \$151.1 million (\$189.90/SF).

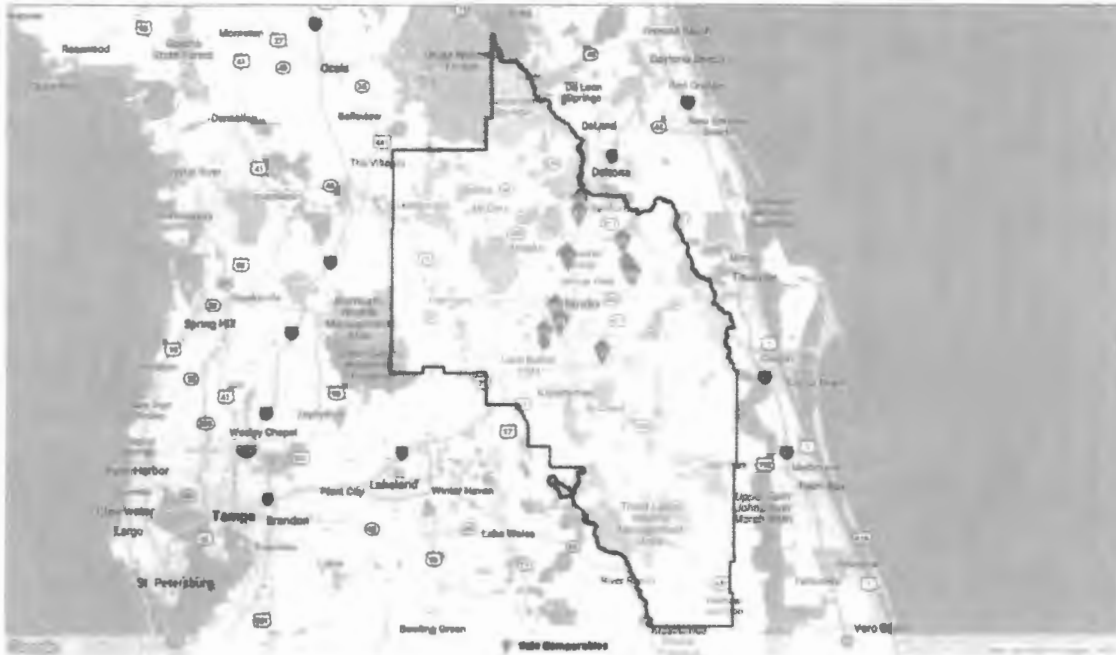
SALES VOLUME & MARKET SALE PRICE PER SF



Sales Past 12 Months

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
535	7.5%	\$155	7.5%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$100	\$3,292,557	\$737,500	\$61,500,000
Price Per SF	\$0.07	\$155	\$164	\$702
Cap Rate	4.1%	7.5%	7.2%	15.0%
Time Since Sale in Months	0.2	6.4	6.3	11.9
Property Attributes	Low	Average	Median	High
Building SF	500	18,455	4,028	517,530
Stories	1	2	1	11
Typical Floor SF	500	9,129	3,530	106,253
Vacancy Rate At Sale	0%	7.5%	0%	100%
Year Built	1887	1975	1984	2019
Star Rating	★★★★★	★★★★★ 2.4	★★★★★	★★★★★

Sales Past 12 Months

RECENT SIGNIFICANT SALES

Property Name - Address	Rating	Property			Sale Date	Sale		
		Yr Built	Bldg SF	Vacancy		Price	Price/SF	Cap Rate
1 Siemens Westinghouse 4400 Alafaya Trl	★★★★★	1983	257,000	0%	8/10/2018	\$61,500,000	\$239	-
2 Burnham Institute for Me... 6400 Sanger Rd	★★★★★	2009	178,000	0%	8/27/2018	\$50,000,000	\$281	-
3 Maitland Promenade I 485 N Keller Rd	★★★★★	1999	230,366	15.6%	1/17/2019	\$48,500,000	\$211	7.9%
4 Millenia Lakes I 4700 Millenia Lakes Blvd	★★★★★	2001	200,360	0.1%	8/28/2018	\$44,335,057	\$221	-
5 BellSouth Bldg 1101 Greenwood Blvd	★★★★★	1997	157,358	0%	12/27/2018	\$34,500,000	\$219	7.5%
6 200 SouthPark Center 8517 South Park Cir	★★★★★	1999	144,852	26.0%	12/13/2018	\$33,850,000	\$234	-
7 Keller Center 101 Southhall Ln	★★★★★	1986	159,675	0%	6/6/2018	\$27,900,000	\$175	-
8 Resource Square Three 12001 Research Pky	★★★★★	2003	152,882	0%	6/5/2018	\$24,477,714	\$160	7.2%
9 Millenia Lakes III 5337 Millenia Lakes Blvd	★★★★★	2007	107,060	7.6%	8/29/2018	\$23,973,899	\$224	-
10 Millenia Lakes II 5323 Millenia Lakes Blvd	★★★★★	2006	107,052	0%	8/29/2018	\$23,841,044	\$223	-
11 Oviedo Medical Center 1000 W Broadway St	★★★★★	1997	68,930	0%	5/25/2018	\$22,200,000	\$322	-
12 Northpoint Center IV 1064 Greenwood Blvd	★★★★★	2002	117,760	20.9%	10/17/2018	\$19,212,850	\$163	6.5%
13 1000 Heathrow at Coloni... 1000 Business Center Dr	★★★★★	1997	87,080	0%	1/4/2019	\$18,500,000	\$212	-
14 Westwood Center 2 6649 Westwood Blvd	★★★★★	1990	118,689	0%	9/26/2018	\$18,384,794	\$155	-
15 Westwood Center III 6675 Westwood Blvd	★★★★★	2000	117,366	0%	9/26/2018	\$18,173,536	\$155	-
16 Northpoint Center II 1035 Greenwood Blvd	★★★★★	2000	108,499	7.0%	10/17/2018	\$17,779,580	\$164	6.5%
17 Northpoint Center I 1025 Greenwood Blvd	★★★★★	1988	108,272	4.1%	10/17/2018	\$17,757,570	\$164	6.5%
18 Resource Square One 13501 Ingenuity Dr	★★★★★	1999	91,667	15.5%	6/5/2018	\$14,712,286	\$160	7.2%
19 700 SouthPark Center 8325 South Park Cir	★★★★★	2007	83,000	0%	11/7/2018	\$14,000,000	\$169	-
20 800 Southpark Center 8301 South Park Cir	★★★★★	2008	68,200	0%	11/7/2018	\$14,000,000	\$205	-

Orlando is one of the few metros where total employment almost always outpaces the U.S. average, though during recessions it still experiences deeper drops typical of Sun Belt metros. In the past five years, job growth in the metro has been among the best in the nation and more than double the U.S. average.

Tourism is clearly the chief economic driver. Orlando is the #1 destination in the U.S., setting overall visitor records each of the last five years, including a record 72 million in 2017. This number should continue to grow, with numerous infrastructure improvements in place, a booming population, and large additions at most area theme parks. Orlando tends to be more exposed than a typical metro to foreign policy changes due to the tourism industry and large international migration.

Unsurprisingly, leisure and hospitality tend to lead the way in Orlando and have had strong growth in the past three years, adding about 22,000 jobs. This sector is the largest in the metro, accounting for 255,000 jobs (21% of total employment), which is about double the concentration in the typical U.S. metro. This sector continues to see job creation, including the recently-created Wyndham Destinations announcement that it will establish its global headquarters in Orlando, creating 200 high-income jobs.

Employment in the leisure and hospitality super-sector is relatively stable in Orlando, unlike nationally and in similar tourism-driven metros like Las Vegas. In fact, amusement park employment in Orlando dipped by only 4.6% during the recession, less than half of the overall employment loss. Additionally, amusement employment experienced a very brief recession, only falling for five quarters before exceeding prerecession peaks after seven quarters. Comparatively, the U.S. fell for eight quarters and didn't exceed prerecession peaks until after 20 quarters.

Education and health services, of which health services comprises the largest share (87%), have grown well above the national average. Despite the growth, Florida universities have been unable to keep up with the increased demand for teachers, creating opportunities for migrant education workers, especially in Orlando with its wealth of A-rated schools. The Central Florida area should continue to be a destination market for health services job seekers, while many areas of the U.S. are closing hospitals or struggling to find alternative uses for unneeded facilities.

Construction job growth has been on fire recently, although is still 20% smaller than at its prerecession peak. Trade has the second-largest concentration of jobs in the metro, with 230,000 jobs (19%). Growth in this sector has been mediocre, averaging about 3.3% annually. The tech sector hasn't been a major factor thus far, but it could be positioned to provide a significant boost to the metro. Osceola County's 20-acre Florida Advanced Manufacturing Research Center was completed in 2017, only 24 months after construction began. The smart-sensor facility is expected to bring in thousands of high-tech, high-income jobs. Orlando is a major player in defense work and is well-positioned to capture a significant portion of the nation's recent and proposed future military budget increase. In fact, after years of lackluster growth, the manufacturing sector has seen rapid recent growth since 2016.

As evident from the record-setting visitors, the Orlando area's tourist industry is booming. The number of visitors should only continue to go up in the future, with many recently-opened attractions drawing crowds, including Universal's Volcano Bay, Disney's Pandora: The World of Avatar and Toy Story Land, Legoland's Ninjago, the \$300 million Skyplex park, Andretti Indoor Karting & Games, and the Orlando City Soccer Club expansion. There are also a number of projects in the near pipeline expected to further boost tourism, including Disney's Star Wars and Margantaville Resort Orlando. The metro has also increased its prominence hosting sports events and trade shows, such as the NFL Pro Bowl, the 2017 NCAA Men's Basketball Championship's first and second rounds, the 2019 MLS All-Star Game, and the annual IAAPA Expo.

Many infrastructure improvements are underway, including the \$2.3 billion I-4 Ultimate Improvement Project and Orlando International Airport's recently-increased \$4.27 billion capital improvement project. The airport saw nearly 45 million travelers pass through in 2017 and was corely due for an overhaul as its infrastructure was originally designed to handle an annual average of 40 million people. The project is well underway, with construction progressing on the Intermodal Terminal Facility, an Automated People Mover, the south terminal, and an additional 16 gates. The airport expects to complete the work in 2020. Additionally, Central Florida Expressway Authority recently announced the largest plan in its history, which is expected to create over 11,000 jobs by 2022. The \$1.6 billion work plan will widen existing roads, resurface and improve highway lighting and complete portions of the I-

Economy

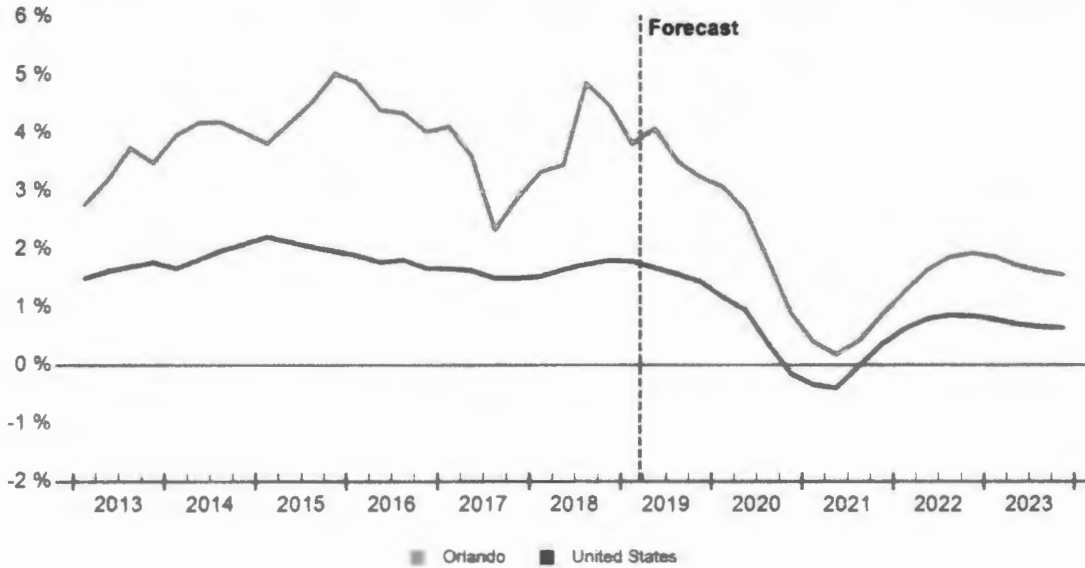
4 Ultimate.

ORLANDO EMPLOYMENT BY INDUSTRY IN THOUSANDS

NAICS Industry	Current Jobs		Current Growth		10 Yr Historical		5 Yr Forecast	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	49	0.4	5.06%	1.81%	2.00%	0.27%	-0.80%	-1.43%
Trade, Transportation and Utilities	239	1.0	1.37%	1.08%	2.23%	0.94%	1.15%	0.16%
Retail Trade	152	1.1	0.62%	0.15%	2.61%	0.72%	1.30%	0.20%
Financial Activities	78	1.0	0.75%	1.41%	1.44%	0.78%	1.32%	0.84%
Government	124	0.6	-0.52%	0.53%	0.61%	-0.03%	0.59%	0.54%
Natural Resources, Mining and Construction	88	1.2	13.49%	4.40%	3.50%	1.14%	3.63%	1.09%
Education and Health Services	162	0.8	4.55%	2.17%	3.30%	2.09%	1.76%	0.98%
Professional and Business Services	241	1.3	6.32%	2.74%	3.71%	2.28%	2.10%	1.21%
Information	24	1.0	0.39%	0.35%	-0.66%	-0.20%	0.38%	0.00%
Leisure and Hospitality	275	1.9	3.95%	2.34%	3.87%	2.32%	2.02%	1.04%
Other Services	47	0.9	4.20%	1.35%	1.47%	0.83%	0.95%	0.21%
Total Employment	1,327	1.0	3.90%	1.79%	2.66%	1.20%	1.62%	0.57%

Source: Moody's Analytics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Moody's Analytics

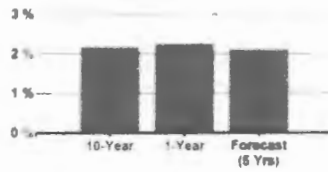
Economy

DEMOGRAPHIC TRENDS

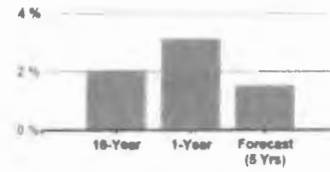
Demographic Category	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	2,807,542	328,599,243	2.3%	0.6%	2.2%	0.7%	2.1%	0.6%
Households	963,043	126,653,133	3.1%	1.0%	1.9%	0.8%	2.8%	1.0%
Median Household Income	\$80,024	\$64,176	7.5%	3.7%	2.1%	2.3%	3.6%	2.8%
Labor Force	1,368,253	163,219,452	3.1%	1.1%	2.0%	0.6%	1.5%	0.8%
Unemployment	3.0%	3.8%	-0.4%	-0.3%	-0.6%	-0.4%	-	-

Source: Moody's Analytics

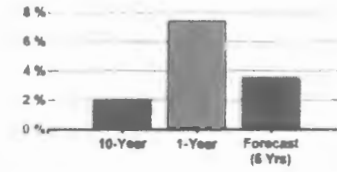
POPULATION GROWTH



LABOR FORCE GROWTH



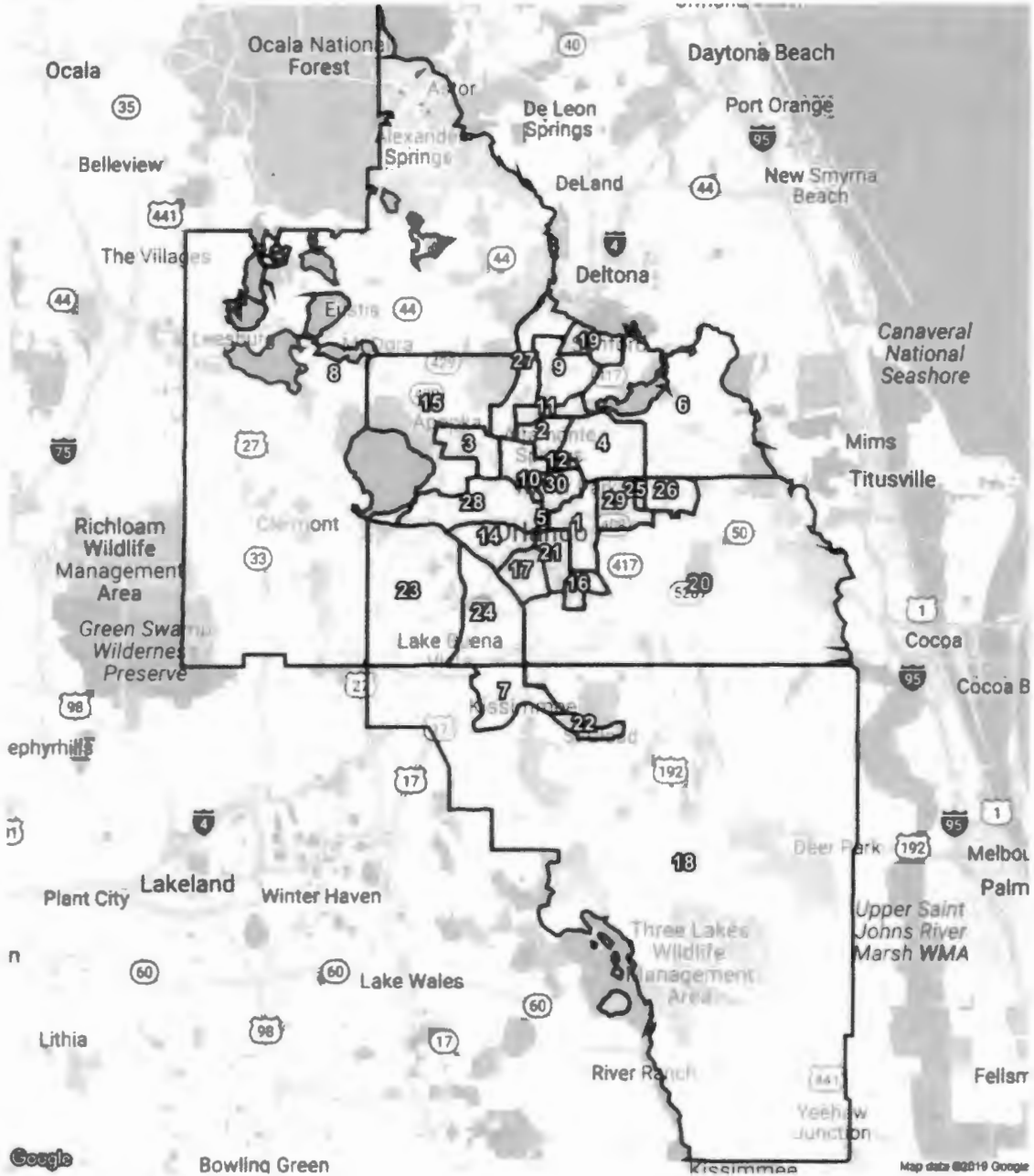
INCOME GROWTH



Source: Moody's Analytics

Submarkets

ORLANDO SUBMARKETS



Submarkets

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bids	SF (000)	% Market	Rank	Bids	SF (000)	Percent	Rank	Bids	SF (000)	Percent	Rank
1	436 Corridor	590	4,881	5.2%	7	1	1	0%	17	0	-	-	-
2	Altamonte/Douglas	467	4,759	5.1%	8	1	9	0.2%	9	1	300	6.3%	2
3	Apopka	115	764	0.8%	25	0	0	0%	-	0	-	-	-
4	Casselberry	255	1,967	2.1%	17	2	8	0.4%	10	1	10	0.5%	12
5	Downtown Orlando	447	10,419	11.1%		0	0	0%	-	1	221	2.1%	3
6	E Seminole Outlying	89	529	0.6%	28	1	1	0.2%	16	0	-	-	-
7	Kissimmee	306	2,329	2.5%	15	1	3	0.1%	15	21	65	2.8%	6
8	Lake County	990	5,341	5.7%	6	5	54	1.0%	3	3	30	0.6%	9
9	Lake Mary	280	7,680	8.2%	3	2	110	1.4%	2	0	-	-	-
10	Lee Road	123	1,237	1.3%	22	0	0	0%	-	1	3	0.3%	13
11	Longwood	189	1,386	1.5%	20	0	0	0%	-	0	-	-	-
12	Maitland	97	1,000	1.1%	24	0	0	0%	-	0	-	-	-
13	Maitland Center	173	7,503	8.0%	4	0	0	0%	-	0	-	-	-
14	Metro West	131	1,937	2.1%	18	2	6	0.3%	12	0	-	-	-
15	NW Orange Outlying	45	533	0.6%	27	0	0	0%	-	0	-	-	-
16	Orlando Airport	43	1,249	1.3%	21	0	0	0%	-	0	-	-	-
17	Orlando Central Park	186	4,107	4.4%	10	0	0	0%	-	0	-	-	-
18	Osceola Outlying	125	2,657	2.8%	13	2	27	1.0%	5	1	11	0.4%	11
19	Sanford	258	1,509	1.6%	19	0	0	0%	-	0	-	-	-
20	SE Orange Outlying	141	2,849	3.0%	12	8	182	6.4%		3	815	28.6%	1
21	South Orange	378	2,562	2.7%	14	2	11	0.4%	8	2	37	1.4%	8
22	St Cloud	106	509	0.5%	29	0	0	0%	-	0	-	-	-
23	SW Orange Outlying	58	662	0.7%	26	4	24	3.6%	6	4	197	29.8%	4
24	Tourist Corridor	217	8,875	9.5%	2	2	15	0.2%	7	2	129	1.5%	5
25	University	48	2,067	2.2%	16	0	0	0%	-	0	-	-	-
26	University Research	47	2,910	3.1%	11	1	4	0.1%	14	0	-	-	-
27	W Seminole Outlying	54	365	0.4%	30	0	0	0%	-	0	-	-	-
28	West Colonial	565	4,355	4.7%	9	1	5	0.1%	13	2	63	1.5%	7
29	West University	62	1,059	1.1%	23	2	39	3.7%	4	0	-	-	-
30	Winter Park	584	5,606	6.0%	5	2	6	0.1%	11	1	27	0.5%	10

Submarkets

SUBMARKET RENT

No.	Submarket	Gross Asking Rent		12 Month Asking Rent		Annualized Quarterly Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	436 Corridor	\$20.45	22	1.1%	19	1.6%	1
2	Altamonte/Douglas	\$19.25	25	1.7%	8	-0.4%	15
3	Apopka	\$24.07	7	1.3%	16	1.0%	2
4	Casselberry	\$21.05	19	1.7%	11	-0.8%	25
5	Downtown Orlando	\$26.32	4	1.7%	10	0.7%	3
6	E Seminole Outlying	\$20.54	21	0.8%	23	-0.8%	26
7	Kissimmee	\$21.76	16	1.0%	20	-0.9%	27
8	Lake County	\$20.66	20	0.8%	24	-0.5%	20
9	Lake Mary	\$23.71	11	1.9%	7	0%	7
10	Lee Road	\$18.42	26	0.5%	29	-0.2%	12
11	Longwood	\$18.20	27	0.9%	22	-0.5%	18
12	Maitland	\$19.70	24	0.6%	26	-0.2%	11
13	Maitland Center	\$22.21	14	2.8%	1	0.6%	4
14	Metro West	\$22.18	15	1.3%	15	-1.0%	28
15	NW Orange Outlying	\$21.76	17	0.8%	25	-1.2%	29
16	Orlando Airport	\$23.85	10	2.1%	4	-0.7%	23
17	Orlando Central Park	\$19.97	23	1.2%	18	-0.7%	24
18	Osceola Outlying	\$26.56	2	2.2%	2	0.1%	6
19	Sanford	\$17.68	29	0.2%	30	0.1%	5
20	SE Orange Outlying	\$28.70		1.9%	6	-0.5%	17
21	South Orange	\$22.78	13	1.2%	17	-0.6%	22
22	St Cloud	\$17.76	28	0.5%	27	-0.4%	16
23	SW Orange Outlying	\$26.36	3	2.0%	5	0%	9
24	Tourist Corridor	\$26.05	5	2.1%	3	0%	8
25	University	\$24.00	9	1.6%	12	-1.3%	30
26	University Research	\$23.59	12	1.7%	9	-0.2%	10
27	W Seminole Outlying	\$17.61	30	0.5%	28	-0.3%	14
28	West Colonial	\$21.11	18	1.0%	21	-0.5%	19
29	West University	\$24.06	8	1.5%	13	-0.2%	13
30	Winter Park	\$25.39	6	1.3%	14	-0.6%	21

Submarkets

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Net Absorption			Construct. Ratio
		SF	Percent	Rank	SF	% of Inv	Rank	
1	436 Corridor	289,808	5.9%	17	28,710	0.6%	14	-
2	Altamonte/Douglas	427,730	9.0%	25	47,203	1.0%	8	0.2
3	Apopka	59,868	7.8%	23	(27,865)	-3.6%	28	-
4	Casselberry	151,027	7.7%	22	24,859	1.3%	16	0.2
5	Downtown Orlando	887,882	8.5%	24	67,961	0.7%	4	-
6	E Seminole Outlying	38,144	7.2%	18	8,576	1.6%	20	-
7	Kissimmee	118,370	5.1%	12	30,507	1.3%	12	0.1
8	Lake County	228,698	4.3%	8	40,400	0.8%	9	1.2
9	Lake Mary	583,850	7.6%	20	54,708	0.7%	6	2.0
10	Lee Road	72,981	5.9%	16	27,380	2.2%	15	-
11	Longwood	143,418	10.3%	28	40,035	2.9%	10	-
12	Maitland	41,392	4.1%	7	29,577	3.0%	13	-
13	Maitland Center	724,168	9.7%	26	(127,867)	-1.7%	30	-
14	Metro West	102,670	5.3%	13	5,368	0.3%	22	0.8
15	NW Orange Outlying	26,967	5.1%	11	3,215	0.6%	23	-
16	Orlando Airport	36,690	2.9%	4	53,278	4.3%	7	-
17	Orlando Central Park	511,931	12.5%	30	8,512	0.2%	21	-
18	Osceola Outlying	152,116	5.7%	14	83,950	3.2%	3	0.3
19	Sanford	52,872	3.5%	6	(20,474)	-1.4%	27	-
20	SE Orange Outlying	167,829	5.9%	15	106,249	3.7%	2	1.7
21	South Orange	55,006	2.1%	2	20,328	0.6%	18	0.5
22	St Cloud	1,278	0.3%		1,079	0.2%	24	-
23	SW Orange Outlying	16,164	2.4%	3	32,805	5.0%	11	0.6
24	Tourist Corridor	400,867	4.5%	9	108,248	1.2%	1	-
25	University	153,566	7.4%	19	(63,447)	-3.0%	29	-
26	University Research	142,369	4.9%	10	66,485	2.3%	5	-
27	W Seminole Outlying	35,679	9.8%	27	(17,772)	-4.9%	26	-
28	West Colonial	333,697	7.7%	21	(6,203)	-0.1%	25	-
29	West University	124,507	11.8%	29	21,496	2.0%	17	1.8
30	Winter Park	178,783	3.2%	5	17,981	0.3%	19	0.3

Supply & Demand Trends

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	102,356,487	1,759,253	1.7%	1,175,212	1.1%	1.5
2022	100,597,234	1,821,459	1.8%	975,834	1.0%	1.9
2021	98,775,775	1,856,815	1.9%	800,517	0.8%	2.3
2020	96,918,960	2,209,399	2.3%	1,123,485	1.2%	2.0
2019	94,709,561	1,115,075	1.2%	871,636	0.9%	1.3
YTD	93,624,995	30,509	0%	(153,910)	-0.2%	-
2018	93,594,486	692,853	0.7%	946,158	1.0%	0.7
2017	92,901,633	521,881	0.6%	1,332,278	1.4%	0.4
2016	92,379,752	562,815	0.6%	2,714,555	2.9%	0.2
2015	91,816,937	408,420	0.4%	1,547,167	1.7%	0.3
2014	91,408,517	558,915	0.6%	619,333	0.7%	0.9
2013	90,849,602	488,179	0.5%	1,120,562	1.2%	0.4
2012	90,361,423	99,327	0.1%	807,307	0.9%	0.1
2011	90,262,096	458,096	0.5%	1,357,257	1.5%	0.3
2010	89,804,000	628,183	0.7%	1,035,474	1.2%	0.6
2009	89,175,817	2,345,034	2.7%	171,658	0.2%	13.7
2008	86,830,783	3,404,981	4.1%	380,230	0.4%	9.0
2007	83,425,802	2,642,259	3.3%	654,988	0.8%	4.0

