

***MIRADA
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Friday
March 6, 2020***

9:00 a.m.

***Residence Inn
2101 Northpoint Parkway
Lutz, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

MIRADA COMMUNITY DEVELOPMENT DISTRICT AGENDA

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Christie Ray	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	John Vericker	Straley Robin Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

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

The District Agenda is comprised of six different sections:

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

District: MIRADA COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Friday March 6th, 2020
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpoint Parkway
Lutz, FL

Dial-in Number: **(563) 999-2090**
Guest Access Code: **686859#**

Agenda

I. Roll Call

Mike Lawson – Chair	Doug Draper – Vice Chair
Lori Price – Asst. Secretary	Christie Ray – Asst. Secretary
District Attorney	District Engineer

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Consent Agenda

- | | |
|--|-----------|
| A. Approval of February 4, 2020 Regular Meeting Minutes | Exhibit 1 |
| B. Acceptance of January 2020 Unaudited Financial Statements | Exhibit 2 |

IV. Business Matters

- | | |
|---|-----------|
| A. Public Hearing to Levy and Impose Debt Assessment on Expansion Area | |
| 1. Open Public Hearing | |
| 2. Review and approve Report of the District Engineer dated September 26, 2019 | Exhibit 3 |
| 3. Review and approve Master Special Assessment Methodology Report for the Expansion Area dated October 1, 2019 | Exhibit 4 |
| 3. Audience Comments | |
| 4. Close Public Hearing | |
| B. Consideration of Resolution 2020 – 07 Confirming and Levying Debt Assessments for Expansion Area | Exhibit 5 |

V. Administrative Matters

VI. Staff Reports

- A. District Manager
- B. District Engineer
- C. District Attorney

VII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

VIII. Adjournment

EXHIBIT 1.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-06**, Setting the Public Hearing for Debt Assessments for Expansion area for March 6, 2020, for the Mirada Community Development District.

C. Exhibit 7: Consideration and Approval of SOLitude 2020-2023 Contract

Mr. Cusmano stated that this pond maintenance contract was within budget, and would hold SOLitude to the price for the three-year duration, while still including a 30-day release clause.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the SOLitude Contract from 2020 to 2023, for the Mirada Community Development District.

FIFTH ORDER OF BUSINESS – Administrative Matters

A. Exhibit 8: Ratify PO's and Contracts

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved all PO's and Contracts for the Mirada Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Manager – There being none, the next item followed.

B. District Engineer – There being none, the next item followed.

C. District Counsel – There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business

A resident asked for details regarding street light installation, and requested that construction crews keep roadways cleaner, noting storm drain dam issues from dirt accumulation.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adjourned the meeting for the Mirada Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

Mirada CDD
Financial Report Summary - General Fund & Construction Fund
1/31/2020

Cash Balances For The Period Ending 01/31/2020

	GENERAL FUND	CONSTRUCTION 2018AA-1	CONSTRUCTION 2018A-2	CONSTRUCTION 2019
CASH BALANCE	\$ 38,522	\$ 41,771	\$ 40,152	\$ 722,979
PLUS: ACCOUNTS RECEIVABLE	1,493,112	2,899,649	-	614,703
LESS: ACCOUNTS PAYABLE	(2,296)	(32,189)	(10,558)	(2,005,111)
NET CASH BALANCE	\$ 1,529,338	\$ 2,909,231	\$ 29,594	\$ (667,429)

General Fund Revenue & Expenditures (FY 2020)

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE (YTD) COLLECTED	\$ 405,239	\$ 949,176	\$ (543,937)
EXPENDITURES (YTD)	(372,591)	(651,208)	278,617
NET OPERATING CHANGE	\$ 32,648	\$ 297,968	\$ (265,320)
AVERAGE MONTHLY EXPENDITURES	\$ 93,148	\$ 162,802	\$ 69,654
PROJECTED EOY BASED ON AVERAGE	\$ 1,117,773	\$ 1,898,351	\$ 780,578

General Fund Significant Financial Activity

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE:			
OFF ROLL ASSESSMENT	\$ 405,239	\$ 949,176	\$ (543,937)
EXPENDITURES:			
ADMINISTRATIVE	63,420	63,538	118
FIELD SERVICE - LANDSCAPE	278,520	433,333	154,813
FIELD SERVICE - STREETLIGHTS	-	89,133	89,133
FIELD SERVICE - POND MAINTENANCE	7,052	14,104	7,052
FIELD SERVICE - OTHER	23,599	51,099	27,500
UNBUDGETED	-	-	-
TOTAL EXPENDITURES	\$ 372,591	\$ 651,208	\$ 278,617

Purchase Order Activity

No New P.O.s

General Fund Budget vs Actual Expenditures, YTD

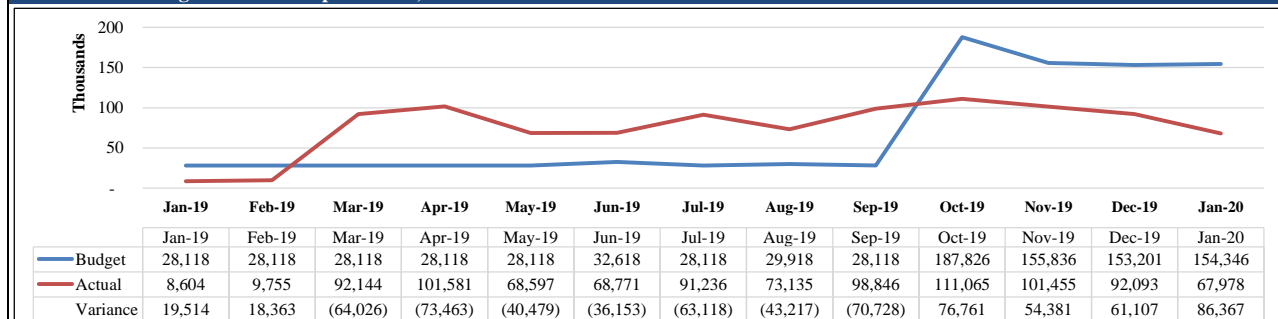


EXHIBIT 3.

**Mirada Community
Development District**

Report of the District Engineer for
Expansion Area



Prepared for:
Board of Supervisors
Mirada Community
Development District

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

September 26, 2019



1.0 INTRODUCTION

Recently, lands within the Mirada Community Development District ("the District") boundary were expanded and contracted resulting in a new total area of approximately 879.718 acres. The District is located within Sections 9, 10, 14, 15 and 16, Township 25 South, Range 20 East, in Pasco County, Florida and is generally located on the south side of SR 52, east of I-75.

See Appendix A for a Vicinity Map and Legal Description of the expanded District, as well as the expansion and contraction areas.

2.0 PURPOSE

The District was established by Pasco County Ordinance No. 16-07 on April 26, 2016 and expanded by Pasco County Ordinance No. 18-32 on August 7, 2018 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The purpose of this Report of the District Engineer is to provide a description and estimated costs of the proposed public improvements and community facilities within the expanded area.

3.0 THE DEVELOPMENT AND DEVELOPER

The property within the District is part of the Connected City Master Planned Unit Development (Mirada CC-MPUD), Rezoning Petition Number PDD18-7261 in which CR Pasco Development Company LLC (the "Developer") plans to develop 3,450 single family detached units, 1,500 age restricted single family detached units, 850 single family attached units, 900 multi-family units, 421,000 s.f. of retail services, 287,200 s.f. of office/medical/hospital/university services, and 200 hotel rooms.

The property owners of the expansion area, CR Pasco Development Company LLC, CRCG One LP, and CRCG Two LP, plan on constructing 449 units in the expansion area including 50 townhomes and 399 single family detached units.

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

See Exhibit B for the Conceptual Site Plan of the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's Subdivision Water Management and Control is regulated by Pasco County and SWFWMD. The Subdivision Water Management and



Control improvements include the stormwater ponds, storm sewer systems and conveyance systems located within Subdivision Roads rights of way and other Pasco County and/or District drainage easements.

The Subdivision Water Management and Control will be designed in accordance with Pasco County's Land Development Code and technical standards. The District will be responsible for the operation and maintenance of these systems within District owned rights of way, and Pasco County will be responsible for those systems constructed within County owned rights of way.

4.2 DISTRICT ROADS

District Roads include the segments collector roads that are located within the boundary of the District and will connect to the subdivision streets located within the boundary expansion.

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

All District Roads will be designed in accordance with Pasco County's Land Development Code and technical standards and all roads are currently planned to be owned and maintained by the District.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service to the expansion area. The Sewer and Wastewater Management improvements include and gravity and force main sanitary sewer systems and reclaimed water systems within the Subdivision District Roads rights of way and/or easements within the expansion area.

The Subdivision Sanitary Sewer and Wastewater Management systems will be designed in accordance with Pasco County technical standards and constructed by the District and then transferred to Pasco County for operations and maintenance.

4.4 WATER SUPPLY

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection to the expansion area. The Water Supply improvements include water mains within the District Roads rights of way and/or easements within the expansion area.

The Water Supply systems will be designed in accordance with Pasco County technical standards, and constructed by the District and then transferred to Pasco County for operations and maintenance



4.5 UNDERGROUNDING OF ELECTRICAL POWER AND STREET LIGHTS

The District lies within the area served by Withlacoochee River Electric Cooperative ("WREC") for electrical power service, and they will extend service into the District. There are fees to convert service from overhead to underground and the Subdivision Undergrounding of Electrical Power is considered any improvement within a Subdivision District Road right of way or within an abutting easement within the expansion area.

4.6 PROFESSIONAL SERVICES AND PERMITTING/CAPACITY FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews, as well, professional engineering, surveying, environmental and architecture services are needed for the community design and construction permitting. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Pasco County Utilities requires payment of Water and Wastewater Capacity Fees to guarantee service will be available at the time it is needed.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

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

6.0 SUMMARY AND CONCLUSION

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

It is our professional opinion that the improvement plan described herein is feasible and that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate. This report presents the only District's current intentions for a capital improvement plan, and the District reserves the right to change the plan at any time.

**MIRADA CDD**

Bond Anticipation Note - Report of the District Engineer
September 26, 2019
Page 5 of 5

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

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

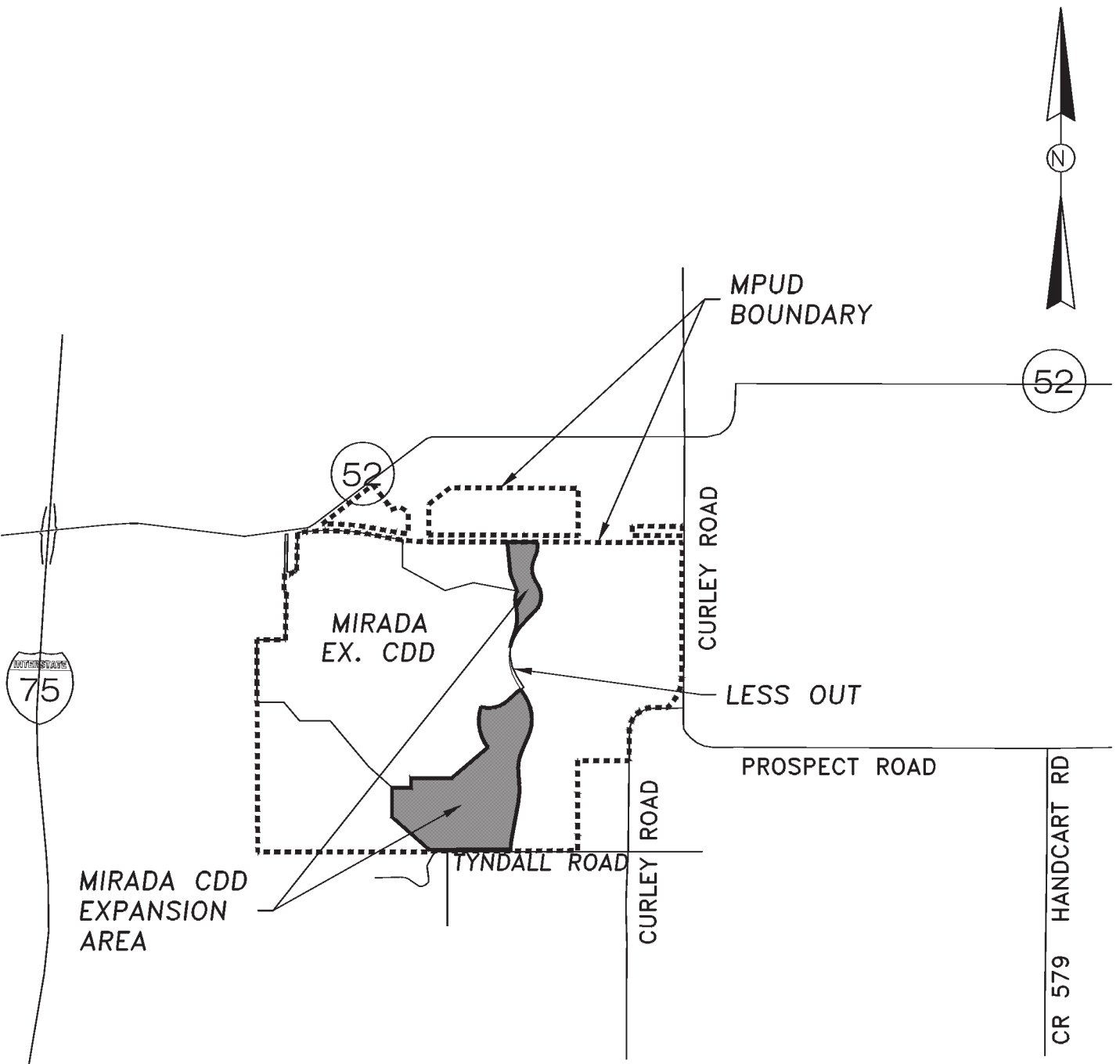


MIRADA CDD

Bond Anticipation Note - Report of the District Engineer
September 26, 2019

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF DISTRICT'S EXPANSION AREAS 1 AND 2, THE DISTRICT'S CONTRACTION AREA, AND NEW OVERALL BOUNDARY

J:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENR\Master\1 DWG\000 CDD Exhibit\01-01-VM-EXH_B\1.dwg (VICMAP) Ricor May 15, 2018 - 1:28pm



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

MASTER VICINITY MAP MIRADA CDD BOUNDARY AMENDMENT

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
10,11,14,15-25S-20E	03193.0001	ROA	05-15-2018	1

LINE TABLE		
LINE	BEARING	DIST.
L1	S 31°49'44" E	227.85'
L2	S 24°00'35" W	366.49'
L3	S 05°02'47" E	232.40'
L4	N 48°04'24" E	309.30'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	1062.28'	1090.00'	55°50'19"	S 03°54'35" E	1020.74'
C3	613.62'	1210.00'	29°03'22"	S 09°28'54" W	607.06'
C4	528.63'	1940.00'	15°36'45"	S 02°45'35" W	526.99'
C5	223.14'	1210.00'	10°33'58"	S 05°16'59" W	222.82'
C6	1097.54'	1120.00'	56°08'48"	N 09°36'56" W	1054.15'
C7	730.58'	721.00'	58°03'25"	N 77°06'06" E	699.72'
C8	130.13'	1079.00'	6°54'36"	N 51°31'42" E	130.05'

DESCRIPTION:

A portion of Sections 14 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 feet; thence East, a distance of 486.01 feet; thence North, a distance of 241.44 feet; thence East, a distance of 1,046.19 feet; thence N.49°39'16"E., a distance of 1,201.42 feet to a non-tangent point of curvature; thence Northerly 1,097.54 feet along the arc of a curve to the right, said curve having a radius of 1,120.00 feet, a central angle of 56°08'48", and a chord bearing and distance of N.09°36'56"W., 1,054.15 feet to a non-tangent point of curvature; thence Easterly 730.58 feet along the arc of a curve to the left, said curve having a radius of 721.00 feet, a central angle of 58°03'25", and a chord bearing and distance of N.77°06'06"E., 699.72 feet; thence N.48°04'24"E., a distance of 309.30 feet to a point of curvature; thence Northeasterly 130.13 feet along the arc of a curve to the right, said curve having a radius of 1,079.00 feet, a central angle of 06°54'36", and a chord bearing and distance of N.51°31'42"E., 130.05 feet to the POINT OF BEGINNING.

Containing 176.830 acres, more or less.

DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

MIRADA CDD
EXPANSION PARCEL 1

PREPARED FOR

CR Pasco Development Co., LLC

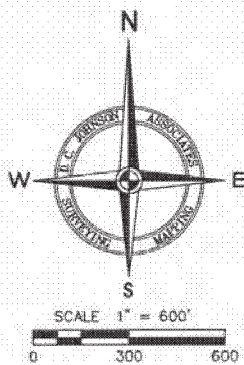
JOB NO: 1986-057A31.001

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards and Practices as set forth by the Florida Board of Land Surveyors in Chapter 6A-17, Florida Administrative Code, pursuant to Section 709.027, Florida Statutes.

