

*Canopy Community
Development District*

Agenda

July 10, 2018

AGENDA

Canopy

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 3, 2018

**Board of Supervisors
Canopy Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Canopy Community Development District will be held **Tuesday, July 10, 2018 at 11:00 AM at the Dorothy B. Oven Park, 3205 Thomasville Road, Tallahassee, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the June 5, 2018 Meeting
4. Presentation of Master Engineer's Report: Greenman-Pedersen, Inc.
5. Presentation of Amended Master Special Assessment Methodology Report: Governmental Management Services – Central Florida, LLC
6. Consideration of Resolution 2018-10 Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements, Declaring the Total Estimated Cost of the Improvements; the Portion To Be Paid By Assessments, and the Manner and Timing In Which the Assessments Are To Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Role; Addressing the Setting of Public Hearings; Providing for Publication of This Resolution; and Addressing Conflicts, Severability and an Effective Date and Mailed and Published Notices
7. Consideration of Resolution 2018-12 Supplemental Assessment Resolution (*provided under separate cover*)
8. Consideration of Other Financing Related Matters
9. Consideration of Acquisition Series 2018 Project Improvements
10. Consideration of Addendum No. 1 and Update Regarding Construction Related Matters for Canopy Units 4 and 5 Infrastructure
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Request #9
12. Other Business
13. Supervisors Requests
14. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers

¹ Comments will be limited to three (3) minutes

must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes of the June 5, 2018 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is the presentation of the master engineer's report from Greenman-Pedersen, Inc. A copy of the report is enclosed for your review.

The fifth order of business is the presentation of the amended master special assessment methodology report from Governmental Management Services – Central Florida, LLC. A copy of the report is enclosed for your review.

The sixth order of business is the consideration of Resolution 2018-10 declaring special assessments; designating the nature and location of the proposed improvements, declaring the total estimated cost of the improvements; the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid; designating the lands upon which the assessments shall be levied; providing for an assessment plat and a preliminary assessment role; addressing the setting of public hearings; providing for publication of this resolution; and addressing conflicts, severability and an effective date and mailed and published notices. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of Resolution 2018-12 supplemental assessment Resolution. A copy of the Resolution will be provided under separate cover.

The eighth order of business is the consideration of other financing related matters. There is no back-up material.

The ninth order of business is the consideration of acquisition series 2018 project improvements. Back-up material is enclosed for your review.

The tenth order of business is the consideration of addendum No. 1 and an update regarding construction related matters for Canopy units 4 and 5 infrastructure. A copy of the addendum is enclosed for your review.

The eleventh order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the balance sheet and income statement for review. Section 2 includes Funding Request #9 for ratification. A copy of the Funding Request and supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Darrin Mossing
District Manager

CC: Jennifer Kilinski, District Counsel
Alan Wise, District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
CANOPY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, June 5, 2018 at 11:00 a.m. at Dorothy B. Oven Park, 3205 Thomasville Road, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman
John "Al" Russell	Assistant Secretary
Colson Hosford	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Jennifer Kilinski	District Counsel
Jennings Cooksey	Hopping Green & Sams
Alan Wise	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Appointed Board Member

Mr. Mossing stated Mr. Hosford is here and has taken the Oath of Office.

As a Board Member you are entitled to \$200 per meeting, do you accept or waive that compensation?

Mr. Hosford stated I waive compensation.

Mr. Mossing stated there is a Form 1 Statement of Financial Interests that you need to file within 30 days with the Supervisor of Elections in the County in which you reside. There is a

guide to the Sunshine Amendment. You are a public official and you are not supposed to talk to other Board Members outside of a publicly noticed meeting about any business that may come before this Board. You can talk about anything else but not District related business.

Ms. Kilinski stated the two big things are public records so if you keep agenda packages for example then keep those separate from your other matters in the event we have a subpoena for records you don't have your personal or business items mixed with your District items. Alternatively, you can give that back to Darrin and he can destroy that for you. The same with emails it may be worth setting up a separate email account for yourself that will only relate to District business. You will have correspondence from District Management or otherwise go to that email account so if there was a subpoena for records that would be separate from your business or personal account. The second thing is the sunshine law particularly as we have a growing community you want to be very careful about talking about anything that may either come before the Board or is currently pending before the Board with any of the other Board Members. Significant fines even jail time has been ordered by the Commission on Ethics so it is something we take very seriously and if you have any questions don't hesitate to contact us.

B. Consideration of Resolution 2018-06 Electing Assistant Secretary

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor Resolution 2018-06 electing Mr. Hosford as an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 1, 2018 Meeting

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor the minutes of the May 1, 2018 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-08 Extending the Terms of Office of all Current Supervisors

Mr. Mossing stated when this District was created it resulted in our elections held every two years that converts to a general election falling in odd numbered years. The legislature has

encouraged governmental agencies to make those changes to the even numbered years and that is what this resolution accomplishes.