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	36,291,791	1,788,785	5.2%	1,194,095	3.3%	1.5
2022	34,503,026	1,849,916	5.7%	991,474	2.9%	1.9
2021	32,653,110	1,884,219	6.1%	809,409	2.5%	2.3
2020	30,768,891	2,233,467	7.8%	1,362,069	4.4%	1.6
2019	28,535,424	963,488	3.5%	872,224	2.4%	1.4
YTD	27,577,930	5,994	0%	(103,915)	-0.4%	-
2018	27,571,936	435,108	1.6%	680,221	2.4%	0.7
2017	27,136,828	292,923	1.1%	233,567	0.9%	1.3
2016	26,843,905	327,900	1.2%	1,008,029	3.8%	0.3
2015	26,516,005	241,314	0.9%	600,605	2.3%	0.4
2014	26,274,691	527,966	2.1%	613,394	2.3%	0.9
2013	25,746,725	255,895	1.0%	656,615	2.6%	0.4
2012	25,490,830	136,000	0.5%	336,578	1.3%	0.4
2011	25,354,830	292,154	1.2%	340,614	1.3%	0.9
2010	25,062,676	398,116	1.6%	140,465	0.6%	2.8
2009	24,664,560	1,298,023	5.6%	685,602	2.8%	1.9
2008	23,366,537	1,030,017	4.6%	132,457	0.6%	7.8
2007	22,336,520	927,680	4.3%	388,445	1.8%	2.3

Supply & Demand Trends

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	37,137,438	2,385	0%	(1,317)	0%	-
2022	37,135,053	2,483	0%	986	0%	2.5
2021	37,132,590	2,506	0%	7,025	0%	0.4
2020	37,130,084	5,811	0%	(112,822)	-0.3%	-
2019	37,124,273	189,730	0.5%	181,680	0.5%	0.9
YTD	36,979,058	24,515	0.1%	(51,743)	-0.1%	-
2018	36,954,543	258,076	0.7%	293,208	0.8%	0.9
2017	36,896,467	208,276	0.6%	701,160	1.9%	0.3
2016	36,488,191	241,087	0.7%	1,137,760	3.1%	0.2
2015	36,247,084	163,892	0.5%	492,035	1.4%	0.3
2014	36,083,402	89,556	0.2%	24,086	0.1%	2.9
2013	36,013,846	241,133	0.7%	355,478	1.0%	0.7
2012	35,772,713	84,512	0.2%	403,195	1.1%	0.2
2011	35,688,201	125,800	0.4%	638,548	1.8%	0.2
2010	35,562,401	134,767	0.4%	364,663	1.0%	0.4
2009	35,427,834	779,535	2.2%	(74,217)	-0.2%	-
2008	34,648,099	2,053,718	6.3%	831,091	2.4%	2.5
2007	32,594,381	1,515,344	4.9%	839,029	2.6%	1.8

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2023	28,927,258	(31,897)	-0.1%	(17,566)	-0.1%	-
2022	28,959,155	(30,920)	-0.1%	(16,626)	-0.1%	-
2021	28,990,075	(29,910)	-0.1%	(15,917)	-0.1%	-
2020	29,019,985	(29,879)	-0.1%	(125,962)	-0.4%	-
2019	29,049,864	(18,143)	-0.1%	17,732	0.1%	-
YTD	29,068,007	0	0%	1,748	0%	0
2018	29,068,007	(331)	0%	(7,271)	0%	-
2017	29,068,338	20,682	0.1%	397,531	1.4%	0.1
2016	29,047,656	(6,182)	0%	568,766	2.0%	-
2015	29,053,838	3,414	0%	454,527	1.6%	0
2014	29,050,424	(38,607)	-0.1%	(18,147)	-0.1%	-
2013	29,089,031	(8,649)	0%	108,269	0.4%	-
2012	29,097,880	(121,185)	-0.4%	67,534	0.2%	-
2011	29,219,085	40,142	0.1%	378,095	1.3%	0.1
2010	29,178,923	95,300	0.3%	530,346	1.8%	0.2
2009	29,083,623	267,476	0.9%	(449,727)	-1.5%	-
2008	28,816,147	321,246	1.1%	(583,318)	-2.0%	-
2007	28,494,901	199,235	0.7%	(582,486)	-2.0%	-

Rent & Vacancy

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$25.00	111	1.4%	7.7%	9,896,615	9.7%	0.4%
2022	\$24.65	109	1.0%	6.2%	9,308,187	9.3%	0.7%
2021	\$24.28	108	0.8%	4.5%	8,458,218	8.6%	0.9%
2020	\$24.08	107	1.7%	3.8%	7,397,772	7.6%	1.0%
2019	\$23.66	105	2.3%	2.0%	6,295,145	6.6%	0.2%
YTD	\$23.12	103	0%	-0.3%	6,260,367	8.7%	0.2%
2018	\$23.13	103	2.7%	-0.3%	6,075,948	6.5%	-0.3%
2017	\$22.51	100	6.4%	-3.0%	6,329,253	6.8%	-0.9%
2016	\$21.16	94	3.4%	-8.8%	7,150,844	7.7%	-2.4%
2015	\$20.45	91	5.6%	-11.9%	9,302,584	10.1%	-1.3%
2014	\$19.37	86	3.7%	-16.5%	10,441,331	11.4%	-0.1%
2013	\$18.68	83	1.0%	-19.5%	10,501,749	11.6%	-0.8%
2012	\$18.50	82	1.0%	-20.3%	11,134,132	12.3%	-0.8%
2011	\$18.32	81	-2.2%	-21.1%	11,842,112	13.1%	-1.1%
2010	\$18.72	83	-7.8%	-19.3%	12,741,273	14.2%	-0.6%
2009	\$20.30	90	-9.9%	-12.5%	13,148,564	14.7%	2.1%
2008	\$22.52	100	-2.9%	-2.9%	10,975,188	12.6%	3.1%
2007	\$23.20	103	5.7%	0%	7,950,437	9.5%	2.1%

4 & 5 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$28.86	116	1.0%	7.1%	5,753,305	15.9%	0.9%
2022	\$28.57	115	1.3%	6.0%	5,159,211	15.0%	1.8%
2021	\$28.21	114	0.5%	4.7%	4,301,310	13.2%	2.7%
2020	\$28.06	113	1.7%	4.1%	3,227,072	10.5%	2.3%
2019	\$27.60	111	2.4%	2.4%	2,343,880	8.2%	0.7%
YTD	\$26.97	109	0.1%	0.1%	2,184,981	7.9%	0.4%
2018	\$26.96	109	2.5%	0%	2,075,062	7.6%	-1.0%
2017	\$26.28	106	5.9%	-2.5%	2,300,185	8.8%	0.1%
2016	\$24.81	100	4.9%	-7.9%	2,240,859	8.3%	-2.7%
2015	\$23.67	95	7.5%	-12.2%	2,920,988	11.0%	-1.5%
2014	\$22.01	89	2.7%	-18.3%	3,280,279	12.5%	-0.6%
2013	\$21.43	86	0.7%	-20.5%	3,365,707	13.1%	-1.7%
2012	\$21.29	86	0.3%	-21.0%	3,766,627	14.8%	-0.9%
2011	\$21.21	86	-2.8%	-21.3%	3,967,205	15.6%	-0.4%
2010	\$21.82	88	-5.8%	-19.1%	4,015,665	16.0%	0.8%
2009	\$23.12	93	-8.8%	-14.2%	3,758,014	15.2%	1.7%
2008	\$24.79	100	-0.4%	-8.0%	3,155,593	13.5%	3.4%
2007	\$24.88	100	7.3%	-7.7%	2,258,033	10.1%	2.0%

Rent & Vacancy

3 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$25.17	109	1.6%	2.6%	2,330,120	6.3%	0%
2022	\$24.78	107	1.8%	1.0%	2,326,498	6.3%	0%
2021	\$24.33	105	0.9%	-0.8%	2,325,092	6.3%	0%
2020	\$24.11	104	1.9%	-1.7%	2,329,681	6.3%	0.3%
2019	\$23.65	102	2.5%	-3.5%	2,211,316	6.0%	-0.1%
YTD	\$23.04	99	-0.2%	-6.1%	2,300,770	6.2%	0.2%
2018	\$23.08	100	3.5%	-5.9%	2,224,512	6.0%	-0.1%
2017	\$22.30	96	5.0%	-9.1%	2,259,644	6.2%	-1.4%
2016	\$21.22	92	2.5%	-13.4%	2,762,764	7.6%	-2.5%
2015	\$20.71	89	5.8%	-15.5%	3,659,427	10.1%	-1.0%
2014	\$19.58	84	5.3%	-20.2%	3,987,770	11.1%	0.1%
2013	\$18.59	80	-0.7%	-24.2%	3,942,300	10.9%	-0.4%
2012	\$18.73	81	3.2%	-23.8%	4,056,645	11.3%	-0.9%
2011	\$18.14	78	-3.0%	-26.0%	4,375,328	12.3%	-1.5%
2010	\$18.70	81	-8.7%	-23.7%	4,888,078	13.7%	-0.7%
2009	\$20.48	88	-11.6%	-16.5%	5,117,972	14.4%	2.1%
2008	\$23.18	100	-5.5%	-5.5%	4,264,220	12.3%	3.0%
2007	\$24.52	106	6.3%	0%	3,041,593	9.3%	1.7%

1 & 2 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2023	\$20.88	106	1.7%	5.3%	1,813,190	6.3%	0%
2022	\$20.54	106	1.8%	3.6%	1,822,488	6.3%	0%
2021	\$20.17	104	0.8%	1.7%	1,831,816	6.3%	0%
2020	\$20.01	103	1.5%	0.9%	1,641,019	6.3%	0.4%
2019	\$19.70	102	1.9%	-0.6%	1,740,139	6.0%	-0.1%
YTD	\$19.35	100	0.1%	-2.4%	1,774,606	6.1%	0%
2018	\$19.33	100	1.8%	-2.5%	1,776,354	6.1%	0%
2017	\$18.99	98	9.2%	-4.2%	1,769,414	6.1%	-1.3%
2016	\$17.38	90	2.9%	-12.3%	2,147,221	7.4%	-2.0%
2015	\$16.89	87	2.7%	-14.8%	2,722,169	9.4%	-1.6%
2014	\$16.44	85	2.6%	-17.1%	3,173,282	10.9%	-0.1%
2013	\$16.02	83	4.0%	-19.2%	3,193,742	11.0%	-0.4%
2012	\$15.40	79	-1.4%	-22.4%	3,310,860	11.4%	-0.6%
2011	\$15.61	80	0%	-21.3%	3,499,579	12.0%	-1.2%
2010	\$15.61	81	-9.3%	-21.3%	3,837,532	13.2%	-1.5%
2009	\$17.21	89	-11.2%	-13.2%	4,272,578	14.7%	2.4%
2008	\$19.39	100	-2.2%	-2.2%	3,555,375	12.3%	3.0%
2007	\$19.83	102	2.9%	0%	2,650,811	9.3%	2.7%

Sale Trends

OVERALL SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$199.16	131	7.9%
2022	-	-	-	-	-	-	\$196.38	129	7.8%
2021	-	-	-	-	-	-	\$194.37	128	7.8%
2020	-	-	-	-	-	-	\$196.78	129	7.5%
2019	-	-	-	-	-	-	\$196.94	129	7.3%
YTD	93	\$207.5 M	1.5%	\$4,292,637	\$164.59	7.9%	\$192.92	127	7.3%
2018	525	\$1,024 M	8.1%	\$2,958,660	\$147.43	7.7%	\$191.25	126	7.3%
2017	442	\$1,257 M	9.2%	\$4,349,280	\$157.13	7.5%	\$178.23	117	7.5%
2016	532	\$811.6 M	8.6%	\$2,517,383	\$136.43	8.0%	\$165.43	109	7.6%
2015	401	\$883.1 M	6.5%	\$3,031,064	\$152.72	8.1%	\$155.14	102	7.8%
2014	480	\$1,125 M	8.7%	\$3,990,096	\$151.17	7.4%	\$147.38	97	7.8%
2013	467	\$546.0 M	7.4%	\$1,894,712	\$101.89	8.7%	\$141.12	93	7.9%
2012	414	\$619.5 M	6.0%	\$2,975,759	\$128.70	9.7%	\$139.46	92	8.0%
2011	365	\$319.8 M	4.2%	\$1,872,249	\$100.17	8.5%	\$139.12	91	8.1%
2010	253	\$284.7 M	2.6%	\$2,164,250	\$133.90	9.0%	\$130.06	85	8.5%
2009	159	\$155.7 M	1.5%	\$1,762,557	\$157.05	9.7%	\$121.35	80	9.2%
2008	211	\$424.2 M	3.2%	\$3,322,840	\$178.20	7.6%	\$152.22	100	8.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$194.08	123	8.0%
2022	-	-	-	-	-	-	\$192.10	122	7.9%
2021	-	-	-	-	-	-	\$190.71	121	7.9%
2020	-	-	-	-	-	-	\$193.36	123	7.7%
2019	-	-	-	-	-	-	\$193.50	123	7.4%
YTD	9	\$91.7 M	1.8%	\$15,277,547	\$188.53	8.1%	\$189.57	120	7.4%
2018	39	\$391.3 M	8.1%	\$21,196,113	\$199.74	7.0%	\$186.64	118	7.5%
2017	51	\$848.5 M	18.5%	\$24,785,436	\$175.04	7.5%	\$173.73	110	7.6%
2016	27	\$332.8 M	10.9%	\$23,408,087	\$176.74	7.4%	\$168.67	107	7.6%
2015	21	\$544.0 M	10.3%	\$41,749,112	\$200.47	6.6%	\$159.98	101	7.7%
2014	47	\$819.1 M	18.7%	\$24,637,008	\$173.97	6.7%	\$156.36	99	7.6%
2013	22	\$244.7 M	10.8%	\$20,062,184	\$138.31	7.6%	\$154.87	98	7.6%
2012	21	\$322.7 M	8.4%	\$20,802,190	\$151.18	9.2%	\$156.68	99	7.6%
2011	40	\$173.8 M	6.1%	\$19,109,466	\$127.73	8.4%	\$159.23	101	7.6%
2010	19	\$128.0 M	3.5%	\$20,584,342	\$149.58	8.4%	\$148.15	94	8.1%
2009	25	\$43.0 M	1.9%	\$21,225,000	\$189.12	8.7%	\$133.40	85	8.9%
2008	23	\$166.9 M	3.1%	\$22,700,269	\$234.67	6.9%	\$157.76	100	8.3%

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Sale Trends

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$203.31	133	7.8%
2022	-	-	-	-	-	-	\$200.25	131	7.8%
2021	-	-	-	-	-	-	\$197.97	129	7.7%
2020	-	-	-	-	-	-	\$200.23	130	7.5%
2019	-	-	-	-	-	-	\$200.11	130	7.3%
YTD	36	\$78.3 M	1.6%	\$7,004,900	\$145.92	7.9%	\$195.30	127	7.2%
2018	172	\$395.7 M	8.8%	\$3,292,581	\$125.97	7.7%	\$194.29	127	7.2%
2017	148	\$244.2 M	5.8%	\$2,583,817	\$127.29	7.0%	\$179.12	117	7.4%
2016	162	\$288.4 M	6.9%	\$3,221,983	\$125.44	7.8%	\$166.68	109	7.6%
2015	140	\$180.1 M	4.9%	\$2,061,760	\$112.28	8.1%	\$156.08	102	7.7%
2014	194	\$193.1 M	5.4%	\$2,756,466	\$112.28	7.7%	\$146.72	96	7.8%
2013	181	\$187.4 M	6.3%	\$2,201,152	\$86.75	9.1%	\$138.48	90	7.9%
2012	159	\$232.0 M	6.3%	\$3,676,348	\$117.76	10.2%	\$138.22	90	8.0%
2011	146	\$75.8 M	3.0%	\$1,430,999	\$80.20	7.9%	\$135.44	88	8.1%
2010	133	\$100.5 M	2.5%	\$2,188,762	\$127.48	8.8%	\$127.97	83	8.5%
2009	58	\$71.9 M	1.3%	\$2,483,772	\$179.41	11.9%	\$119.80	78	9.2%
2008	90	\$185.9 M	4.0%	\$4,090,978	\$151.99	7.4%	\$153.44	100	8.2%

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1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$198.99	137	7.8%
2022	-	-	-	-	-	-	\$195.79	135	7.8%
2021	-	-	-	-	-	-	\$193.46	133	7.7%
2020	-	-	-	-	-	-	\$196.79	136	7.5%
2019	-	-	-	-	-	-	\$196.37	135	7.3%
YTD	48	\$37.5 M	1.0%	\$1,204,109	\$157.78	7.8%	\$193.28	133	7.9%
2018	314	\$236.7 M	7.4%	\$1,141,785	\$128.42	7.9%	\$192.04	132	7.3%
2017	243	\$163.8 M	4.9%	\$669,923	\$133.11	8.2%	\$181.65	125	7.4%
2016	343	\$190.4 M	8.5%	\$563,107	\$107.78	8.3%	\$160.56	111	7.7%
2015	240	\$138.9 M	5.1%	\$734,779	\$104.19	8.9%	\$149.04	103	7.9%
2014	239	\$113.3 M	3.9%	\$605,849	\$111.36	8.6%	\$139.15	96	8.0%
2013	264	\$113.9 M	5.7%	\$559,875	\$79.10	8.8%	\$130.59	90	8.2%
2012	234	\$64.8 M	3.7%	\$500,305	\$91.39	9.0%	\$123.62	85	8.4%
2011	179	\$70.2 M	3.8%	\$627,113	\$79.19	9.5%	\$123.46	85	8.5%
2010	101	\$56.3 M	1.8%	\$715,548	\$116.59	9.4%	\$114.44	79	9.0%
2009	76	\$40.8 M	1.4%	\$694,475	\$112.36	7.5%	\$111.13	77	9.5%
2008	98	\$91.4 M	2.1%	\$1,164,114	\$158.21	8.0%	\$145.06	100	8.5%

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 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



Multi-Family Market Report

Orlando Market

PREPARED BY

Kristin Soltys
Owner



MULTI-FAMILY MARKET REPORT

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Overview

12 Mo. Delivered Units	12 Mo. Absorption Units	Vacancy Rate	12 Mo. Asking Rent Growth
7,392	6,068	6.4%	3.7%

Orlando's multifamily market is sound, with among the tightest fundamentals in over a decade, some of the nation's highest annual rent growth rates, and booming investment activity. The metro has one of the fastest growing populations in the nation and has seen job growth roughly 2.5 times the national average since 2014. The healthy labor market has contributed to both strong recent demand and an increase in total renters.

The metro's strong job growth is well-dispersed across all median-income levels, fueling demand across all forms of housing from affordable to luxury. The biggest job growth of late has been concentrated in construction, leisure and hospitality industry, manufacturing, and professional and business services.

The largest employment sector in Orlando is easily leisure and hospitality, which tends to compose the largest share of the multifamily demand pool. The relatively low wages in this sector tend to keep homeownership mostly out of reach, making many workforce housing tenants renters-by-necessity.

With billions of dollars being pumped into the metro as a result of tourism, vast infrastructure improvements have

taken center stage. Nearly \$1.8 billion has been allocated to improvements in the airport, and an additional \$2.3 billion is set aside for improvements to the I-4 Corridor. The majority of Orlando's recent and current construction has been concentrated near the I-4 Ultimate Project, primarily in the I-Drive, Downtown Orlando, and North Orlando submarkets.

The construction pipeline has never been larger and from 2014 to 2019, the multifamily stock will increase by 20 percent. This has had little impact thus far though, as the strong demand has largely absorbed all new units. Additionally, annual rent growth has remained notably high and among the best in the nation. In fact, until slipping somewhat in the third quarter of 2018, Orlando led the U.S. for three consecutive quarters.

Investment activity has never been higher, including an Orlando record of nearly \$3 billion total sales volume in 2017. The market is showing few signs of cooling, with 2018 finishing just slightly off the record pace. Average pricing is continuing to climb with corresponding yield compression, though at a somewhat slower rate as a few quarters ago.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	85,208	7.8%	\$1,451	\$1,435	1,621	885	8,176
3 Star	62,515	4.9%	\$1,192	\$1,181	93	0	734
1 & 2 Star	15,413	4.8%	\$957	\$950	(10)	0	0
Market	163,134	6.4%	\$1,310	\$1,297	1,704	885	8,910

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.5%	6.7%	7.1%	10.8%	2008 Q4	4.1%	2000 Q3
Absorption Units	6,068	3,299	4,103	7,414	2018 Q1	(838)	2003 Q3
Delivered Units	7,392	3,731	5,024	8,565	2018 Q4	542	2011 Q2
Demolished Units	84	103	85	482	2018 Q1	0	2017 Q1
Asking Rent Growth (YOY)	3.7%	2.2%	2.2%	7.4%	2015 Q3	-5.2%	2009 Q4
Effective Rent Growth (YOY)	3.4%	2.2%	2.1%	7.5%	2015 Q3	-5.1%	2009 Q4
Sales Volume	\$2.7 B	\$1.0B	N/A	\$3.2B	2018 Q3	\$56.9M	2001 Q1

Vacancy

Orlando has had some of the strongest recent multifamily demand in the nation, pushing vacancies below the historical average. This is perhaps most notable given Orlando remains in the midst of the largest supply wave in its history. With thousands of units underway across the metro, further upward pressure on the fundamentals is possible, though the metro has shown little difficulty thus far absorbing the increased supply.

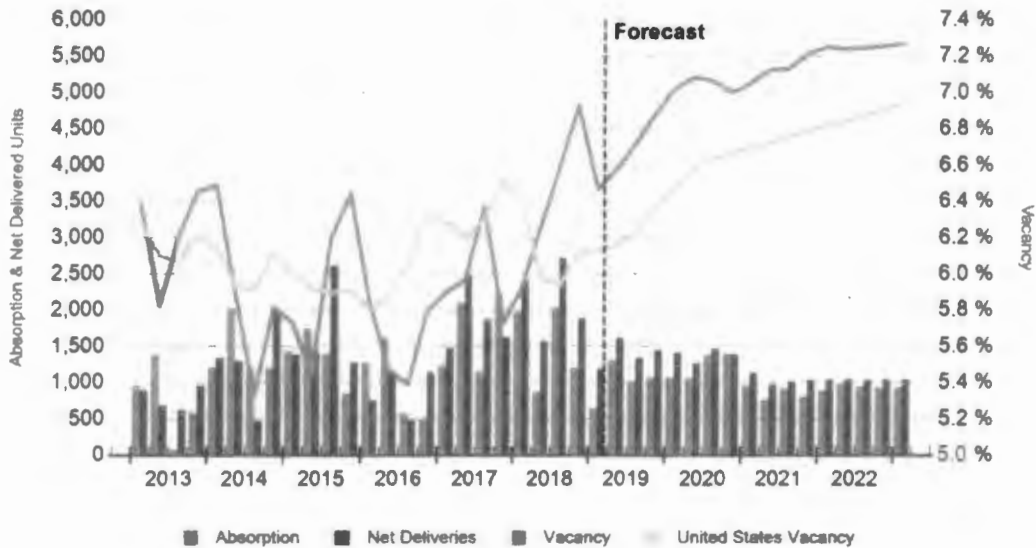
The largest driver of Orlando's strong demand is its robust job growth, which is well-distributed among many sectors and industries. With nearly 10,000 jobs and more than 125 companies, Central Florida Research Park draws the largest share of employees in the area. The largest employment supersector for Orlando, leisure and hospitality, is primarily located within the Tourist Corridor of the I-Drive submarket. The corridor's strong momentum should continue to attract significant tenant interest.

Additionally, the University of Central Florida (UCF)

provides a buoyant effect on demand with a steady stream of renters, particularly the Eastside, East, and South submarkets. As the second-largest university in the country by enrollment (more than 65,000), it houses only about 20% of its students, leaving plenty of renters looking for additional housing. The school's growth outlook is also solid—UCF projects an annual increase of more than 2% in student enrollment through 2019, including an additional 8,000 students expected to enroll in the new downtown campus at UCF's Creative Village.

Lake Nona Medical City is also a big employer in the metro, which in addition to directly impacting the Lake Nona Submarket, creates spillover demand for other nearby submarkets. The Lake Nona area should get a further demand boost from the current projects underway, including the \$60 million United States Tennis Association national campus and KPMG's \$430 million training campus, as well as the recently-completed Amazon 855,000 SF distribution center.

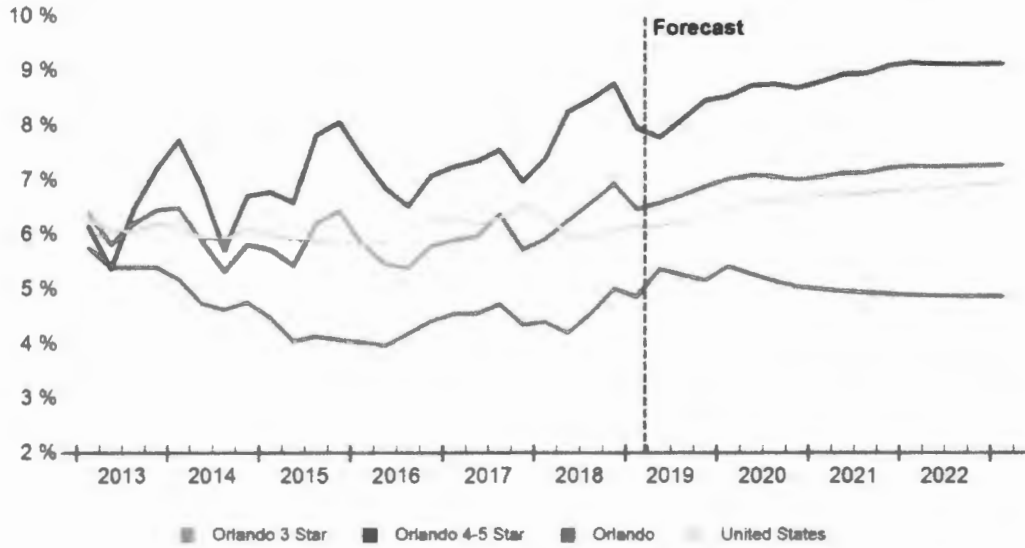
ABSORPTION, NET DELIVERIES & VACANCY



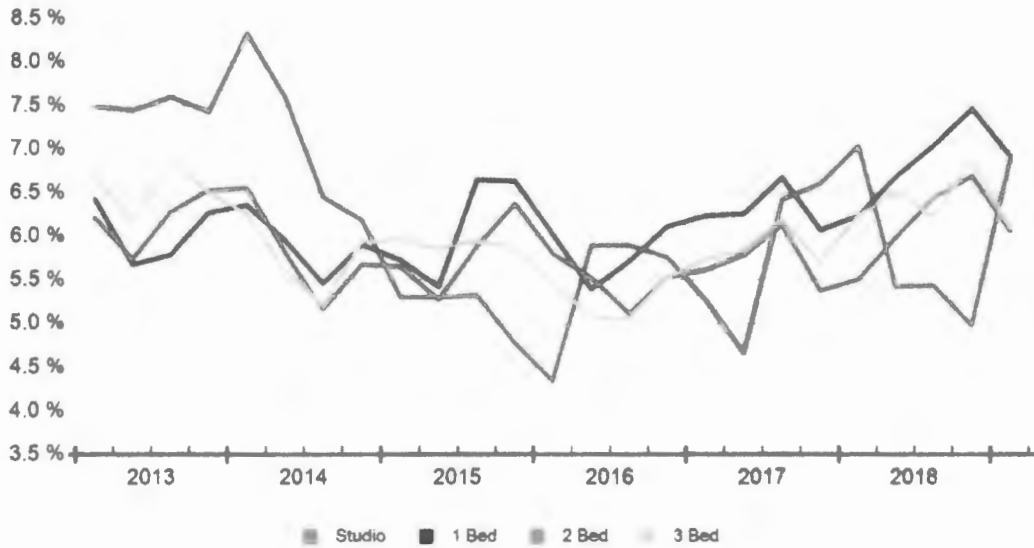
Vacancy

Q1 2019 - Q4 2022

VACANCY RATE



VACANCY BY BEDROOM



Rent

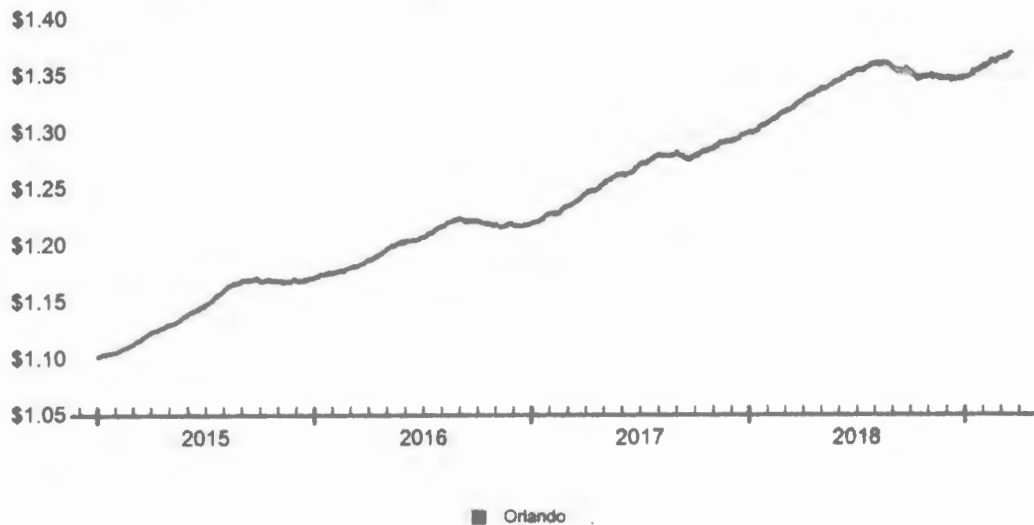
Orlando's rent growth has been one of the highest in the nation for much of the past five years. In fact, before some recent relative slippage, Orlando led the nation for three consecutive quarters. Orlando's rent growth has been particularly strong in workforce housing, though luxury rent gains remain quite high when factoring in the enormous supply wave.