Andrew R. Getz
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON
ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com

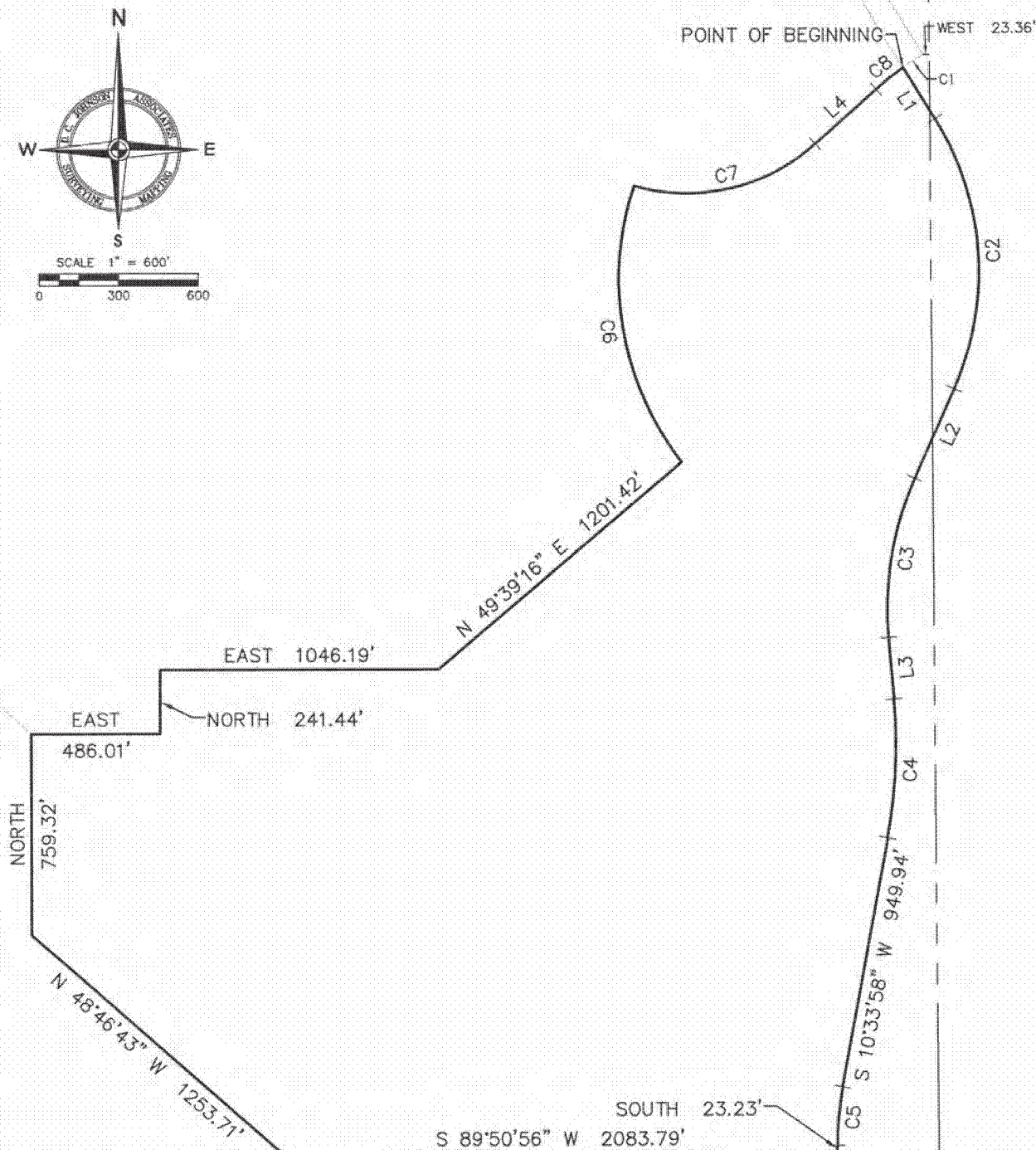


POINT OF REFERENCE
NE CORNER OF SECTION 15-25-20

EAST BOUNDARY OF
SECTION 15-25-20

POINT OF BEGINNING

WEST 23.36'



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

MIRADA CDD
EXPANSION PARCEL 1

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
AND CURVE/LINE TABLES

JOHNSON
ASSOCIATES

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 78223
(352) 588-2768 survey@dcjohnson.com
www.djohnson.com

LINE TABLE		
LINE	BEARING	DIST.
L1	N 11°05'27" W	118.22'
L2	S 00°11'00" W	112.47'
L3	S 23°12'01" W	123.12'
L4	S 30°53'52" E	133.91'
L5	S 43°46'40" W	475.68'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	936.31'	1210.00'	44°20'10"	N 09°39'39" W	913.13'
C3	305.12'	1120.00'	15°36'32"	N 15°22'34" E	304.17'
C4	705.82'	1180.00'	34°16'17"	N 06°02'41" E	695.34'
C5	333.95'	530.00'	36°06'04"	N 06°57'35" E	328.45'
C6	39.27'	25.00'	89°59'58"	S 44°48'59" E	35.36'
C7	200.86'	500.00'	23°01'01"	S 11°41'31" W	199.51'
C8	572.18'	606.00'	54°05'53"	S 03°50'55" E	551.16'
C9	703.80'	540.00'	74°40'32"	S 06°26'24" W	655.03'
C10	660.39'	1210.00'	31°16'14"	S 28°08'33" W	652.22'

DESCRIPTION:

A portion of Sections 10, 11 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent point of curvature; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 936.31 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 44°20'10", and a chord bearing and distance of N.09°39'39"W., 913.13 feet to a non-tangent curve for a POINT OF BEGINNING; thence Northerly 305.12 feet along the arc of a curve to the right, said curve having a radius of 1,120.00 feet, a central angle of 15°36'32", and a chord bearing and distance of N.15°22'34"E., 304.17 feet to a point of reverse curvature; thence Northerly 705.82 feet along the arc of a curve to the left, said curve having a radius of 1,180.00 feet, a central angle of 34°16'17", and a chord bearing and distance of N.06°02'41"E., 695.34 feet; thence N.11°05'27"W., a distance of 118.22 feet to a point of curvature; thence Northerly 333.95 feet along the arc of a curve to the right, said curve having a radius of 530.00 feet, a central angle of 36°06'04", and a chord bearing and distance of N.06°57'35"E., 328.45 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southwesterly 660.39 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 31°16'14", and a chord bearing and distance of S.28°08'33"W., 652.22 feet to the POINT OF BEGINNING.

Containing 28.33 acres, more or less.

DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

MIRADA CDD
EXPANSION PARCEL 2

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

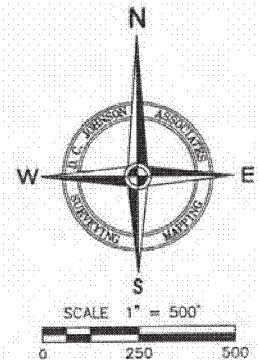
We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors, Chapter 63-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2768 survey@dcjohnson.com
www.djohnson.com

CLINTON AVENUE EXTENSION

SOUTH R/W LINE OF
CLINTON AVENUE EXTENSION
(O.R. 7241, PG. 25)



POINT OF BEGINNING

POINT OF REFERENCE
NE CORNER OF SECTION 15-25-20

EAST BOUNDARY OF
SECTION 15-25-20

WEST 23.36'

N 31°49'44" W 212.73'

S 00°21'18" E 1111.18'

N 05°31'52" W

828.76'

N 12°29'12" W

463.21'

C5

C4

C3

C10

C1

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C3

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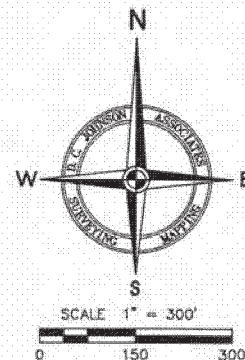
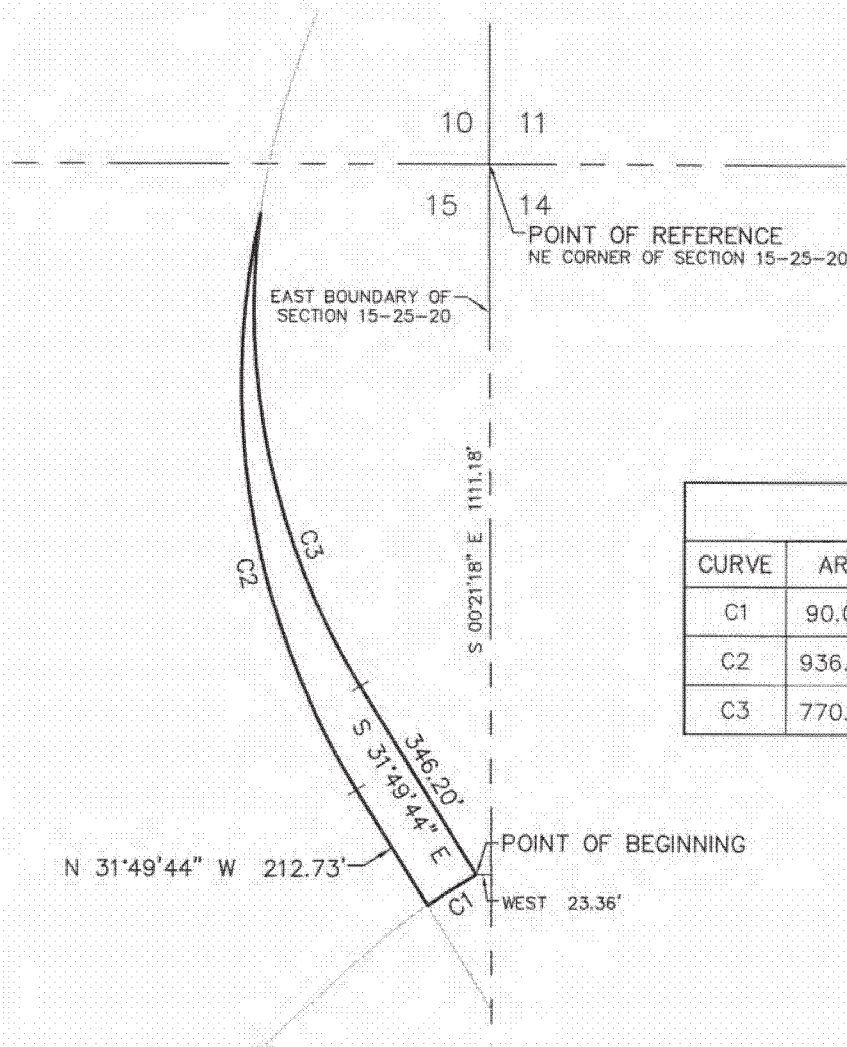
C272

C273

C274

C275

C276



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	936.31'	1210.00'	44°20'10"	N 09°39'39" W	913.13'
C3	770.19'	1120.00'	39°24'02"	S 12°07'43" E	755.10'

DESCRIPTION:

A portion of Section 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve for a POINT OF BEGINNING; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 936.31 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 44°20'10", and a chord bearing and distance of N.09°39'39"W., 913.13 feet to a non-tangent point of curvature; thence Southerly 770.19 feet along the arc of a curve to the left, said curve having a radius of 1,120.00 feet, a central angle of 39°24'02", and a chord bearing and distance of S.12°07'43"E., 755.10 feet; thence S.31°49'44"E., a distance of 346.20 feet to the POINT OF BEGINNING.

Containing 1.41 acres, more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

**MIRADA CDD
LESS-OUT**

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF

FLORIDA

Professional Surveyor and Mapper

Date: 4/09/18

Andrew R. Getz License Number 7043
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON
ASSOCIATES**

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2766 survey@dcjohnson.com
www.dcjohnson.com

DESCRIPTION:

A portion of Sections 9, 10, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 feet; thence N.48°23'48"W., a distance of 801.74 feet; thence N.40°01'27"W., a distance of 1,524.08 feet; thence N.89°36'08"W., a distance of 784.31 feet; thence N.40°45'10"W., a distance of 618.56 feet; thence N.89°36'08"W., a distance of 674.28 feet; to the West boundary of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 1,481.87 feet to the Northwest corner of the East 1/4 of said Section 16; thence along the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.89°57'11"E., a distance of 724.10 feet to the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'17"E., a distance of 1,222.99 feet to the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.89°52'23"W., a distance of 59.21 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°18'14"E., a distance of 1,332.96 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°22'03"E., a distance of 130.69 feet to the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, of the public records of Pasco County, Florida; thence along said South right-of-way of the proposed Clinton Avenue Extension, N.82°19'59"E., a distance of 59.73 feet to the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°15'20"W., a distance of 138.44 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.01°10'13"W., a distance of 824.12 feet to the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.89°50'37"E., a distance of 249.98 feet to the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'16"E., a distance of 824.35 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°15'20"E., a distance of 171.29 feet to a non-tangent point of curvature, said point being on the aforementioned South right-of-way of the proposed Clinton Avenue Extension; thence along the South right-of-way of said proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, and Official Records Book 7241, Page 25, both of the public records of Pasco County Florida, the following three (3) courses and distances: 1) Easterly 1,891.98 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 18°20'04", and a chord bearing and distance of S.88°32'16"E., 1,883.92 feet; 2) S.79°22'14"E., 397.25 feet to a point of curvature; 3) Easterly 412.75 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 03°53'05", and a chord bearing and distance of S.81°18'46"E., 412.67 feet; thence S.00°23'52"W., a distance of 698.08 feet; thence S.61°24'58"E., a distance of 1,240.68 feet; thence N.74°38'23"E., a distance of 747.71 feet; thence S.79°18'06"E., a distance of 1,135.64 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southerly 1,596.70 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 75°36'24", and a chord bearing and distance of S.05°58'28"W., 1,483.35 feet; thence S.31°49'44"E., a distance of 212.73 feet to the POINT OF BEGINNING.

Containing 879.718 acres, more or less.

DESCRIPTION ONLY NOT A BOUNDARY SURVEY

SHEET 1 OF 4
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

MIRADA CDD

PREPARED FOR

CR Pasco Development Co., LLC

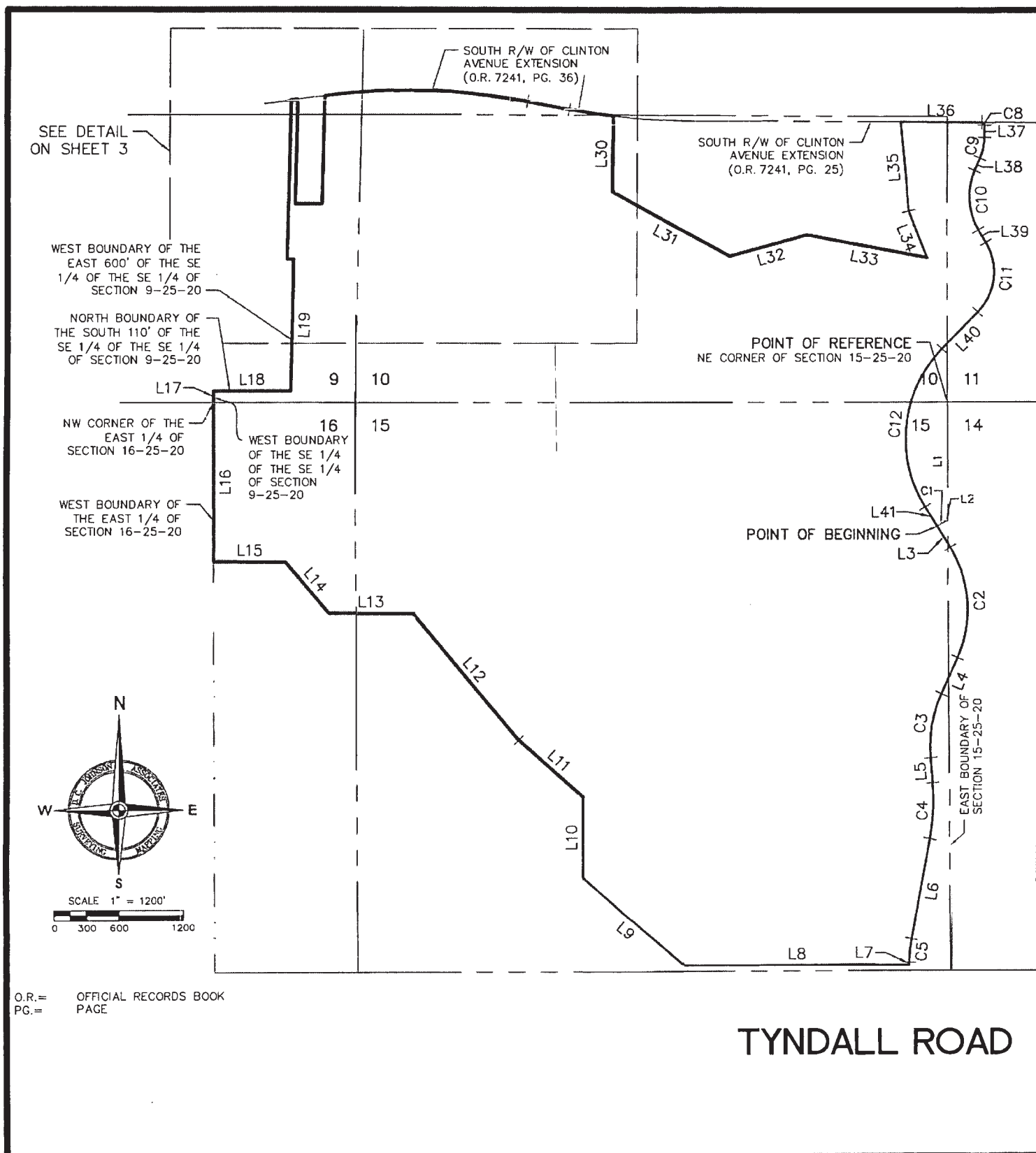
JOB NO: 1986-057A31.002

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 55-F, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

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www.dccjohnson.com



O.R.= OFFICIAL RECORDS BOOK
PG.= PAGE

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MIRADA CDD

PREPARED FOR
CR Pasco Development Co., LLC

JOB NO: 1986-057A31.002 DRAWN BY: RR

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 4

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 4 FOR LINE/CURVE TABLES

JOHNSON
ASSOCIATES

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 78223
(352) 588-2768 survey@dcjohnson.com
www.dcjohanson.com

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	S 31°49'44" E	227.85'
L4	S 24°00'35" W	366.49'
L5	S 05°02'47" E	232.40'
L6	S 10°33'58" W	949.94'
L7	SOUTH	23.23'
L8	S 89°50'56" W	2083.79'
L9	N 48°46'43" W	1253.71'
L10	NORTH	759.32'
L11	N 48°23'48" W	801.74'
L12	N 40°01'27" W	1524.08'
L13	N 89°36'08" W	784.31'
L14	N 40°45'10" W	618.56'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N 89°36'08" W	674.28'
L16	N 00°13'44" W	1481.87'
L17	N 01°26'20" E	110.00'
L18	N 89°57'11" E	724.10'
L19	N 01°10'17" E	1222.99'
L20	S 89°52'23" W	59.21'
L21	N 01°18'14" E	1332.96'
L22	N 01°22'03" E	130.69'
L23	N 82°19'59" E	59.73'
L24	S 01°15'20" W	138.44'
L25	S 01°10'13" W	824.12'
L26	N 89°50'37" E	249.98'
L27	N 01°10'16" E	824.35'
L28	N 01°15'20" E	171.29'

LINE TABLE		
LINE	DIRECTION	LENGTH
L29	S 79°22'14" E	397.25'
L30	S 00°23'52" W	698.08'
L31	S 61°24'58" E	1240.68'
L32	N 74°38'23" E	747.71'
L33	S 79°18'06" E	1135.64'
L34	N 21°29'27" W	463.27'
L35	N 05°31'52" W	828.76'
L36	S 89°48'58" E	747.49'
L37	S 00°11'00" W	112.47'
L38	S 23°12'01" W	123.12'
L39	S 30°53'52" E	133.91'
L40	S 43°46'40" W	475.68'
L41	S 31°49'44" E	212.73'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	4°46'51"	1079.00'	90.03'	90.01'	S 57°22'26" W
C2	55°50'19"	1090.00'	1062.28'	1020.74'	S 03°54'35" E
C3	29°03'22"	1210.00'	613.62'	607.06'	S 09°28'54" W
C4	15°36'45"	1940.00'	528.63'	526.99'	S 02°45'35" W
C5	10°33'58"	1210.00'	223.14'	222.82'	S 05°16'59" W
C6	18°20'04"	5912.50'	1891.98'	1883.92'	S 88°32'16" E
C7	3°53'05"	6087.50'	412.75'	412.67'	S 81°18'46" E
C8	89°59'58"	25.00'	39.27'	35.36'	S 44°48'59" E
C9	23°01'01"	500.00'	200.86'	199.51'	S 11°41'31" W
C10	54°05'53"	606.00'	572.18'	551.16'	S 03°50'55" E
C11	74°40'32"	540.00'	703.80'	655.03'	S 06°26'24" W
C12	75°36'24"	1210.00'	1596.70'	1483.35'	S 05°58'28" W