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor Resolution 2018-08 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-09 Approving the Fiscal Year 2019 Budget and Setting a Public Hearing

Mr. Mossing stated next is Resolution 2018-09 approving the Fiscal Year 2019 budget and setting the public hearing. We are asking the Board to approve this budget to start our budget process, we will continue to discuss this budget between now and our recommended public hearing date of September 4, 2018 to formally adopt it. You can make changes to the budget as deemed necessary. In our first year of using the Tax Collector to collect a portion of our assessments we will need to do a mailed notice 21 days prior to our public hearing date. It gets mailed to all property owners as listed on the records from the Property Appraiser's office notifying them of this public hearing, that we are going to adopt the budget and levy assessments. It is a lengthy, detailed notice.

Mr. Asbury stated you have the individual owners who are living there and all lots that are not owned I have to pay based on individual rate.

Mr. Mossing stated the way we have this budget structured right now, which is subject to change, is the proposed budget for the 87 platted lots and 6 unplatted lots. Assuming this budget was adopted it would result in \$808.23 being placed on individual lot owners property tax bill for O&M November 1 and if they pay by November 30, they get a 4% discount on that amount. Assuming we issue bonds and there is a debt assessment it will be added to that. On vacant property we have taken the administrative portion of the budget that is proposed to be \$121,134 and divided that over 1,001.5 assessable units and the platted lots portion will be in the \$808.23 and the remaining property will be assessed for the difference, the \$109. We would send a bill with a payment plan, usually 50% due November 1, 25% due February 1 and 25% due May 1 for the direct assessments. The 93 platted lots follow the Tax Collector provisions and collections. The balance of the budget, whatever is not covered by those assessments will be a deficit funding agreement with the developer, which is the way we are currently operating.

We are asking for a motion to approve the resolution that approves the budget, starts the process and this budget will be transmitted to the local government authorities after this meeting.

The public hearing will be September 4, 2018 and 21 days before that budget hearing we pretty much have to have this budget finalized in form and we will set the assessments based on that budget, do a mailed notice to all property owners and have a public hearing. You can still change the budget at that public hearing, but you can't raise the assessment levels.

Mr. Russell stated this only applies to the single-family lots.

Mr. Mossing stated yes, it is all residential property and the religious facility.

Mr. Hosford stated then the commercial in the middle is not within the District.

Mr. Russell stated I didn't think it was.

Mr. Hosford asked is the .5 assessable units the church? We will have 1,001 homes plus the church.

Mr. Asbury stated the church would be exempt, wouldn't it?

Ms. Kilinski stated you can make findings, which this Board may eventually want to do to exempt the church from operation and maintenance assessments. You make annual findings when you go to levy that assessment, but it is not automatically exempt.

Mr. Asbury asked right now they pay half of a residential lot?

Ms. Kilinski stated yes.

Mr. Asbury stated they are paying under \$1,000.

Mr. Wise stated they are happy with that, they love all the amenities and being able to be next to the trails.

Mr. Mossing stated as proposed it is \$175,000 of assessments will come in, any expenditures above that amount will be funded by the developer. These are our best estimates based upon a typical project of this nature.

Ms. Kilinski stated this will be provided to the City and County and it is for informational purposes required by statute. I have never seen a City or County provide any comment or feedback on a budget and we wouldn't anticipate that here but if you change it, it is not a problem and you don't have to re-transmit it.

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor Resolution 2018-09 approving the Fiscal Year 2019 budget and setting the public hearing for September 4, 2018 at this location was approved as revised.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-10
Supplemental Assessment Resolution**

EIGHTH ORDER OF BUSINESS

**Consideration of Other Financing Related
Matters**

NINTH ORDER OF BUSINESS

**Consideration of Acquisition of Series 2018
Project Improvements**

On MOTION by Mr. Russell seconded by Mr. Hosford with all in favor items seven, eight and nine were tabled for a future meeting.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-11
Approving Request for Proposal Documents
for Units 4/5 Infrastructure Project and
Authorization to Bid Construction Services**

Mr. Mossing stated next is Resolution 2018-11 approving request for proposal documents for units 4/5 infrastructure project and authorization to bid construction services.