The top-heavy construction, nearly all of which is luxury, has taken a bit of a toll on 4 and 5 Star rents of late. This is the primary cause of the metro's recent cooling overall. However, rent growth in all sectors remains strong and well above long-term historical trends.

With the hefty supply wave still ongoing and including thousands of units, there could be additional downward pressure on future rent growth, particularly in the luxury segment. However, Orlando has thus far shown limited signs of stress while absorbing elevated supply levels.

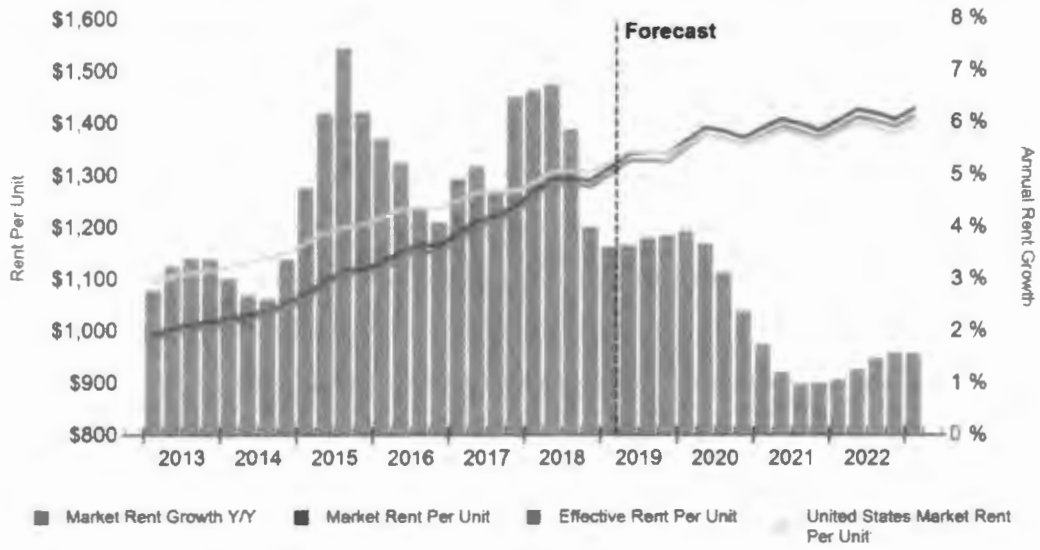
Two submarkets that have contributed much of the recent and current supply, Downtown Orlando and Lake Nona, tend to have the highest asking rents in Orlando. However, the supply-side pressure in these areas could be a threat to continued strong rent growth, particularly in the Downtown Orlando Submarket, which has experiencing some compression of late.

DAILY ASKING RENT PER SF

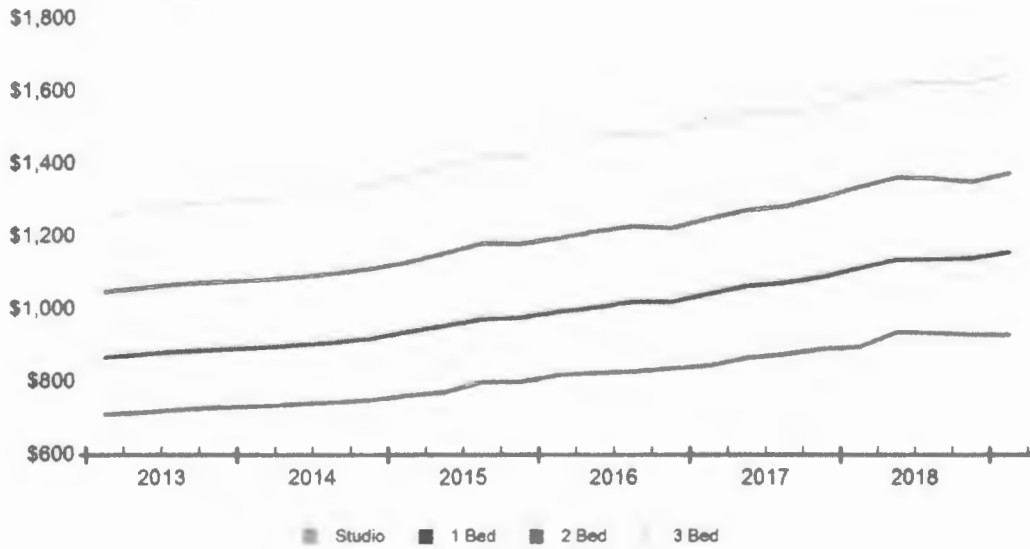


Rent

MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT BY BEDROOM



Rent

4 & 5 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Operating Expenses								Capital Expenditures			Total
	Mgmt.	Admin.	Payroll	Water	Utilities	Maint.	Insurance	Taxes	Appliance	Structural	Other	
Orlando	\$0.40	\$0.59	\$0.75	\$0.39	\$0.80	\$1.30	\$0.45	\$1.28	\$0.08	\$0.18	\$0.81	\$6.04
Downtown Orlando	\$0.39	\$0.47	\$0.76	\$0.49	\$0.70	\$1.49	\$0.40	\$1.39	\$0.08	\$0.17	\$0.58	\$6.02
East Orlando	\$0.39	\$0.45	\$0.75	\$0.48	\$0.88	\$1.45	\$0.40	\$1.37	\$0.08	\$0.16	\$0.55	\$6.74
East Outlying	\$0.37	\$0.49	\$0.78	\$0.42	\$0.64	\$1.47	\$0.45	\$1.31	\$0.07	\$0.19	\$0.71	\$6.88
Eastside	\$0.39	\$0.43	\$0.74	\$0.49	\$0.87	\$1.43	\$0.39	\$1.35	\$0.08	\$0.15	\$0.55	\$6.88
I Drive Orlando	\$0.40	\$0.66	\$0.74	\$0.33	\$0.54	\$1.22	\$0.48	\$1.23	\$0.06	\$0.18	\$0.85	\$6.09
Lake Nona	\$0.44	\$1.32	\$0.82	\$0.29	\$0.48	\$0.97	\$0.44	\$1.21	\$0.05	\$0.23	\$0.44	\$6.09
North Orlando	\$0.43	\$0.64	\$0.76	\$0.38	\$0.59	\$1.22	\$0.48	\$1.28	\$0.06	\$0.16	\$0.55	\$6.81
Northwest Orlando	\$0.44	\$0.88	\$0.76	\$0.35	\$0.56	\$1.15	\$0.47	\$1.23	\$0.08	\$0.16	\$0.55	\$6.41
Oceola County	\$0.44	\$0.88	\$0.76	\$0.35	\$0.56	\$1.15	\$0.47	\$1.23	\$0.08	\$0.16	\$0.55	\$6.41
South Orlando	\$0.34	\$0.48	\$0.78	\$0.38	\$0.81	\$1.48	\$0.49	\$1.28	\$0.08	\$0.22	\$0.84	\$6.94
Southwest Orlando	\$0.44	\$0.74	\$0.73	\$0.31	\$0.51	\$1.05	\$0.46	\$1.22	\$0.05	\$0.15	\$0.52	\$6.18
West Orlando	\$0.38	\$0.52	\$0.76	\$0.37	\$0.60	\$1.25	\$0.49	\$1.23	\$0.07	\$0.19	\$0.72	\$6.88
Windermere	\$0.44	\$0.48	\$0.78	\$0.27	\$0.46	\$0.99	\$0.47	\$1.23	\$0.06	\$0.11	\$0.55	\$6.82

Expenses are estimated using NCREIF, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

3 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Operating Expenses								Capital Expenditures			Total
	Mgmt.	Admin.	Payroll	Water	Utilities	Maint.	Insurance	Taxes	Appliance	Structural	Other	
Orlando	\$0.31	\$0.41	\$0.81	\$0.33	\$0.24	\$0.77	\$0.34	\$0.48	\$0.06	\$0.01	\$0.41	\$3.97
Downtown Orlando	\$0.33	\$0.40	\$0.86	\$0.31	\$0.15	\$0.99	\$0.38	\$0.31	\$0.07	\$0.01	\$0.41	\$4.00
East Orlando	\$0.29	\$0.31	\$0.44	\$0.38	\$0.18	\$0.85	\$0.38	\$0.56	\$0.06	\$0.01	\$0.42	\$3.84
East Outlying	\$0.32	\$0.37	\$0.52	\$0.38	\$0.14	\$0.78	\$0.38	\$0.55	\$0.05	\$0.01	\$0.41	\$3.87
Eastside	\$0.30	\$0.36	\$0.54	\$0.35	\$0.18	\$0.74	\$0.38	\$0.52	\$0.06	\$0.01	\$0.41	\$3.83
I Drive Orlando	\$0.31	\$0.44	\$0.58	\$0.32	\$0.29	\$0.88	\$0.32	\$0.50	\$0.05	\$0.01	\$0.39	\$3.87
Lake Nona	\$0.32	\$0.40	\$0.54	\$0.28	\$0.24	\$0.75	\$0.34	\$0.53	\$0.04	\$0.01	\$0.32	\$3.75
North Orlando	\$0.32	\$0.42	\$0.56	\$0.32	\$0.22	\$0.81	\$0.35	\$0.45	\$0.06	\$0.01	\$0.41	\$3.93
Northwest Orlando	\$0.32	\$0.40	\$0.54	\$0.33	\$0.24	\$0.75	\$0.34	\$0.53	\$0.05	\$0.01	\$0.41	\$3.92
Oceola County	\$0.24	\$0.47	\$0.54	\$0.32	\$0.46	\$0.16	\$0.24	\$0.27	\$0.04	\$0.01	\$0.41	\$3.16
South Orlando	\$0.32	\$0.45	\$0.74	\$0.35	\$0.25	\$0.87	\$0.34	\$0.55	\$0.06	\$0.01	\$0.42	\$4.38
Southwest Orlando	\$0.28	\$0.52	\$0.54	\$0.30	\$0.38	\$0.40	\$0.29	\$0.42	\$0.04	\$0.02	\$0.38	\$3.57
West Orlando	\$0.32	\$0.38	\$0.58	\$0.33	\$0.22	\$0.81	\$0.34	\$0.49	\$0.06	\$0.01	\$0.41	\$3.95

Expenses are estimated using NCREIF, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Construction

Orlando is in the midst of a hefty supply wave, having seen roughly 25,000 units delivered since 2014. With thousands more still under construction, 2015 to 2019 will be the heaviest 5-year build stretch in Orlando's history, adding approximately 20 percent to the overall stock.

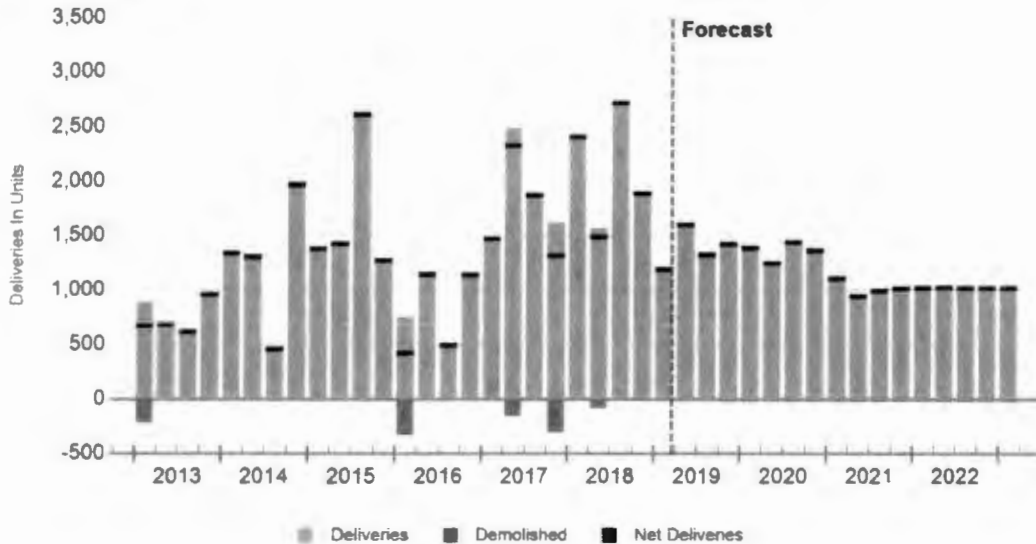
The majority of the recent new construction have been in the North Orlando, I-Drive, and Downtown Orlando submarkets. Lake Nona has also seen explosive growth over the last decade and one of the primary drivers stemmed from the construction of Lake Nona Medical City, a 650-acre health and life sciences park that opened in 2010. It continues to attract new developments, with additional demand created by its proximity to the tourist-heavy I-Drive Submarket and current projects such as the USTA \$60 million site and the I-4 Ultimate Improvement Project. Correspondingly, the bulk of improvements in Lake Nona are clustered within three miles of the interstate.

Activity in the Downtown Orlando Submarket is concentrated just to the east of I-4, where growth is

propelled by the area's prime location and walkability to nearby employers, arts, and nightlife. Additionally, the current expansion of University of Central Florida's downtown campus continues to attract developers as it expects to add nearly 8,000 students to the submarket by Fall Semester 2019. One of the largest recent deliveries in Orlando was 520 East, a 4 Star 510-unit property. Located just south of Lake Eola, it is within walking distance to the new Dr. Phillips Center for Performing Arts. In Downtown Orlando, Summa Development Group also recently completed the 25-story, \$42 million CitiTower. Additionally, The Bainbridge Companies have been very active with three luxury apartments under construction across the metro and two more slated to begin construction soon. Each of these complexes will feature resort-style amenities.

Additionally, one of the most-anticipated projects in the metro, the mixed-use The Yard at Ivanhoe, broke ground in early 2018. The 4 Star, \$150 million project includes 630 units, and will be located in the College Park area of Downtown Orlando.

DELIVERIES & DEMOLITIONS



Under Construction Properties

Properties	Units	Percent of Inventory	Avg. No. Units
33	8,910	5.5%	270

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 The Yard at Ivanhoe 1500 Alden Rd	★★★★★	630	9	Feb-2018	Aug-2019	Real Estate Inverlad Developmen... Real Estate Inverlad Developmen...
2 Hanover Dr. Phillips Apa... 6500 Sand Lake Sound Rd	★★★★★	394	4	Jan-2018	Jul-2019	The Hanover Company The Hanover Company
3 Camden Lake Eola 520 E Church St	★★★★★	364	12	Oct-2018	Dec-2020	Camden Property Trust Katsur Management Group
4 Urban Apartments 825 McCollough Ave	★★★★★	380	-	Oct-2017	May-2019	Comerstone Residential Manage... Comerstone Residential Manage...
5 The Addison on Universal 9600 Universal Blvd	★★★★★	344	-	Nov-2017	Apr-2019	ContraVest ContraVest
6 Oasis at Crosstown 200 S Goldenrod Rd	★★★★★	343	4	Jul-2018	Oct-2019	Piceme Real Estate Group Oasis At Crosstown Llc
7 Haven at Reunion 7995 Haven Way	★★★★★	338	3	Dec-2017	Apr-2019	DeBartolo Development DeBartolo Development

Under Construction Properties

UNDER CONSTRUCTION

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
8	Essex Luxury Apartments 8101 Universal Blvd	★★★★★	330	4	Sep-2018	Sep-2020	Floumoy Partners Floumoy Partners
9	Doice Living at Royal Palm 3250 Orleans Ave	★★★★★	326	4	Dec-2017	Dec-2019	DLC Residential Summit Broadband Inc
10	Millennium at Citrus Ridge W Highway 192	★★★★★	326	-	Sep-2018	Sep-2019	DLC Residential -
11	BellaNova at Jubilee Park 7800 Jubilee Park Blvd	★★★★★	312	26	Apr-2018	Aug-2019	LeCesse Development Corporation LeCesse Development Corporation
12	Alexan at North End 1199 Clay St	★★★★★	310	4	Jul-2018	Jul-2020	Trammell Crow Residential Trammell Crow Residential
13	Preserve at Champions... 8414 Champions Gate Blvd	★★★★★	307	-	Nov-2018	Dec-2019	RIDA Associates Limited Partner... -
14	Astoria @ Celebration 1682 Celebration Blvd	★★★★★	306	4	Oct-2017	Sep-2019	CF Astoria Holding Company, LLC
15	400 North 400 N Orlando Ave	★★★★★	300	6	Feb-2017	Apr-2019	Camden Land Partners, LLC Camden Land Partners, LLC
16	ECCO on Orange 3135 S Orange Ave	★★★★★	300	6	Apr-2018	Nov-2019	LeCesse Development Corporation 12001 East Colonial Llc
17	Coda 13645 E Colonial Dr	★★★★★	296	4	Jun-2017	Apr-2019	Catalyst Development Partners, L... -
18	The Morgan 6201 Corporate Centre Blvd	★★★★★	280	3	Feb-2018	May-2019	The Richman Group of Florida, Inc. The Richman Group of Florida, Inc.
19	Kestra Apartments 10341 Vista Oaks Ct	★★★★★	280	1	Jun-2018	Jun-2019	EPOCH Residential EPOCH Residential
20	Lake Monroe Apartments 2205 W Seminole Blvd	★★★★★	280	20	Dec-2018	Jul-2020	A.G. Spanos Companies Frank Ioppolo
21	Bainbridge Winter Park 1314 Bennett Ave	★★★★★	278	5	Jan-2018	Oct-2019	The Bainbridge Companies -
22	Longleaf at Oakland 608 W Oakland Ave	★★★★★	276	4	Feb-2019	Mar-2020	Project Finance & Development First Move Finance and Develop...
23	The Oasis at Moss Park... 11011 Moss Park Rd	★★★★★	262	-	Jan-2019	Jan-2020	Picerno Real Estate Group Picerno Real Estate Group
24	Amelia Court at Creativ... 659 W Amelia St	★★★★★	256	-	Apr-2018	Jun-2019	City of Orlando
25	Concord Court at Creativ... 680 W Concord St	★★★★★	256	5	Apr-2018	Jun-2019	Atlantic Housing Partners Atlantic Housing Partners
26	Veere 10000 Palma Linda Way	★★★★★	250	-	Oct-2018	Jul-2019	EPOCH Residential EPOCH Residential
27	San Mateo Crossing 1115 Pacifica Ave	★★★★★	240	-	Aug-2018	Oct-2019	Eastwind Development, LLC Eastwind Development, LLC
28	The Lofts at South Lake Citrus Tower Blvd	★★★★★	144	5	Jan-2018	Apr-2019	Inland Atlantic Development Corp... -

Sales

Orlando has recently seen historically high levels of investment activity. In 2017, the metro saw its highest year ever in terms of sales volume and from 2015 to 2018 witnessed the strongest four-year period on record with roughly \$10 billion combined.

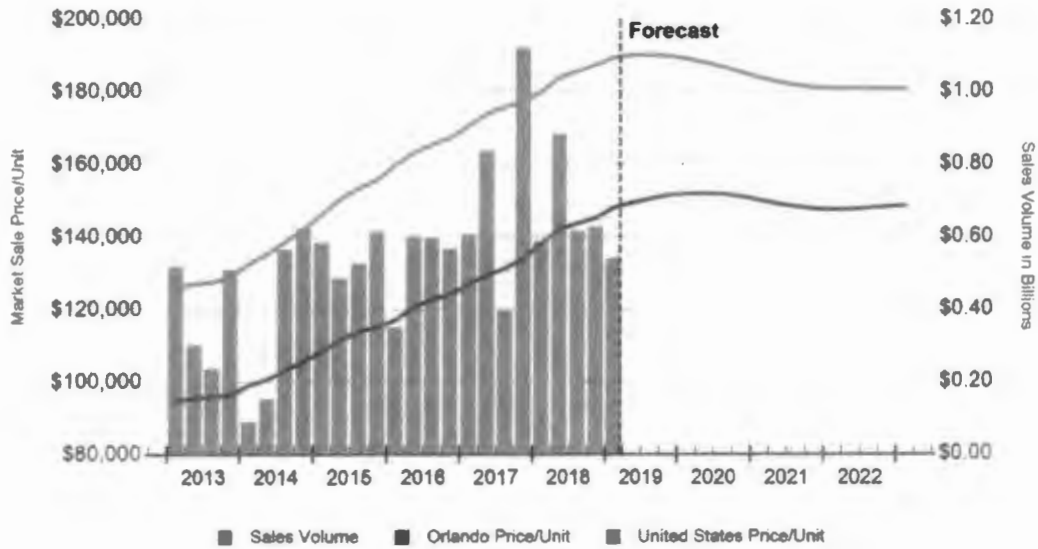
Submarkets located closest to I-4 tend to experience the largest share of trades, with the Downtown Orlando, North Orlando, I-Drive, and Southwest submarkets leading the charge. With massive renovations centered around and adjacent to the interstate, coupled with an expanded tourism industry, these areas could be primed for additional strong future investment activity.

Though the initial years of the recovery saw a majority of

trades of the value-add variety, recent activity among institutional assets have been picking up steam. In one of the metro's highest-priced trades on a per-unit basis, Camden North Quarter sold for \$242,492/unit. The 4 Star 333-unit project had delivered only a little over a year prior to sale and sold for a 5.75 percent yield based on NOI at the time of sale.

Some investors have even seen 4 & 5 Star assets as value-add propositions. For example, Cortland Jubilee Park recently sold to Atlanta-based Cortland Partners for \$65.75 million (\$199,242/unit). Though the property is only three years old, Cortland is injecting approximately \$2 million into improving the complex.

SALES VOLUME & MARKET SALE PRICE PER UNIT



Sales Past 12 Months

Sale Comparables	Avg. Price/Unit (thous.)	Average Price (mil.)	Average Vacancy at Sale
82	\$155	\$35.1	6.8%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$115,000	\$35,069,004	\$39,150,000	\$91,800,000
Price Per Unit	\$9,285	\$154,946	\$135,809	\$292,704
Cap Rate	4.2%	5.9%	5.3%	16.4%
Vacancy Rate at Sale	0%	6.8%	4.8%	45.1%
Time Since Sale in Months	0.3	6.9	6.8	11.9
Property Attributes	Low	Average	Median	High
Property Size in Units	5	215	227	768
Number of Floors	1	2	2	9
Average Unit SF	0	881	932	1,165
Year Built	1919	1990	1987	2019
Star Rating	★★★★★	★★★★★ 3.0	★★★★★	★★★★★

Sales Past 12 Months

RECENT SIGNIFICANT SALES

Property Name/Address	Property Information				Sale Information				
	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF	
1 Timberlake 675 Jamestown Blvd	★★★★★	1985	718	8.5%	8/8/2018	\$91,800,000	\$127,855	\$156	
2 Camden Thornton Park 420 E Church St	★★★★★	2016	299	6.4%	9/25/2018	\$89,275,000	\$298,578	\$199	
3 Solis at Winter Park 7502 Sun Key Blvd	★★★★★	1986	596	2.7%	9/6/2018	\$79,000,000	\$132,550	\$154	
4 Altis at Shingle Creek 4350 Ocoola Trail Rd	★★★★★	2018	356	24.4%	11/16/2018	\$75,300,000	\$211,516	\$188	
5 IMT Sonoma Hills 14619 Casita Ridge	★★★★★	2018	340	9.1%	1/10/2019	\$73,000,000	\$214,705	\$195	
6 Sole at Casselberry 3851 Grandpine Way	★★★★★	2017	336	9.2%	5/3/2018	\$72,250,000	\$215,029	\$217	
7 Integra 360 1700 Integra Land Way	★★★★★	2018	360	15.8%	2/25/2019	\$72,250,000	\$200,694	\$171	
8 Integra Cove 6801 Integra Cove Blvd	★★★★★	2015	338	5.9%	2/28/2019	\$70,747,200	\$209,311	\$283	
9 The Aspect 3101 Segreto Ln	★★★★★	2010	432	4.4%	5/31/2018	\$69,767,000	\$161,497	\$145	
10 The Lofts at Uptown Altamonte 285 Uptown Blvd	★★★★★	2006	324	4.3%	3/29/2018	\$68,830,000	\$212,438	\$115	
11 Advenir at Castle Hill 13600 Hartle Groves Pl	★★★★★	2017	328	12.6%	6/26/2018	\$68,500,000	\$208,841	\$183	
12 Bell at Universal 6350 Vineland Rd	★★★★★	2010	310	3.9%	6/25/2018	\$66,900,000	\$215,806	\$188	
13 Lofts at SoDo 100 W Grant St	★★★★★	2008	308	7.1%	5/11/2018	\$66,500,000	\$215,909	\$130	
14 Cortland Jubilee Park 6850 Merryvale Ln	★★★★★	2015	330	7.0%	7/18/2018	\$65,750,000	\$199,242	\$171	
15 The Gate Apartments 1550 Calder Blvd	★★★★★	2017	308	9.1%	1/9/2019	\$65,000,000	\$211,038	\$206	
16 The Strand Apartments 370 Center Lake Ln	★★★★★	2017	279	6.1%	6/29/2018	\$65,000,000	\$232,974	\$524	
17 The Glenn 10801 Heather Ridge Cir	★★★★★	1986	396	3.0%	1/14/2019	\$64,750,000	\$163,510	\$94	
18 Ancora 10107 Ancora Cir	★★★★★	2017	289	7.3%	12/4/2018	\$64,600,000	\$223,529	\$105	
19 Linden Crossroads 7261 Crossroads Garden Dr	★★★★★	2016	314	4.5%	5/8/2018	\$64,500,000	\$205,414	\$216	
20 Island Club 1401 S Kirkman Rd	★★★★★	1990	472	7.0%	1/25/2019	\$64,000,000	\$135,593	\$102	

Orlando is one of the few metros where total employment almost always outpaces the U.S. average, though during recessions it still experiences deeper drops typical of Sun Belt metros. In the past five years, job growth in the metro has been among the best in the nation and more than double the U.S. average.

Tourism is clearly the chief economic driver. Orlando is the #1 destination in the U.S., setting overall visitor records each of the last five years, including a record 72 million in 2017. This number should continue to grow, with numerous infrastructure improvements in place, a booming population, and large additions at most area theme parks. Orlando tends to be more exposed than a typical metro to foreign policy changes due to the tourism industry and large international migration.

Unsurprisingly, leisure and hospitality tend to lead the way in Orlando and have had strong growth in the past three years, adding about 22,000 jobs. This sector is the largest in the metro, accounting for 255,000 jobs (21% of total employment), which is about double the concentration in the typical U.S. metro. This sector continues to see job creation, including the recently-created Wyndham Destinations announcement that it will establish its global headquarters in Orlando, creating 200 high-income jobs.