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

MIRADA CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.002

DRAWN BY: RR

LINE & CURVE TABLES

SHEET 4 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH



SURVEYING AND MAPPING

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(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com



MIRADA CDD

Bond Anticipation Note - Report of the District Engineer
September 26, 2019

Appendix B CONCEPTUAL SITE PLAN

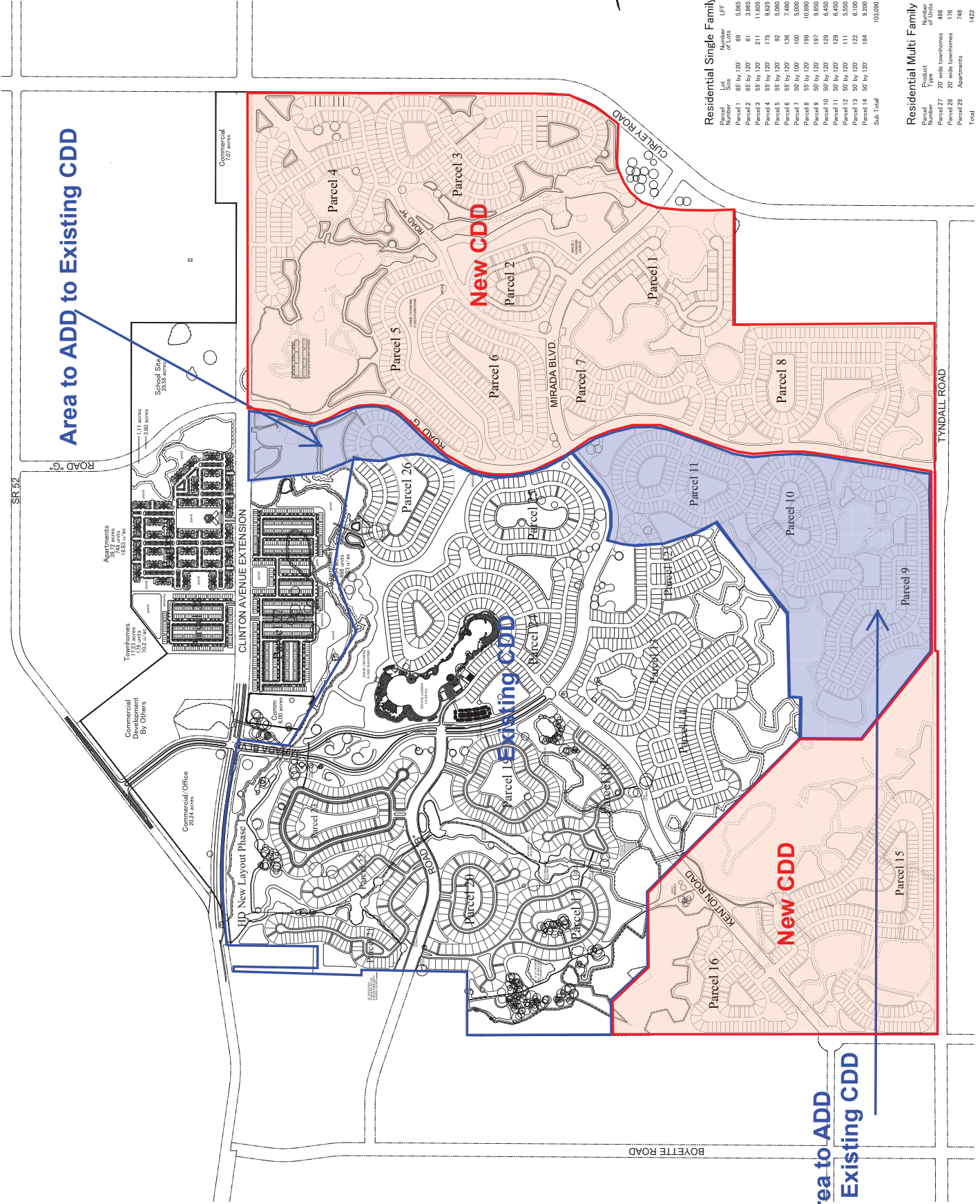
Area to ADD to Existing CDD

Area to ADD
to Existing CDD

Existing CDD

New CDD

New CDD



Residential Single Family LFF Data

Parcel Number	Parcel Size	LFF	Number of Units
Parcel 1	85 by 120	5,885	248
Parcel 2	65 by 120	3,865	92
Parcel 3	55 by 120	11,605	82
Parcel 4	55 by 120	9,625	72
Parcel 5	55 by 120	5,060	105
Parcel 6	55 by 120	5,060	82
Parcel 7	55 by 120	5,060	82
Parcel 8	55 by 120	10,800	56
Parcel 9	50 by 120	9,850	118
Parcel 10	50 by 120	6,450	252
Parcel 11	50 by 120	6,450	120
Parcel 12	50 by 120	5,550	96
Parcel 13	50 by 120	6,100	120
Parcel 14	50 by 120	9,200	184
Sub Total		103,090	
Total		73,070	

Residential Multi Family Data

Parcel Number	Product	Number of Units
Parcel 27	20 side townhomes	178
Parcel 28	20 side townhomes	748
Parcel 29	Apartments	1422
Total		

Preliminary
Site Plan



Mirada

Cannon Ranch LLC

Date:
5/27/16



MIRADA CDD

Bond Anticipation Note - Report of the District Engineer
September 26, 2019

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES WITHIN EXPANSION AREAS

Mirada Community Development District
Construction Cost Estimate of Public Improvements and Community Facilities

<u>Improvement Category</u>	<u>Total</u>
Construction Management, Design and Permitting Fees	\$4,242,120
Water Management and Control	\$3,918,000
District Roads	\$3,451,760
Water Supply	\$673,200
Sewer and Wastewater Management	\$1,742,480
Undergrounding of Electric	\$400,000
Landscape/Irrigation/Hardscape/Pedestrian Trails	\$1,000,000
Contingency	\$541,520
TOTAL	\$15,969,080

EXHIBIT 4.

MIRADA
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT
FOR THE EXPANSION AREA
FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS

October 1, 2019

Prepared by

DPFG Management & Consulting LLC
250 International Parkway, Suite 280
Lake Mary, FL 32746

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT FOR BOUNDARY EXPANSION**

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THE DISTRICT

General Background

The Mirada Community Development District (the “**District**”) was established by Pasco County Ordinance #16-07, effective April 27, 2016. The boundaries of the District were amended by Ordinance #18-32, which was approved by the Board of County Commissioners of Pasco County, Florida, (the “**County**”) on August 7, 2018 and became effective August 14, 2018. As a result, the District’s boundaries were expanded by the addition of two parcels containing a total of 205.16 acres and removed a small parcel which consisted of 1.41 acres (the “**Boundary Expansion**”) for a net boundary increase of approximately 203.75 acres. After the boundary amendment, the District’s boundaries now encompass a total of 879.718 acres for which it is authorized to manage and finance the delivery of basic community infrastructure services.

In order to fund the delivery of basic community infrastructure services, the District previously levied and imposed special assessments on benefitted properties (the “**Special Assessments**”) as described in Resolution 2016-27 and set forth in the Master Assessment Methodology Report, dated August 2, 2016. The allocation of Special Assessments under such methodology is generally predicated on the development of the types and amounts of land uses and lots identified therein (the “**Anticipated Development Program**”). However, it is possible that there will be changes in the Anticipated Development Program, including but not limited to, changes in the amounts of lots, amendments to the District boundaries which result in an increase or decrease in net assessable acreage, or additional land uses and/or lot types being developed. In the event of any such change in the Anticipated Development Program, it may be necessary to adjust the assignment of Special Assessments.

Purpose of this Methodology Report

As a result of the Boundary Expansion, the District undertakes proceedings pursuant to Chapters 170 190, and 197, Florida Statutes to levy and impose Special Assessments on the areas added to the District. Toward that end, this report provides a master assessment allocation methodology for the Boundary Expansion area based on prior special assessment proceedings described in Resolution 2016-27 and set forth in the Master Assessment Methodology Report, dated August 2, 2016 (the “**Master Methodology Report**”). Accordingly, it analyzes the benefits derived from the District’s public infrastructure program, as described in the Report of the District Engineer, dated

September 26, 2019 (the “**Expansion Area Project**”). Then, it determines the fair and equitable allocation of the benefits through the levy and allocation of non-ad valorem special assessments on benefitted properties added to the District by the Boundary Expansion (“**Assessment Area Four**”). Those non-ad valorem special assessments are pledged to secure the funding of the Expansion Area Project. This report is designed to conform to the requirements of Chapters 170, 190, and 197, Florida Statutes, and the District’s prior assessment proceedings. The District plans to issue bonds to finance portions of the Expansion Area Project as development progresses. The District will deliver a supplemental assessment methodology report associated with each bond issuance describing the phase of the development and improvements to be funded.

EXPANSION AREA PROJECT FINANCING AND BENEFIT ALLOCATION

The Boundary Expansion added land for development of approximately 449 lots and associated public infrastructure. To advance development of the added land in the District, the District plans to finance the construction of the Expansion Area Project thru the issuance of multiple series of bonds. The bonds will be secured by and payable from the levy of the Special Assessments collected from property that benefits from the public improvements constructed with proceeds from the bond issues. The amount of the Special Assessment is based on mathematical formulas that consider benefit from the bond funded infrastructure.

The preliminary land use plan describes the development of the land with final build-out anticipated to include a total of 449 residential dwelling units to be constructed on lots of varying frontage along a street within Assessment Area Four. Customarily in the land development industry, residential lots are sold and bought in the market in standard lot width categories pursuant to purchase contracts, as opposed by exact lot width measurements of the street front footage or the size of such lot shown on a future plat map (this concept is referred to as “**Product Type**” herein). The table below sets forth the lot mix anticipated for Assessment Area Four.

Table 1. Assessment Area Four Anticipated Lot Mix

Product Type	Lots
TH	50
50'	269
60'	130
Total	449

Infrastructure Project

The Expansion Area Project contains improvements that benefit all assessable units within Assessment Area Four. Accordingly, the Special Assessments levied in connection with the Expansion Area Project will be levied on all lots planned within Assessment Area Four. The Expansion Area Project is estimated to cost approximately \$15.97 million. A summary of the estimated costs of the Expansion Area Project, as shown in the Engineer's Report, is set forth in the following table.

Table 2. Estimated Expansion Area Project Costs

Improvement Category	Total
Engineering Design, Permitting, Surveying, Testing	\$1,401,120
Consultant /Management Fees	\$964,200
Storm Water Management	\$3,918,000
Roads	\$3,451,760
Potable Water	\$673,200
Sanitary Sewer	\$1,742,480
Dry Utilities Trenching	\$400,000
Landscaping/Irrigation/Hardscape/Pedestrian Trails	\$1,000,000
Permit Fees	\$1,876,800
Contingency	\$541,520
Total	\$15,969,080

The proposed issuance of multiple series of bonds is anticipated to fund a portion or all of the costs associated with the development of Assessment Area Four which is planned for a total 449 lots. The developer will covenant through a completion agreement to be entered into at the time of closing on each series of bonds to complete the Expansion Area Project to the extent any portions of the same are not funded with the net proceeds of each bond issue.

Benefits

Pursuant to the findings set forth during prior special assessment proceedings, there are generally two special benefit categories that account for the logical relationship between the components of the Expansion Area Project and the benefit accruing to the real property within the District:

1. Uniform benefits.
 - a. This category includes Expansion Area Project components that provide unquantifiable but objective equal benefits to properties. The properties will enjoy equal benefits from or access to Expansion Area Project components regardless of Product Type or any other factors.
 - b. Examples include:
 - i. Flood prevention or storm damage reduction through a stormwater management system.
 - ii. Equal access to roads and pedestrian trails during equal time periods.
2. Variable benefits.
 - a. This category includes Expansion Area Project components that provide quantifiable benefits to properties. The properties will enjoy the benefits from components based on the sizing of the components, the expected usage of the components by the property, and the specific Product Type (which inherently captures other factors such as lot size, units per parcel, street front footage).
 - b. Examples include:
 - i. Larger properties and Product Types or different density development will be able to be developed and permitted since specifications of the Expansion Area Project components, such as stormwater runoff capacity, will be specifically designed to accommodate variable properties that might not have been included if there was just one benefitted property or Product Type.
 - ii. Larger properties and Product Types will end up using and thus benefitting proportionally more from certain Expansion Area Project components, such as water and sewer utilities.

By their very nature most components of Expansion Area Project will fit into both benefit categories. Although benefit categories are more valuable in analyzing special benefits where there will be a mixed land use development pattern or separate and distinct assessment areas (neither of which are currently proposed), they are nonetheless still helpful in illuminating in more detail the special benefits that will accrue to the real property with the District. The Expansion Area Project will improve and secure road access, provide enhanced storm protection and the requisite drainage system, provide essential utility connection points, provide subdivision identity and aesthetics, provide recreational and enjoyment opportunities, and protect and enhance the market value and marketability of properties with the District and will thereby create special benefits for those properties.

Assessment Allocation

As discussed above, components of the Expansion Area Project will provide benefits on a mix of uniform and variable basis to all Product Types. Since the lands of Assessment Area Four are currently undeveloped, residential development is the only type of land use planned for within the District, all components of the Expansion Area Project will benefit all Product Types in some fashion, and the benefits are not dependent on the proximity to the Expansion Area Project (since the District ultimately provides an inter-connected system of public improvements), there is no reason to create complicated layers to compute the Special Assessments. Instead, to allocate the Special Assessments in a systematic manner that accounts for the logical relationship between the components of the Expansion Area Project and the benefits accruing to properties within the District, the allocation methodology as described in Resolution 2016-27 and set forth in the Master Methodology Report which is based on Equivalent Residential Units (“**ERU**”) will fairly and reasonably apportion the benefits of the Expansion Area Project across the benefitted lands within the District. Accordingly, the methodology herein allocates the Special Assessments to such residential Product Types based upon the benefits derived from the Expansion Area Project and apportioned such benefit based on Product Types using a similar manner of allocation as the Master Methodology Report. This report also utilizes Expansion Area Project costs as a proxy value for benefit and allocates the Special Assessments based on the Product Types in a similar manner of allocation as the Master Methodology Report. Such ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefitted properties for special assessments levied by community development districts. ERUs provide an objective and reasonable process to quantify the benefits that different Product Types will receive from the Expansion Area Project in terms of equivalent assigned value. ERUs blends the special benefit categories into an easy to understand and administer system that is not dependent on subjective data or rationalizations. This ERU ranking is the basis upon which the benefits to other Product Types are measured. The advantage to an ERU structured methodology includes the ability to assign identical benefits to generally uniform sized Product Types or similarly used properties (e.g., all lots within the fifty-foot Product Type are assigned 1.0 ERU irrespective of home size or phase) or assign different ERUs to reflect different land uses (e.g., residential versus non-residential).

Residential lots with a marketable street frontage of 50' are currently anticipated to be the most common Product Type within the District. As such, and in accordance with the Master Methodology Report, the 50' Product Type provides the base ERU benefit and has been assigned a value of 1.00 ERU. All other Product Types will be ranked and assigned a value based upon a comparison of that Product Type's street frontage size to that of a 50' Product Type. In the event that multi-family units are constructed, it is anticipated that such units would be assigned a different ERU value based on proposed construction plans.

Applying the ERU concept to the Product Types in lieu of actual or platted front footage allows for the District to create a more uniform, easier to understand, and cost-effective methodology that apportions the Special Assessments in a fair and reasonable manner. Attempting to forecast actual or platted front footage may cause unintended consequences and is too rigid for undeveloped properties to reasonably accommodate small discrepancies in the development process, irregularly shaped lots, or other circumstances outside the control of the District. Those consequences may result in a wide spectrum of Special Assessments that would be burdensome to administer and cause undue frustration to future home owners who specifically bought into a master planned community that is intended to be uniformly developed.

In connection with the Expansion Area Project, as of this date, the developer has informed the District that it plans to construct 449 lots of varying sizes in addition to those lots planned for prior to the Boundary Expansion, as shown in the table below, which represents a total of 455.0 ERUs.

Table 3. Proposed Product Type Mix and ERU Assignment

Lot Product Types	# of Lots Added	Assigned ERU	Total ERU
TH	50	0.60	30.00
50'	269	1.00	269.00
60'	130	1.20	156.00
Total	449		455.00

EXPANSION AREA PROJECT BOND FINANCING PROGRAM

For purposes of this report, the bond principal amount and associated maximum annual debt service assessments ("MADS") have been sized based on funding all of the Expansion Area Project costs described in the Engineer's Report and adjusted for allowable bond financing costs

including capitalized interest, reserves and costs of issuance. These bond principal amounts represent a maximum bonding amount. The developable properties within Assessment Area Four will constitute the properties on which the Special Assessments are levied to repay the bonds. These properties include those which will be developed into the planned 449 residential units. The following table sets forth an estimated sources and uses of the bonds for the maximum bonding amount to finance all of the Expansion Area Project costs.

Table 4. Estimated Maximum Sources and Uses of Funds

Sources	Total	Percent of Total
Bond Proceeds - Par	\$22,015,000	100%
Uses		
Acquisition and Construction Account	\$15,969,080	72%
Debt Service Reserve Fund	\$1,905,180	9%
Capitalized Interest	\$3,302,250	15%
Cost of Issuance	\$400,000	2%
Underwriter's Discount	\$440,300	2%
<i>rounding</i>	-\$1,810	0%
Total Uses	\$22,015,000	100%

Assessment Levy and Collection

Each fiscal year, the District will certify for collection the Special Assessments in connection with the MADS, or Special Assessment Requirement (as defined herein), for each bond series. The following table summarizes the estimated MADS requirement for all phases of development.

Table 5. Maximum Annual Debt Service¹

Phases	Lots	Total ERU	Total MADS	MADS/ERU
All	449	455.00	\$1,905,180	\$4,187

Prior to recordation of a subdivision plat map, the Special Assessments and debt will be allocated to each property, as described by FOLIO or legal description, based on acreage. Upon recordation

¹ Excluding County collection charges and early payment discount.

of a subdivision plat map the Product Types are determinable, and the Special Assessments will then be levied on the individual lots based on the ERU assigned to each lot.

ASSESSMENT ALLOCATION STANDARDS

Standard

There are two requirements for a valid special assessment that is made pursuant to District legislative authority: (1) the property assessed must derive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. Section 170.02, Florida Statutes, states “Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.”