Ms. Kilinski stated I can talk about the legal structure of the bid package you have and Alan can give you specificity regarding the actual project. The resolution will approve in substantial form the RFP package in the agenda package. Specifically, what we want to call the Board's attention to is the evaluation criteria. You are approving the instructions, the draft advertisement and specifically the evaluation criteria. This evaluation criteria will be used by you as a Board to make a decision on proposals the District receives in response to its advertisement. A District, as a unit of government, has to bid out construction projects that exceed \$385,000. You have to have public advertisement, if it is anticipated to exceed \$500,000 it has to be bid for 30 days from the time the advertisement goes out until the Board considers the proposals. We would like to get that advertised sooner rather than later. Alan can talk about the specificity of the project. The evaluation criteria will drive your review of those proposals. What we have presented in your agenda package as staff recommendation, and you are free to change the point thresholds, is: 20 points for personnel and you would think about their geographic location, key players and personnel, how well they are staffed, that sort of thing, 25 points for experience and available equipment so this category includes experiences with actual CDD construction, development of that actual project, past performance on a project, 20 points for understanding the scope of work so it is the responsiveness of how they are going to approach the project, the schedule and timing,

15 points for schedule and 20 points for price, that is largely a straight mathematical calculation based on their schedule and reasonableness of the bid.

Mr. Russell stated this is one that we tweaked before.

Ms. Kilinski stated this is a little different than the last one, it is a little bit broader in scope, we put more emphasis on personnel, experience, understanding the scope than schedule and price. This isn't going to be funded by an interlocal agreement with Blueprint this is just the District's project and it has different components than Dove Pond, which was a very specific, special kind of project.

Mr. Russell stated it worked so far with the system we had set up, right.

Mr. Wise responded yes, successfully. The understanding of the scope of work is something I would like to mention. Whenever we have these received and you are beginning to look at them, things I look for when I review is not necessarily saying I have to construct a road and sewer and water but things that stick out are whatever they say, here are the pitfalls of this project. Everybody knows on the surface what the project is going to be but the understanding of the way applicants typically stand out to me is whenever they say, the general scope of the work is described I don't need to regurgitate that to you but here is a difficulty, here is a difficulty and here is how we are going to handle it. Whenever you see understanding scope of work, someone regurgitating the scope isn't necessarily as effective as someone who will actually point out there is a specific challenge and here is how we are going to approach it.

This is a much broader scope of work, there is water, sewer, stormwater, landscaping, grading, and pump station so it is a big, broad project and it justifies the scoring relative to what we did with the pond because that was a very specific project.

Mr. Asbury asked it will be the Board scoring?

Mr. Wise responded yes. We will receive multiple copies of proposal from the contractors and we will pass those out to you. I will go through and make sure that they have submitted all the required documents and then you will read the content and score and weigh and rank and consider based on the content and this evaluation criteria. Schedule and price is just math and there is no subjectivity to that.

Ms. Kilinski stated we can do that math for you. We will give you a spreadsheet that has that calculated. You can rely on staff to some extent.

Mr. Wise stated feel free to reach out to us if you have questions in your review of the bids. If the Board approves this we intend to advertise beginning this Friday, for at least 30 days and there is a good chance that we will not have the final permit necessary to go to construction before the end of that 30 days. Counsel, myself and the Chairman may make that decision if we want to push that bid opening back or we may award and then need to perform some negotiations before the notice to proceed. We haven't talked about that.

Ms. Kilinski stated unless the urgency is to award by the end of July we wouldn't be in a position to award the contract until August anyway so it may be worth extending the bid another 10 or 15 days just because we need a Board meeting to make those determinations until early August but we can handle that.

Mr. Russell asked if we award a company to do the job, what challenges come with that if someone else didn't get the bid?

Mr. Wise stated Jennifer and I would be working to make sure that all the policies and procedures and the process is performed per your purchasing policy, per state guidelines, and per common practice. There is always the possibility that if the number one bidder gets selected the number two bidder will protest. They will always have that opportunity. If that happens we will cross that bridge when we get there but you will have options. Depending on the protest and depending on the circumstances, that is something we have to handle on a case by case basis.

Ms. Kilinski stated we require a protest bond for any bidder. There could be a protest regarding the actual RFP process or it could be a protest regarding the actual award but at either juncture our rules of procedure that have been adopted by this Board allows us to require a \$10,000 bid bond be posted and the idea is that if you are going to protest it better be real because you are going to lose that \$10,000 if your protest is not warranted or it is found to be not a valid protest. There is a process prescribed in the rules of procedure about how that happens, this Board actually sits as the first arbiter of that protest with the District Engineer providing guidance for that. It is very rare that happens in particular when you have a protest bond.