Employment in the leisure and hospitality super-sector is relatively stable in Orlando, unlike nationally and in similar tourism-driven metros like Las Vegas. In fact, amusement park employment in Orlando dipped by only 4.6% during the recession, less than half of the overall employment loss. Additionally, amusement employment experienced a very brief recession, only falling for five quarters before exceeding prerecession peaks after seven quarters. Comparatively, the U.S. fell for eight quarters and didn't exceed prerecession peaks until after 20 quarters.

Education and health services, of which health services comprises the largest share (87%), have grown well above the national average. Despite the growth, Florida universities have been unable to keep up with the increased demand for teachers, creating opportunities for migrant education workers, especially in Orlando with its wealth of A-rated schools. The Central Florida area should continue to be a destination market for health services job seekers, while many areas of the U.S. are closing hospitals or struggling to find alternative uses for unneeded facilities.

Construction job growth has been on fire recently, although is still 20% smaller than at its prerecession peak. Trade has the second-largest concentration of jobs in the metro, with 230,000 jobs (19%). Growth in this sector has been mediocre, averaging about 3.3% annually. The tech sector hasn't been a major factor thus far, but it could be positioned to provide a significant boost to the metro. Osceola County's 20-acre Florida Advanced Manufacturing Research Center was completed in 2017, only 24 months after construction began. The smart-sensor facility is expected to bring in thousands of high-tech, high-income jobs. Orlando is a major player in defense work and is well-positioned to capture a significant portion of the nation's recent and proposed future military budget increase. In fact, after years of lackluster growth, the manufacturing sector has seen rapid recent growth since 2016.

As evident from the record-setting visitors, the Orlando area's tourist industry is booming. The number of visitors should only continue to go up in the future, with many recently-opened attractions drawing crowds, including Universal's Volcano Bay, Disney's Pandora: The World of Avatar and Toy Story Land, Legoland's Ninjago, the \$300 million Skyplex park, Andretti Indoor Karting & Games, and the Orlando City Soccer Club expansion. There are also a number of projects in the near pipeline expected to further boost tourism, including Disney's Star Wars and Margaritaville Resort Orlando. The metro has also increased its prominence hosting sports events and trade shows, such as the NFL Pro Bowl, the 2017 NCAA Men's Basketball Championship's first and second rounds, the 2019 MLS All-Star Game, and the annual IAAPA Expo.

Many infrastructure improvements are underway, including the \$2.3 billion I-4 Ultimate Improvement Project and Orlando International Airport's recently-increased \$4.27 billion capital improvement project. The airport saw nearly 45 million travelers pass through in 2017 and was sorely due for an overhaul, as its infrastructure was originally designed to handle an annual average of 40 million people. The project is well underway, with construction progressing on the Intermodal Terminal Facility, an Automated People Mover, the south terminal, and an additional 16 gates. The airport expects to complete the work in 2020. Additionally, Central Florida Expressway Authority recently announced the largest plan in its history, which is expected to create over 11,000 jobs by 2022. The \$1.6 billion work plan will widen existing roads, resurface and improve highway lighting and complete portions of the I-

Economy

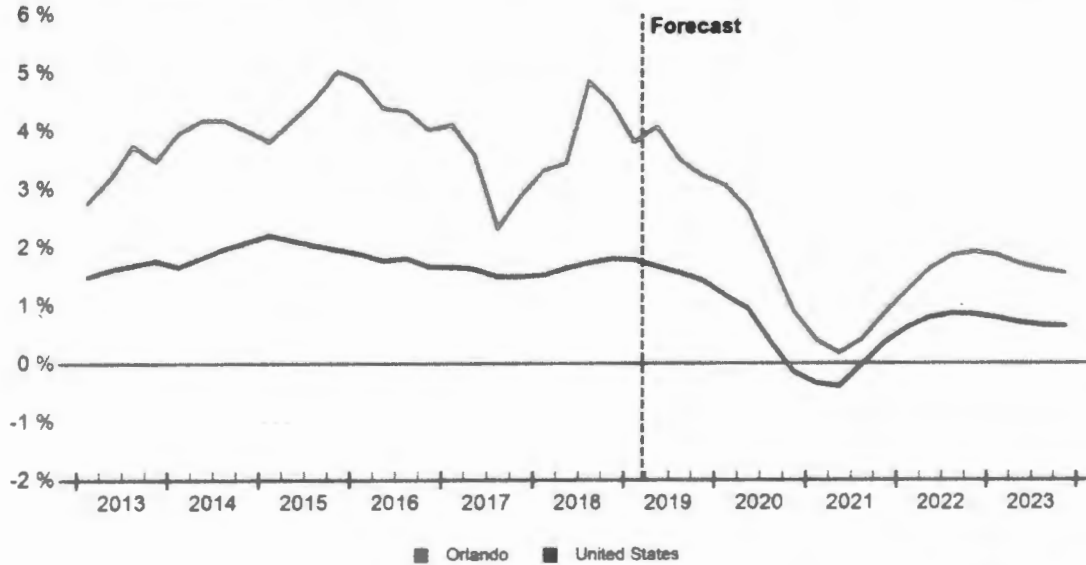
4 Ultimate.

ORLANDO EMPLOYMENT BY INDUSTRY IN THOUSANDS

NAICS Industry	Current Jobs		Current Growth		10 Yr Historical		5 Yr Forecast	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	49	0.4	5.06%	1.81%	2.00%	0.27%	-0.80%	-1.43%
Trade, Transportation and Utilities	239	1.0	1.37%	1.08%	2.23%	0.94%	1.15%	0.16%
Retail Trade	152	1.1	0.82%	0.15%	2.61%	0.72%	1.30%	0.20%
Financial Activities	78	1.0	0.75%	1.41%	1.44%	0.78%	1.32%	0.64%
Government	124	0.6	-0.52%	0.53%	0.81%	-0.03%	0.59%	0.54%
Natural Resources, Mining and Construction	88	1.2	13.49%	4.40%	3.50%	1.14%	3.63%	1.09%
Education and Health Services	162	0.8	4.55%	2.17%	3.30%	2.09%	1.76%	0.98%
Professional and Business Services	241	1.3	6.32%	2.74%	3.71%	2.28%	2.10%	1.21%
Information	24	1.0	0.39%	0.35%	-0.66%	-0.20%	0.38%	0.00%
Leisure and Hospitality	275	1.9	3.95%	2.34%	3.67%	2.32%	2.02%	1.04%
Other Services	47	0.9	4.20%	1.35%	1.47%	0.83%	0.95%	0.21%
Total Employment	1,327	1.0	3.90%	1.79%	2.86%	1.20%	1.62%	0.57%

Source: Moody's Analytics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Moody's Analytics

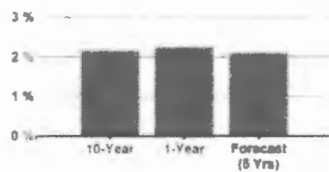
Economy

DEMOGRAPHIC TRENDS

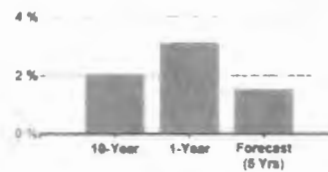
Demographic Category	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	2,607,542	328,599,243	2.3%	0.6%	2.2%	0.7%	2.1%	0.6%
Households	963,043	126,653,133	3.1%	1.0%	1.9%	0.8%	2.8%	1.0%
Median Household Income	\$60,024	\$64,176	7.5%	3.7%	2.1%	2.3%	3.6%	2.8%
Labor Force	1,368,253	163,219,452	3.1%	1.1%	2.0%	0.6%	1.5%	0.8%
Unemployment	3.0%	3.6%	-0.4%	-0.3%	-0.6%	-0.4%	-	-

Source: Moody's Analytics

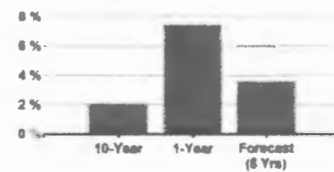
POPULATION GROWTH



LABOR FORCE GROWTH



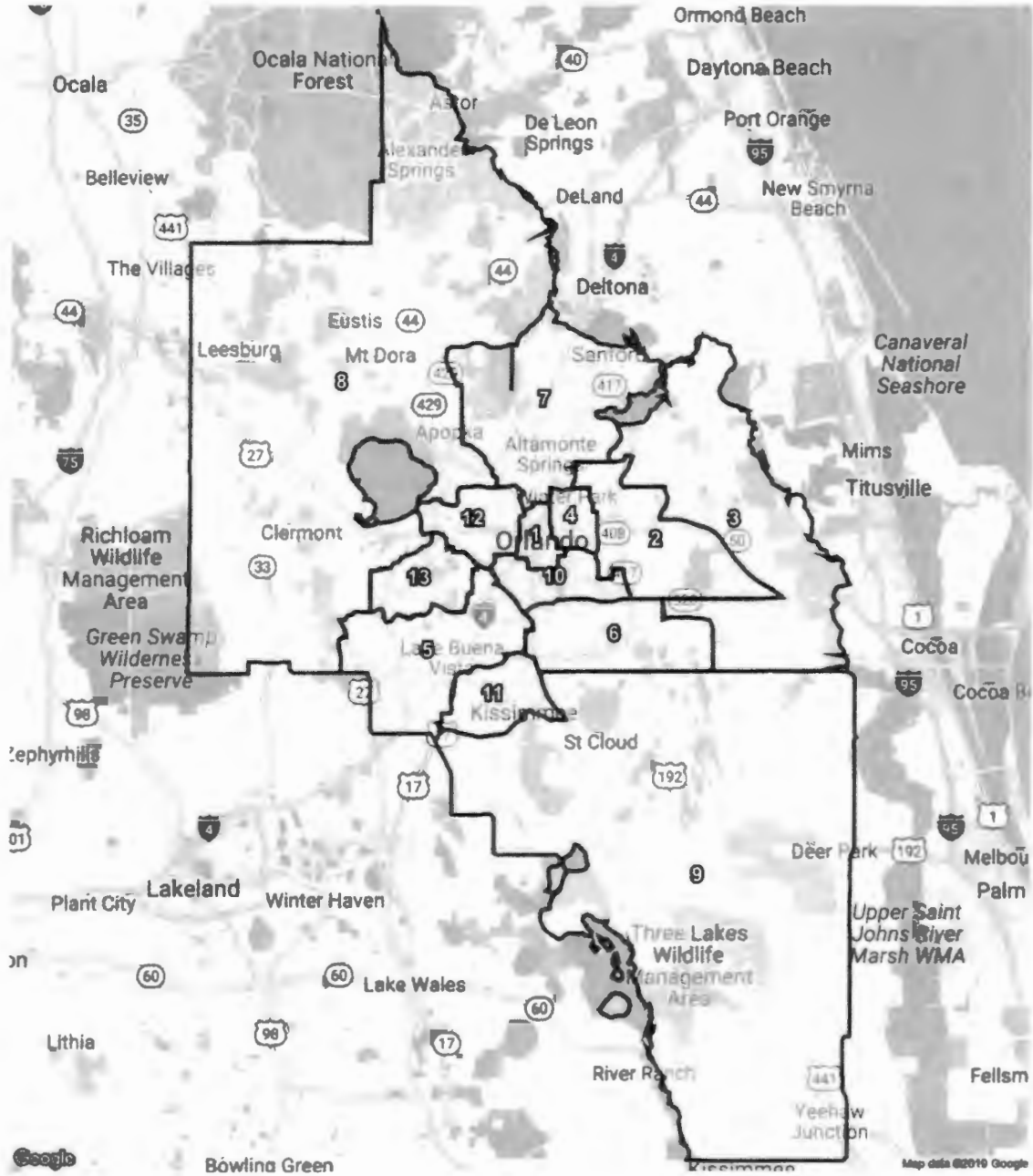
INCOME GROWTH



Source: Moody's Analytics

Submarkets

ORLANDO SUBMARKETS



Submarkets

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	Units	% Market	Rank	Bldgs	Units	Percent	Rank	Bldgs	Units	Percent	Rank
1	Downtown Orlando	126	8,447	5.2%	8	3	930	11.0%	2	6	2,116	25.1%	2
2	East Orlando	78	19,118	11.7%	3	2	581	3.0%	6	1	298	1.5%	8
3	East Outlying	15	2,965	1.8%	12	1	360	12.1%	9	0	0	0%	-
4	Eastside	85	11,217	6.9%	7	0	0	0%	-	2	703	6.3%	4
5	I Drive Orlando	60	17,923	11.0%	4	3	758	4.2%	4	10	3,201	17.9%	1
6	Lake Nona	17	5,148	3.2%	10	2	445	8.6%	8	1	262	5.1%	9
7	North Orlando	143	31,593	19.4%		9	2,241	7.1%		4	873	2.8%	3
8	Northwest Orlando	130	7,788	4.8%	9	0	0	0%	-	4	459	5.9%	6
9	Osceola County	23	562	0.3%	13	0	0	0%	-	0	0	0%	-
10	South Orlando	110	26,959	16.5%	2	2	523	1.9%	7	3	652	2.4%	5
11	Southwest Orlando	64	11,869	7.3%	6	4	875	7.4%	3	2	348	2.9%	7
12	West Orlando	71	15,230	9.3%	5	(1)	0	0%	-	0	0	0%	-
13	Windermere	13	4,315	2.6%	11	3	682	15.8%	5	0	0	0%	-

SUBMARKET RENT

No.	Submarket	Asking Rents				Effective Rents					
		Per Unit	Per SF	Rank	Yr. Growth	Per Unit	Per SF	Rank	Yr. Growth	Concession	Rank
1	Downtown Orlando	\$1,549	\$1.76	1	1.8%	\$1,515	\$1.72	1	1.0%	2.2%	1
2	East Orlando	\$1,275	\$1.34	7	3.9%	\$1,263	\$1.33	7	3.7%	0.9%	6
3	East Outlying	\$1,452	\$1.33	9	3.0%	\$1,439	\$1.32	9	2.4%	0.9%	7
4	Eastside	\$1,342	\$1.47	3	2.0%	\$1,326	\$1.45	3	2.0%	1.2%	4
5	I Drive Orlando	\$1,432	\$1.48	2	3.4%	\$1,415	\$1.46	2	3.1%	1.2%	3
6	Lake Nona	\$1,481	\$1.43	5	4.3%	\$1,474	\$1.43	5	4.5%	0.4%	12
7	North Orlando	\$1,283	\$1.33	8	3.3%	\$1,267	\$1.32	8	2.8%	1.3%	2
8	Northwest Orlando	\$1,129	\$1.18	13	4.2%	\$1,125	\$1.17	13	4.5%	0.4%	13
9	Osceola County	\$1,267	\$1.28	11	8.1%	\$1,261	\$1.27	11	7.0%	0.5%	10
10	South Orlando	\$1,222	\$1.31	10	3.9%	\$1,212	\$1.30	10	4.0%	0.8%	8
11	Southwest Orlando	\$1,339	\$1.34	6	4.3%	\$1,329	\$1.33	6	4.3%	0.8%	9
12	West Orlando	\$1,170	\$1.26	12	4.3%	\$1,163	\$1.25	12	4.0%	0.5%	11
13	Windermere	\$1,582	\$1.48	4	7.7%	\$1,566	\$1.45	4	7.3%	1.0%	5

Submarkets

SUBMARKET VACANCY & ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		Units	Percent	Rank	Units	% of Inv	Rank	Construct. Ratio
1	Downtown Orlando	1,203	14.2%	13	517	6.1%	5	1.8
2	East Orlando	1,169	6.1%	10	162	0.8%	9	3.6
3	East Outlying	210	7.1%	11	335	11.3%	7	1.1
4	Eastside	572	5.1%	6	(64)	-0.6%	12	-
5	I Drive Orlando	1,023	5.7%	9	1,200	6.7%	2	0.5
6	Lake Nona	268	5.2%	7	451	8.8%	6	1.0
7	North Orlando	2,777	8.8%	12	1,573	5.0%	1	1.3
8	Northwest Orlando	345	4.4%	2	263	3.4%	8	-
9	Osceola County	17	3.1%		1	0.2%	11	-
10	South Orlando	1,315	4.9%	4	158	0.6%	10	3.3
11	Southwest Orlando	594	5.0%	5	919	7.7%	3	0.9
12	West Orlando	706	4.6%	3	(79)	-0.5%	13	-
13	Windermere	230	5.3%	8	627	14.5%	4	1.0

Appendix

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2023	185,308	4,024	2.2%	3,911	2.1%	1.0
2022	181,284	4,064	2.3%	3,728	2.1%	1.1
2021	177,220	4,033	2.3%	3,405	1.9%	1.2
2020	173,187	5,420	3.2%	4,860	2.8%	1.1
2019	167,767	5,518	3.4%	4,001	2.4%	1.4
YTD	163,134	885	0.5%	1,704	1.0%	0.5
2018	162,249	8,481	5.5%	6,045	3.7%	1.4
2017	153,768	6,976	4.8%	6,677	4.3%	1.0
2016	146,792	3,187	2.2%	3,927	2.7%	0.8
2015	143,605	6,674	4.9%	5,398	3.8%	1.2
2014	136,931	5,059	3.8%	5,601	4.1%	0.9
2013	131,872	2,922	2.3%	2,984	2.3%	1.0
2012	128,950	1,116	0.9%	2,131	1.7%	0.5
2011	127,834	395	0.3%	1,280	1.0%	0.3
2010	127,439	907	0.7%	2,536	2.0%	0.4
2009	126,532	2,757	2.2%	3,988	3.2%	0.7
2008	123,775	5,984	5.1%	3,873	3.1%	1.5
2007	117,791	3,238	2.8%	(246)	-0.2%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2023	107,056	4,114	4.0%	3,948	3.7%	1.0
2022	102,942	4,151	4.2%	3,741	3.6%	1.1
2021	98,791	4,125	4.4%	3,369	3.4%	1.2
2020	94,666	5,221	5.8%	4,566	4.8%	1.1
2019	89,445	5,124	6.1%	3,722	4.2%	1.4
YTD	85,206	885	1.0%	1,621	1.9%	0.5
2018	84,321	7,518	9.8%	5,486	6.5%	1.4
2017	78,803	7,438	10.7%	6,995	9.1%	1.1
2016	69,365	3,512	5.3%	3,911	5.8%	0.9
2015	65,853	6,368	10.7%	5,054	7.7%	1.3
2014	59,485	5,079	9.3%	5,005	8.4%	1.0
2013	54,406	2,917	5.7%	2,198	4.0%	1.3
2012	51,489	1,214	2.4%	1,304	2.5%	0.9
2011	50,275	644	1.3%	588	1.2%	1.1
2010	49,631	1,203	2.5%	1,777	3.6%	0.7
2009	48,428	2,733	6.0%	3,819	7.9%	0.7
2008	45,695	5,929	14.9%	4,074	8.9%	1.5
2007	39,766	2,779	7.5%	1,804	4.5%	1.5

Appendix

3 STAR SUPPLY & DEMAND

Year	Units	Inventory		Absorption		
		Growth	% Growth	Units	% of Inv	Construction Ratio
2023	63,249	0	0%	5	0%	0
2022	63,249	0	0%	27	0%	0
2021	63,249	0	0%	87	0.1%	0
2020	63,249	288	0.5%	344	0.5%	0.8
2019	62,961	446	0.7%	326	0.5%	1.4
YTD	62,515	0	0%	93	0.1%	0
2018	62,515	1,047	1.7%	594	1.0%	1.8
2017	61,468	(128)	-0.2%	(88)	-0.1%	1.5
2016	61,596	0	0%	(211)	-0.3%	0
2015	61,596	0	0%	428	0.7%	0
2014	61,596	0	0%	395	0.6%	0
2013	61,596	5	0%	482	0.8%	0
2012	61,591	0	0%	817	1.3%	0
2011	61,591	(20)	0%	659	1.1%	0
2010	61,611	(182)	-0.3%	588	1.0%	-
2009	61,803	0	0%	413	0.7%	0
2008	61,803	83	0.1%	(84)	-0.1%	-
2007	61,720	500	0.8%	(1,542)	-2.5%	-

1 & 2 STAR SUPPLY & DEMAND

Year	Units	Inventory		Absorption		
		Growth	% Growth	Units	% of Inv	Construction Ratio
2023	15,003	(90)	-0.6%	(42)	-0.3%	2.1
2022	15,093	(87)	-0.6%	(40)	-0.3%	2.2
2021	15,180	(92)	-0.6%	(51)	-0.3%	1.8
2020	15,272	(89)	-0.6%	(50)	-0.3%	1.8
2019	15,361	(52)	-0.3%	(47)	-0.3%	1.1
YTD	15,413	0	0%	(10)	-0.1%	0
2018	15,413	(84)	-0.5%	(35)	-0.2%	2.4
2017	15,497	(334)	-2.1%	(230)	-1.5%	1.5
2016	15,831	(325)	-2.0%	227	1.4%	-
2015	16,156	306	1.9%	(84)	-0.5%	-
2014	15,850	(20)	-0.1%	201	1.3%	-
2013	15,870	0	0%	324	2.0%	0
2012	15,870	(98)	-0.6%	10	0.1%	-
2011	15,968	(229)	-1.4%	33	0.2%	-
2010	16,197	(104)	-0.6%	171	1.1%	-
2009	16,301	24	0.1%	(244)	-1.5%	-
2008	16,277	(28)	-0.2%	(117)	-0.7%	0.2
2007	16,305	(41)	-0.3%	(508)	-3.1%	0.1

Appendix

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	13,304	7.2%	(0.1)	\$1,423	\$1.48	1.1%	(0.4)	\$1,408	\$1.46
2022	13,154	7.3%	0	\$1,407	\$1.46	1.8%	0.6	\$1,392	\$1.45
2021	12,782	7.2%	0.2	\$1,385	\$1.44	1.0%	(1.4)	\$1,370	\$1.42
2020	12,124	7.0%	0.1	\$1,371	\$1.43	2.4%	(1.5)	\$1,357	\$1.41
2019	11,538	6.9%	(0.1)	\$1,339	\$1.39	3.8%	(0.2)	\$1,325	\$1.38
YTD	10,427	6.4%	(0.5)	\$1,310	\$1.37	1.6%	(2.4)	\$1,297	\$1.36
2018	11,246	6.9%	1.2	\$1,290	\$1.35	4.0%	(2.5)	\$1,276	\$1.34
2017	8,806	5.7%	(0.1)	\$1,240	\$1.30	6.5%	2.4	\$1,228	\$1.28
2016	8,507	5.8%	(0.6)	\$1,165	\$1.22	4.1%	(2.1)	\$1,151	\$1.20
2015	9,251	6.4%	0.6	\$1,119	\$1.17	6.2%	2.8	\$1,111	\$1.16
2014	7,968	5.8%	(0.6)	\$1,053	\$1.10	3.4%	0	\$1,048	\$1.10
2013	8,510	6.5%	(0.2)	\$1,019	\$1.07	3.4%	0.6	\$1,008	\$1.05
2012	8,574	6.6%	(0.9)	\$985	\$1.03	2.8%	1.1	\$976	\$1.02
2011	9,589	7.5%	(0.7)	\$959	\$1.00	1.7%	1.4	\$952	\$1.00
2010	10,473	8.2%	(1.3)	\$943	\$0.99	0.3%	5.5	\$936	\$0.98
2009	12,102	9.6%	(1.2)	\$940	\$0.98	-5.2%	(3.6)	\$932	\$0.97
2008	13,334	10.8%	1.3	\$992	\$1.04	-1.6%	(2.2)	\$982	\$1.03
2007	11,181	9.5%	2.8	\$1,008	\$1.05	0.6%	-	\$1,001	\$1.05

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	9,543	8.9%	(0.2)	\$1,560	\$1.52	1.0%	(0.4)	\$1,542	\$1.50
2022	9,378	9.1%	0	\$1,544	\$1.51	1.4%	0.6	\$1,526	\$1.49
2021	8,969	9.1%	0.4	\$1,522	\$1.48	0.8%	(1.3)	\$1,505	\$1.47
2020	8,213	8.7%	0.2	\$1,510	\$1.47	2.1%	(1.4)	\$1,493	\$1.46
2019	7,559	8.5%	(0.3)	\$1,479	\$1.44	3.6%	0.2	\$1,462	\$1.43
YTD	6,652	7.8%	(1.0)	\$1,451	\$1.42	1.6%	(1.7)	\$1,435	\$1.41
2018	7,388	8.8%	1.8	\$1,428	\$1.40	3.4%	(2.3)	\$1,416	\$1.39
2017	5,355	7.0%	(0.1)	\$1,381	\$1.35	5.7%	2.5	\$1,366	\$1.34
2016	4,910	7.1%	(1.0)	\$1,307	\$1.28	3.2%	(2.0)	\$1,290	\$1.26
2015	5,309	8.1%	1.3	\$1,267	\$1.24	5.2%	2.3	\$1,260	\$1.23
2014	3,993	8.7%	(0.5)	\$1,204	\$1.18	2.9%	0	\$1,199	\$1.17
2013	3,920	7.2%	1.0	\$1,170	\$1.15	2.9%	0.4	\$1,158	\$1.14
2012	3,203	6.2%	(0.3)	\$1,137	\$1.11	2.5%	0.9	\$1,129	\$1.11
2011	3,295	6.6%	0	\$1,109	\$1.09	1.5%	1.2	\$1,102	\$1.08
2010	3,240	6.5%	(1.3)	\$1,093	\$1.07	0.3%	5.1	\$1,085	\$1.06
2009	3,812	7.9%	(2.8)	\$1,089	\$1.07	-4.8%	(3.2)	\$1,080	\$1.06
2008	4,897	10.7%	3.2	\$1,145	\$1.12	-1.6%	(2.3)	\$1,132	\$1.11
2007	2,999	7.5%	2.1	\$1,163	\$1.14	0.7%	-	\$1,156	\$1.13

Appendix

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	3,079	4.9%	0	\$1,309	\$1.44	1.3%	(0.5)	\$1,297	\$1.43
2022	3,083	4.9%	0	\$1,293	\$1.42	1.8%	0.5	\$1,281	\$1.41
2021	3,110	4.9%	(0.1)	\$1,270	\$1.40	1.2%	(1.5)	\$1,259	\$1.38
2020	3,197	5.1%	(0.1)	\$1,255	\$1.38	2.7%	(1.3)	\$1,244	\$1.37
2019	3,253	5.2%	0.2	\$1,222	\$1.34	4.1%	(0.7)	\$1,211	\$1.33
YTD	3,041	4.9%	(0.1)	\$1,192	\$1.32	1.5%	(3.3)	\$1,181	\$1.31
2018	3,133	5.0%	0.7	\$1,174	\$1.30	4.8%	(3.1)	\$1,163	\$1.29
2017	2,879	4.4%	(0.1)	\$1,121	\$1.24	7.9%	2.5	\$1,112	\$1.23
2016	2,722	4.4%	0.3	\$1,039	\$1.15	5.3%	(2.5)	\$1,030	\$1.14
2015	2,516	4.1%	(0.7)	\$987	\$1.10	7.8%	3.4	\$978	\$1.09
2014	2,938	4.8%	(0.6)	\$916	\$1.02	4.4%	(0.1)	\$911	\$1.01
2013	3,333	5.4%	(0.7)	\$877	\$0.97	4.4%	0.9	\$865	\$0.96
2012	3,790	6.2%	(1.3)	\$840	\$0.93	3.5%	1.4	\$829	\$0.92
2011	4,805	7.5%	(1.1)	\$811	\$0.90	2.1%	1.9	\$806	\$0.89
2010	5,284	8.6%	(1.2)	\$795	\$0.88	0.2%	5.9	\$789	\$0.88
2009	6,064	9.8%	(0.7)	\$793	\$0.88	-5.8%	(4.1)	\$787	\$0.87
2008	6,477	10.5%	0.3	\$842	\$0.93	-1.6%	(1.9)	\$835	\$0.93
2007	6,310	10.2%	3.3	\$856	\$0.95	0.3%	-	\$849	\$0.94