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District may benefit from the Expansion Area Project, such benefits are incidental. The facilities in the Expansion Area Project meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

Methodology

This benefit and allocation approach is based on the principle that dwelling units on a similar Product Type will receive a relatively equal and direct benefit from the Expansion Area Project. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each public improvement system and function provided by the District. The benefits are quantified and assigned to lots based on construction timing, phasing, and costs.

An assessment methodology based on ERUs provides a way to allocate the benefit that various Product Types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-foot (50') wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates Special Assessments on platted property in a proportionate manner based on generally uniform Product Types as indicated on the subject recorded plat map. Special Assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on a per acreage basis. In sum, the Special Assessments are fairly and reasonably allocated among properties that receive the special benefits based on Product Types for platted properties and acreage for un-platted properties; for example, upon plat map recordation, the Special Assessments per Product Type are generally uniform for each benefitted lot.

Special Benefits

As described above in the present case, the financing program will enable the District to provide for the construction and/or acquisition of the Expansion Area Project. Such public improvements will provide direct benefit for the utilization of the properties within Assessment Area Four, will substantially enhance the use and enjoyment of the benefitted residential properties, and will increase the value and marketability of the benefitted residential properties. These benefits flow proportionately over all benefitted properties in Assessment Area Four. The District will apply the assessment methodology to the financing program relating to the Expansion Area Project. All residential units in Assessment Area Four will proportionally benefit from the construction of the Expansion Area Project.

Rates

A rate and method of apportionment of Special Assessments is attached as Appendix 1. The developer may decide to re-adjust Product Types within the District in order to meet market demand. Changes in Product Types may or may not trigger a density “true-up” obligation depending on whether or not the revised product mix, consistent with the terms of the assessment allocation methodology, is able to absorb the Special Assessments that were originally planned to be levied under the existing development plan outlined at the time of the actual bond issuance.

At time of bond issuance, the true up obligation is described in the supplemental assessment methodology report. The supplemental assessment report anticipates a mechanism by which the

landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the Special Assessments allocated and the liens imposed pursuant to adopted resolutions, the amount of such payments being equal to the par debt that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees as described in the supplemental assessment report (which payments shall collectively be referenced as the “**True-Up Payment**”). The true-up obligation, as described herein and in each supplemental assessment resolution, constitutes a part of the Special Assessments and is enforceable as part of the Special Assessment liens. Additionally, the landowner at the time of the bond issuance and the District intend to enter into an agreement to confirm landowner’s intentions and obligations to make any and all True-Up Payments related to the Special Assessments.

In the event Undeveloped Property (“**Transferred Parcel**”) is sold to a third party not affiliated with the landowner, the Special Assessments will be assigned to that Transferred Parcel based on the maximum total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately actually platted. These total assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

The District reserves the right to reallocate the Special Assessments in the event that the Expansion Area Project is not completed as anticipated or for other circumstances that may legally require such a reallocation, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

PRELIMINARY ASSESSMENT ROLL AND COLLECTION

A Preliminary Assessment Roll is attached in the Appendix.

CONCLUSION

The acquisition and construction of the Expansion Area Project using bond proceeds will be utilized for common District purposes. These assessments will be levied over all benefited

properties on a fair and equitable basis as described herein. The benefited properties will receive benefits in excess of the allocated assessments. Accordingly, the Expansion Area Project is an appropriate District project that will significantly benefit the properties and enhance the District.

Special Benefit

The Project will provide special benefits to parcels within the District. The parcels will receive special benefits because the subject Expansion Area Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Expansion Area Project yield benefits to parcel owners in terms of meeting basic public infrastructure needs and increasing property values.

Assessment Apportionment

The Special Assessments are fairly and equally apportioned over all the benefited properties of Assessment Area Four. The benefits, using Expansion Area Project costs as proxy for benefit, are quantified and assigned to parcels based on Product Types. The District assigned an ERU value and ranking to the expected Product Type on the basis that a lot with marketable frontage that falls within the fifty-foot (50') Product Type category receives the value of 1.0 ERU.

Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the Expansion Area Project against lands in the District. As a result of the Expansion Area Project, properties in the District receive special benefit and increase in value. Based on the premise that the benefits from the District's Expansion Area Project make the properties useful for residential use, more accessible and valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands within the District. The benefits will be equal to or in excess of the Special Assessments thereon when allocated.

Best Interest

The District provides for delivering the Expansion Area Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Expansion Area Project at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

APPENDIX 1 - RATE AND METHOD OF APPORTIONMENT OF SPECIAL ASSESSMENT

The Special Assessments shall be levied on all parcels within Assessment Area Four that benefit from the Expansion Area Project and will be collected each fiscal year in an amount determined by the District through the application of this rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

A. Definitions

The terms hereinafter set forth have the following meanings:

"Appraiser's Parcel" means a Lot or parcel shown in Pasco County appraiser's parcel map, or included or includable in Pasco County's non-ad valorem assessment roll designated by folio or PIN.

"District Debt" means bonds or other debt issued by the District, which are secured by the levy of Special Assessments of the District.

"Developed Property" means all Taxable Property for which the Pasco County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the District, or a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities.

"ERU" means a way to quantify different land use types in terms of their equivalence to a fifty-foot (50') wide lot Product Type, which is defined as 1.0 ERU.

"Fiscal Year" means the period starting October 1 and ending on the following September 30.

"Lot" means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

“Property Owner Association Property” means any property within the District boundaries that is owned by a property owner association, including any master or sub-association.

"Public Property" means any property within the District boundaries that is, at the time of the District formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

"Special Assessments" means the Special Assessments levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the District to fund the Special Assessment Requirement.

“Special Assessment Requirement” means that amount determined by the District’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the indenture.

"Assessable Property" means all of the Appraiser's Parcels within the boundaries of the District that are not exempt from the Special Assessment pursuant to law or as defined below.

"Undeveloped Property" means, for each Fiscal Year, all Assessable Property not classified as Developed Property, such as vacant acreage or similar property use codes as determined by the District.

B. Assignment of Land Use Categories and of ERU

Each Fiscal Year using the definitions above, all Assessable Property within each phase of the District shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below.

C. Annual Maximum Special Assessment Requirement

Refer to the Appendix for details on the bond sizing. The estimated maximum annual debt service (MADS), or Special Assessment Requirement, to fund all of the Expansion Area Project costs is presented in the following table.

Table 6. Estimated Special Assessment Requirement (MADS)

Special Assessment Requirement	Maximum \$ Amount (excl. County charges and early payment)
All Bond Series	\$1,905,180

D. Special Assessment Rate**1. Developed Property in All Phases**

After recordation of a Plat Map, the Special Assessments are allocated as illustrated in the following table.

Table 7. Assigned ERU, Maximum Debt and MADS Allocation for Developed Property

Lot Product Type	Lots	ERU	Total ERU	% ERU	Par Amt.	Par/Lot	MADS	MADS/Lot
TH	50	0.60	30.00	6.59%	\$1,451,538	\$29,031	\$125,616	\$2,512
50'	269	1.00	269.00	59.12%	\$13,015,462	\$48,385	\$1,126,359	\$4,187
60'	130	1.20	156.00	34.29%	\$7,548,000	\$58,062	\$653,204	\$5,025
Total	449		455.00	100.00%	\$22,015,000		\$1,905,180	

2. Undeveloped Property**a) District Debt Allocation**

Prior to recordation of a Plat Map, the District Debt is allocated per acre as illustrated in the following table.

Table 8. Assigned ERU, Maximum Debt and MADS Allocation for Un-Developed Property

Property	Total Lots	ERU	Total Acreage (Ac)	Par Amt.	Par / Ac	MADS	MADS / Ac
All Phases	449	455.00	203.75	\$22,015,000	\$108,049	\$1,905,180	\$9,351

E. Method of Apportionment of the Special Assessment

Each Fiscal Year, the District shall levy the Special Assessments in Assessment Area Four as follows:

First (Developed Property): The Special Assessment shall be levied proportionately on each Appraiser's Parcel of Developed Property in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1 for each particular phase, or subdivision.

Second (Undeveloped Property): If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Special Assessment shall be levied proportionally on each Appraiser's Parcel of Undeveloped Property at up to 100% of the Assigned Special Assessment rate for Undeveloped Property as determined pursuant to Section D.2 for each particular phase.

Third – True Up: If additional monies are needed to satisfy the Special Assessment Requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the trustee, for deposit into the redemption account, the total bond principal amount for the difference between the Special Assessment Requirement and the special assessment revenue generated after the first two steps have been completed (the “**True Up Obligation**”). The true up obligation will be described in a separate agreement as part of the bond documents.

Refer to the Appendix for a preliminary assessment roll illustrating the initial levy of the Special Assessments in accordance with the method of apportionment described above.

E. Manner of Collection

The Special Assessments shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes once parcels are platted. The District intends to directly collect Special Assessments on un-platted parcels, and, to the extent permitted by the applicable indenture and in the District's discretion, for bulk ownership of platted lots. Note that the Special Assessments securing each bond series may be made payable in no more than 30 yearly installments.

**APPENDIX 2 - ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT
ALLOCATION**

As described above the total benefits will be, of course, the completed public infrastructure with estimated costs in the amount of \$15.97 million. The following tables allocate the Expansion Area Project costs, which are used as a proxy for benefit. Refer to Engineer's Report for cost details.

Table 9. Expansion Area Project Costs and Benefit Allocation

Lot Product Type	Total Units	ERU	Total ERU	% ERU	Total Cost (as proxy for benefit)	Benefit Per Unit
TH	50	0.60	30.00	6.6%	\$1,052,906	\$21,058
50	269	1.00	269.00	59.1%	\$9,441,060	\$35,097
60	130	1.20	156.00	34.3%	\$5,475,113	\$42,116
Total	449		455.00	100.0%	\$15,969,080	

APPENDIX 3 - PRELIMINARY ASSESSMENT ROLL

The following table shows the preliminary assessment roll. Refer to the legal description of the District for a complete depiction of the District's boundaries.

Table 10. Preliminary Assessment Roll

Parcel Area Identification /(b)	Owners/(b)	Acreage (a)	Total District Debt /(c)	Total MADS /(d)
Refer to legal description of the District in Appendix 4	CR Pasco Development Company LLC; CRCG One LP; CRCG Two LP	203.75	\$22,015,000	\$1,905,180

Footnote:

(a) Estimate based on legal description at time of establishment of the District. Acreage includes lowlands.

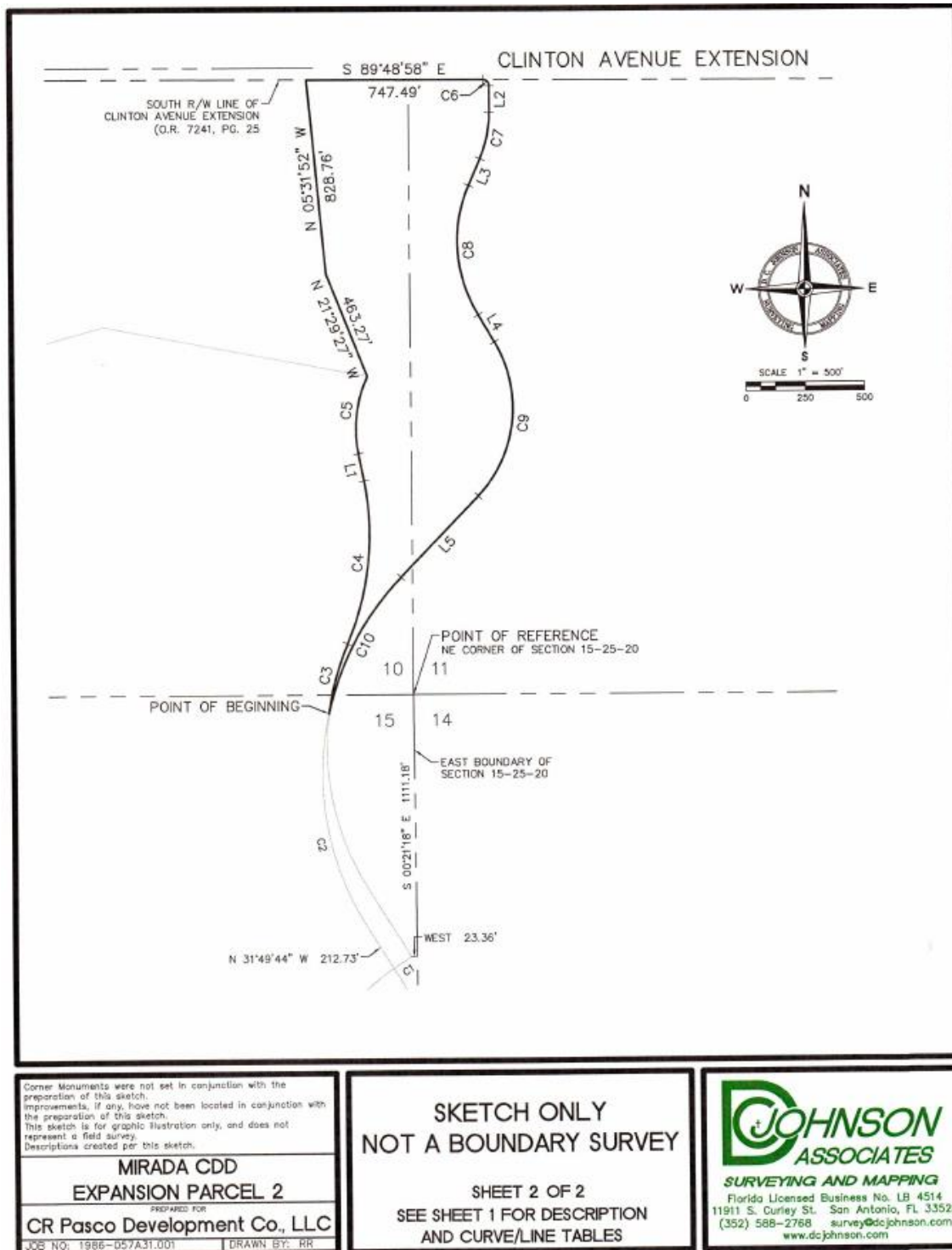
(b) Owner information per County records. There are multiple Parcel IDs associated with the District.

(c) The Special Assessments will remain levied against Undeveloped Property on an equal acreage basis until the Assessable Property is platted.

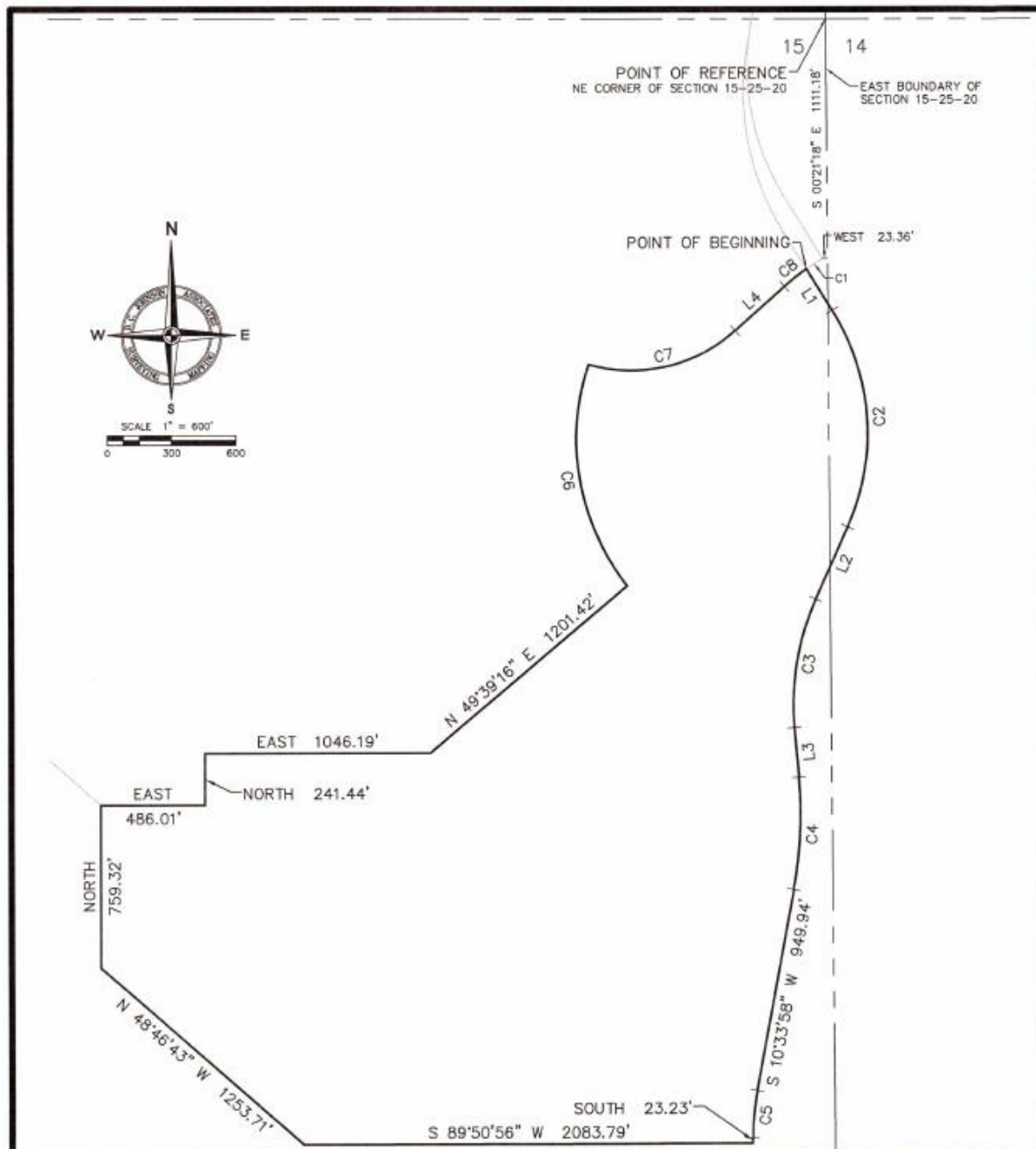
(d) Excluding Pasco County collection charges and early payment discounts.

APPENDIX 4 – COMPOSITE BOUNDARY SKETCH

First Expansion Parcel



Second Expansion Parcel



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

MIRADA CDD EXPANSION PARCEL 1

PREPARED FOR
CR Pasco Development Co., LLC
JOB NO: 1986-057A.31.001 DRAWN BY: RR

**SKETCH ONLY
NOT A BOUNDARY SURVEY**

**SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
AND CURVE/LINE TABLES**

**JOHNSON
ASSOCIATES**
SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2768 survey@dcjohnson.com
www.djohnson.com

EXHIBIT 5.

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS FOR THE EXPANSION AREA; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS CAPITAL IMPROVEMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT (the “**BOARD**”) AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190 Florida Statutes, including specifically, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The Mirada Community Development District (the “**District**”) is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct certain master and subdivision improvements as described in the Report of the District Engineer for the Expansion Area dated September 26, 2019 (the “**Project**”) attached hereto as **Exhibit A**.

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue revenue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and/or acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2020-05 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its capital improvement revenue bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2020-05, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2020-05 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2020-05, was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chair of the Board of Supervisors of the District.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-06 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deemed desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Special Assessment Methodology Report for the Bounding Expansion Area dated October 1, 2019, prepared by DPF Management & Consulting, LLC (the "**Assessment Report**"), a copy which is attached hereto as **Exhibit "B"**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.

"Debt Assessment" or "Debt Assessments" means the special assessments imposed to repay the Bonds which are being issued to finance the construction of the Project as described in the Assessment Report.

"Developer" means **CR Pasco Development LLC**, a Delaware limited liability company; **CRCG One LP**, a Delaware limited partnership; and **CRCG Two LP**, a Delaware limited partnership, and their successors and assigns.

SECTION 4. AUTHORIZATION OF THE PROJECT. The Project described in Resolution 2020-05, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed following the issuance of the Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS. The Debt Assessments on the benefited parcels, all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Debt Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's Methodology Consultant together with

supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Debt Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the Assessment Report, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole at any time or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments levied against any parcels owned by the Developer, the District

may invoice and collect such Debt Assessments directly from the Developer and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. 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.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This resolution shall become effective upon its adoption.

PASSED AND ADOPTED ON THIS 6 DAY OF MARCH, 2020.

Attest:

**Mirada Community
Development District**

By: _____
Printed Name: _____
Secretary / Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Exhibit A: Report of the District Engineer for the Expansion Area dated September 26, 2019

Exhibit B: Master Special Assessment Methodology Report for the Bounding Expansion Area dated October 1, 2019

**Mirada Community
Development District**

Report of the District Engineer for
Expansion Area



Prepared for:
Board of Supervisors
Mirada Community
Development District

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

September 26, 2019



1.0 INTRODUCTION

Recently, lands within the Mirada Community Development District ("the District") boundary were expanded and contracted resulting in a new total area of approximately 879.718 acres. The District is located within Sections 9, 10, 14, 15 and 16, Township 25 South, Range 20 East, in Pasco County, Florida and is generally located on the south side of SR 52, east of I-75.

See Appendix A for a Vicinity Map and Legal Description of the expanded District, as well as the expansion and contraction areas.

2.0 PURPOSE

The District was established by Pasco County Ordinance No. 16-07 on April 26, 2016 and expanded by Pasco County Ordinance No. 18-32 on August 7, 2018 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The purpose of this Report of the District Engineer is to provide a description and estimated costs of the proposed public improvements and community facilities within the expanded area.

3.0 THE DEVELOPMENT AND DEVELOPER

The property within the District is part of the Connected City Master Planned Unit Development (Mirada CC-MPUD), Rezoning Petition Number PDD18-7261 in which CR Pasco Development Company LLC (the "Developer") plans to develop 3,450 single family detached units, 1,500 age restricted single family detached units, 850 single family attached units, 900 multi-family units, 421,000 s.f. of retail services, 287,200 s.f. of office/medical/hospital/university services, and 200 hotel rooms.

The property owners of the expansion area, CR Pasco Development Company LLC, CRCG One LP, and CRCG Two LP, plan on constructing 449 units in the expansion area including 50 townhomes and 399 single family detached units.

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

See Exhibit B for the Conceptual Site Plan of the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's Subdivision Water Management and Control is regulated by Pasco County and SWFWMD. The Subdivision Water Management and



Control improvements include the stormwater ponds, storm sewer systems and conveyance systems located within Subdivision Roads rights of way and other Pasco County and/or District drainage easements.

The Subdivision Water Management and Control will be designed in accordance with Pasco County's Land Development Code and technical standards. The District will be responsible for the operation and maintenance of these systems within District owned rights of way, and Pasco County will be responsible for those systems constructed within County owned rights of way.

4.2 DISTRICT ROADS

District Roads include the segments collector roads that are located within the boundary of the District and will connect to the subdivision streets located within the boundary expansion.

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

All District Roads will be designed in accordance with Pasco County's Land Development Code and technical standards and all roads are currently planned to be owned and maintained by the District.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service to the expansion area. The Sewer and Wastewater Management improvements include and gravity and force main sanitary sewer systems and reclaimed water systems within the Subdivision District Roads rights of way and/or easements within the expansion area.

The Subdivision Sanitary Sewer and Wastewater Management systems will be designed in accordance with Pasco County technical standards and constructed by the District and then transferred to Pasco County for operations and maintenance.

4.4 WATER SUPPLY

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection to the expansion area. The Water Supply improvements include water mains within the District Roads rights of way and/or easements within the expansion area.

The Water Supply systems will be designed in accordance with Pasco County technical standards, and constructed by the District and then transferred to Pasco County for operations and maintenance



4.5 UNDERGROUNDING OF ELECTRICAL POWER AND STREET LIGHTS

The District lies within the area served by Withlacoochee River Electric Cooperative ("WREC") for electrical power service, and they will extend service into the District. There are fees to convert service from overhead to underground and the Subdivision Undergrounding of Electrical Power is considered any improvement within a Subdivision District Road right of way or within an abutting easement within the expansion area.

4.6 PROFESSIONAL SERVICES AND PERMITTING/CAPACITY FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews, as well, professional engineering, surveying, environmental and architecture services are needed for the community design and construction permitting. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Pasco County Utilities requires payment of Water and Wastewater Capacity Fees to guarantee service will be available at the time it is needed.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

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

6.0 SUMMARY AND CONCLUSION

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

It is our professional opinion that the improvement plan described herein is feasible and that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate. This report presents the only District's current intentions for a capital improvement plan, and the District reserves the right to change the plan at any time.

**MIRADA CDD**

Bond Anticipation Note - Report of the District Engineer
September 26, 2019
Page 5 of 5

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

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

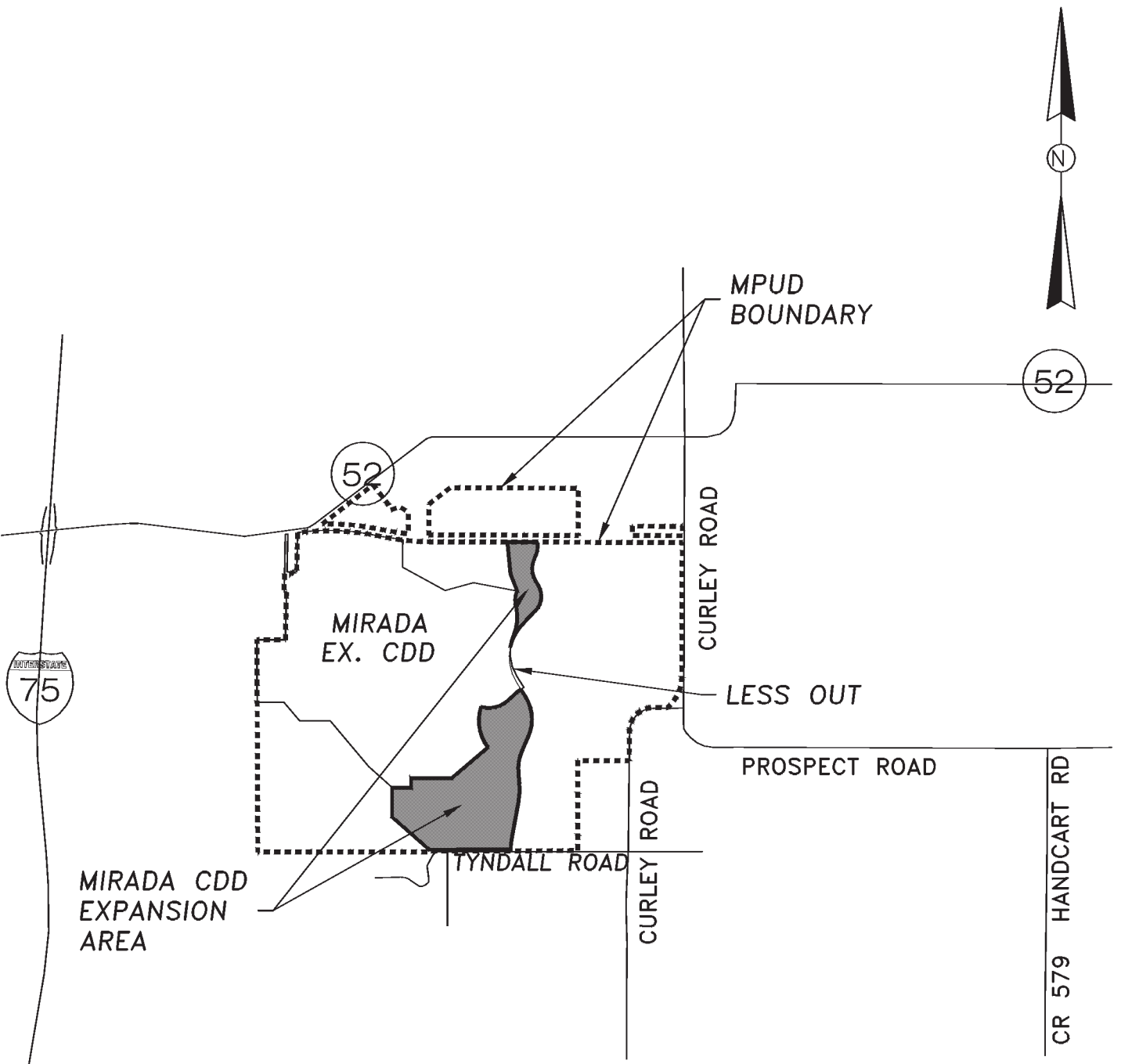


MIRADA CDD

Bond Anticipation Note - Report of the District Engineer
September 26, 2019

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF DISTRICT'S EXPANSION AREAS 1 AND 2, THE DISTRICT'S CONTRACTION AREA, AND NEW OVERALL BOUNDARY

J:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENR\Master\1 DWG\000 CDD Exhibit\01-01-VM-EXH_B\1.dwg (VICMAP) Ricor May 15, 2018 - 1:28pm



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

MASTER VICINITY MAP MIRADA CDD BOUNDARY AMENDMENT

SEC TWP RGE
10,11,14,15-25S-20E

JOB NUMBER
03193.0001

DRAWN BY
ROA

DATE
05-15-2018

SHEET
1

LINE TABLE		
LINE	BEARING	DIST.
L1	S 31°49'44" E	227.85'
L2	S 24°00'35" W	366.49'
L3	S 05°02'47" E	232.40'
L4	N 48°04'24" E	309.30'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	1062.28'	1090.00'	55°50'19"	S 03°54'35" E	1020.74'
C3	613.62'	1210.00'	29°03'22"	S 09°28'54" W	607.06'
C4	528.63'	1940.00'	15°36'45"	S 02°45'35" W	526.99'
C5	223.14'	1210.00'	10°33'58"	S 05°16'59" W	222.82'
C6	1097.54'	1120.00'	56°08'48"	N 09°36'56" W	1054.15'
C7	730.58'	721.00'	58°03'25"	N 77°06'06" E	699.72'
C8	130.13'	1079.00'	6°54'36"	N 51°31'42" E	130.05'

DESCRIPTION:

A portion of Sections 14 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 feet; thence East, a distance of 486.01 feet; thence North, a distance of 241.44 feet; thence East, a distance of 1,046.19 feet; thence N.49°39'16"E., a distance of 1,201.42 feet to a non-tangent point of curvature; thence Northerly 1,097.54 feet along the arc of a curve to the right, said curve having a radius of 1,120.00 feet, a central angle of 56°08'48", and a chord bearing and distance of N.09°36'56"W., 1,054.15 feet to a non-tangent point of curvature; thence Easterly 730.58 feet along the arc of a curve to the left, said curve having a radius of 721.00 feet, a central angle of 58°03'25", and a chord bearing and distance of N.77°06'06"E., 699.72 feet; thence N.48°04'24"E., a distance of 309.30 feet to a point of curvature; thence Northeasterly 130.13 feet along the arc of a curve to the right, said curve having a radius of 1,079.00 feet, a central angle of 06°54'36", and a chord bearing and distance of N.51°31'42"E., 130.05 feet to the POINT OF BEGINNING.

Containing 176.830 acres, more or less.

DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

MIRADA CDD
EXPANSION PARCEL 1

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

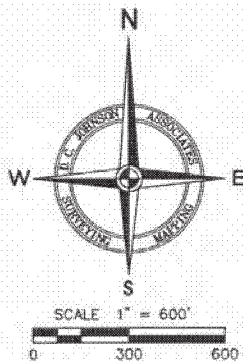
We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards and Practices as set forth by the Florida Board of Land Surveyors in Chapter 6A-17, Florida Administrative Code, pursuant to Section 709.027, Florida Statutes.

Andrew R. Getz
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON
ASSOCIATES

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com

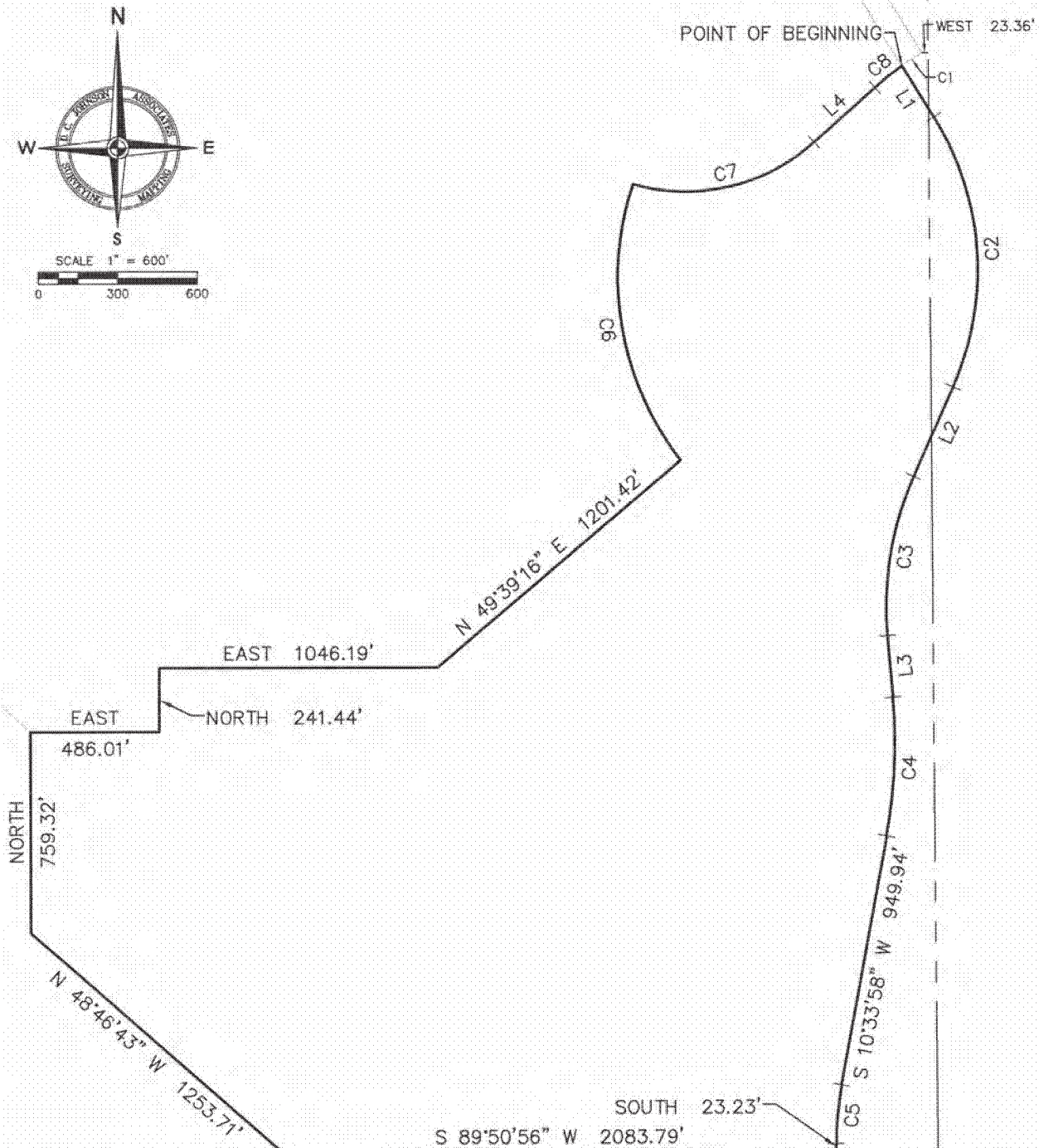


POINT OF REFERENCE
NE CORNER OF SECTION 15-25-20

EAST BOUNDARY OF
SECTION 15-25-20

POINT OF BEGINNING

WEST 23.36'



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

MIRADA CDD
EXPANSION PARCEL 1

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
AND CURVE/LINE TABLES

JOHNSON
ASSOCIATES

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2768 survey@dcjohnson.com
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LINE TABLE		
LINE	BEARING	DIST.
L1	N 11°05'27" W	118.22'
L2	S 00°11'00" W	112.47'
L3	S 23°12'01" W	123.12'
L4	S 30°53'52" E	133.91'
L5	S 43°46'40" W	475.68'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	936.31'	1210.00'	44°20'10"	N 09°39'39" W	913.13'
C3	305.12'	1120.00'	15°36'32"	N 15°22'34" E	304.17'
C4	705.82'	1180.00'	34°16'17"	N 06°02'41" E	695.34'
C5	333.95'	530.00'	36°06'04"	N 06°57'35" E	328.45'
C6	39.27'	25.00'	89°59'58"	S 44°48'59" E	35.36'
C7	200.86'	500.00'	23°01'01"	S 11°41'31" W	199.51'
C8	572.18'	606.00'	54°05'53"	S 03°50'55" E	551.16'
C9	703.80'	540.00'	74°40'32"	S 06°26'24" W	655.03'
C10	660.39'	1210.00'	31°16'14"	S 28°08'33" W	652.22'

DESCRIPTION:

A portion of Sections 10, 11 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent point of curvature; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 936.31 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 44°20'10", and a chord bearing and distance of N.09°39'39"W., 913.13 feet to a non-tangent curve for a POINT OF BEGINNING; thence Northerly 305.12 feet along the arc of a curve to the right, said curve having a radius of 1,120.00 feet, a central angle of 15°36'32", and a chord bearing and distance of N.15°22'34"E., 304.17 feet to a point of reverse curvature; thence Northerly 705.82 feet along the arc of a curve to the left, said curve having a radius of 1,180.00 feet, a central angle of 34°16'17", and a chord bearing and distance of N.06°02'41"E., 695.34 feet; thence N.11°05'27"W., a distance of 118.22 feet to a point of curvature; thence Northerly 333.95 feet along the arc of a curve to the right, said curve having a radius of 530.00 feet, a central angle of 36°06'04", and a chord bearing and distance of N.06°57'35"E., 328.45 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southwesterly 660.39 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 31°16'14", and a chord bearing and distance of S.28°08'33"W., 652.22 feet to the POINT OF BEGINNING.
 Containing 28.33 acres, more or less.