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	682	4.5%	0	\$1,089	\$1.34	1.4%	(0.5)	\$1,061	\$1.33
2022	693	4.6%	0	\$1,055	\$1.32	1.9%	0.5	\$1,047	\$1.31
2021	703	4.6%	0	\$1,035	\$1.29	1.4%	(1.6)	\$1,028	\$1.28
2020	715	4.7%	0	\$1,021	\$1.28	3.0%	(2.4)	\$1,014	\$1.27
2019	726	4.7%	0	\$992	\$1.24	5.4%	(0.1)	\$985	\$1.23
YTD	734	4.8%	0.1	\$957	\$1.20	1.6%	(3.8)	\$950	\$1.19
2018	725	4.7%	(0.3)	\$941	\$1.18	5.5%	(1.5)	\$931	\$1.16
2017	772	5.0%	(0.5)	\$892	\$1.12	7.0%	0.8	\$880	\$1.10
2016	875	5.5%	(3.3)	\$834	\$1.04	6.2%	(1.8)	\$823	\$1.03
2015	1,426	8.8%	2.3	\$785	\$0.98	8.0%	5.3	\$778	\$0.97
2014	1,037	6.5%	(1.4)	\$727	\$0.91	2.7%	(0.1)	\$721	\$0.90
2013	1,257	7.9%	(2.0)	\$708	\$0.88	2.8%	1.1	\$704	\$0.88
2012	1,582	10.0%	(0.6)	\$689	\$0.86	1.7%	0.4	\$681	\$0.85
2011	1,689	10.6%	(1.5)	\$677	\$0.85	1.4%	0.9	\$672	\$0.84
2010	1,950	12.0%	(1.6)	\$667	\$0.83	0.5%	6.5	\$662	\$0.83
2009	2,226	13.7%	1.6	\$664	\$0.83	-6.0%	(3.9)	\$658	\$0.82
2008	1,980	12.0%	0.6	\$706	\$0.88	-2.1%	(2.8)	\$700	\$0.87
2007	1,872	11.5%	2.9	\$721	\$0.90	0.7%	-	\$716	\$0.89

Appendix

OVERALL SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$149,521	221	6.6%
2022	-	-	-	-	-	-	\$148,314	220	6.6%
2021	-	-	-	-	-	-	\$147,764	219	6.5%
2020	-	-	-	-	-	-	\$151,103	224	6.3%
2019	-	-	-	-	-	-	\$151,496	224	6.1%
YTD	12	\$539.3 M	1.9%	\$44,942,267	\$173,132	6.2%	\$147,636	219	6.1%
2018	90	\$2,712 M	11.2%	\$31,537,435	\$150,067	5.9%	\$145,199	215	6.1%
2017	101	\$2,958 M	14.3%	\$30,493,069	\$143,132	6.2%	\$134,039	198	6.2%
2016	111	\$2,115 M	14.2%	\$21,359,759	\$115,181	6.5%	\$124,223	184	6.4%
2015	94	\$2,208 M	14.1%	\$25,092,500	\$112,488	6.6%	\$115,027	170	6.6%
2014	80	\$1,430 M	12.6%	\$19,322,433	\$94,070	7.2%	\$105,679	156	6.8%
2013	86	\$1,565 M	15.5%	\$20,060,856	\$85,810	6.3%	\$96,312	143	7.2%
2012	56	\$681.7 M	8.5%	\$12,254,424	\$66,280	7.1%	\$93,898	139	7.2%
2011	49	\$606.6 M	8.0%	\$13,786,681	\$63,707	7.2%	\$88,905	132	7.3%
2010	37	\$462.6 M	6.2%	\$12,849,417	\$61,554	7.0%	\$81,988	121	7.5%
2009	22	\$255.7 M	4.2%	\$13,457,262	\$51,519	7.7%	\$62,560	93	8.3%
2008	24	\$300.5 M	4.7%	\$16,694,250	\$78,031	6.0%	\$67,545	100	8.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$170,649	218	6.3%
2022	-	-	-	-	-	-	\$169,457	217	6.3%
2021	-	-	-	-	-	-	\$169,062	216	6.2%
2020	-	-	-	-	-	-	\$173,286	221	6.0%
2019	-	-	-	-	-	-	\$174,252	223	5.8%
YTD	7	\$401.7 M	2.5%	\$57,382,457	\$188,437	5.0%	\$170,093	217	5.8%
2018	32	\$1,795 M	11.0%	\$56,099,641	\$193,593	5.1%	\$167,330	214	5.8%
2017	41	\$2,062 M	18.2%	\$56,742,801	\$163,171	5.4%	\$155,821	199	5.9%
2016	28	\$1,116 M	13.1%	\$50,706,526	\$157,897	5.8%	\$145,014	185	6.0%
2015	32	\$1,453 M	16.1%	\$46,881,596	\$140,977	5.8%	\$135,073	173	6.1%
2014	16	\$695.3 M	9.2%	\$43,456,125	\$127,895	5.4%	\$124,627	159	6.3%
2013	28	\$883.5 M	17.5%	\$33,980,700	\$103,092	6.0%	\$113,351	145	6.6%
2012	10	\$319.7 M	6.8%	\$35,520,345	\$101,648	5.7%	\$110,543	141	6.6%
2011	13	\$356.1 M	7.9%	\$29,677,042	\$92,959	6.2%	\$104,196	133	6.7%
2010	9	\$288.3 M	6.4%	\$32,030,556	\$90,453	6.2%	\$95,708	122	6.9%
2009	10	\$132.7 M	7.0%	\$13,268,235	\$39,290	7.8%	\$72,730	93	7.7%
2008	6	\$150.2 M	5.3%	\$37,550,000	\$95,305	6.3%	\$78,266	100	7.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Appendix

3 STAR SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$130,955	227	6.8%
2022	-	-	-	-	-	-	\$129,690	225	6.8%
2021	-	-	-	-	-	-	\$128,948	224	6.7%
2020	-	-	-	-	-	-	\$131,433	228	6.5%
2019	-	-	-	-	-	-	\$131,231	228	6.3%
YTD	2	\$128.8 M	1.4%	\$84,375,000	\$148,329	5.2%	\$127,826	222	6.3%
2018	25	\$812.2 M	11.9%	\$33,840,176	\$109,893	6.0%	\$125,457	218	6.3%
2017	32	\$823.4 M	11.5%	\$25,730,579	\$116,510	6.3%	\$114,055	198	6.5%
2016	46	\$844.1 M	15.9%	\$19,183,616	\$89,094	6.4%	\$105,042	182	6.7%
2015	25	\$640.4 M	11.5%	\$27,842,670	\$93,925	6.5%	\$96,330	167	7.0%
2014	42	\$695.2 M	18.0%	\$19,311,969	\$76,906	7.4%	\$88,040	153	7.2%
2013	40	\$661.3 M	16.3%	\$17,874,209	\$72,058	6.7%	\$80,377	140	7.6%
2012	24	\$324.3 M	10.9%	\$14,101,540	\$52,858	6.5%	\$78,405	136	7.6%
2011	21	\$236.9 M	9.2%	\$12,467,919	\$46,486	7.7%	\$74,841	130	7.7%
2010	14	\$160.0 M	6.3%	\$12,305,140	\$45,291	7.3%	\$69,505	121	7.8%
2009	10	\$122.5 M	3.1%	\$15,314,500	\$77,640	7.8%	\$53,204	92	8.7%
2008	9	\$126.6 M	5.0%	\$21,100,667	\$65,598	5.8%	\$57,586	100	8.5%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

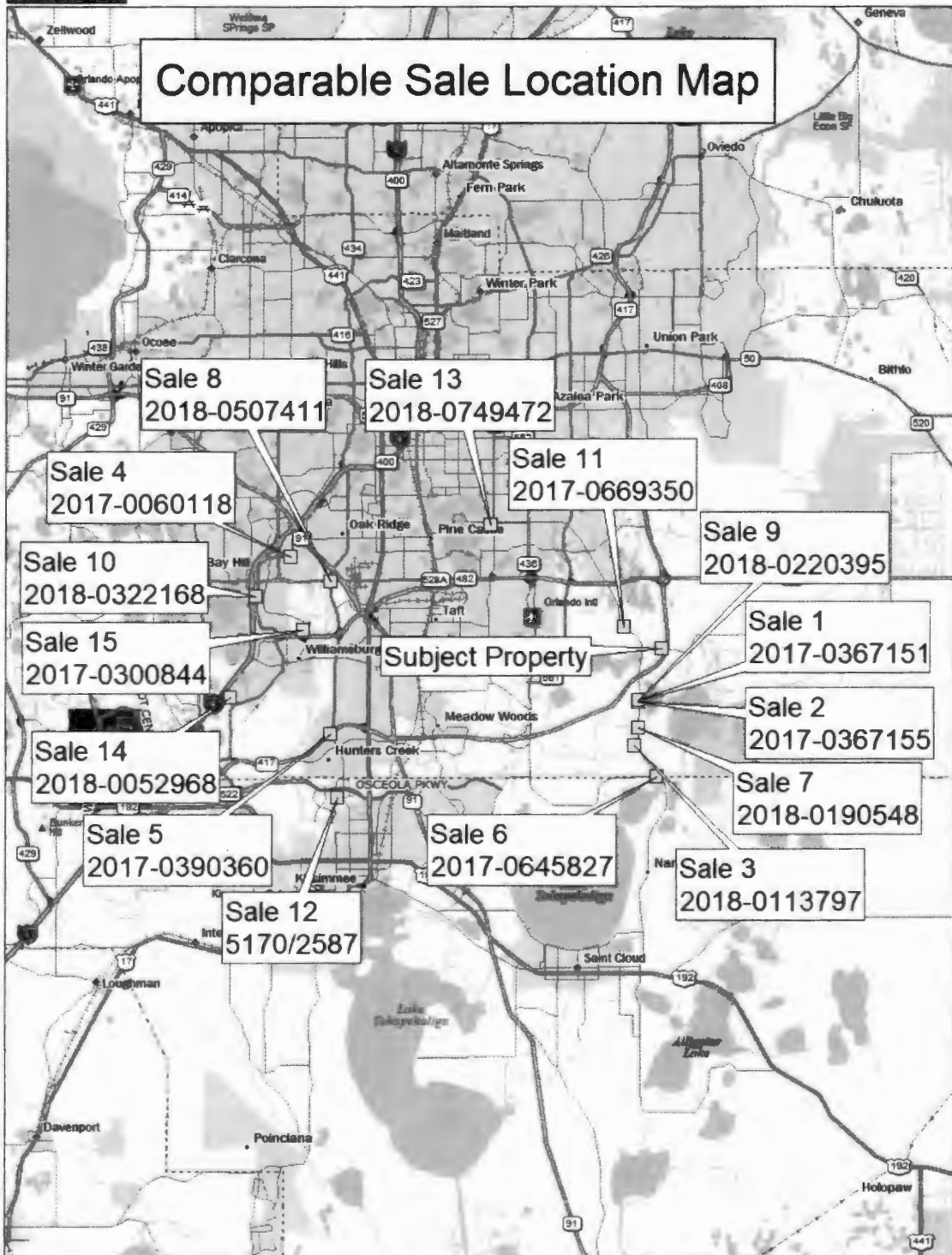
1 & 2 STAR SALES

Year	Deals	Volume	Completed Transactions (1)				Market Pricing Trends (2)		
			Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$97,439	225	7.7%
2022	-	-	-	-	-	-	\$96,389	222	7.6%
2021	-	-	-	-	-	-	\$95,676	221	7.6%
2020	-	-	-	-	-	-	\$97,151	224	7.4%
2019	-	-	-	-	-	-	\$96,511	223	7.2%
YTD	3	\$8.6 M	0.7%	\$2,936,667	\$76,609	7.3%	\$93,417	216	7.2%
2018	33	\$104.9 M	9.4%	\$3,495,555	\$75,227	6.8%	\$91,859	212	7.2%
2017	28	\$72.0 M	8.2%	\$2,570,199	\$75,121	7.6%	\$83,804	193	7.4%
2016	37	\$155.0 M	12.4%	\$4,696,773	\$85,161	7.3%	\$76,713	177	7.6%
2015	37	\$114.4 M	16.2%	\$3,365,583	\$45,717	8.1%	\$70,049	162	7.9%
2014	22	\$39.3 M	4.5%	\$1,787,778	\$55,009	8.5%	\$63,026	145	8.2%
2013	18	\$19.9 M	5.3%	\$1,326,856	\$40,868	6.1%	\$58,256	134	8.5%
2012	22	\$17.7 M	4.4%	\$805,473	\$25,207	8.8%	\$56,431	130	8.5%
2011	15	\$13.6 M	3.9%	\$1,046,077	\$22,855	10.1%	\$53,781	124	8.6%
2010	14	\$14.3 M	4.9%	\$1,024,086	\$18,012	9.8%	\$49,921	115	8.8%
2009	2	\$0.5 M	0.1%	\$490,000	\$61,250	7.3%	\$39,211	90	9.7%
2008	9	\$23.7 M	2.2%	\$2,961,562	\$68,674	5.4%	\$43,328	100	9.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Comparable Sale Location Map



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3/22/2019

Property Description

Owner and Property Description	
Owner Name:	M R LLC
Mailing Address:	10743 NARCOOSSEE RD STE A22 ORLANDO FL 32832
Site Address:	12263 ANDRIC LN ORLANDO FL 32832
Subdivision:	EDUCATION VILLAGE PHASE 2A LOT 2 REPLAT
County:	ORANGE
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	PD
Acres:	0.62
PIN:	31-24-19-2557-02-000
PIN2:	19-24-31-2557-02-000
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)
EDUCATION VILLAGE PHASE 2A LOT 2 REPLAT 92/125 LOT 2

Building Summary	2018 Certified Values
Actual Year Built:	Land: \$378,771
Effect. Year Built:	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$378,771
Beds: 0	Assessed Value: \$378,771
Baths:	
Stories:	
Num. of Buildings:	

Recent Sales							
Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-06-23		20170367155	\$419,200	SW	Q	V	

Sunbiz Corporate Data						
Title	Name	Address1	City	State	Zip Code	

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	0	0
43	SEFFNER FINE SAND	SEFFNER	93	NO	A/D	80.7	0.55
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	17.6	0.12
TOTAL ACRES							0.68
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
2110	Improved Pastures	SFWMD	2008-2009	100	0.68		
TOTAL ACRES					0.68		
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
URB-VIL	Urban Village	ORLANDO	ORANGE	102.8	0.7		
TOTAL ACRES					0.68		
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		102.8	0.7			
TOTAL ACRES					0.68		
Census Demographics							
Census Tract							
12095016802							

3/22/2019

Property Description

Owner and Property Description

Owner Name:	MONROUZEAU LUIS
Mailing Address:	8581 LAKE NONA SHORE DR ORLANDO FL 32827
Site Address:	12251 ANDRIC LN ORLANDO FL 32832
Subdivision:	EDUCATION VILLAGE PHASE 2A LOT 2 REPLAT
County:	ORANGE
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	PD
Acres:	0.68
PIN:	31-24-19-2557-03-000
PIN2:	19-24-31-2557-03-000
ALTKEY:	
Last Data Update:	03/08/2019

Parcel Map



Legal Description (not official)

EDUCATION VILLAGE PHASE 2A LOT 2 REPLAT 92/125 LOT 3

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$415,338
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$415,338
Beds:	0	Assessed Value:	\$415,338
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-08-23		<u>20170387151</u>	\$459,700	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
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Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	100	8.48
TOTAL ACRES							8.48
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1330	High Density, Multiple Dwelling Units, Low Rise	SFWMD	2008-2009	100	8.48		
TOTAL ACRES							8.48
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
PD	Planned Development	UNINCORPORATED	ORANGE	100.3	8.5		
TOTAL ACRES							8.48
City Limits							
City name	County	Percent of Total			Acres		
TOTAL ACRES							8.48
Census Demographics							
Census Tract							
12085017001							

3/22/2019

Property Description

Owner and Property Description

Owner Name: VISTA CAY DEVELOPMENT GROUP LLC
Mailing Address: 9924 UNIVERSAL BLVD STE 244
 ORLANDO FL 32819
Site Address: UNIVERSAL BLVD
 ORLANDO FL 32819
Subdivision: VILLAGES AT UNIVERSAL BOULEVARD UNIT 2
County: ORANGE
Land Use Code: 0004
Land Use Desc: Vacant Condo
Land Use FDOR Code: 00
Land Use FDOR Desc: Vacant Residential
Zoning: P-D
Acres: 8.48
PIN: 29-24-06-8831-01-000
PIN2: 06-24-29-8831-01-000
ALTKEY:
Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

VILLAGES AT UNIVERSAL BOULEVARD UNIT 2 6 3/104 LOT 1 (LESS ISLES AT CAY COMMONS CONDO PH 3 9071/0984 & PH 2 9369/1507 & PH 4 9463/0302 & PH 4 BLDG 4 9657/3743) BLDG 4 9657/3743)

Building Summary

2018 Certified Values

Actual Year Built:	Land: \$4,000,000
Effect. Year Built:	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$4,000,000
Beds: 0	Assessed Value: \$4,000,000
Baths:	
Stories:	
Num. of Buildings:	

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2019-01-16		<u>20190038618</u>	\$100	SW	U	V	
2017-05-26		<u>20170300844</u>	\$4,800,000	SW	Q	V	
2009-12-23		<u>20090751197</u>	\$100	QC	U	V	
2004-07-09		<u>0</u>	\$16,816,900	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
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Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
20	IMMOKALEE FINE SAND	IMMOKALEE	82	NO	B/D	90	3.21
26	ONA FINE SAND	ONA	91	NO	B/D	9.8	0.35
TOTAL ACRES							3.56
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1400	Commercial and Services	SFWMD	2008-2009	27	0.97		
1900	Open Land (Urban)	SFWMD	2008-2009	73	2.59		
TOTAL ACRES							3.56
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
ACMU	Activity Center Mixed Use	UNINCORPORATED	ORANGE	101	3.6		
TOTAL ACRES							3.56
City Limits							
City name	County	Percent of Total			Acres		
TOTAL ACRES							3.56
Census Demographics							
Census Tract							
12085017017							

3/22/2019

Property Description

Owner and Property Description

Owner Name: QDI 2 LLC
 8342 JAMAICAN CT
 Mailing Address: ORLANDO FL 32819
 Site Address: 12235 REGENCY VILLAGE DR
 ORLANDO FL 32821
 Subdivision: CATHAY HOLDINGS SUBDIVISION
 PHASE 1 A REPLAT
 County: ORANGE
 Land Use Code: 1000
 Land Use Desc: Vacant Commercial
 Land Use FDOR Code: 10
 Land Use FDOR Desc: Vacant Commercial
 Zoning: P-D
 Acres: 3.56
 PIN: 28-24-23-1165-01-004
 PIN2: 23-24-28-1165-01-004
 ALTKEY:
 Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

CATHAY HOLDINGS SUBDIVISION PHASE 1 A RE PLAT 94/106 LOT 1D

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$2,417,659
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$98,000
Adjusted SqFt:		Just Value:	\$2,515,659
Beds:	0	Assessed Value:	\$2,515,659
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Imp.	Grantor
2018-01-25		<u>20180052968</u>	\$2,772,000	SW	Q	V	
2017-12-18		<u>20180037265</u>	\$2,400,000	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
26	ONA FINE SAND	ONA	91	NO	B/D	5.1	0.12
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	TAVARES	86	NO	A	95.1	2.23
TOTAL ACRES							2.34
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1400	Commercial and Services	SJRWMD	2009	100	2.34		
TOTAL ACRES							2.34
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
TOTAL ACRES							2.34
City Limits							
City name	County		Percent of Total	Acres			
BELLE ISLE	ORANGE		98.1	2.3			
TOTAL ACRES							2.34
Census Demographics							
Census Tract							
12095014100							

3/22/2019

Property Description

Owner and Property Description

Owner Name: KLINGENSMITH ASSOCIATES LLC
 2137 DURHAM RD
Mailing Address: NEW HOPE PA 18938
Site Address: 4400 HOFFNER AVE
 ORLANDO FL 32812
Subdivision: HOFFNER FRUIT
County: ORANGE
Land Use Code: 1125
Land Use Desc:
Land Use FDOR Code: 11
Land Use FDOR Desc: Store (One Story)
Zoning: C-1
Acres: 2.34
PIN: 30-23-20-3651-02-000
PIN2: 20-23-30-3651-02-000
ALTKEY:
Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

HOFFNER FRUIT 93/33 LOT 2

Building Summary

Actual Year Built: 2018
Effect. Year Built: 2018
Living SqFt: 21722
Total SqFt: 21875
Adjusted SqFt:
Beds: 0
Baths:
Stories:
Num. of Buildings:

2018 Certified Values

Land: \$1,480,842
Land Agricultural: \$0
Building: \$1,630,184
Misc: \$164,000
Just Value: \$3,275,026
Assessed Value: \$3,275,026

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-12-20		20180749472	\$5,375,000	SW	Q	V	
2017-11-29		20170664923	\$1,700,000	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
16	IMMOKALEE FINE SAND	IMMOKALEE	90	NO	A/D	0.9	0.02
22	MYAKKA FINE SAND	MYAKKA	85	NO	A/D	79.4	1.7
38	RIVIERA FINE SAND	RIVIERA	90	YES	C/D	19.6	0.42
5	BASINGER FINE SAND	BASINGER	85	YES	A/D	0	0
TOTAL ACRES							2.14
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1850	Parks and Zoos	SFWMD	2008-2009	6	0.12		
2130	Woodland Pastures	SFWMD	2008-2009	67	1.43		
6215	Cypress- Domes/Heads	SFWMD	2008-2009	28	0.59		
TOTAL ACRES							2.14
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
COMMERCIAL	COMMERCIAL	UNINCORPORATED	OSCEOLA	98.1	2.1		
TOTAL ACRES							2.14
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							2.14
Census Demographics							
Census Tract							
12097042100							

3/22/2019

Property Description

Owner and Property Description

Owner Name:	MSC FL LOOP LLC
Mailing Address:	725 PARK CENTER DR MATTHEWS NC 28105
Site Address:	1751 BALL PARK RD KISSIMMEE FL 34741
Subdivision:	OSCEOLA CORPORATE CENTER REPLAT 26
County:	OSCEOLA
Land Use Code:	4831
Land Use Desc:	SELF STORAGE/MINI WAREHOUSE
Land Use FDOR Code:	48
Land Use FDOR Desc:	Warehousing, distribution terminals, trucking terminals
Zoning:	
Acres:	2.14
PIN:	04-25-29-4607-0001-0050
PIN2:	
ALTKEY:	
Last Data Update:	03/04/2019

Parcel Map



Legal Description (not official)

OSCEOLA CORPORATE CENTER REPLAT 26 PB 24 PGS 170-171 LOT 5

Building Summary		2018 Certified Values	
Actual Year Built:	2018	Land:	\$792,400
Effect. Year Built:	2018	Land Agricultural:	\$0
Living SqFt:	99015	Building:	\$11,034,300
Total SqFt:	99791	Misc:	\$293,300
Adjusted SqFt:		Just Value:	\$12,120,000
Beds:	0	Assessed Value:	\$12,120,000
Baths:	0		
Stories:	3		
Num. of Buildings:	0		

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-06-27	<u>5170/2587</u>		\$1,500,000	SW	Q	V	DEERFIELD LAND CORPORATION

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
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Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	POMELLO	85	NO	A	99.9	0.65
TOTAL ACRES							0.65
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1390	High Density, Under Construction	SFWMD	2008-2009	100	0.65		
TOTAL ACRES							0.65
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
URB-VIL	Urban Village	ORLANDO	ORANGE	107.6	0.7		
TOTAL ACRES							0.65
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		107.6	0.7			
TOTAL ACRES							0.65
Census Demographics							
Census Tract							
12095016802							

3/22/2019

Property Description

Owner and Property Description

Owner Name: URGENT CARE DEVELOPERS OF S E ORLAND
Mailing Address: 255 S ORANGE AVE STE 720
 ORLANDO FL 32801
Site Address: 9645 LAKE NONA VILLAGE PL
 ORLANDO FL 32827
Subdivision: LAKE NONA VILLAGE THIRD AMENDMENT REPLAT
County: ORANGE
Land Use Code: 2800
Land Use Desc: Surface Parking
Land Use FDOR Code: 28
Land Use FDOR Desc: Parking Lots, Mobile Home Park
Zoning: PD
Acres: 0.65
PIN: 31-24-06-4757-02-000
PIN2: 06-24-31-4757-02-000
ALTKEY:
Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

LAKE NONA VILLAGE THIRD AMENDMENT REPLAT 79/13 LOT 2

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$404,795
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt: 0		Building:	\$0
Total SqFt: 0		Misc:	\$34,000
Adjusted SqFt:		Just Value:	\$438,795
Beds: 0		Assessed Value:	\$438,795
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-11-27		<u>20170668350</u>	\$863,600	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	POMELLO	85	NO	A	99	0.38
TOTAL ACRES							0.38
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1390	High Density, Under Construction	SFWMD	2008-2009	99	0.38		
TOTAL ACRES							0.38
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
URB-VIL	Urban Village	ORLANDO	ORANGE	104.2	0.4		
TOTAL ACRES							0.38
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		104.2	0.4			
TOTAL ACRES							0.38
Census Demographics							
Census Tract							
12095016802							

3/22/2019

Property Description

Owner and Property Description

Owner Name: URGENT CARE DEVELOPERS OF S E ORLAND

255 S ORANGE AVE STE 720

Mailing Address:

ORLANDO FL 32801

Site Address: 9637 LAKE NONA VILLAGE PL ORLANDO FL 32827

Subdivision: LAKE NONA VILLAGE THIRD AMENDMENT REPLAT

County: ORANGE

Land Use Code: 1900

Land Use Desc: Professional Building

Land Use FDOR Code: 19

Land Use FDOR Desc: Professional Building

Zoning: PD

Acres: 0.38

PIN: 31-24-06-4757-01-000

PIN2: 06-24-31-4757-01-000

ALTKEY:

Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

LAKE NONA VILLAGE THIRD AMENDMENT REPLAT 79/13 LOT 1

Building Summary		2018 Certified Values	
Actual Year Built:	2018	Land:	\$238,762
Effect. Year Built:	2018	Land Agricultural:	\$0
Living SqPt:	5250	Building:	\$895,883
Total SqPt:	5540	Misc:	\$15,000
Adjusted SqPt:		Just Value:	\$1,149,645
Beds:	0	Assessed Value:	\$1,149,645
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-11-27		<u>20170669350</u>	\$386,400	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Gp	Percent of Total	Acres
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	POMELLO	85	NO	A	83.7	1.32
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	15.9	0.25
TOTAL ACRES							1.58
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1400	Commercial and Services	SFWMD	2008-2009	100	1.58		
TOTAL ACRES							1.58
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
C	Commercial	UNINCORPORATED	ORANGE	101.4	1.6		
TOTAL ACRES							1.58
City Limits							
City name	County	Percent of Total			Acres		
TOTAL ACRES							1.58
Census Demographics							
Census Tract							
12095017001							

3/22/2019

Property Description

Owner and Property Description

Owner Name: SUN VISTA HOTELS VI LLC
Mailing Address: 8444 INTERNATIONAL DR
 ORLANDO FL 32819
Site Address: 8500 AUSTRIAN CT
 ORLANDO FL 32819
Subdivision: GREAT WESTER AQUATIC PLAZA
County: ORANGE
Land Use Code: 1000
Land Use Desc: Vacant Commercial
Land Use FDOR Code: 10
Land Use FDOR Desc: Vacant Commercial
Zoning: P-D
Acres: 1.58
PIN: 28-23-36-3151-00-040
PIN2: 36-23-28-3151-00-040
ALTKEY:

Parcel Map



Last Data Update: 03/08/2019

Legal Description (not official)

GREAT WESTERN AQUATIC PLAZA 3257 LOT 4 (LESS BEG SW COR OF LOT 4 RUN N 222.01 F T E 246.64 FT S 221.99 FT W 249.70 FT TO POB)

Building Summary	2018 Certified Values
Actual Year Built:	Land: \$3,253,429
Effect. Year Built:	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$67,966
Adjusted SqFt:	Just Value: \$3,321,415
Beds: 0	Assessed Value: \$3,321,415
Baths:	
Stories:	
Num. of Buildings:	

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-05-21		<u>20180322188</u>	\$1,400,000	WD	Q	V	
2007-02-13		<u>20070106737</u>	\$1,087,800	SM	Q	V	
2006-11-29		<u>20060776781</u>	\$100	SM	U	V	
1994-01-10		<u>0</u>	\$2,492,700	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	POMELLO	85	NO	A	24.1	0.27
43	SEFFNER FINE SAND	SEFFNER	93	NO	A/D	28.5	0.32
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	48.2	0.54
TOTAL ACRES							1.12

Land Cover 2014 (includes wetlands)					
LUCODE	Description	WMD	YEAR	Percent of Total	Acres
2110	Improved Pastures	SFWMD	2008-2009	100	1.12
TOTAL ACRES					1.12

Future Land Use					
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
URB-VL	Urban Village	ORLANDO	ORANGE	98.1	1.1
TOTAL ACRES					1.12