DESCRIPTION ONLY
 NOT A BOUNDARY SURVEY

SHEET 1 OF 2
 SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch.
 Improvements, if any, have not been located in conjunction with the preparation of this sketch.
 This sketch is for graphic illustration only, and does not represent a field survey.
 Descriptions created per this sketch.

MIRADA CDD
 EXPANSION PARCEL 2

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors, Chapter 63-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz
 For D.C. Johnson & Associates, Inc.
 Not valid without the signature and raised seal of a Florida Licensed Surveyor

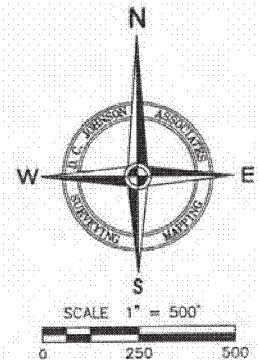
JOHNSON
 ASSOCIATES

SURVEYING AND MAPPING

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 11911 S. Curley St. San Antonio, FL 33523
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 www.dccjohnson.com

CLINTON AVENUE EXTENSION

SOUTH R/W LINE OF
CLINTON AVENUE EXTENSION
(O.R. 7241, PG. 25)



POINT OF BEGINNING

POINT OF REFERENCE
NE CORNER OF SECTION 15-25-20

EAST BOUNDARY OF
SECTION 15-25-20

WEST 23.36'

N 31°49'44" W 212.73'

S 00°21'18" E 1111.18'

N 05°31'52" W

828.76'

N 12°29'12" W

463.21'

C5

C4

C3

C10

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C9

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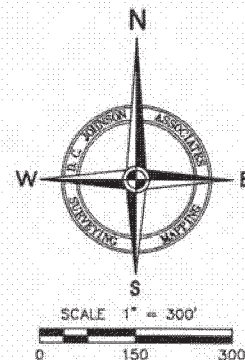
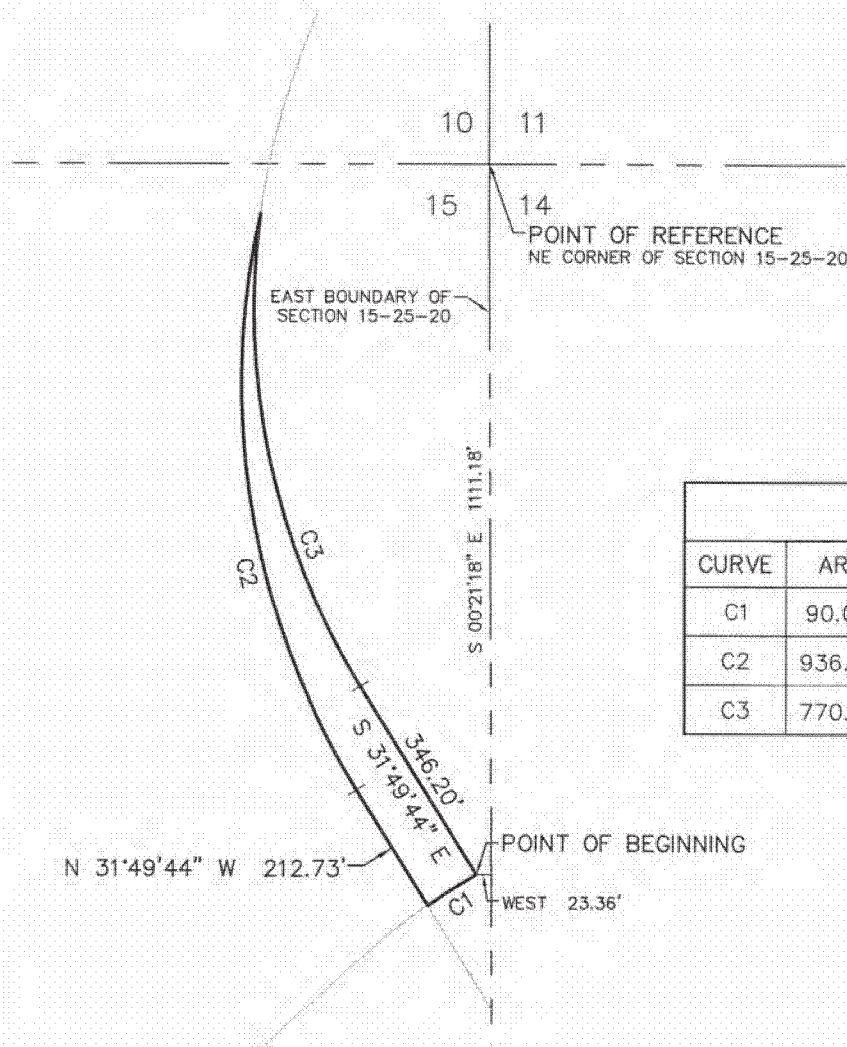
C270

C271

C272

C273

C274</



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	936.31'	1210.00'	44°20'10"	N 09°39'39" W	913.13'
C3	770.19'	1120.00'	39°24'02"	S 12°07'43" E	755.10'

DESCRIPTION:

A portion of Section 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve for a POINT OF BEGINNING; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 936.31 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 44°20'10", and a chord bearing and distance of N.09°39'39"W., 913.13 feet to a non-tangent point of curvature; thence Southerly 770.19 feet along the arc of a curve to the left, said curve having a radius of 1,120.00 feet, a central angle of 39°24'02", and a chord bearing and distance of S.12°07'43"E., 755.10 feet; thence S.31°49'44"E., a distance of 346.20 feet to the POINT OF BEGINNING.

Containing 1.41 acres, more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

**MIRADA CDD
LESS-OUT**

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF

FLORIDA

Professional Surveyor and Mapper

Date: 4/09/18

Andrew R. Getz

License Number 7043

For D.C. Johnson & Associates, Inc.

Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON
ASSOCIATES**

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514

11911 S. Curley St. San Antonio, FL 33523

(352) 588-2766 survey@dcjohnson.com

www.dcjohnson.com

DESCRIPTION:

A portion of Sections 9, 10, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 feet; thence N.48°23'48"W., a distance of 801.74 feet; thence N.40°01'27"W., a distance of 1,524.08 feet; thence N.89°36'08"W., a distance of 784.31 feet; thence N.40°45'10"W., a distance of 618.56 feet; thence N.89°36'08"W., a distance of 674.28 feet; to the West boundary of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 1,481.87 feet to the Northwest corner of the East 1/4 of said Section 16; thence along the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.89°57'11"E., a distance of 724.10 feet to the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'17"E., a distance of 1,222.99 feet to the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.89°52'23"W., a distance of 59.21 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°18'14"E., a distance of 1,332.96 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°22'03"E., a distance of 130.69 feet to the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, of the public records of Pasco County, Florida; thence along said South right-of-way of the proposed Clinton Avenue Extension, N.82°19'59"E., a distance of 59.73 feet to the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°15'20"W., a distance of 138.44 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.01°10'13"W., a distance of 824.12 feet to the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.89°50'37"E., a distance of 249.98 feet to the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'16"E., a distance of 824.35 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°15'20"E., a distance of 171.29 feet to a non-tangent point of curvature, said point being on the aforementioned South right-of-way of the proposed Clinton Avenue Extension; thence along the South right-of-way of said proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, and Official Records Book 7241, Page 25, both of the public records of Pasco County Florida, the following three (3) courses and distances: 1) Easterly 1,891.98 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 18°20'04", and a chord bearing and distance of S.88°32'16"E., 1,883.92 feet; 2) S.79°22'14"E., 397.25 feet to a point of curvature; 3) Easterly 412.75 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 03°53'05", and a chord bearing and distance of S.81°18'46"E., 412.67 feet; thence S.00°23'52"W., a distance of 698.08 feet; thence S.61°24'58"E., a distance of 1,240.68 feet; thence N.74°38'23"E., a distance of 747.71 feet; thence S.79°18'06"E., a distance of 1,135.64 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southerly 1,596.70 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 75°36'24", and a chord bearing and distance of S.05°58'28"W., 1,483.35 feet; thence S.31°49'44"E., a distance of 212.73 feet to the POINT OF BEGINNING.

Containing 879.718 acres, more or less.

DESCRIPTION ONLY NOT A BOUNDARY SURVEY

SHEET 1 OF 4
SEE SHEET 2 FOR SKETCH

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MIRADA CDD

PREPARED FOR

CR Pasco Development Co., LLC

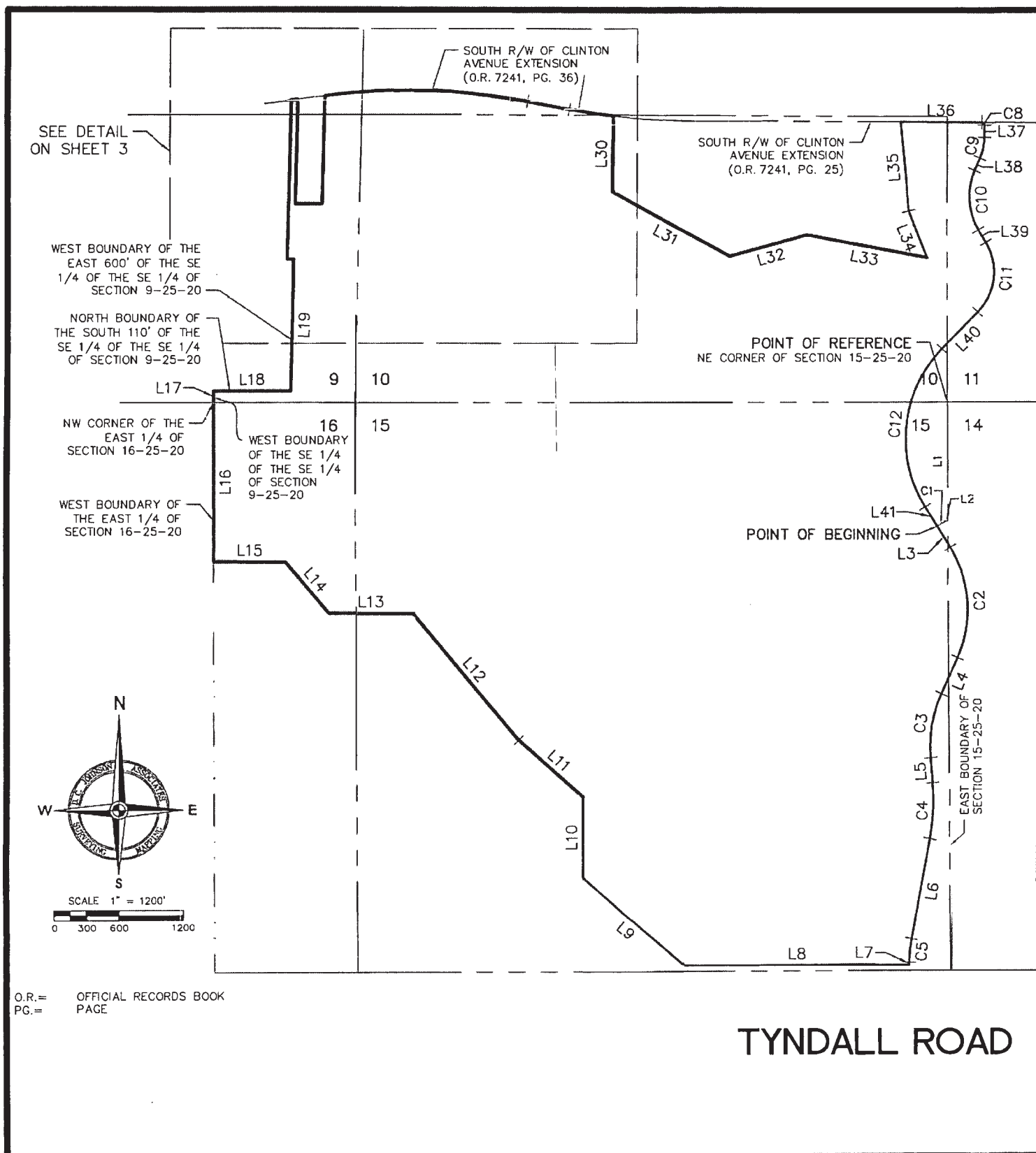
JOB NO: 1986-057A31.002

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 55-F, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON
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O.R.= OFFICIAL RECORDS BOOK
PG.= PAGE

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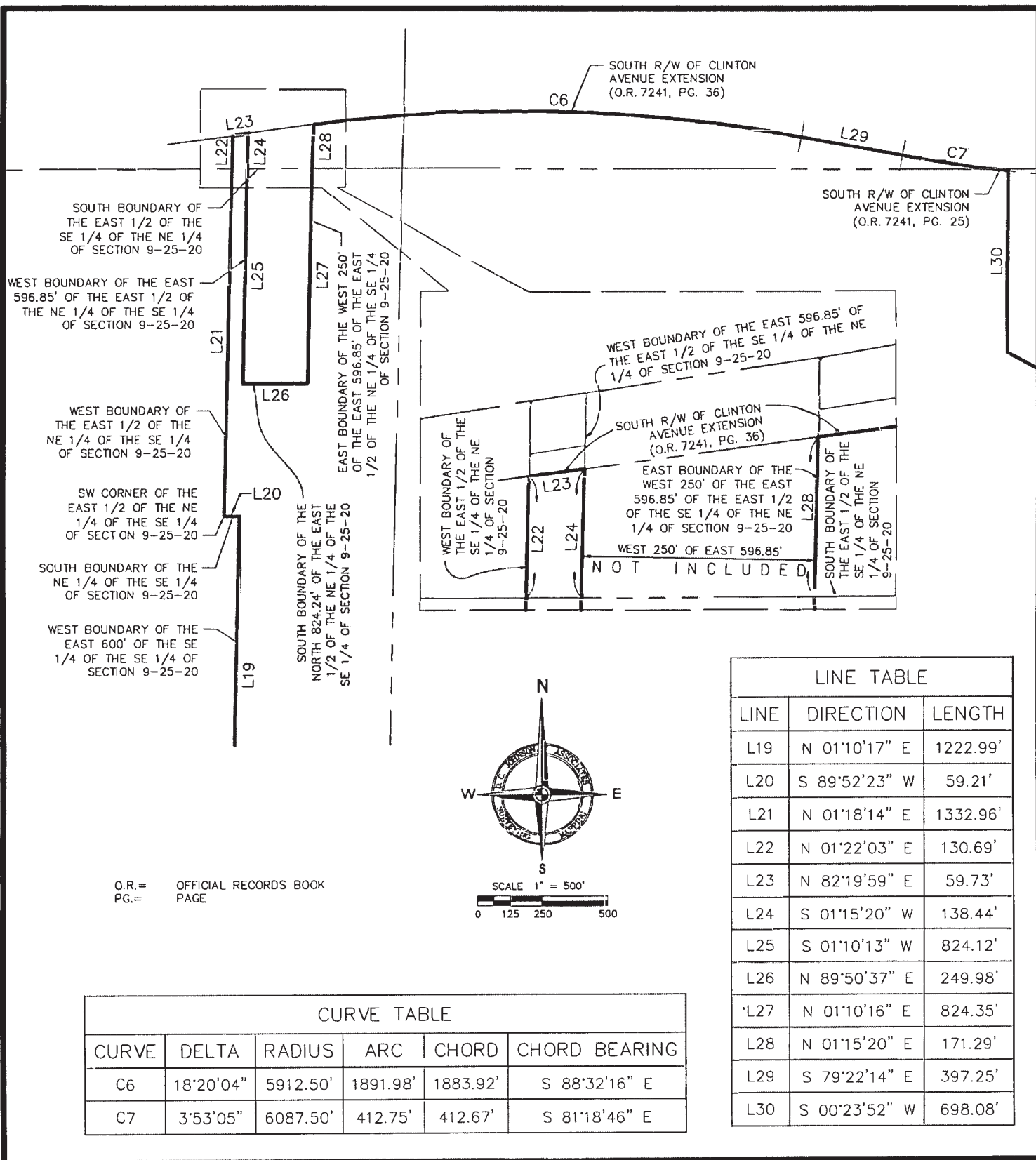
SHEET 2 OF 4

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 4 FOR LINE/CURVE TABLES

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SHEET 3 OF 4

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	S 31°49'44" E	227.85'
L4	S 24°00'35" W	366.49'
L5	S 05°02'47" E	232.40'
L6	S 10°33'58" W	949.94'
L7	SOUTH	23.23'
L8	S 89°50'56" W	2083.79'
L9	N 48°46'43" W	1253.71'
L10	NORTH	759.32'
L11	N 48°23'48" W	801.74'
L12	N 40°01'27" W	1524.08'
L13	N 89°36'08" W	784.31'
L14	N 40°45'10" W	618.56'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N 89°36'08" W	674.28'
L16	N 00°13'44" W	1481.87'
L17	N 01°26'20" E	110.00'
L18	N 89°57'11" E	724.10'
L19	N 01°10'17" E	1222.99'
L20	S 89°52'23" W	59.21'
L21	N 01°18'14" E	1332.96'
L22	N 01°22'03" E	130.69'
L23	N 82°19'59" E	59.73'
L24	S 01°15'20" W	138.44'
L25	S 01°10'13" W	824.12'
L26	N 89°50'37" E	249.98'
L27	N 01°10'16" E	824.35'
L28	N 01°15'20" E	171.29'

LINE TABLE		
LINE	DIRECTION	LENGTH
L29	S 79°22'14" E	397.25'
L30	S 00°23'52" W	698.08'
L31	S 61°24'58" E	1240.68'
L32	N 74°38'23" E	747.71'
L33	S 79°18'06" E	1135.64'
L34	N 21°29'27" W	463.27'
L35	N 05°31'52" W	828.76'
L36	S 89°48'58" E	747.49'
L37	S 00°11'00" W	112.47'
L38	S 23°12'01" W	123.12'
L39	S 30°53'52" E	133.91'
L40	S 43°46'40" W	475.68'
L41	S 31°49'44" E	212.73'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	4°46'51"	1079.00'	90.03'	90.01'	S 57°22'26" W
C2	55°50'19"	1090.00'	1062.28'	1020.74'	S 03°54'35" E
C3	29°03'22"	1210.00'	613.62'	607.06'	S 09°28'54" W
C4	15°36'45"	1940.00'	528.63'	526.99'	S 02°45'35" W
C5	10°33'58"	1210.00'	223.14'	222.82'	S 05°16'59" W
C6	18°20'04"	5912.50'	1891.98'	1883.92'	S 88°32'16" E
C7	3°53'05"	6087.50'	412.75'	412.67'	S 81°18'46" E
C8	89°59'58"	25.00'	39.27'	35.36'	S 44°48'59" E
C9	23°01'01"	500.00'	200.86'	199.51'	S 11°41'31" W
C10	54°05'53"	606.00'	572.18'	551.16'	S 03°50'55" E
C11	74°40'32"	540.00'	703.80'	655.03'	S 06°26'24" W
C12	75°36'24"	1210.00'	1596.70'	1483.35'	S 05°58'28" W

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Descriptions created per this sketch.