City Limits				
City name	County	Percent of Total	Acres	
ORLANDO	ORANGE	98.1	1.1	
TOTAL ACRES			1.12	

Census Demographics	
Census Tract	Acres
12085016802	

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	NONA LEGACY LLC
Mailing Address:	9145 NARCOOSSEE RD STE A-100 ORLANDO FL 32827
Site Address:	9854 TAGORE PL ORLANDO FL 32832
Subdivision:	EDUCATION VILLAGE PHASE 2A LOT 2 REPLAT
County:	ORANGE
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	PD
Acres:	1.12
PIN:	<u>31-24-19-2557-04-000</u>
PIN2:	19-24-31-2557-04-000
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$976,607
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$976,607
Beds:	0	Assessed Value:	\$976,607
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales							
Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-04-09		<u>20180220395</u>	\$1,175,000	SW	Q	V	

Sunbiz Corporate Data						
Title	Name	Address1	City	State	Zip Code	

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	100.2	1.6
TOTAL ACRES							1.6
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1400	Commercial and Services	SJRWMD	2009	9	0.15		
3100	Herbaceous (Dry Prairie)	SJRWMD	2009	91	1.45		
TOTAL ACRES							1.6
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
I	Industrial	UNINCORPORATED	ORANGE	100.2	1.6		
TOTAL ACRES							1.6
City Limits							
City name	County	Percent of Total		Acres			
TOTAL ACRES							1.6
Census Demographics							
Census Tract							
12095017001							

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	CFT NV DEVELOPMENTS LLC
Mailing Address:	1683 WALNUT GROVE AVE ROSEMEAD CA 91770
Site Address:	S JOHN YOUNG PKWY ORLANDO FL 32819
Subdivision:	SAND LAKE CORNERS AT SOUTH PARK
County:	ORANGE
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	P-D
Acres:	1.6
PIN:	29-23-33-7457-00-040
PIN2:	33-23-29-7457-00-040
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)

SAND LAKE CORNERS AT SOUTH PARK 39/147 P T OF LOTS 3 & 4 DESC AS BEG NE COR LOT 4 TH RUN S 10 DEG W 223.66 FT S 41 DEG W 151.29 FT W 118.78 FT N 10 DEG E 425.86 T N 10 DEG E 425.86 FT S 79 DEG E 60 FT

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$1,042,755
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$1,042,755
Beds:	0	Assessed Value:	\$1,042,755
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-08-22		20180507411	\$1,295,000	SW	Q	V	
2002-08-15		20020422306	\$700,000	WD	Q	V	
1999-01-20		19990038906	\$1,000,000	SW	Q	V	
1998-08-27		Q	\$189,930	SM	U	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
MGR	TSIANG CHERNG PEGGY	3750 LAS VEGAS BLVD SOUTH #4108	LAS VEGAS	NV	89158
MGR	JIN-CHAN CHERNG ANDREW	3750 LAS VEGAS BLVD SOUTH #4108	LAS VEGAS	NV	89158
MGR	SHEN CHARLIE	1683 WALNUT GROVE AVE	ROSEMEAD	CA	91770
MGR	WONG MECKY	1683 WALNUT GROVE AVE	ROSEMEAD	CA	91770
MGR	CHAN WINNIE	1683 WALNUT GROVE AVE	ROSEMEAD	CA	91770
MGR	LOU DAVID	1683 WAQLNU GROVE AVE	ROSEMEAD	CA	91770

https://maps.mapwise.com/fmo2/property_info_main.php?pinid=29-23-33-7457-00-040&county=ORANGE&eggType=noegg&print=true&

1/3

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	85	1.18
41	SAMSULA-HONTOON-BASINGER ASSOCIATION, DEPRESSIONAL	SAMSULA	47	YES	A/D	2.2	0.03
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	13	0.18
TOTAL ACRES							1.39
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
6250	Hydric Pine Flatwoods	SFWMD	2008-2009	1	0.01		
7400	Disturbed Lands	SFWMD	2008-2009	99	1.38		
TOTAL ACRES							1.39
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
URB-VIL	Urban Village	ORLANDO	ORANGE	100.9	1.4		
TOTAL ACRES							1.39
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		100.9	1.4			
TOTAL ACRES							1.39
Census Demographics							
Census Tract							
12095016802							

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	NNOM LLC
Mailing Address:	2898 S OSCEOLA AVE ORLANDO FL 32806
Site Address:	13250 NARCOOSSEE RD ORLANDO FL 32827
Subdivision:	LAKE NONA GATEWAY
County:	ORANGE
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	PD
Acres:	1.39
PIN:	31-24-30-4700-01-001
PIN2:	30-24-31-4700-01-001
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)

A PORTION OF LAKE NONA GATEWAY 80/139 LO T 1 DESC AS: BEG AT THE NORTHERNMOST COR OF SAID LOT 1 TH S00-20-07W 192.89 FT TH S09-50-26W 10.47 FT TH TO A PT OF CURV TH TO A PT OF CURVATURE OF A CURVE CON

Building Summary	2018 Certified Values
Actual Year Built:	Land: \$951,579
Effect. Year Built:	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$951,579
Beds: 0	Assessed Value: \$951,579
Baths:	
Stories:	
Num. of Buildings:	

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-03-26		20180190548	\$1,100,000	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	POMELLO	85	NO	A	28.1	0.26
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	74.3	0.74
TOTAL ACRES							1
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
2130	Woodland Pastures	SFWMD	2008-2009	100	1		
TOTAL ACRES							1
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
NEIGH-AC	Neighborhood Activity Center	ORLANDO	ORANGE	100.4	1		
TOTAL ACRES							1
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		100.4	1			
TOTAL ACRES							1
Census Demographics							
Census Tract							
12095016802							

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	WATSON REALTY CORP
Mailing Address:	7821 DEERCREEK CLUB RD STE 200 JACKSONVILLE FL 32256
Site Address:	BOGGY CREEK RD ORLANDO FL 32832
Subdivision:	BOGGY CREEK NARCOOSSEE COMMERCIAL CENTER
County:	ORANGE
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	AC-N/AN
Acres:	1
PIN:	31-24-32-1250-02-000
PIN2:	32-24-31-1250-02-000
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)

BOGGY CREEK NARCOOSSEE COMMERCIAL CENTER 86/97 LOT 2

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$683,511
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$683,511
Beds:	0	Assessed Value:	\$683,511
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-10-27		<u>20170845827</u>	\$825,000	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
VP	DAVIS WENDELL D	4456-01 SUNBEAM RD	JACKSONVILLE	FL	32257
C	WATSON WILLIAM A.Jr.	7821 DEERCREEK CLUB RD, SUITE 200	JACKSONVILLE	FL	322563698
VP	CARLYON GEORGE STEPHEN	4685 SUNBEAM RD	JACKSONVILLE	FL	32257
VP	BOUTTE ANDRE L	7821 DEERCREEK CLUB RD, SUITE 200	JACKSONVILLE	FL	322563698
Secr	LANDSCHOOT CARLOTTA W	7821 DEERCREEK CLUB RD STE 200	JACKSONVILLE	FL	32256
P	FORMAN ROBERT EDWARD	7821 DEERCREEK CLUB RD STE 200	JACKSONVILLE	FL	32256

https://maps.mapwise.com/fmo2/property_info_main.php?pinid=31-24-32-1250-02-000&county=ORANGE&aggType=noagg&print=true&

1/2

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
37	ST. JOHNS FINE SAND	ST. JOHNS	80	NO	B/D	98.9	0.57
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	1.7	0.01
TOTAL ACRES							0.58
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1400	Commercial and Services	SFWMD	2006-2009	101	0.58		
TOTAL ACRES							0.58
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
O	Office	UNINCORPORATED	ORANGE	104.1	0.6		
TOTAL ACRES							0.58
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							0.58
Census Demographics							
Census Tract							
12085017015							

3/22/2019

Property Description

Owner and Property Description

Owner Name: ARB HUNTERS CREEK HOLDING CO LLC

Mailing Address: 711 N ORLANDO AVE STE 302
MAITLAND FL 32751

Site Address: VILLAGE PARK DR
ORLANDO FL 32837

Subdivision: HUNTER'S CREEK NORTHWEST VILLAGE TOWN CENTER, TRACTS 330 & 370

County: ORANGE

Land Use Code: 1000

Land Use Desc: Vacant Commercial

Land Use FDOR Code: 10

Land Use FDOR Desc: Vacant Commercial

Zoning: P-D

Acres: 0.58

PIN: 29-24-29-3208-09-001

PIN2: 29-24-29-3208-09-001

ALTKEY:

Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

HUNTER'S CREEK NORTHWEST VILLAGE TOWN CENTER, TRACTS 330 & 370 58/143 COMM AT NE COR OF TR C RUN S00-08-47E 890.96 FT TO PT ON A CURV CONCV ELY HAVING A RAD OF ELY HAVING A RAD OF 2976.78 FT A CENTRA

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$659,049
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$659,049
Beds:	0	Assessed Value:	\$659,049
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-07-06		<u>20170390380</u>	\$856,900	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
20	IMMOKALEE FINE SAND	IMMOKALEE	82	NO	B/D	100.1	0.84
TOTAL ACRES							0.84
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1400	Commercial and Services	SFWMD	2008-2009	95	0.8		
8140	Roads and Highways	SFWMD	2008-2009	5	0.04		
TOTAL ACRES							0.84
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
MET-AC	Metropolitan Activity Center	ORLANDO	ORANGE	95.3	0.8		
TOTAL ACRES							0.84
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		95.3	0.8			
TOTAL ACRES							0.84
Census Demographics							
Census Tract							
12085017001							

3/22/2019

Property Description

Owner and Property Description

Owner Name: S AND S INVESTMENT PROPERTY LLC
C/O RANCHERS CUSTARD CO LLC
2124 W CHESTERFIELD BLVD STE D201
Mailing Address: BOX 9
SPRINGFIELD MO 65807
Site Address: 5381 INTERNATIONAL DR
ORLANDO FL 32818
Subdivision: PICCADILLY SQUARE
County: ORANGE
Land Use Code: 2200
Land Use Desc: Restaurant Chain
Land Use FDOR Code: 22
Land Use FDOR Desc: Drive Thru Restaurant
Zoning: AC-3/SP
Acres: 0.84
PIN: 29-23-30-6888-02-000
PIN2: 30-23-29-6888-02-000
ALTKEY:

Parcel Map



Last Data Update: 03/08/2019

Legal Description (not official)

PICCADILLY SQUARE 73/113 LOT 2

Building Summary		2018 Certified Values	
Actual Year Built: 2018		Land: \$689,467	
Effect. Year Built: 2018		Land Agricultural: \$0	
Living SqFt: 2562		Building: \$538,820	
Total SqFt: 4444		Misc: \$37,091	
Adjusted SqFt:		Just Value: \$1,265,378	
Beds: 0		Assessed Value: \$1,265,378	
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-01-27		20170060118	\$850,000	WD	Q	V	
2014-06-26		20140323291	\$585,000	SW	Q	V	
2012-12-20		20120690337	\$225,000	WD	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
37	ST. JOHNS FINE SAND	ST. JOHNS	60	NO	B/D	100.3	0.86
TOTAL ACRES							0.86
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
7400	Disturbed Lands	SFWMD	2008-2009	100	0.86		
TOTAL ACRES							0.86
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
URB-VIL	Urban Village	ORLANDO	ORANGE	104.9	0.9		
TOTAL ACRES							0.86
City Limits							
City name	County			Percent of Total	Acres		
ORLANDO	ORANGE			104.9	0.9		
TOTAL ACRES							0.86
Census Demographics							
Census Tract							
12095016802							

3/22/2019

Property Description

Owner and Property Description

Owner Name: ALABAMA GIRL ENTERPRISES LLC

Mailing Address:
10743 NARCOOSSEE RD STE A13-15
ORLANDO FL 32832

Site Address: 9791 SELTEN WAY
ORLANDO FL 32832

Subdivision: LAKE NONA SOUTH PARCEL 30

County: ORANGE

Land Use Code: 1000

Land Use Desc: Vacant Commercial

Land Use FDOR Code: 10

Land Use FDOR Desc: Vacant Commercial

Zoning: PD/AN

Acres: 0.86

PIN: 31-24-30-4758-00-031

PIN2: 30-24-31-4758-00-031

ALTKEY:

Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

A PORTION OF LAKE NONA SOUTH PARCEL 30 7 6/93 LOT 3 DESC AS: BEG AT THE NW COR OF SAID LOT 3 TH S20-06-05W 80.3 FT TH S10 -39-14W 113.05 FT TH N89-41-45E 75 FT TH N89-41-45E 75 FT TH S75-23-36E 198.42 F

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$548,765
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$548,765
Beds:	0	Assessed Value:	\$548,765
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-02-20		<u>2018011379Z</u>	\$1,253,000	SW	Q	V	

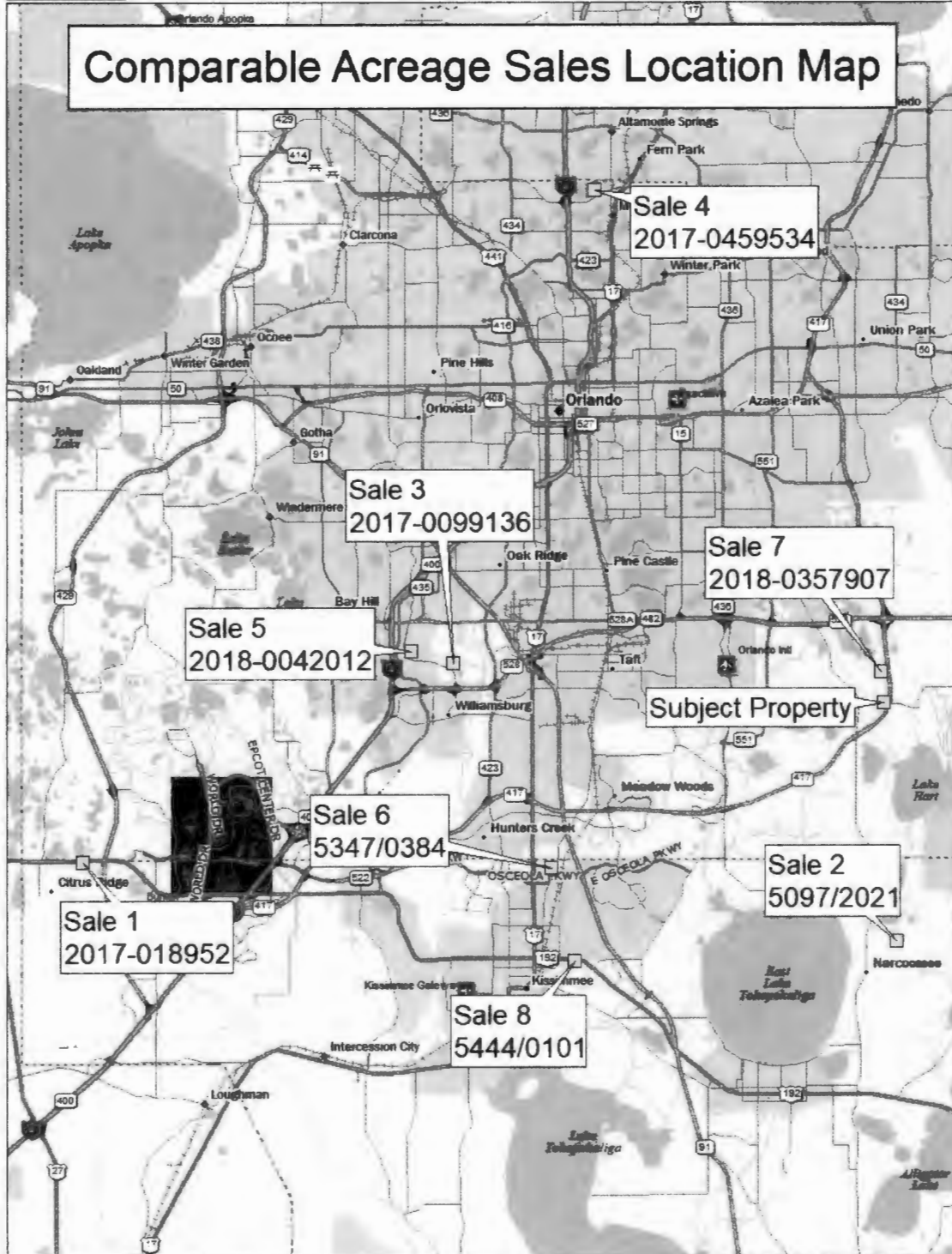
Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	29	0.18
43	SEFFNER FINE SAND	SEFFNER	93	NO	A/D	37	0.23
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	33.8	0.21
TOTAL ACRES							0.62
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WWD	YEAR	Percent of Total	Acres		
2110	Improved Pastures	SFWMD	2008-2009	100	0.62		
TOTAL ACRES					0.62		
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
URB-VIL	Urban Village	ORLANDO	ORANGE	96.6	0.6		
TOTAL ACRES					0.62		
City Limits							
City name	County		Percent of Total	Acres			
ORLANDO	ORANGE		96.6	0.6			
TOTAL ACRES					0.62		
Census Demographics							
Census Tract							
12085016802							

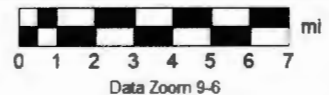
Comparable Acreage Sales Location Map



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www.delorme.com



Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	19.9	3.01
37	ST. JOHNS FINE SAND	ST. JOHNS	90	NO	B/D	46.9	7.09
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	33.2	5.03
TOTAL ACRES							15.13
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
2110	Improved Pastures	SFWMD	2008-2009	73	11		
6215	Cypress- Domes/Heads	SFWMD	2008-2009	25	3.79		
8140	Roads and Highways	SFWMD	2008-2009	2	0.34		
TOTAL ACRES							15.13
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
COMM-AC	Community Activity Center	ORLANDO	ORANGE	99.8	15.1		
URB-VIL	Urban Village	ORLANDO	ORANGE	0.7	0.1		
TOTAL ACRES							15.13
City Limits							
City name	County	Percent of Total	Acres				
ORLANDO	ORANGE	99.8	15.1				
TOTAL ACRES							15.13
Census Demographics							
Census Tract							
12095016704							

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	ORLANDO HEALTH INC ATTN: REAL ESTATE DEPT MP71
Mailing Address:	1414 KUHL AVE ORLANDO FL 32806
Site Address:	DOWDEN RD ORLANDO FL 32832
Subdivision:	
County:	ORANGE
Land Use Code:	9900
Land Use Desc:	Non-Agricultural Acreage
Land Use FDOR Code:	99
Land Use FDOR Desc:	Acreage not zoned agricultural
Zoning:	AC-1
Acres:	15.13
PIN:	<u>31-24-05-0000-00-007</u>
PIN2:	05-24-31-0000-00-007
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)

BEG AT THE SE COR OF RANDAL PARK BLVD PB 77/64 IN 5-24-31 SAID PT BEING A NON TANGENT CURVE CONCAVE NELY HAVING A CENT A NG 90-00-00 A RAD OF 45 FT A CHORD BRG N 45 FT A CHORD BRG N27-05-41W TH RUN NWL

Building Summary	2018 Certified Values
Actual Year Built:	Land: \$1,603,944
Effect. Year Built:	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$1,603,944
Beds: 0	Assessed Value: \$1,603,944
Baths:	
Stories:	
Num. of Buildings:	

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-06-14		<u>20180357907</u>	\$9,915,000	SW	U	V	
2018-02-22		<u>20180118833</u>	\$3,500,000	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
PRES	STRONG DAVID	1414 KUHL AVE., MP 4	ORLANDO	FL	32806
CHA	SHUGART SANFORD P	1414 KUHL AVE., MP 4	ORLANDO	FL	32806
VICE	BESANCENEY BRIAN	1414 KUHL AVE., MP 4	ORLANDO	FL	32806
SECR	BROWN DAVID	1414 KUHL AVE., MP 4	ORLANDO	FL	32806
TREA	SANTIAGO CONRAD	1414 KUHL AVE., MP 4	ORLANDO	FL	32806

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
22	MYAKKA FINE SAND	MYAKKA	85	NO	A/D	1.4	0.21
42	SMYRNA FINE SAND	SMYRNA	85	NO	A/D	21.3	3.12
6	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	85	YES	A/D	77.2	11.29
TOTAL ACRES							14.63
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1900	Open Land (Urban)	SFWMD	2008-2009	39	5.72		
4110	Pine Flatwoods	SFWMD	2008-2009	7	1.05		
6210	Cypress	SFWMD	2008-2009	54	7.85		
TOTAL ACRES							14.63
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
INDUSTRIAL	INDUSTRIAL	UNINCORPORATED	OSCEOLA	99.8	14.6		
TOTAL ACRES							14.63
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							14.63
Census Demographics							
Census Tract							
12097042300							

3/22/2019

Property Description

Owner and Property Description

Owner Name: SAN MATEO CROSSING LLC
Mailing Address: 5604 PGA BLVD STE 109
 PALM BEACH FL 33418
Site Address: ORANGE AVE
 KISSIMMEE FL 34744
Subdivision: OSCEOLA CORPORATE CENTER
 REPLAT 28
County: OSCEOLA
Land Use Code: 1003
Land Use Desc: MULTI-FAMILY-VAC 10 units or more
Land Use FDOR Code: 10
Land Use FDOR Desc: Vacant Commercial
Zoning:
Acres: 14.63
PIN: 03-25-29-4609-0001-0010
PIN2:
ALTKEY:
Last Data Update: 03/04/2019

Parcel Map



Legal Description (not official)

OSCEOLA CORPORATE CENTER REPLAT 28 PB 25 PGS 155-1 LOT 1

Building Summary	2018 Certified Values
Actual Year Built: 0	Land: \$1,425,000
Effect. Year Built: 0	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$1,425,000
Beds: 0	Assessed Value: \$1,425,000
Baths: 0	
Stories: 0	
Num. of Buildings: 0	

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-06-07	5347 / 0378		\$100	QC	U	V	DART INDUSTRIES INC
2018-06-07	5347 / 0384		\$3,968,000	SW	Q	V	DEERFIELD LAND CORP

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
37	ST. JOHNS FINE SAND	ST. JOHNS	60	NO	B/D	16.1	0.42
42	SANBEL MUCK	SANBEL	65	YES	A/D	49.9	1.3
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	34.2	0.89
TOTAL ACRES							2.6
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1900	Open Land (Urban)	SFWMD	2008-2009	44	1.15		
4110	Pine Flatwoods	SFWMD	2008-2009	15	0.38		
6172	Mixed Shrubs	SFWMD	2008-2009	41	1.08		
TOTAL ACRES							2.6
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
PD	Planned Development	UNINCORPORATED	ORANGE	99.9	2.6		
TOTAL ACRES							2.6
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							2.6
Census Demographics							
Census Tract							
12095017001							

3/22/2019

Property Description

Owner and Property Description

Owner Name: RIPLEY ENTERTAINMENT INC
Mailing Address: 7576 KINGSPONTE PKWY STE 188
 ORLANDO FL 32819
Site Address: UNIVERSAL BLVD
 ORLANDO FL 32819
Subdivision: OEP WEST PARCEL
County: ORANGE
Land Use Code: 1000
Land Use Desc: Vacant Commercial
Land Use FDOR Code: 10
Land Use FDOR Desc: Vacant Commercial
Zoning: P-D
Acres: 2.6
PIN: 28-23-36-6120-01-005
PIN2: 36-23-28-6120-01-005
ALTKEY:
Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

BEG AT THE NW CORNER OF LOT 1 ACCORDING TO OEP WEST PARCEL PB 87 PG76 TH ALONG N LY LINE OF LOT 1 N86-48-8E 227.49 FT TO PT OF CURV CONCAV NWLY HAV RAD OF 350 FT LY HAV RAD OF 350 FT & CENTRAL ANGLE OF

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$1,129,086
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$1,129,086
Beds:	0	Assessed Value:	\$1,129,086
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-01-19		20180042012	\$1,140,000	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
VICE	DESKA NORM	5157 TIMBERVIEW TERRACE	ORLANDO	FL	32819
DIRE	PATTISON JIM Jr.	7576 KINGSPONTE PKWY	ORLANDO	FL	32819
DIRE	DESMARAIS NICK	1800-1067 WEST CORDOVA STREET	VANCOUVER	BC	V6C 17
DIRE	LOBLAW DARREN	7576 KINGSPONTE PKWY	ORLANDO	FL	32819

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	0	0
37	ST. JOHNS FINE SAND	ST. JOHNS	60	NO	B/D	1.2	0.17
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	98.8	14.45
TOTAL ACRES							14.62
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1900	Open Land (Urban)	SFWMD	2008-2009	83	12.1		
4110	Pine Flatwoods	SFWMD	2008-2009	17	2.51		
5300	Reservoirs	SFWMD	2008-2009	0	0.01		
TOTAL ACRES							14.62
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
PD	Planned Development	UNINCORPORATED	ORANGE	99.9	14.6		
TOTAL ACRES							14.62
City Limits							
City name	County	Percent of Total			Acres		
TOTAL ACRES							14.62
Census Demographics							
Census Tract							
12095017001							

3/22/2019

Property Description

Owner and Property Description

Owner Name: RIPLEY ENTERTAINMENT INC
Mailing Address: 7576 KINGSPONTE PKWY STE 188
 ORLANDO FL 32819
Site Address: UNIVERSAL BLVD
 ORLANDO FL 32819
Subdivision: OEP WEST PARCEL
County: ORANGE
Land Use Code: 1000
Land Use Desc: Vacant Commercial
Land Use FDOR Code: 10
Land Use FDOR Desc: Vacant Commercial
Zoning: P-D
Acres: 14.62
PIN: 28-23-36-6120-01-004
PIN2: 36-23-26-6120-01-004
ALTKEY:
Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

COMM AT THE ELY MOST CORNER OF LOT 1 ACC ORDING TO OEP WEST PARCEL PB 87 PG76 TH ALONG E LINE OF LOT 1 S38-56-58W 85.58 F T TO POB TH CONTINUE S38-56-58W 863.64 F S38-56-58W 863.64 FT TO PT OF NON-TANG

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$5,801,178
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$5,801,178
Beds:	0	Assessed Value:	\$5,801,178
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-01-19		20180042012	\$6,460,000	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
VICE	DESKA NORM	5157 TIMBERVIEW TERRACE	ORLANDO	FL	32819
DIRE	PATTISON JIM Jr.	7576 KINGSPONTE PKWY	ORLANDO	FL	32819
DIRE	DESMARAS NICK	1800-1087 WEST CORDOVA STREET	VANCOUVER	BC	V6C 17
DIRE	LOBLAW DARREN	7576 KINGSPONTE PKWY	ORLANDO	FL	32819

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
28	FLORAHOME FINE SAND, 0 TO 5 PERCENT SLOPES	FLORAHOME	90	NO	A	50.8	10.21
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	0	0.01
43	SEFFNER FINE SAND	SEFFNER	93	NO	A/D	1.1	0.22
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	TAVARES	86	NO	A	3.7	0.74
47	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES	TAVARES	68	NO	A	30.2	6.07
48	TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	TAVARES	50	NO	A	0.1	0.03
8	CANDLER-URBAN LAND COMPLEX, 5 TO 12 PERCENT SLOPES	CANDLER	53	NO	A	14	2.82
TOTAL ACRES							20.1
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1200	Medium Density, 2>5 dwelling units/acre	SJRWMD	2009	9	1.86		
1300	High Density, 6 or more dwelling units/acre	SJRWMD	2009	0	0.01		
2210	Citrus Groves	SJRWMD	2009	63	12.61		
5200	Lakes	SJRWMD	2009	0	0.08		
6300	Wetland Forested Mixed	SJRWMD	2009	20	3.94		
6410	Freshwater Marshes	SJRWMD	2009	4	0.75		
6460	Mixed Scrub-shrub Wetland	SJRWMD	2009	4	0.85		
TOTAL ACRES							20.1
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
LOW MEDIUM RESIDENTIAL		MAITLAND	ORANGE	0	0		
PROFESSIONAL OFFICES	Professional Offices	MAITLAND	ORANGE	92.5	18.6		
WATER	Water	MAITLAND	ORANGE	7.5	1.5		
TOTAL ACRES							20.1
City Limits							
City name	County		Percent of Total	Acres			
MAITLAND	ORANGE		100	20.1			
TOTAL ACRES							20.1
Census Demographics							
Census Tract							
12085015501							

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	RD MCN LLC
Mailing Address:	315 S BISCAYNE BLVD FL 4 MIAMI FL 33131
Site Address:	601 TRELAGO WAY MAITLAND FL 32751
Subdivision:	MAITLAND CONCOURSE NORTH
County:	ORANGE
Land Use Code:	0310
Land Use Desc:	Modern Apartment Complex
Land Use FDOR Code:	03
Land Use FDOR Desc:	Multi Family 10+ Units
Zoning:	PD-NON
Acres:	20.1
PIN:	29-21-25-5475-07-000
PIN2:	25-21-29-5475-07-000
ALTKEY:	
Last Data Update:	03/08/2019



Legal Description (not official)

MAITLAND CONCOURSE NORTH 92/113 LOT 7

Building Summary		2018 Certified Values	
Actual Year Built:	2050	Land:	\$8,750,000
Effect. Year Built:	2050	Land Agricultural:	\$0
Living SqFt:	365068	Building:	\$10,625,274
Total SqFt:	467832	Misc:	\$814,500
Adjusted SqFt:		Just Value:	\$20,189,774
Beds:	32	Assessed Value:	\$20,189,774
Baths:	26		
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-08-09		<u>20170459534</u>	\$10,000,000	SW	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
AMBR	PRH INVESTMENTS, LLC	315 S. BISCAYNE BLVD., 4TH FL	MIAMI	FL	33131

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
3	BASINGER FINE SAND, DEPRESSIONAL	BASINGER	89	YES	A/D	45.4	5.52
44	SMYRNA FINE SAND	SMYRNA	70	NO	A/D	54.7	6.65
TOTAL ACRES							12.17
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
1900	Open Land (Urban)	SFWMD	2008-2009	100	12.17		
TOTAL ACRES							12.17
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
PD	Planned Development	UNINCORPORATED	ORANGE	100.3	12.2		
TOTAL ACRES							12.17
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							12.17
Census Demographics							
Census Tract							
12085017001							

3/22/2019

Property Description

Owner and Property Description

Owner Name: NORTHINGTON ORLANDO INVESTORS LLC

Mailing Address: 237 S WESTMONTE DR STE 140
ALTAMONTE SPRINGS FL 32714

Site Address: 9707 MIA CIR
ORLANDO FL 32819

Subdivision: OEP EAST PARCEL PHASE 2

County: ORANGE

Land Use Code: 1003

Land Use Desc: Vacant Multi-Family (10 Units Or More)

Land Use FDOR Code: 10

Land Use FDOR Desc: Vacant Commercial

Zoning: P-D

Acres: 12.17

PIN: 29-24-06-6101-01-000

PIN2: 06-24-29-6101-01-000

ALTKEY:

Last Data Update: 03/08/2019

Parcel Map



Legal Description (not official)

OEP EAST PARCEL PHASE 2 86/136 LOT 1

Building Summary		2018 Certified Values	
Actual Year Built:		Land:	\$6,880,000
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$6,880,000
Beds:	0	Assessed Value:	\$6,880,000
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2017-02-20		<u>20170099136</u>	\$7,072,382	SM	Q	V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
44	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	TAVARES	90	NO	A	99.9	4.47
TOTAL ACRES							4.47
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
2110	Improved Pastures	SFWMD	2008-2009	2	0.07		
2210	Citrus Groves	SFWMD	2008-2009	98	4.4		
TOTAL ACRES							4.47
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	UNINCORPORATED	OSCEOLA	100.6	4.5		
TOTAL ACRES							4.47
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							4.47
Census Demographics							
Census Tract							
12097043700							

3/22/2019

Property Description

Owner and Property Description

Owner Name: CENTURY HOMES FLORIDA LLC
Mailing Address: 6900 TAVISTOCK LAKES BLVD STE 200
 ORLANDO FL 32827
Site Address: 2070 ZUNI RD
 SAINT CLOUD FL 34771
Subdivision: NARCOOSSEE NEW MAP OF
County: OSCEOLA
Land Use Code: 0001
Land Use Desc: VACANT
Land Use FDOR Code: 00
Land Use FDOR Desc: Vacant Residential
Zoning:
Acres: 4.47
PIN: 16-25-31-4260-0001-0170
PIN2:
ALTKEY:
Last Data Update: 03/04/2019

Parcel Map



Legal Description (not official)

NARCOOSSEE LOTS 17 & 20 LESS SUNSET GROVE PH 1 PB 25 PGS 46-50

Building Summary		2018 Certified Values	
Actual Year Built:	0	Land:	\$899,600
Effect. Year Built:	0	Land Agricultural:	\$0
Living SqFt:	0	Building:	\$0
Total SqFt:	0	Misc:	\$0
Adjusted SqFt:		Just Value:	\$899,600
Beds:	0	Assessed Value:	\$899,600
Baths:	0		
Stories:	0		
Num. of Buildings:	1		

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-08-21	5390 / 0810		\$8,100,000	SW	U	V	EHRG ZUNI ROAD LLC
2013-07-29	4485 / 2987		\$1,500,000	WD	U	V	C MICHAEL TURNER DDS PA
2005-12-23	3100 / 0896		\$0	CD	U	I	GUZMAN LAZARO &
2005-12-23	3047 / 2470		\$1,000,000	WD	U	I	GUZMAN LAZARO &
2002-05-29	2058 / 0988		\$240,000	WD	Q	I	SETO TOM & SETO AMY HW

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
MGR	GODWIN ROBERT	4776 NEW BROAD STREET	ORLANDO	FL	32814
VP	ERMISCH TODD	4776 NEW BROAD STREET	ORLANDO	FL	32814

https://maps.mapwise.com/fmo2/property_info_main.php?pinid=16-25-31-4260-0001-0170&county=OSCEOLA&aggType=noagg&print=true&

1/2

Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
1	ADAMSVILLE SAND	ADAMSVILLE	90	NO	A	17.8	2.22
15	HONTOON MUCK	HONTOON	90	YES	A/D	8.5	1.07
16	IMMOKALEE FINE SAND	IMMOKALEE	90	NO	A/D	27.4	3.45
32	PLACID FINE SAND, DEPRESSIONAL	PLACID	85	YES	A/D	0.8	0.1
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	POMELLO	85	NO	A	1	0.13
44	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	TAVARES	90	NO	A	44.7	5.83
TOTAL ACRES							12.59

Land Cover 2014 (includes wetlands)						
LUCODE	Description	WMD	YEAR	Percent of Total	Acres	
1400	Commercial and Services	SJRWMD	2009	2	0.19	
1900	Open Land (Urban)	SFWMD	2008-2009	4	0.5	
3100	Herbaceous (Dry Prairie)	SJRWMD	2009	46	5.8	
4110	Pine Flatwoods	SJRWMD	2009	7	0.87	
4200	Upland Hardwood Forests	SJRWMD	2009	19	2.4	
4340	Upland Mixed - Coniferous / Hardwood	SJRWMD	2009	15	1.92	
6172	Mixed Shrubs	SFWMD	2008-2009	1	0.17	
6300	Wetland Forested Mixed	SJRWMD	2009	5	0.68	
8370	Surface Water Collection Features	SJRWMD	2009	1	0.07	
TOTAL ACRES					12.59	

Future Land Use						
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres	
TOURIST COMMERCIAL	TOURIST COMMERCIAL	UNINCORPORATED	OSCEOLA	100.1	12.8	
TOTAL ACRES					12.59	

City Limits				
City name	County	Percent of Total	Acres	
TOTAL ACRES				12.59

Census Demographics	
Census Tract	
12097040802	

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	BELLA TERRA CITRUS RIDGE LLC
Mailing Address:	21500 BISCAYNE BLVD STE 402 AVENTURA FL 33180
Site Address:	WHITEFIELD DR KISSIMMEE FL 34746-
Subdivision:	ROYAL PALM
County:	OSCEOLA
Land Use Code:	1003
Land Use Desc:	MULTI-FAMILY-VAC 10 units or more
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	
Acres:	12.59
PIN:	05-25-27-4939-0001-0060
PIN2:	
ALTKEY:	
Last Data Update:	03/04/2019



Legal Description (not official)

ROYAL PALM PB 26 PG 94 LOT 6

Building Summary	2018 Certified Values
Actual Year Built: 0	Land: \$1,266,000
Effect. Year Built: 0	Land Agricultural: \$0
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$1,266,000
Beds: 0	Assessed Value: \$1,266,000
Baths: 0	
Stories: 0	
Num. of Buildings: 0	

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
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Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
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Map Layer Stats

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
32	PLACID FINE SAND, DEPRESSIONAL	PLACID	85	YES	A/D	100	15.91
TOTAL ACRES							15.91
Land Cover 2014 (includes wetlands)							
LUCODE	Description	WMD	YEAR	Percent of Total	Acres		
6172	Mixed Shrubs	SFWMD	2008-2009	8	1.34		
6410	Freshwater Marshes	SFWMD	2008-2009	91	14.55		
8140	Roads and Highways	SFWMD	2008-2009	0	0.02		
TOTAL ACRES							15.91
Future Land Use							
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres		
COMMERCIAL	COMMERCIAL	UNINCORPORATED	OSCEOLA	99.9	15.9		
TOTAL ACRES							15.91
City Limits							
City name	County	Percent of Total	Acres				
TOTAL ACRES							15.91
Census Demographics							
Census Tract							
12097042900							

3/22/2019

Property Description

Owner and Property Description	
Owner Name:	PRM NEOCITY /KISSIMMEE OWNER LLC
Mailing Address:	300 TRADE CENTER SUITE 7700 WOBURN MA 01801
Site Address:	1110 DIGITAL DR KISSIMMEE FL 34744
Subdivision:	KISSIMMEE GARDENS
County:	OSCEOLA
Land Use Code:	5401
Land Use Desc:	TIMBERLAND 90+ VAC
Land Use FDOR Code:	54
Land Use FDOR Desc:	Timberland - site index 90 and above
Zoning:	
Acres:	15.91
PIN:	23-25-29-3640-000E-0010
PIN2:	
ALTKEY:	
Last Data Update:	03/04/2019



Legal Description (not official)

KISSIMMEE GARDENS PB 1 PG 32 A PORTION OF LOT 1 BLK A, LOTS 1-8 BLK E. COM AT NW COR 23-25-29. S 132.56 FT TO S R/W LINE OF US 192. S 88 DEG E 1956.48

Building Summary	2018 Certified Values
Actual Year Built: 0	Land: \$18,100
Effect. Year Built: 0	Land Agricultural: \$2,368,400
Living SqFt: 0	Building: \$0
Total SqFt: 0	Misc: \$0
Adjusted SqFt:	Just Value: \$2,386,500
Beds: 0	Assessed Value: \$18,100
Baths: 0	
Stories: 0	
Num. of Buildings: 1	

Recent Sales

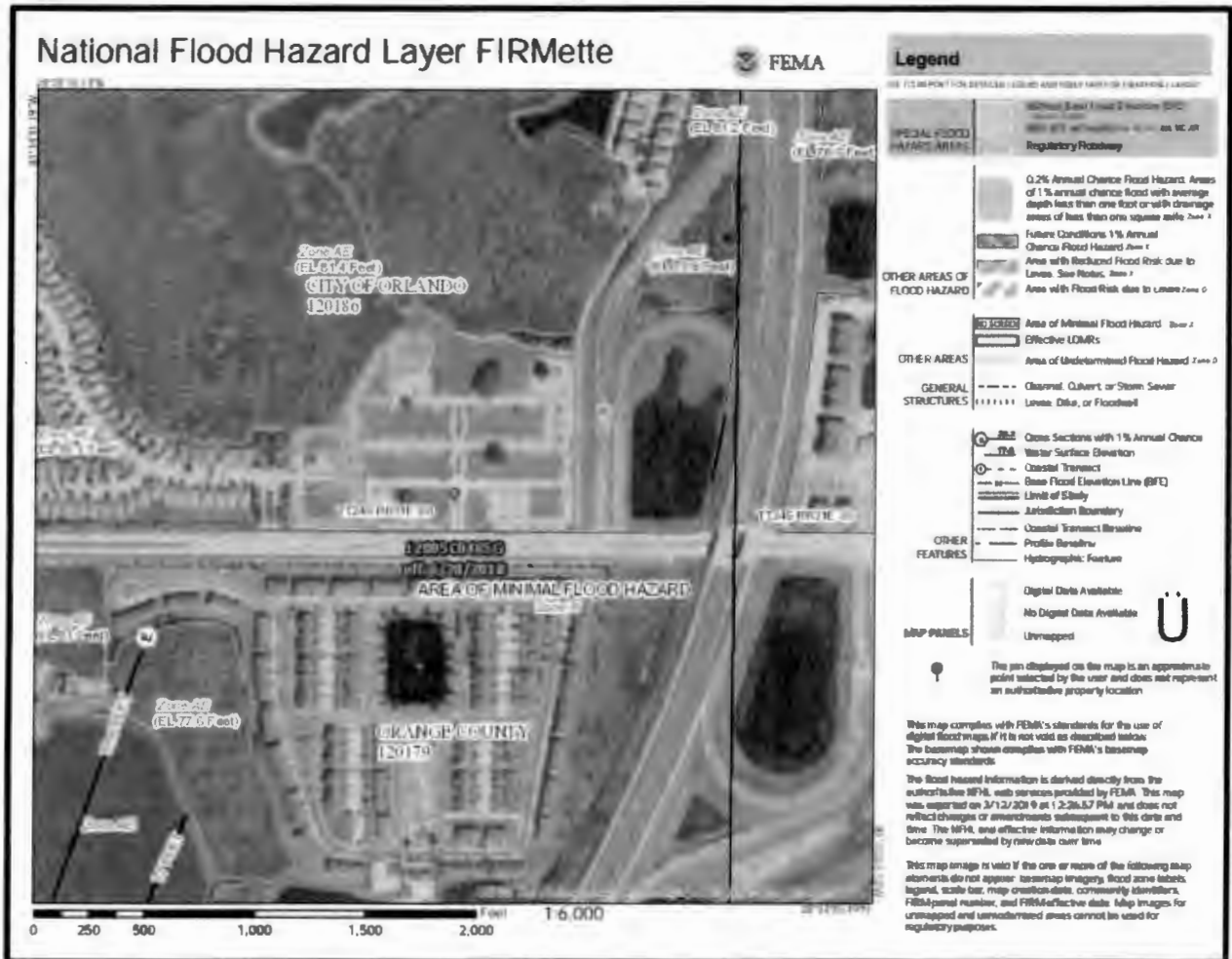
Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2018-12-03	5444 / 0101		\$4,485,000	SW	Q	V	MILL SLOUGH PARCEL LLC
2013-05-31	4455 / 0598		\$100	QC	U	V	JUDGE LAND TRUST
1995-12-29	1302 / 2727		\$0	TD	U	I	JUDGE BRYAN W JR TR
1992-07-24	1078 / 2853		\$0	CD	U	V	JUDGE BRYAN W JR TR
1991-12-30	1047 / 0924		\$0	TD	U	V	JUDGE BRYAN W JR TR

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code

https://maps.mapwise.com/fmo2/property_info_main.php?pinid=23-25-29-3640-000E-0010&county=OSCEOLA&aggType=noagg&print=true&

FLOOD MAP



LAST DEED OF RECORD:



INSTR 20080224601
OR BK 09661 PG 3733 PGS=3
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
04/16/2008 02:30:55 PM
DEED DOC TAX 0.70
REC FEE 27.00

Prepared by and return to:
Gregg R. Lehrer
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, FL 32801

Parcel ID Number: A portion of 08-24-31-0000-00014

SPECIAL WARRANTY DEED WITH RESERVATION OF EASEMENT

THIS SPECIAL WARRANTY DEED WITH RESERVATION OF EASEMENT made and executed the 15th day of April, 2008, by **EAST PARK VILLAGE, INC.**, a Florida corporation, whose address is 1525 International Parkway, Suite 4051, Lake Mary, Florida 32746, GRANTOR, and **EAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is 610 Sycamore Street, Suite 140, Celebration, Florida 34747, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida (the "Property"):

TRACTS A, B, C, D AND E OF EAST PARK VILLAGE CENTER 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGES 65 TO 71, PUBLIC RECORDS OF ORANGE 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others, and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2008 and conditions, restrictions, reservations, limitations, and easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting the Property, if any.

EASEMENT: Grantor hereby reserves to itself and its successors and assigns:

- (i) a perpetual, non-exclusive easement over, across and upon the Property for vehicular and pedestrian access, ingress and egress; and

(ii) a temporary construction easement over, across, upon and beneath the Property to construct and install certain infrastructure and related improvements, in Grantor's discretion.

(iii) The easements hereby created, granted and conveyed shall be perpetual in duration, unless otherwise specified, shall run with the title to the Property and may not be changed, amended, modified, canceled or terminated except by an instrument in writing executed by Grantor, its successors or assigns and Grantee, its successors or assigns.


IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name, by its proper officer, duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

EAST PARK VILLAGE, INC., a Florida
corporation


Signature of Witness

Print Name: Dorothy Grenier

By: 
Name: John C. Gray, Jr.
Title: President


Signature of Witness

Print Name: William Thomas Morrison

STATE OF FLORIDA
COUNTY OF SEMINOLE

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared before me John C. Gray, Jr., President of East Park Village, Inc., a Florida corporation and who is personally known to me, or who produced _____ as identification, and who acknowledged that he executed the foregoing instrument freely and voluntarily for the uses and purposes expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of April, 2008.



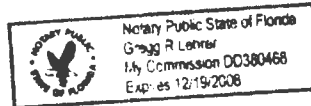
Signature of Notary

Gregg Lehrer

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): _____

My Commission Expires (if not legible on seal): _____



KRISTIN L. SOLTYS, MAI
PROFESSIONAL QUALIFICATIONS

Owner/Principal Appraiser
Eminent Valuations, PLLC
14365 E. Colonial Drive, Suite B1
Orlando, Florida 32826

Office Phone: (321) 445-1767
Cell Phone: (321) 947-2561
E-Mail: kristin@eminentvaluations.com
Web Site: www.eminentvaluations.com

GENERAL EDUCATION

University of Central Florida – Bachelor of Science in Business Administration, Real Estate, 2011
Daytona Beach Community College – Associate of Arts with Honors, Politics and Economics, 2004

APPRAISAL EDUCATION

- Licensed Residential Appraiser Course (2003)
- GIS, Graphics, FTP, & other software (2004)
- Limited Appraisals & the Scope of Work (2004)
- Does My Report Comply with USPAP? (2004)
- Residential Construction (2004)
- AI Course: Basic Appraisal Principles (2005)
- AI Course: Basic Appraisal Procedures (2005)
- AI Course: Basic Income Capitalization (2006)
- 15 Hour National USPAP Course (2006)
- AI Course: Real Estate Finance Statistics & Valuation Modeling (2007)
- AI Seminar: Office Building Valuation: A Contemporary Perspective (2008)
- FL Supervisor Trainee Roles & Relationships (2010)
- FDOT Advanced Appraisal Review (2010)
- AI Course: Business Practices and Ethics (2010)
- AI Webinar: Understanding the Loan Quality Initiative & Residential Collateral Data Delivery (2011)
- AI Course: Advanced Highest and Best Use and Market Analysis (2012)
- AI Course: General Appraiser Report Writing and Case Studies (2012)
- AI Seminar: Marketability Studies: The Six-Step Processes & Basic Application (2012)
- AI Seminar: Complex Litigation Appraisal Case Studies (2013)
- AI Course: Litigation Appraising: Specialized Topics and Applications (2014)
- AI Course: Advanced Concepts and Case Studies (2014)
- AI Course: Advanced Income Capitalization (2014)
- National 7 Hour USPAP Update (2016)
- Florida Appraisal Laws and Regulations (2016)
- Ted Whitmer's Comprehensive Review Course (2016)
- AI Course: Condemnation Appraising - Principles & Applications (2016)
- AI General Demonstration of Knowledge – Capstone Program (2017)
- AI Course: The Appraiser as an Expert Witness: Preparation and Testimony (2018)
- AI Comprehensive Examination (2018)
- FDOT Appraisal Review Course Part B (2018)
- Appraisal Institute Real Estate Forum (2018)

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

MAI Designated Member, Appraisal Institute, 516552
State of Florida, State-Certified General Real Estate Appraiser RZ3227
State of Florida, Office of Supplier Diversity – Minority, Women & Florida Veteran Business Certification
City of Orlando, Minority/Women Business Enterprise, 20313988
Orlando Regional REALTOR Association (ORRA), Florida REALTORS (FR),
National Association of REALTORS (NAR), My Florida Regional Multiple Listing Service (MFRMLS)
CREW Orlando (Commercial Real Estate Women)
FDOT Disadvantaged Business Enterprise (DBE)

EMPLOYMENT HISTORY

Owner/Principal Appraiser State-Certified General Real Estate Appraiser RZ3227 Eminent Valuations, PLLC	01/2014 – Present Orlando, Florida
Appraisal Associate/Cert Gen RZ3227 Appraisal Associate/Cert Res RD6136 Researcher/State-Registered Trainee Appraiser RI12113 Diversified Property Specialists, Inc.	09/2008 – 12/2013 10/2006 – 08/2008 09/2002 – 10/2006 Titusville, Florida
Office Assistant Researcher Commercial Resource Group	06/2001 – 08/2001 Valparaiso, Indiana

APPRAISAL EXPERIENCE

Mrs. Soltys has 17 years of experience in real estate including 12 years as a certified real estate appraiser in the State of Florida. Primary coverage areas coincide with the district boundaries of FDOT Districts 1, 2, 5 and 7, which encompass central, northeast, and southwest Florida. Her daily practice includes the research and study of market data to formulate credible opinions and conclusions as they relate to the value of real estate. It also includes writing and reviewing appraisal reports in compliance with the Uniform Standards of Professional Appraisal Practice, the Code of Ethics and Standards of Professional Practice of the Appraisal Institute, the Uniform Relocation Act, and FDOT Supplemental Standards. Areas of expertise include but are not limited to the valuation of single-family residences, condominiums, office buildings, hotels/motels, convenience stores, warehouses, mini-storage facilities, restaurants, marinas, retail stores, raw land, entitled land, environmentally sensitive lands, waterfront property, interim uses, and outdoor advertising signs.

CLIENTS SERVED

Mrs. Soltys has appraised real estate for the public and private sector including brokers, attorneys, property owners, financial institutions, local municipalities, and government agencies. A partial list of clients served is as follows: The Department of Environmental Protection, Florida Department of Transportation (Districts 1, 2, 5 and 7), NASA/Kennedy Space Center, the Orlando Utilities Commission, Bank of America, SunTrust, Volusia, Brevard, Flagler, Seminole, Lake, and Orange Counties, the cities of Ocala, Deltona, DeBary, Lake Helen, Palm Coast, Port Orange, New Smyrna Beach and Daytona Beach, the Seminole County Community Services Department, and the Daytona Beach International Airport. Mrs. Soltys served as a Special Magistrate and conducted hearings for the Lake County Value Adjustment Board (2015 & 2016).

EMINENT DOMAIN/CONDEMNATION EXPERIENCE:

Mrs. Soltys is responsible for project management, data book preparation, market studies and writing of appraisal reports for the following eminent domain/condemnation projects:

<u>Client</u>	<u>Project ID</u>	<u>Road</u>	<u>Location</u>	<u>Parcels</u>	<u>Date</u>	<u>Data Book</u>
Volusia Co.	Phase II/0308	Debary Ave.	Volusia County	22	2003	Yes
OUC	7-2933 (Phase I)	CR 534	Osceola County	28	2004	No
FDOT 5	FM# 4084631	SR 400	Volusia County	21	2004	Yes
FDOT 5	FM# 2412211	CR 516	Brevard County	18	2005	No
OUC	4-2733 (Phase II)	CR 523	Osceola County	22	2005	No
FDOT 5	FM#2383942	SR 500	Lake County	21	2005	Yes
FDOT 5	FM#2424845	SR 400	Orange County	50	2007	Yes
FDOT 5	FM#2375763	SR 5	Brevard County	7	2008	No
FDOT 5	FM#2376503	SR 507 & 514	Brevard County	3	2008	No
FDOT 5	FM#2425922	SR 436	Seminole County	1	2008	No
Lake Co.	Johnson Estate	CR 437	Lake County	2	2009	No
FDOT 2	FM#2133012	SR 8	Duval County	66	2009	No
FDOT 5	FM#2424843	SR 400	Orange County	22	2009	Yes
FDOT 5	FM#2392664	SR 15	Orange County	20	2010	No
Orange Co.	C.I.P. 5029	Valencia C. L.	Orange County	79	2011	Yes
FDOT 5	FM#2386931	SR 35	Marion County	28	2012	No
FDOT 5	FM#2424843	SR 400	Orange County	15	2013	No
FDOT 5	FM#2386481	SR 45	Marion County	27	2014	No
FDOT 2	FM#4269631	SR 9 (I-95@I-295)	Duval County	8	2014	No
FDOT 5	FM#2382753	SR 46 (3A)	Lake County	10	2015	No
FDOT 2	FM#2100245	SR 20	Putnam County	48	2015	No
FDOT 2	FM#4229382	SR 23	St. Johns County	9	2016	No
FDOT 5	FM#2382757	SR 429/SR 46	Lake County	41	2016	No
FDOT 5	FM#2383197	SR 19	Lake County	1	2016	No
FDOT 1	FM#4353691	CR 683/SR 45	Manatee County	2	2017	No
FDOT 7	FM#4167327	SR 50	Hernando County	15	2017	No
Orange Co.	C.I.P. 3096	Kennedy Blvd	Orange County	18	2017	No
FDOT 2	FM#4340381	SR 200	Bradford County	1	2018	No
FDOT 5	FM#4356602	SR 326/CR 25A	Marion County	2	2018	No
FDOT 5	FM#4364351	Clarcona Rd	Orange County	1	2018	No

Mrs. Soltys has experience solving complex eminent domain/condemnation appraisal problems. She has appraised whole takings, partial fee acquisitions, limited-access rights, utility corridors, outdoor advertising signs, temporary easements, and permanent easements. She has worked hands on with engineering firms, land planners, FF & E appraisers, and general contractors. Together with the assistance of these subcontractors, Mrs. Soltys has effectively formulated cost to cure scenarios to mitigate damages. She also has experience computing damages when a cost to cure is not possible or feasible. Front yard diminution, parking loss, limited access, and noise-wall proximity are all issues Mrs. Soltys has tackled.

LITIGATION EXPERIENCE

Mrs. Soltys has experience with pre-order of take meetings, order of take hearings, depositions, and trial preparation and has been approved as an expert witness in Brevard County, Lake County, Marion County, and Orange County. Mrs. Soltys became involved in the litigation process early in her appraisal career by attending pre-order of take meetings between 2003 and 2006. In 2007, Mrs. Soltys was approved by the FDOT to attend meetings and order-of-take hearings on behalf of Mr. Lobban, MAI. Mrs. Soltys continues to gain experience in the litigation field by preparing court exhibits for trial, interrogatories, and rebuttal notes. The following is a list of parcels in which Mrs. Soltys has provided significant legal support and/or testimony.

<u>Client</u>	<u>Project ID</u>	<u>Road</u>	<u>County</u>	<u>Parcel #</u>	<u>Participation</u>	<u>Year (s)</u>
FDOT 5	FM#2424845	SR 400	Orange	All Parcels 175, 176, 177, 362 379, 421, 502, 541 541	Pre-OT Meetings OT Hearings DOD Appraisal Trial Preparation	2007-2008
FDOT 2	FM#2133012	SR 8	Duval	107, 117, 116 128, 130, 712, 125, 725, 129 719/800, 121, 112/803, 140, 141, 136, 720 113	DOD Appraisal Legal Research Trail Preparation	2010-2012
FDOT 5	FM#2376503	SR 507 & 514	Brevard	All Parcels 101	Pre-OT Meetings DOD Appraisal	2010
FDOT 5	FM#2424843	SR 400	Orange	488/802 491/801, 493/803, 528, 492	Legal Research DOD Appraisals	2010-2012
FDOT 5	FM#2392664	SR 15	Orange	108, 114 114, 127, 129, 131 113	Legal Research DOD Appraisal Trial Preparation	2011-2012
Orange Co.	C.I.P. 5029	Valencia C. L.	Orange	All Parcels All Parcels 1036/1036A/7036	Pre-OT Meetings OT Hearings Deposition (J. Hanratty)	2011-2012
FDOT 5	FM#2386931	SR 35	Marion	Parcel 113	OT Hearing (J. Hanratty)	2015
FDOT 5	FM#2383192	SR 19	Lake	Parcel 106	OT Hearing (K. Garber)	2016
FDOT 5	FM#2382753	SR 46 (3A)	Lake	Parcel 103	Deposition (C. Wilson)	2017
Orange Co.	Y9-807-B1	Richard Crotty	Orange	Parcel 1015	OT Hearing (Owner)	2018
FDOT 7	FM#4167323	SR 50	Hernando	Parcel 121/805 Parcel 117	OT Hearing (B. Bolves) Deposition (Bain/McLean) OT Hearing (Bain/McLean)	2018
Lake Co.	Bert Harris Claim	Sorrento	Lake	DTR Leasing	Deposition (D. Mitchell)	2018

In addition to the preceding litigation support, Mrs. Soltys testified in the Sharp Vs Sharp divorce trial (2011) in the Brevard County Circuit Court. She was also hired to conduct a multi-appraisal review assignment with an independent conclusion of value for use in the Lewis vs Lewis divorce trial (2010-2011) in Volusia County.