MIRADA CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.002

DRAWN BY: RR

LINE & CURVE TABLES

SHEET 4 OF 4
SEE SHEET 1 FOR DESCRIPTION
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MIRADA CDD

Bond Anticipation Note - Report of the District Engineer
September 26, 2019

Appendix B CONCEPTUAL SITE PLAN

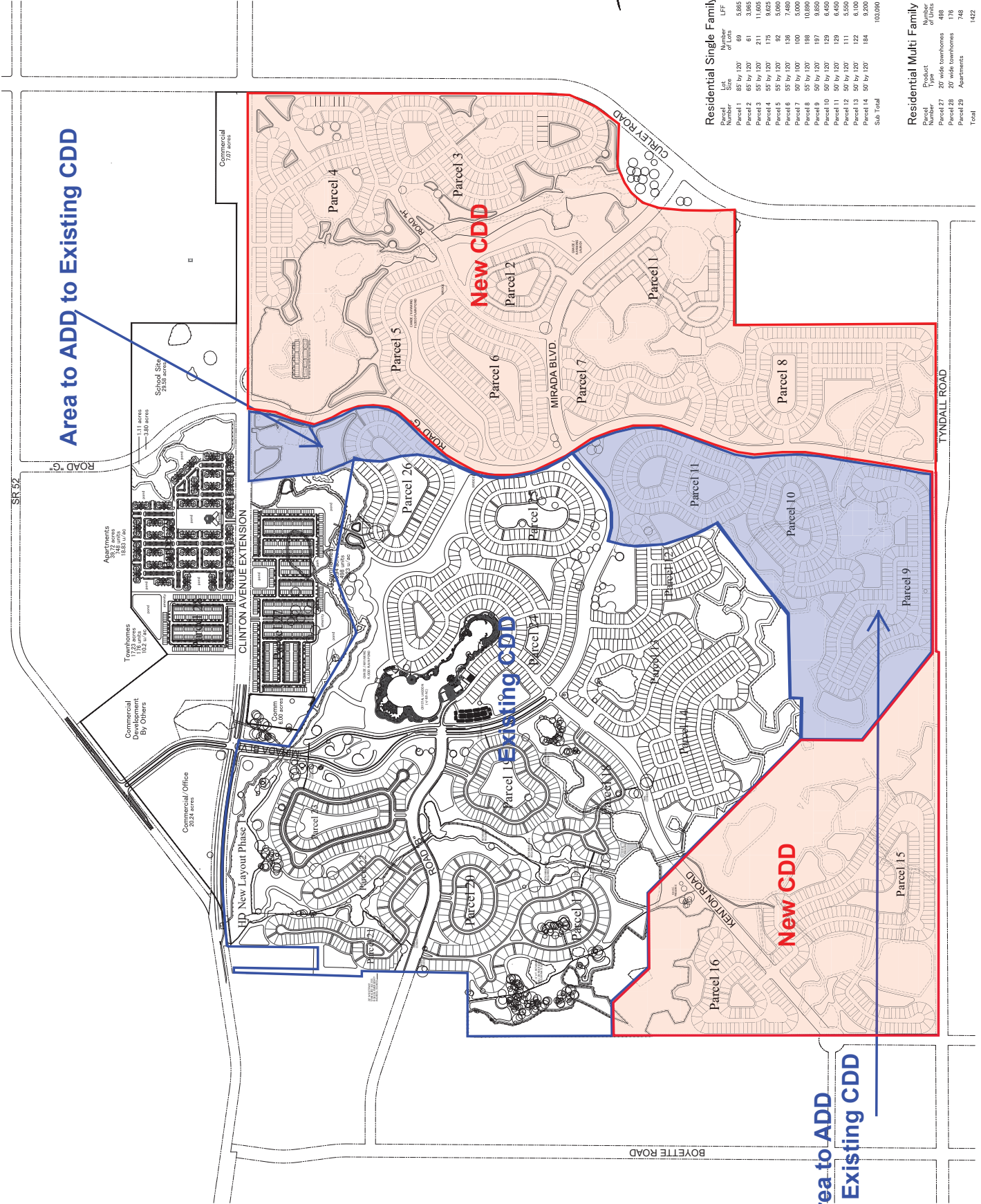
Area to ADD to Existing CDD

Area to ADD
to Existing CDD

Existing CDD

New CDD

New CDD



Residential Single Family LFF Data

Parcel Number	Parcel Size	LFF	Number of Units
Parcel 1	85 by 120	5,885	248
Parcel 2	65 by 120	3,885	92
Parcel 3	55 by 120	11,885	82
Parcel 4	55 by 120	9,825	72
Parcel 5	55 by 120	5,080	105
Parcel 6	55 by 120	5,080	82
Parcel 7	55 by 120	5,080	82
Parcel 8	55 by 120	10,880	58
Parcel 9	55 by 120	9,850	118
Parcel 10	55 by 120	129	252
Parcel 11	55 by 120	6,450	120
Parcel 12	55 by 120	5,550	96
Parcel 13	55 by 120	6,100	120
Parcel 14	55 by 120	9,200	184
Sub Total		103,090	
Total		72,070	178,460

Residential Multi Family Data

Parcel Number	Product	Number of Units
Parcel 27	20 side townhomes	178
Parcel 28	20 side townhomes	748
Parcel 29	Apartments	1422
Total		

Preliminary
Site Plan



Mirada
Cannon Ranch LLC

Date:
5/27/16



MIRADA CDD

Bond Anticipation Note - Report of the District Engineer
September 26, 2019

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES WITHIN EXPANSION AREAS

Mirada Community Development District
Construction Cost Estimate of Public Improvements and Community Facilities

<u>Improvement Category</u>	<u>Total</u>
Construction Management, Design and Permitting Fees	\$4,242,120
Water Management and Control	\$3,918,000
District Roads	\$3,451,760
Water Supply	\$673,200
Sewer and Wastewater Management	\$1,742,480
Undergrounding of Electric	\$400,000
Landscape/Irrigation/Hardscape/Pedestrian Trails	\$1,000,000
Contingency	\$541,520
TOTAL	\$15,969,080

MIRADA
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT
FOR THE EXPANSION AREA
FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS

October 1, 2019

Prepared by

DPFG Management & Consulting LLC
250 International Parkway, Suite 280
Lake Mary, FL 32746

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT FOR BOUNDARY EXPANSION**

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THE DISTRICT

General Background

The Mirada Community Development District (the “**District**”) was established by Pasco County Ordinance #16-07, effective April 27, 2016. The boundaries of the District were amended by Ordinance #18-32, which was approved by the Board of County Commissioners of Pasco County, Florida, (the “**County**”) on August 7, 2018 and became effective August 14, 2018. As a result, the District’s boundaries were expanded by the addition of two parcels containing a total of 205.16 acres and removed a small parcel which consisted of 1.41 acres (the “**Boundary Expansion**”) for a net boundary increase of approximately 203.75 acres. After the boundary amendment, the District’s boundaries now encompass a total of 879.718 acres for which it is authorized to manage and finance the delivery of basic community infrastructure services.

In order to fund the delivery of basic community infrastructure services, the District previously levied and imposed special assessments on benefitted properties (the “**Special Assessments**”) as described in Resolution 2016-27 and set forth in the Master Assessment Methodology Report, dated August 2, 2016. The allocation of Special Assessments under such methodology is generally predicated on the development of the types and amounts of land uses and lots identified therein (the “**Anticipated Development Program**”). However, it is possible that there will be changes in the Anticipated Development Program, including but not limited to, changes in the amounts of lots, amendments to the District boundaries which result in an increase or decrease in net assessable acreage, or additional land uses and/or lot types being developed. In the event of any such change in the Anticipated Development Program, it may be necessary to adjust the assignment of Special Assessments.

Purpose of this Methodology Report

As a result of the Boundary Expansion, the District undertakes proceedings pursuant to Chapters 170 190, and 197, Florida Statutes to levy and impose Special Assessments on the areas added to the District. Toward that end, this report provides a master assessment allocation methodology for the Boundary Expansion area based on prior special assessment proceedings described in Resolution 2016-27 and set forth in the Master Assessment Methodology Report, dated August 2, 2016 (the “**Master Methodology Report**”). Accordingly, it analyzes the benefits derived from the District’s public infrastructure program, as described in the Report of the District Engineer, dated

September 26, 2019 (the “**Expansion Area Project**”). Then, it determines the fair and equitable allocation of the benefits through the levy and allocation of non-ad valorem special assessments on benefitted properties added to the District by the Boundary Expansion (“**Assessment Area Four**”). Those non-ad valorem special assessments are pledged to secure the funding of the Expansion Area Project. This report is designed to conform to the requirements of Chapters 170, 190, and 197, Florida Statutes, and the District’s prior assessment proceedings. The District plans to issue bonds to finance portions of the Expansion Area Project as development progresses. The District will deliver a supplemental assessment methodology report associated with each bond issuance describing the phase of the development and improvements to be funded.

EXPANSION AREA PROJECT FINANCING AND BENEFIT ALLOCATION

The Boundary Expansion added land for development of approximately 449 lots and associated public infrastructure. To advance development of the added land in the District, the District plans to finance the construction of the Expansion Area Project thru the issuance of multiple series of bonds. The bonds will be secured by and payable from the levy of the Special Assessments collected from property that benefits from the public improvements constructed with proceeds from the bond issues. The amount of the Special Assessment is based on mathematical formulas that consider benefit from the bond funded infrastructure.

The preliminary land use plan describes the development of the land with final build-out anticipated to include a total of 449 residential dwelling units to be constructed on lots of varying frontage along a street within Assessment Area Four. Customarily in the land development industry, residential lots are sold and bought in the market in standard lot width categories pursuant to purchase contracts, as opposed by exact lot width measurements of the street front footage or the size of such lot shown on a future plat map (this concept is referred to as “**Product Type**” herein). The table below sets forth the lot mix anticipated for Assessment Area Four.

Table 1. Assessment Area Four Anticipated Lot Mix

Product Type	Lots
TH	50
50'	269
60'	130
Total	449

Infrastructure Project

The Expansion Area Project contains improvements that benefit all assessable units within Assessment Area Four. Accordingly, the Special Assessments levied in connection with the Expansion Area Project will be levied on all lots planned within Assessment Area Four. The Expansion Area Project is estimated to cost approximately \$15.97 million. A summary of the estimated costs of the Expansion Area Project, as shown in the Engineer's Report, is set forth in the following table.

Table 2. Estimated Expansion Area Project Costs

Improvement Category	Total
Engineering Design, Permitting, Surveying, Testing	\$1,401,120
Consultant /Management Fees	\$964,200
Storm Water Management	\$3,918,000
Roads	\$3,451,760
Potable Water	\$673,200
Sanitary Sewer	\$1,742,480
Dry Utilities Trenching	\$400,000
Landscaping/Irrigation/Hardscape/Pedestrian Trails	\$1,000,000
Permit Fees	\$1,876,800
Contingency	\$541,520
Total	\$15,969,080

The proposed issuance of multiple series of bonds is anticipated to fund a portion or all of the costs associated with the development of Assessment Area Four which is planned for a total 449 lots. The developer will covenant through a completion agreement to be entered into at the time of closing on each series of bonds to complete the Expansion Area Project to the extent any portions of the same are not funded with the net proceeds of each bond issue.

Benefits

Pursuant to the findings set forth during prior special assessment proceedings, there are generally two special benefit categories that account for the logical relationship between the components of the Expansion Area Project and the benefit accruing to the real property within the District:

1. Uniform benefits.
 - a. This category includes Expansion Area Project components that provide unquantifiable but objective equal benefits to properties. The properties will enjoy equal benefits from or access to Expansion Area Project components regardless of Product Type or any other factors.
 - b. Examples include:
 - i. Flood prevention or storm damage reduction through a stormwater management system.
 - ii. Equal access to roads and pedestrian trails during equal time periods.
2. Variable benefits.
 - a. This category includes Expansion Area Project components that provide quantifiable benefits to properties. The properties will enjoy the benefits from components based on the sizing of the components, the expected usage of the components by the property, and the specific Product Type (which inherently captures other factors such as lot size, units per parcel, street front footage).
 - b. Examples include:
 - i. Larger properties and Product Types or different density development will be able to be developed and permitted since specifications of the Expansion Area Project components, such as stormwater runoff capacity, will be specifically designed to accommodate variable properties that might not have been included if there was just one benefitted property or Product Type.
 - ii. Larger properties and Product Types will end up using and thus benefitting proportionally more from certain Expansion Area Project components, such as water and sewer utilities.

By their very nature most components of Expansion Area Project will fit into both benefit categories. Although benefit categories are more valuable in analyzing special benefits where there will be a mixed land use development pattern or separate and distinct assessment areas (neither of which are currently proposed), they are nonetheless still helpful in illuminating in more detail the special benefits that will accrue to the real property with the District. The Expansion Area Project will improve and secure road access, provide enhanced storm protection and the requisite drainage system, provide essential utility connection points, provide subdivision identity and aesthetics, provide recreational and enjoyment opportunities, and protect and enhance the market value and marketability of properties with the District and will thereby create special benefits for those properties.

Assessment Allocation

As discussed above, components of the Expansion Area Project will provide benefits on a mix of uniform and variable basis to all Product Types. Since the lands of Assessment Area Four are currently undeveloped, residential development is the only type of land use planned for within the District, all components of the Expansion Area Project will benefit all Product Types in some fashion, and the benefits are not dependent on the proximity to the Expansion Area Project (since the District ultimately provides an inter-connected system of public improvements), there is no reason to create complicated layers to compute the Special Assessments. Instead, to allocate the Special Assessments in a systematic manner that accounts for the logical relationship between the components of the Expansion Area Project and the benefits accruing to properties within the District, the allocation methodology as described in Resolution 2016-27 and set forth in the Master Methodology Report which is based on Equivalent Residential Units (“**ERU**”) will fairly and reasonably apportion the benefits of the Expansion Area Project across the benefitted lands within the District. Accordingly, the methodology herein allocates the Special Assessments to such residential Product Types based upon the benefits derived from the Expansion Area Project and apportioned such benefit based on Product Types using a similar manner of allocation as the Master Methodology Report. This report also utilizes Expansion Area Project costs as a proxy value for benefit and allocates the Special Assessments based on the Product Types in a similar manner of allocation as the Master Methodology Report. Such ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefitted properties for special assessments levied by community development districts. ERUs provide an objective and reasonable process to quantify the benefits that different Product Types will receive from the Expansion Area Project in terms of equivalent assigned value. ERUs blends the special benefit categories into an easy to understand and administer system that is not dependent on subjective data or rationalizations. This ERU ranking is the basis upon which the benefits to other Product Types are measured. The advantage to an ERU structured methodology includes the ability to assign identical benefits to generally uniform sized Product Types or similarly used properties (e.g., all lots within the fifty-foot Product Type are assigned 1.0 ERU irrespective of home size or phase) or assign different ERUs to reflect different land uses (e.g., residential versus non-residential).

Residential lots with a marketable street frontage of 50' are currently anticipated to be the most common Product Type within the District. As such, and in accordance with the Master Methodology Report, the 50' Product Type provides the base ERU benefit and has been assigned a value of 1.00 ERU. All other Product Types will be ranked and assigned a value based upon a comparison of that Product Type's street frontage size to that of a 50' Product Type. In the event that multi-family units are constructed, it is anticipated that such units would be assigned a different ERU value based on proposed construction plans.

Applying the ERU concept to the Product Types in lieu of actual or platted front footage allows for the District to create a more uniform, easier to understand, and cost-effective methodology that apportions the Special Assessments in a fair and reasonable manner. Attempting to forecast actual or platted front footage may cause unintended consequences and is too rigid for undeveloped properties to reasonably accommodate small discrepancies in the development process, irregularly shaped lots, or other circumstances outside the control of the District. Those consequences may result in a wide spectrum of Special Assessments that would be burdensome to administer and cause undue frustration to future home owners who specifically bought into a master planned community that is intended to be uniformly developed.

In connection with the Expansion Area Project, as of this date, the developer has informed the District that it plans to construct 449 lots of varying sizes in addition to those lots planned for prior to the Boundary Expansion, as shown in the table below, which represents a total of 455.0 ERUs.

Table 3. Proposed Product Type Mix and ERU Assignment

Lot Product Types	# of Lots Added	Assigned ERU	Total ERU
TH	50	0.60	30.00
50'	269	1.00	269.00
60'	130	1.20	156.00
Total	449		455.00

EXPANSION AREA PROJECT BOND FINANCING PROGRAM

For purposes of this report, the bond principal amount and associated maximum annual debt service assessments ("MADS") have been sized based on funding all of the Expansion Area Project costs described in the Engineer's Report and adjusted for allowable bond financing costs

including capitalized interest, reserves and costs of issuance. These bond principal amounts represent a maximum bonding amount. The developable properties within Assessment Area Four will constitute the properties on which the Special Assessments are levied to repay the bonds. These properties include those which will be developed into the planned 449 residential units. The following table sets forth an estimated sources and uses of the bonds for the maximum bonding amount to finance all of the Expansion Area Project costs.

Table 4. Estimated Maximum Sources and Uses of Funds

Sources	Total	Percent of Total
Bond Proceeds - Par	\$22,015,000	100%
Uses		
Acquisition and Construction Account	\$15,969,080	72%
Debt Service Reserve Fund	\$1,905,180	9%
Capitalized Interest	\$3,302,250	15%
Cost of Issuance	\$400,000	2%
Underwriter's Discount	\$440,300	2%
<i>rounding</i>	-\$1,810	0%
Total Uses	\$22,015,000	100%

Assessment Levy and Collection

Each fiscal year, the District will certify for collection the Special Assessments in connection with the MADS, or Special Assessment Requirement (as defined herein), for each bond series. The following table summarizes the estimated MADS requirement for all phases of development.

Table 5. Maximum Annual Debt Service¹

Phases	Lots	Total ERU	Total MADS	MADS/ERU
All	449	455.00	\$1,905,180	\$4,187

Prior to recordation of a subdivision plat map, the Special Assessments and debt will be allocated to each property, as described by FOLIO or legal description, based on acreage. Upon recordation

¹ Excluding County collection charges and early payment discount.

of a subdivision plat map the Product Types are determinable, and the Special Assessments will then be levied on the individual lots based on the ERU assigned to each lot.