TECHNOLOGY/SOFTWARE/RESOURCES

Windows 10	Snag It	Marshall & Swift
Microsoft Office 2016	Adobe Professional	Site to Do Business
Delorme	Microbase	CoStar
Deed Plotter	Loopnet	AJ - Y.T. Louise Lum Library
Apex Sketch VI	MidFlorida Regional MLS	MapWise
TOTAL & Titan Analytics	MLS Advantage	

**PROFESSIONAL QUALIFICATIONS
KATHRINE G. TRIBBEY**

BUSINESS ADDRESS:

State-Registered Trainee Appraiser RI24061	Office Phone: (321) 445-1767
Eminent Valuations	Cell Phone: (321) 299-4082
14365 E. Colonial Drive, Suite B-1	E-Mail: Katie@eminentvaluations.com
Orlando, Florida 32826	Web Site: www.eminentvaluations.com

GENERAL EDUCATION:

University of Central Florida – BSBA with Major in Real Estate, 2018
Valencia College – Associate of Science, 2013
High-Tech Institute – Associate of Applied Science, 2006
Twinsburg High School – High School Diploma, 2004

APPRAISAL EDUCATION:

- National 15 Hour USPAP Course (2015)
- Basic Appraisal Principles (2015)
- Basic Appraisal Procedures (2015)
- Law and Residential Report Writing (2015)
- National Appraising for the Supervisor & Trainee (2015)
- National 7 Hour USPAP Update (2016)
- Florida Appraisal Laws and Regulations (2016)
- AI Course: Condemnation Appraising Principles & Applications (2016)
- AI Course: Business Practices & Ethics (2017)
- AI Course: General Appraiser Sales Comparison Approach (2018)
- National 7 Hour USPAP Update (2018)
- Florida Appraisal Laws and Regulations (2018)

EMPLOYMENT HISTORY:

03/2015 – Present	State-Registered Trainee Appraiser RI24061, Eminent Valuations, PLLC
01/2014 – 03/2015	Research Assistant and Office Manager, Eminent Valuations, PLLC
03/2013 – 12/2013	Personal Assistant and Volunteer Researcher to Kristin Soltys

APPRAISAL EXPERIENCE:

Mrs. Tribbey was a personal assistant and volunteer researcher to Mrs. Kristin Soltys for 8 months prior to becoming a research assistant and office manager for Eminent Valuations, PLLC. She currently holds an Associates of Science, an Associates of Applied Science, and a Bachelor of Science in Business Administration with a Major in Real Estate, which she received in 2018 through the University of Central Florida. As a State-Registered Trainee Appraiser, Mrs. Tribbey assists with public record research, inspections, sketches, data entry, report production, administrative review, scheduling, and bookkeeping. To date, Mrs. Tribbey assisted with the successful completion of fourteen eminent domain projects involving approximately 209 acquisitions. Mrs. Tribbey has also completed multiple residential appraisal assignments (G-Par Form) for the Seminole County Community Service Department.

OFFICE SKILLS:

Mrs. Tribbey holds over 10 years of experience with customer relations, scheduling appointments, answering telephones, verifying insurance, data entry, general office work, and assisting in multiple areas including medical, personal, and office administration.

TECHNOLOGY/SOFTWARE:

Microbase, Mid-Florida - Multiple Listing Services, MLS Advantage, CoStar, LoopNet, various County GIS Mapping Systems, Delorme Maps, Deed Plotter, Apex Sketch, Snag It, Microsoft Word, Map Wise, Microsoft Excel, Microsoft PowerPoint, Microsoft Access, Adobe Professional, Windows, and Mac.

PROFESSIONAL AFFILIATIONS:

State-Registered Trainee Appraiser RI24061
Practicing Affiliate, Appraisal Institute
State of Florida Notary Public #FF 163310



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

March 25, 2019

East Park CDD
610 Sycamore St, Suite 140
Celebration, FL 34747

RE: East Park Playground Resurfacing

A site visit was conducted on Wednesday, March 20, 2019 to take photos and document the progress of the playground project happening at East Park. The project scope, which was constructed by Robertson Recreational Surfaces, included the removal and replacement of the existing mulch playground surface with a new, poured-in-place rubber surfacing. This new surface functions better for the surface of a swingset playground because of how well it drains and how much safer it is for children. The rubber surface is safer to fall on and prevents water from pooling under the swings after a storm. The project scope also included removing two of the six swings, along with the framing, to ensure that the site was large enough to meet playground safety standards.

Construction for the playground surface began on Wednesday, March 13. Upon visiting the site on March 20, it was determined that the playground surface was nearly finished, the rubber surface just needed to finish curing. See below for photos of the playground. After the surface is finishing curing and the surrounding area has been remediated with new sod, the playground will be ready for use.

Sincerely,

Rey Malavé, PE
District Engineer
Dewberry
800 North Magnolia Avenue
Suite 1000
Orlando, FL 32803





East Park Community Development District

Angel L. Colon, Chairperson
Scott Phillips, Vice Chairperson
Graciela Von Blon, Assistant Secretary
Todd Oneil, Assistant Secretary
Tom Bonner, Assistant Secretary

Kristen Suit, District Manager
Roy Van Wyk, District Counsel
Rey Malave, District Engineer
Ariel Medina, Field Manager

March 28, 2019

The Lake Doctors, Inc.
3545 State Road 419
Winter Springs, FL 32708

Dear Mr. Tom Publick:

Please consider this letter written notice of termination of services with Lake Doctors, Inc. for the East Park Community Development District effective immediately. The Board of Supervisors has opted to have services provided with another vendor.

On behalf of the Board, I want to express our appreciation for your efforts and the hard work you have put into serving the East Park Community Development District. We appreciate the commitment you have shown in addressing the concerns and needs of the district.

Sincerely,



Kristen Suit
District Manager

January 15, 2019

Mr. Ariel Medina
East Park CDD
c/o Inframark Infrastructure Management Services
210 North University Drive
Coral Springs, Florida 33071

VIA EMAIL: ariel.medina@inframark.com

RE: Add-On Fountain Cleaning Program

Dear Mr. Medina:

Enclosed please find the proposal agreement for INSPECTION and CLEANING of your decorative fountain equipment. You will find that the benefits of this service will extend the life of your fountain system and help prevent the high cost of repair work.

Our service includes the following:

1. **The submersible pump.** We will clean the pump intake screens to maintain the highest degree of movement through the pump. This will allow for maximum display of the spray pattern. The motor will run cooler, and the life of the pump will be extended.
2. **The lights and lenses.** A build up of dirt, algae and mineral sediments naturally accumulate on the lenses. We will scrape, clean and polish the lights to extend the life of the bulbs and to allow maximum illumination.
3. **Display heads, jets and rings.** Proper cleaning of the jet nozzles is vital to maintain the spray pattern as engineered. We will clean each part and disassemble the part as needed to clean orifice impediments.
4. **The float.** The build-up of aquatic debris on the float creates an unsightly attraction in your lake. We will clean all surfaces of the float to maximize visual appearance.

Kindly sign and return the enclosed quotation so we can schedule your program.

We look forward to extending our service to you!

Sincerely,



Tom J. Lawrence
Vertex Service Manager

TJL/dk

Aeration and Restoration



Custom Floating Fountains

Vertex Water Features
2100 N.W. 33rd Street
Pompano Beach, Florida 33069
www.vertexwaterfeatures.com

Fountain Cleaning Agreement—Add-On

This Agreement made the date set forth below, by and between **Vertex Water Features**, a Florida Corporation, hereinafter called "**Vertex**", and

Mr. Ariel Medina
East Park CDD
c/o Inframark Infrastructure Management Services
210 North University Drive
Coral Springs, Florida 33071
(407) 566-4122
ariel.medina@inframark.com

Addon To Master Agreement: #0598080

Master Agreement's Anniversary Date: 10/31/19

Month Service is to Commence: _____

Date of this proposal: January 15, 2019 TJL-AO

hereinafter called "Customer". The parties hereto agree as follows:

1. Vertex agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.
2. Cleaning Schedule To Correspond With Master Agreement:
3. CUSTOMER agrees to pay **Vertex**, its agents or assigns, the following sum for inspection and cleaning

Two (2) Floating Fountains: **\$306.00** **Quarterly**
Site #3: One (1) 15HP Lake Fountain Twotier
Site #4: One (1) 7.5HP Vertex TwoTier
Includes Management Reporting

Our service includes the inspection and cleaning of the following:

Submersible Pump	Lights & Lenses	The Float	Display Heads, Jets & Rings
Vertex will clean the pump intake screens.	Vertex will scrape, clean and polish the lights.	Vertex will clean all surfaces of the float.	Vertex will clean each part and disassemble the parts, as needed to clean orifice impediments.
BULB REPLACEMENT: If bulb replacement is required during our scheduled fountain cleaning, Vertex will <u>automatically replace</u> the bulb and charge its Customers for <u>parts cost only</u> . If, however, a Customer supplies the bulbs, Vertex will charge a fee for bulb replacement.			
No parts or special repairs are included in our cleaning agreement. By charging for cleaning, Vertex does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.			

The above price is effective for 6 months from the date of this proposal.

This Agreement shall have as its effective date the first day of the month in which services are first rendered to CUSTOMER. Collection terms are net 30 days from invoice date.

This Addon Fountain Cleaning Agreement and its Terms & Conditions (as per your Master Agreement) are entered into in Broward County, Florida, which the parties agree is the place of payment and the situs jurisdiction in the event of dispute.

Vertex Water Features' Signature Date

Customer/Authorized Agent's Signature Title

Checks made payable to **Vertex Water Features, Inc.**
TAX EXEMPT: If you are tax exempt, please provide
a copy of your Tax Exemption Certificate.

Print Name Date

Print Company Name





Vertex Water Features
 East Park CDD 0598080
 rev. 01/15/19 tjl

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
FIELD MANAGEMENT
REPORT**

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

FIELD MAINTENANCE HIGHLIGHT REPORT

March 2019

COMPLETED ITEMS:

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Performed irrigation maintenance/repairs
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed
- Performed community light review
- Coordinated with Vertex for fountain repairs
- Repaired letter from sign at entrance
- Cut pavers for playground project

ATTACHMENTS

- ❖ Sitex
- ❖ Vertex
- ❖ Lake Doctors, Inc.
- ❖ Landscape Review
- ❖ Servello & Sons

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
SITEX REPORT**

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT

February 2019

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1-Spot treated for hydrilla

POND2-Treated for shoreline grasses & Algae

POND3- Treated for shoreline grasses

POND4- Treated for shoreline grasses

POND5- Spot treated for Hydrilla & Algae

POND6- Spot treated for Hydrilla & Algae

POND7- Treated for shoreline grasses

POND8- Spot treatment for Algae

POND9-Spot treated for Algae

POND10- Treated for Algae & shoreline grasses

POND11-Spot treated for Algae

DITCH-Ditch was treated for shore grasses & invasive vegetation as needed.

ADDITIONAL NOTES:

As the weather starts to warm up, the weeds are starting to grow again. Algae has started to pop up on a few ponds & it has been treated. We also found a few ponds this month that have started grow hydrilla, those have all be treated & algae will bloom as a result. Treatments will continue on a monthly basis. Please don't hesitate to reach out to myself or staff if you need anything.

Regards

Joe Craig

President

Sitex Aquatics llc.

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
VERTEX REPORT**



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
East Park CDD 0598080
c/o Inframark Infrastructure Management
S
210 North University Drive #702
Coral Springs FL 33071

Ship To
Ariel Medina
East Park CDD 0598080
10426 Eastpark Woods Dr.
Orlando FL 32832

Work Order #: 4538 Assigned Tech: Adrian S. (ARS)

Completion Date: 2/1/2019

Equipment Type: Floating Fountain

Name: Site #1 (East Park Woods)

Manufacturer: Vertex

Model: 10Hp TwoTier

Install Date: 10/1/2014

Parts Warranty Expiration: 9/30/2018

Labor Warranty Expiration: 9/30/2015

Service Comments

- 1. Cleaned very heavy algae from components.
- 2. All circuits normal at departure.
- 3.

Services Performed

- 4. Test Motor GFCI circuit
- Test Light GFCI circuit
- Clean Intake Screen
- Clean Light & Lenses
- Clean Float
- Clean Display Head/Ring & Jets
- Adjust Mooring Lines
- Reset Timers

Readings



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

5. Motor Voltage	237.9	6. Motor Amperage / Leakage	42.18/1.96
7. Lighting Voltage	119.6	8. Lighting Amperage / Leakage	1.91/1.98
9. Timer Settings	7-11/6-11		

Customer Contact Method

10. Call After



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
East Park CDD 0598080
c/o Inframark Infrastructure Management
S
210 North University Drive #702
Coral Springs FL 33071

Ship To
Ariel Medina
East Park CDD 0598080
10426 Eastpark Woods Dr.
Orlando FL 32832

Work Order #: 4538 Assigned Tech: Adrian S. (ARS)

Completion Date: 2/1/2019

Equipment Type: Floating Fountain

Name: Site #2 (Kristen Park Dr. & Caroline Park Dr.)

Manufacturer: Vertex

Model: 5Hp TwoTier

Install Date: 4/24/2017

Parts Warranty Expiration: 4/23/2021

Labor Warranty Expiration: 4/23/2018

Service Comments

- | | | | |
|----|--------------------------------------|----|-----------------------------------|
| 1. | Cleaned heavy algae from components. | 2. | All circuits normal at departure. |
| 3. | | | |

Services Performed

- 4. Test Motor GFCI circuit
- Test Light GFCI circuit
- Clean Intake Screen
- Clean Light & Lenses
- Clean Float
- Clean Display Head/Ring & Jets
- Adjust Mooring Lines
- Reset Timers

Readings



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

5. Motor Voltage 242.7

6. Motor Amperage / 19.7/1.3
Leakage

7. Lighting Voltage 120.6

8. Lighting Amperage / 1.38/.96
Leakage

9. Timer Settings 7-11/5-11

Customer Contact Method

10. Call After



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
East Park CDD 0598080
c/o Inframark Infrastructure Management
S
210 North University Drive #702
Coral Springs FL 33071

Ship To
Ariel Medina
East Park CDD 0598080
10426 Eastpark Woods Dr.
Orlando FL 32832

Work Order #: 4683 Assigned Tech: Greg F. (GAF)

Completion Date: 2/15/2019

Equipment Type: Floating Fountain

Name: Site #4 (Kristen Park Dr.)

Manufacturer: Vertex

Model: 7.5Hp TwoTier

Install Date: 2/22/2016

Parts Warranty Expiration: 2/21/2020

Labor Warranty Expiration: 2/21/2017

System Type

1. Fountain - Single phase 2.

Readings (before/after)

3. System Voltage	228.2	4. System Amperage / Leakage	0 before/ 41.8, 40.0, 5.4 @2.4ma
5. System Pressure (psi) (aeration only)	Na	6. System Vacuum (in Hg) (aeration only)	Na

Customer Contact Method

7. Call Ahead
 Email

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
LAKE DOCTORS, INC. REPORT**



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

FJS/ 721272

Dear Ms. Rosemary Tschinkel,

On January 24, 2019 and February 22, 2019's visit to spray the ponds at East Park CDD, The Lake Doctors, Inc., implemented treatment of emergent weeds. Included in the bullet points are the targeted species.

- Exposed Baby Tear Plant
- Alligator Weed
- Torpedograss
- Primrose
- Cattails
- Terrestrial Vegetation

On the January treatment we had filamentous algae present and sprayed an algicide to eliminate this issue. February's treatment there was no algae present, and we also sprayed for shoreline weeds listed above in bullet points. Should you have any questions or concerns please do not hesitate to contact your assigned Biologist or Field Manager listed below.

Thank you,

Aquatic Biologist
Robert (Bob) Kind
Robert.Kind@lakedoctors.com
407-961-9223

Field Manager
Tom Publick
Tom.Publick@lakedoctors.com
407-761-9550



Ft. Lauderdale
(954) 565-7488
1-800-683-5253

Sarasota
(941) 377-0658
1-800-444-5253

Jacksonville
(904) 262-5500
1-800-398-5253

Largo
(727) 544-7644
1-888-668-5253

Ft. Myers
(239) 693-2270
1-800-444-5253

Navarre
(850) 939-5787
1-800-398-5253

Ohio
(937) 433-2942
1-866-774-5253

South Carolina
(843) 873-1911
1-800-398-5253

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
RESIDENTIAL SERVICE
LANDSCAPE REVIEW**

East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Servello's Comments
Annuals/Flower beds	At all entrances and Savannah Park Gazebo	3/1/2019	Completed		
Weed and Disease Control (Turf)	Throughout the community	3/1/2019	Pending	As per contract two applications shall be provided in the month of March , please provide the day of March for this services.	
Fertilizer(Turf)	Throughout the community	3/1/2019	Feb. completed	All fertilizers shall be applied at least four times for year (February, April, June and October) for St. Augustine and Zoysia turf. Bahia shall be fertilized three times per year March, July and November. The fertilizers services for February was completed on Feb, 15 ,2019.	
Pest control(Turf)	Throughout the community	3/1/2019	Pending	As per contract Four applications Shall be provided of insect control per year beginning in the month of March, please provide the day of March for this services. May, July and September for St. Augustine and Zoysia and two applications per year in May and July for Bahia.	Completed march- Report attached
Fertilizer(Shrubs)	Throughout the community	3/1/2019	Feb. completed	All fertilizers shall be applied at least three times for year (February, May and October) The fertilizers services for February was completed on Feb, 15 ,2019.	Completed
Pest and Disease control (Shrubs)	Throughout the community	3/1/2019	Feb. completed	Six applications of the insect and disease control shall be required per year in the months of February, April, June, August, October and December. The insect and disease services for February was completed on Feb, 15 ,2019.	Completed
Weed and Disease Control (viburnum)	At Park between Moss Rose Way and Old Patina Way	3/1/2019	No completed	Viburnum at park between Moss Rose Park Way and Old Patina Way need weed control. (See picture A)	On schedule
Trimming (viburnum)	At Park between Moss Rose Way and Old Patina Way	3/1/2019	No completed	Viburnum at park between Moss Rose Park Way and Old Patina Way need trimming service. (See Picture B)	On Schedule
Irrigation	Throughout the community	3/1/2019	No completed	Please provide the irrigation inspection report by 3/8/19	Report attached
Remove leaning tree	At Caroline park dr. near to Park Row ct.	3/1/2019	Pending	The proposal was received on Feb. 27,2019. proposal # 1913 for \$ 5,250.00	Pending on approval
Install Zoysia sod	At Park between Moss Rose Way and Old patina Way	3/1/2019	Pending	The proposal was received on Feb. 27,2019. proposal # 1914 for \$ 1,435.00	Pending on approval

Picture A



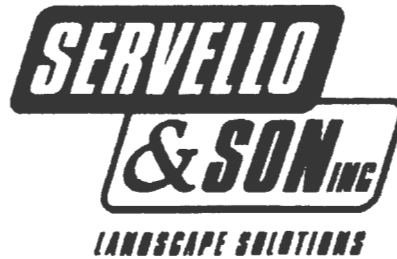
Picture B



East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Servello's Comments
Annuals/Flower beds	At all entrances and Savannah Park Gazebo	2/11/2019	Pending	Scheduled for next month.	Completed
Tree trimming	At Lake district Ln. (sidewalk behind the lake)	2/11/2019	Completed	Completed at the beginning of the month.	Completed
Weed and Disease Control (Turf)	Throughout the community	2/11/2019	No completed	Two applications shall be provided in the month of March and November for all. St. Augustine, Zoysia and Bahia areas.	Next month-will provide schedule
Fertilizer(Turf)	Throughout the community	2/11/2019	No completed	All fertilizers shall be applied at least four times for year (February, April, June and October) for St. Augustine and Zoysia turf. And Bahia shall be fertilized three times per year March, July and November.	Completed wknd 2-15
Pest control(Turf)	Throughout the community	2/11/2019	No completed	Four applications Shall be provided of insect control per year in the month of March, May, July and September for St. Augustine and Zoysia and two applications per year in May and July for Bahia.	Next month-will provide schedule
Fertilizer(Shrubs)	Throughout the community	2/11/2019	No completed	All fertilizers shall be applied at least three times for year (February, May and October)	Completed wknd 2-15
Pest and Disease control (Shrubs)	Throughout the community	2/11/2019	No completed	Six applications of the insect and disease control shall be required per year in the months of February, April, June, August, October and December.	Completed wknd-2-15
Irrigation	Lake district Ln. with Dowden rd.(7 Eleven entrance)	2/11/2019	Completed	The clock installation was completed	Completed
Remove leaning tree	At Caroline park dr. near to Park Row ct.	2/11/2019	No completed	Servello will provide proposal	Sent with this review 2-27-19
Install Zoysia sod	At Park between Moss Rose Way and Old patina Way	2/11/2019	No completed	Servello will provide proposal	Sent with this review 2-27-19

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT
SERVELLO**



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
January 2019 (Bi-Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 2 mowing cycles in January

- Week ending 1/4/2019
- Week ending 1/18/2019

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

- a) St. Augustine – Treated Sedge and broadleaf weeds – none
- b) Zoysia – Treated sedge and broadleaf weeds – none

1.1.5 – Fertilization-none

1.1.6 – Pest Control

- a) Chinch bugs were treated with follow-up NONE
- b) Ants treated community wide (turf and landscape beds) None

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

- a) All shrubs pruned weeks ending 1/3/2019 and 1/18/2019

1.2.2 - Weeding

- a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

- a)None

1.2.4 – Mulching-none

1.3 Tree Care

1.3.1 Pruning

- a) Palm tree trimming completed
- b) All Oak tree canopies were limb up back side of pond

1.4 Annual Flowers

*** No annuals**



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
February 2019 (Bi-Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 2 mowing cycles in February

- Week ending 2/1/2019
- Week ending 2/15/2019

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

- a) St. Augustine – Treated Sedge and broadleaf weeds – 2/15/19
- b) Zoysia – Treated sedge and broadleaf weeds – 2/15/19

1.1.5 – Fertilization-none

1.1.6 – Pest Control

- a) Chinch bugs were treated with follow-up NONE
- b) Ants treated community wide (turf and landscape beds) None

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

- a) All shrubs pruned weeks ending 2/1/2019 and 2/18/2019

1.2.2 - Weeding

- a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

- a)None

1.2.4 – Mulching-none

1.3 Tree Care

1.3.1 Pruning

- a) Palm tree none
- b) All Oak tree canopies continue on where needed

1.4 Annual Flowers

***New annuals installed**

**Irrigation
Maintenance
Check**

Client Name: East Park CDD
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 2-15-19
 Job #: 10021
 Technician: Pete START TIME: 11:45 AM M F



CLOCK #
Caroline Commons

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RUN TIME FOR ZONE (MIN) PRG ST TM:	25	25	20	20	20	20	20	20	20	20	20	20	20	20
POP UP OR ROTOR (PU) (R)	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU		
HEAD NEED REPLACED														
NOZZLES NEED REPLACED									1		1			
BREAK IN PIPE														
VALVE OPERATING PROPERLY	Y	Y	Y	N	N	Y	N	Y	Y	Y	Y	N	N	N
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y			Y		Y	Y	Y	Y			
NO FAULTS FOUND	N	N	N			N		N	N	N	N			

OTHER/COMMENTS:
 Zone 4) no water
 Zone 5) no water
 Zone 8) no water
 Zone 10) no water
 Zone 12) no water
 Zone 13) no water
 Zone 14) no water

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
9				10		1		
11				10		1		

Technician:

**Irrigation
Maintenance
Check**

Client Name: East Park CDD
 Client Address: Narcocese Rd. & Moss Park Rd., Celebration 34747 Date: 2/15/19
 Job #: 10021
 Technician: Alex START TIME: 10:15pm Monday



CLOCK #
Dowden & Easterfield

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5
RUN TIME FOR ZONE (MIN) PRG ST TM:	15	15	15	15	15
POP UP OR ROTOR (PU) (R)	PU	PU	PU	PU	PU
HEAD NEED REPLACED					
NOZZLES NEED REPLACED		1			11
BREAK IN PIPE					
VALVE OPERATING PROPERLY	Y	Y	Y	Y	Y
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y	Y	Y
NO FAULTS FOUND	N	N	N	N	N

OTHER/COMMENTS:

Zone	Location	8" Rotor	6" Pop Up	FT	90°	180°	360°	MP
2	Sidewalk Strip/Block Side			15	1	1		
5	Median			5	1			

1-SS+

Technician:



Horticulture Maintenance Check

Crew: 405

James / Ryan / PJ

Job No	Job Name	Task Description	Due Date	Start Time	End Time	Total Time	Done
10021	East Park CDD Narcoossee Rd. & Moss Park Rd. Celebration, FL 34747	Horticulture - Turf	03/01/19				<input type="checkbox"/>
10021	East Park CDD Narcoossee Rd. & Moss Park Rd. Celebration, FL 34747	Horticulture - Tree & Shrub	03/01/19				<input type="checkbox"/>

Lawn Check List

- Granular Fertilizer
- Liquid Fertilizer
- Weed Control**
- Broadleaf
- Sedge
- Grassy
- Other
- Disease Control**
- Brown patch
- Leaf Spot
- Dollar spot
- Other

- Micro Nutrients
- Iron
- Insect Control**
- Chinch bugs
- Mole Crickets
- Sod webworms
- Army worms
- Fire ants
- Other

Shrub Check List

- Granular fertilizer
- Micro Nutrients
- Insect Control**
- Scale
- Spider Mites
- Lace bugs
- Aphids
- Caterpillars
- White flies
- Thrips
- Other
- Disease Control**
- Leaf spot
- Sooty mold
- Powdery mildew
- Root rot
- Other

Products Used	Qty	Date	Reason	Temp
15 c 112	900lbs	3-5	Fert turf	
Bracon	10/25	3-5	weeds turf	
Imidacloprid	210oz	3-5	weeds turf	
Levulin	5.28oz	3-5	weeds Turf	
8 1-8	80lbs	3-5	Fert Shrub	
Hand oil	15oz	3-5	weeds	
Imidacloprid	3oz	3-5	Insect Shrub	
T-storm	1.5oz	3-5	Insect Shrub	

Notes: 2 Shrub Applications
Mar, Sep

Setting a follow-up for weeds per James Asup
Did not finish weed cause of rain.
Sprayed sugar for scale
Sprayed schiffers for sooty mold

Extra Work

Job No	Job Name	Task Description	Date	Start Time	End Time	Total Time	Done
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QUOTE MEMO

January 28, 2019

QUOTE INVOICE

COMING FROM:

Enhanced Business Solutions

3005 Siesta View Dr.
Kissimmee, FL 34744
(407) 633-9557

GOING TO:

Attention:

East Park CDC
313 Campus St., Kissimmee, FL
(407) 947-2489

COMPLETED BY: S. Espailat

TERMS: Half on Acceptance

Half upon Completion

ITEM #	DESCRIPTION/COMMENTS	Qty	Amount Due
Pavers Repair	Repair 10 concrete slabs in multiple sections		\$ 13,500.00
	Remove 1000 sq ft of brick pavers		
	Install 1000 sq ft of brick pavers		
	Level new with existing pavers		
	Multiple sections of entrance and roundabout		
	Will include 9 Pallets, 1 ton of sand, flaggers		
	1 year warranty on installation		
	Invoice includes all labor and debris removal		
			\$ 13,500.00

MEMO / NOTES:

Work will include pre and post-work inspection with electronic photographs sent to appropriate parties. The fees paid will include all other expenses to include but not limited to: permits, authorizations and disposal fees.

APPROVED BY:

S. ESPAILLAT