ASSESSMENT ALLOCATION STANDARDS

Standard

There are two requirements for a valid special assessment that is made pursuant to District legislative authority: (1) the property assessed must derive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. Section 170.02, Florida Statutes, states “Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.”

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District may benefit from the Expansion Area Project, such benefits are incidental. The facilities in the Expansion Area Project meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

Methodology

This benefit and allocation approach is based on the principle that dwelling units on a similar Product Type will receive a relatively equal and direct benefit from the Expansion Area Project. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each public improvement system and function provided by the District. The benefits are quantified and assigned to lots based on construction timing, phasing, and costs.

An assessment methodology based on ERUs provides a way to allocate the benefit that various Product Types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-foot (50') wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates Special Assessments on platted property in a proportionate manner based on generally uniform Product Types as indicated on the subject recorded plat map. Special Assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on a per acreage basis. In sum, the Special Assessments are fairly and reasonably allocated among properties that receive the special benefits based on Product Types for platted properties and acreage for un-platted properties; for example, upon plat map recordation, the Special Assessments per Product Type are generally uniform for each benefitted lot.

Special Benefits

As described above in the present case, the financing program will enable the District to provide for the construction and/or acquisition of the Expansion Area Project. Such public improvements will provide direct benefit for the utilization of the properties within Assessment Area Four, will substantially enhance the use and enjoyment of the benefitted residential properties, and will increase the value and marketability of the benefitted residential properties. These benefits flow proportionately over all benefitted properties in Assessment Area Four. The District will apply the assessment methodology to the financing program relating to the Expansion Area Project. All residential units in Assessment Area Four will proportionally benefit from the construction of the Expansion Area Project.

Rates

A rate and method of apportionment of Special Assessments is attached as Appendix 1. The developer may decide to re-adjust Product Types within the District in order to meet market demand. Changes in Product Types may or may not trigger a density “true-up” obligation depending on whether or not the revised product mix, consistent with the terms of the assessment allocation methodology, is able to absorb the Special Assessments that were originally planned to be levied under the existing development plan outlined at the time of the actual bond issuance.

At time of bond issuance, the true up obligation is described in the supplemental assessment methodology report. The supplemental assessment report anticipates a mechanism by which the

landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the Special Assessments allocated and the liens imposed pursuant to adopted resolutions, the amount of such payments being equal to the par debt that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees as described in the supplemental assessment report (which payments shall collectively be referenced as the “**True-Up Payment**”). The true-up obligation, as described herein and in each supplemental assessment resolution, constitutes a part of the Special Assessments and is enforceable as part of the Special Assessment liens. Additionally, the landowner at the time of the bond issuance and the District intend to enter into an agreement to confirm landowner’s intentions and obligations to make any and all True-Up Payments related to the Special Assessments.

In the event Undeveloped Property (“**Transferred Parcel**”) is sold to a third party not affiliated with the landowner, the Special Assessments will be assigned to that Transferred Parcel based on the maximum total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately actually platted. These total assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

The District reserves the right to reallocate the Special Assessments in the event that the Expansion Area Project is not completed as anticipated or for other circumstances that may legally require such a reallocation, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

PRELIMINARY ASSESSMENT ROLL AND COLLECTION

A Preliminary Assessment Roll is attached in the Appendix.

CONCLUSION

The acquisition and construction of the Expansion Area Project using bond proceeds will be utilized for common District purposes. These assessments will be levied over all benefited

properties on a fair and equitable basis as described herein. The benefited properties will receive benefits in excess of the allocated assessments. Accordingly, the Expansion Area Project is an appropriate District project that will significantly benefit the properties and enhance the District.

Special Benefit

The Project will provide special benefits to parcels within the District. The parcels will receive special benefits because the subject Expansion Area Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Expansion Area Project yield benefits to parcel owners in terms of meeting basic public infrastructure needs and increasing property values.

Assessment Apportionment

The Special Assessments are fairly and equally apportioned over all the benefited properties of Assessment Area Four. The benefits, using Expansion Area Project costs as proxy for benefit, are quantified and assigned to parcels based on Product Types. The District assigned an ERU value and ranking to the expected Product Type on the basis that a lot with marketable frontage that falls within the fifty-foot (50') Product Type category receives the value of 1.0 ERU.

Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the Expansion Area Project against lands in the District. As a result of the Expansion Area Project, properties in the District receive special benefit and increase in value. Based on the premise that the benefits from the District's Expansion Area Project make the properties useful for residential use, more accessible and valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands within the District. The benefits will be equal to or in excess of the Special Assessments thereon when allocated.

Best Interest

The District provides for delivering the Expansion Area Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Expansion Area Project at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

APPENDIX 1 - RATE AND METHOD OF APPORTIONMENT OF SPECIAL ASSESSMENT

The Special Assessments shall be levied on all parcels within Assessment Area Four that benefit from the Expansion Area Project and will be collected each fiscal year in an amount determined by the District through the application of this rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

A. Definitions

The terms hereinafter set forth have the following meanings:

"Appraiser's Parcel" means a Lot or parcel shown in Pasco County appraiser's parcel map, or included or includable in Pasco County's non-ad valorem assessment roll designated by folio or PIN.

"District Debt" means bonds or other debt issued by the District, which are secured by the levy of Special Assessments of the District.

"Developed Property" means all Taxable Property for which the Pasco County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the District, or a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities.

"ERU" means a way to quantify different land use types in terms of their equivalence to a fifty-foot (50') wide lot Product Type, which is defined as 1.0 ERU.

"Fiscal Year" means the period starting October 1 and ending on the following September 30.

"Lot" means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

“Property Owner Association Property” means any property within the District boundaries that is owned by a property owner association, including any master or sub-association.

"Public Property" means any property within the District boundaries that is, at the time of the District formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

"Special Assessments" means the Special Assessments levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the District to fund the Special Assessment Requirement.

“Special Assessment Requirement” means that amount determined by the District’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the indenture.

"Assessable Property" means all of the Appraiser's Parcels within the boundaries of the District that are not exempt from the Special Assessment pursuant to law or as defined below.

"Undeveloped Property" means, for each Fiscal Year, all Assessable Property not classified as Developed Property, such as vacant acreage or similar property use codes as determined by the District.

B. Assignment of Land Use Categories and of ERU

Each Fiscal Year using the definitions above, all Assessable Property within each phase of the District shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below.

C. Annual Maximum Special Assessment Requirement

Refer to the Appendix for details on the bond sizing. The estimated maximum annual debt service (MADS), or Special Assessment Requirement, to fund all of the Expansion Area Project costs is presented in the following table.

Table 6. Estimated Special Assessment Requirement (MADS)

Special Assessment Requirement	Maximum \$ Amount (excl. County charges and early payment)
All Bond Series	\$1,905,180

D. Special Assessment Rate**1. Developed Property in All Phases**

After recordation of a Plat Map, the Special Assessments are allocated as illustrated in the following table.

Table 7. Assigned ERU, Maximum Debt and MADS Allocation for Developed Property

Lot Product Type	Lots	ERU	Total ERU	% ERU	Par Amt.	Par/Lot	MADS	MADS/Lot
TH	50	0.60	30.00	6.59%	\$1,451,538	\$29,031	\$125,616	\$2,512
50'	269	1.00	269.00	59.12%	\$13,015,462	\$48,385	\$1,126,359	\$4,187
60'	130	1.20	156.00	34.29%	\$7,548,000	\$58,062	\$653,204	\$5,025
Total	449		455.00	100.00%	\$22,015,000		\$1,905,180	

2. Undeveloped Property**a) District Debt Allocation**

Prior to recordation of a Plat Map, the District Debt is allocated per acre as illustrated in the following table.

Table 8. Assigned ERU, Maximum Debt and MADS Allocation for Un-Developed Property

Property	Total Lots	ERU	Total Acreage (Ac)	Par Amt.	Par / Ac	MADS	MADS / Ac
All Phases	449	455.00	203.75	\$22,015,000	\$108,049	\$1,905,180	\$9,351

E. Method of Apportionment of the Special Assessment

Each Fiscal Year, the District shall levy the Special Assessments in Assessment Area Four as follows:

First (Developed Property): The Special Assessment shall be levied proportionately on each Appraiser's Parcel of Developed Property in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1 for each particular phase, or subdivision.

Second (Undeveloped Property): If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Special Assessment shall be levied proportionally on each Appraiser's Parcel of Undeveloped Property at up to 100% of the Assigned Special Assessment rate for Undeveloped Property as determined pursuant to Section D.2 for each particular phase.

Third – True Up: If additional monies are needed to satisfy the Special Assessment Requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the trustee, for deposit into the redemption account, the total bond principal amount for the difference between the Special Assessment Requirement and the special assessment revenue generated after the first two steps have been completed (the “**True Up Obligation**”). The true up obligation will be described in a separate agreement as part of the bond documents.

Refer to the Appendix for a preliminary assessment roll illustrating the initial levy of the Special Assessments in accordance with the method of apportionment described above.

E. Manner of Collection

The Special Assessments shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes once parcels are platted. The District intends to directly collect Special Assessments on un-platted parcels, and, to the extent permitted by the applicable indenture and in the District's discretion, for bulk ownership of platted lots. Note that the Special Assessments securing each bond series may be made payable in no more than 30 yearly installments.

**APPENDIX 2 - ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT
ALLOCATION**

As described above the total benefits will be, of course, the completed public infrastructure with estimated costs in the amount of \$15.97 million. The following tables allocate the Expansion Area Project costs, which are used as a proxy for benefit. Refer to Engineer's Report for cost details.

Table 9. Expansion Area Project Costs and Benefit Allocation

Lot Product Type	Total Units	ERU	Total ERU	% ERU	Total Cost (as proxy for benefit)	Benefit Per Unit
TH	50	0.60	30.00	6.6%	\$1,052,906	\$21,058
50	269	1.00	269.00	59.1%	\$9,441,060	\$35,097
60	130	1.20	156.00	34.3%	\$5,475,113	\$42,116
Total	449		455.00	100.0%	\$15,969,080	

APPENDIX 3 - PRELIMINARY ASSESSMENT ROLL

The following table shows the preliminary assessment roll. Refer to the legal description of the District for a complete depiction of the District's boundaries.

Table 10. Preliminary Assessment Roll

Parcel Area Identification /(b)	Owners/(b)	Acreage (a)	Total District Debt /(c)	Total MADS /(d)
Refer to legal description of the District in Appendix 4	CR Pasco Development Company LLC; CRCG One LP; CRCG Two LP	203.75	\$22,015,000	\$1,905,180

Footnote:

(a) Estimate based on legal description at time of establishment of the District. Acreage includes lowlands.

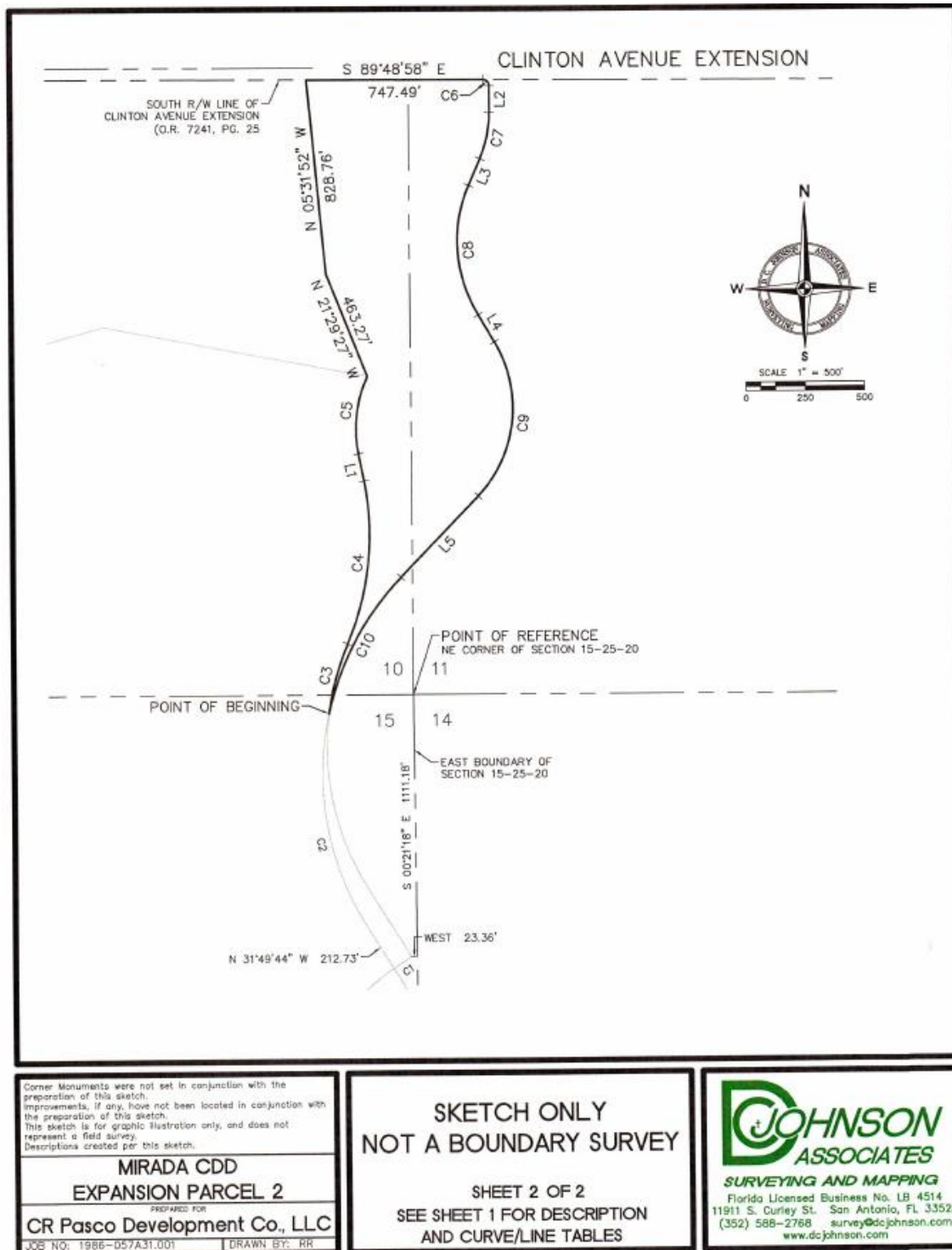
(b) Owner information per County records. There are multiple Parcel IDs associated with the District.

(c) The Special Assessments will remain levied against Undeveloped Property on an equal acreage basis until the Assessable Property is platted.

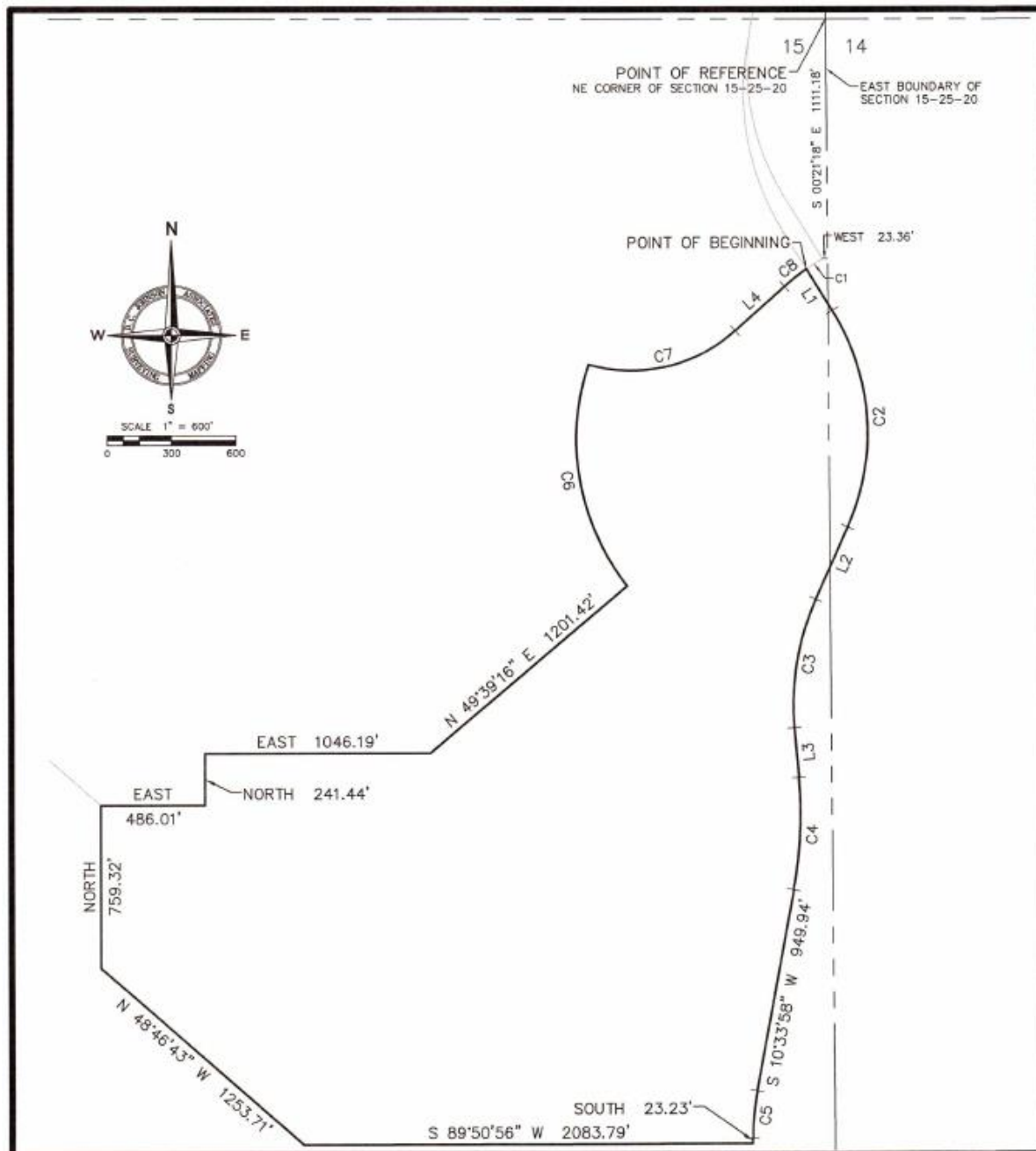
(d) Excluding Pasco County collection charges and early payment discounts.

APPENDIX 4 – COMPOSITE BOUNDARY SKETCH

First Expansion Parcel



Second Expansion Parcel



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**MIRADA CDD
EXPANSION PARCEL 1**

PREPARED FOR
CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001 DRAWN BY: RR

**SKETCH ONLY
NOT A BOUNDARY SURVEY**

**SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION
AND CURVE/LINE TABLES**

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