Mr. Wise stated we will have a mandatory pre-bid at my office two weeks after we advertise. Any contractor who is interested has to be in attendance at that meeting. In that meeting I will go over the scope of the project, the proposal requirements, scoring criteria and answer any questions they have at that point. Contractors in my experience generally don't ask any questions in those meetings because they are sitting with their competition. They are going to show up and

listen and sign in that they were there but at that point we will know the maximum number of bidders and who is interested. They will have to submit by date and time and we will immediately open them in front of all the bidders and hit the highlights. I won't go through them in detail then, but I will open in the public hit the highlights and price because that is all anybody is interested in anyway. After that, I and someone in my office will go through the details of the bid. As soon as I receive the bids and confirm that all the components are there we will distribute them to the Board Members and you look at them and review, score and you will come to a meeting with your individual decisions made and we will discuss it at a meeting.

Mr. Asbury asked is it a public meeting?

Ms. Kilinski stated it is a public meeting and there are a lot of ways to do that, to score those. You may recall that we discussed previously you can each come with your own ranking ahead of time and call it out and we can average them alternatively you could work through them together and come up with one point scoring that you adopt as a Board together.

Mr. Asbury asked then at the public meeting we will award someone the bid?

Ms. Kilinski stated you would rank them, authorize staff to send notice of intent to award with those rankings and they have a seven-day protest period thereafter, so we will wait seven days and if there is no protest then we would go to contract.

On MOTION by Mr. Asbury seconded by Mr. Hosford with all in favor Resolution 2018-11 was approved.

Ms. Kilinski stated assuming there is no extension of that 30-day time period the bids would come in the day before we anticipate your next meeting to be, which would be very tight for staff to review them or anyone else to review them we would anticipate it will be at the August meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Consideration of Change Orders and Update to Dove Pond Construction Project

Mr. Wise stated I have two change orders for consideration. One is from the contractor, two meetings ago during an update I told you that there had been some design issues and some shop drawings and things that through no fault of the contractor they have been held up. The contractor has requested a 98-day time extension with no increase in price just the time extension due to some of the delays out of their control. The CEI has reviewed it and agrees, I have reviewed it and agree.

Mr. Russell moved to approve Change Order #3 with Sandco for an extension of 98 days with no dollar increase and Mr. Asbury seconded the motion.

Mr. Asbury stated there is a lot of concrete work that is taking forever.

Mr. Russell asked can you give us an update on everything since we have not been out there.

Mr. Wise stated 95% of the earthwork is done, it is grassed and stabilized, at least 60% of the riprap is done. What they are doing now is constructing the concrete spillway. Friday was the last time I was out there and they had more than half the footers in because the spillway has a retaining wall on either side and they had the footers poured and were putting up the forms for the vertical portions of the wall. They will pour the walls then they have to wait seven days or so for the concrete to cure to a particular point then they will come back and pour the spillway.

Mr. Russell asked how are we doing on the timeframe as far as where we thought we would be with all this rain we have had?

Mr. Wise stated we are delayed but it actually isn't necessarily due to weather it is due to the wall designer not liking the spillway designer's design and it has gone back and forth and the concrete type they wanted to use had some challenges where the geotechnical engineer was okay with it, but the structural engineer wasn't. The contractors have been caught on several items between two designers so that is why I said it was outside their control. Also, they wanted to use a particular type of soil for an area of the dam that was identified as random fill zone, which means you can put whatever you wanted to and for some reason it took them an excessive amount of time to get approved for the soil type they wanted to go in there.

Mr. Russell stated we wanted to get ahead of the storm season and get that built.

Mr. Wise stated the dam is high enough that we are beyond all risk that we were concerned about. All the earth part is done, there is still no water in the pond.

On voice vote with all in favor the motion passed.

Mr. Wise stated the second change order is for the CEI company, construction inspection company, RS&H that is required by Blueprint, procured by the District to oversee the construction, basically a resident inspector. I mentioned this, but you may not remember in the very beginning of the project where the negotiations with the CEI were based on the construction contract schedule. The schedule in the contract provided for weekdays not calendar days so the negotiations with RS&H from the beginning were several days short, something like 30 days short. We knew this was coming and quite honestly, we have been waiting and watching to see how things shook out. If the contractor was able to get it done in less time, then this change order wouldn't be necessary or this change order would be a different value. Where we are today, is the contractor has needed additional time. Not only is he using the time originally described but additional time and the opportunity to not have this change order didn't occur like I was hoping it was going to. I sat down with the construction inspection company and said all the earthwork is done so all that oversight where you have to confirm that this soil type is exactly what it is supposed to be in this location and then send it off to the lab, all that super close oversight isn't necessary anymore. All the concrete and structural stuff has been reviewed and approved so at this point all they are having to do is general oversight and it is not necessarily required that someone is there every minute of every day that the contractor is working. They agreed to that and the value of this change order reflects that reduction in their efforts. Also, this change order is generally based on the initial shortage of contract time excluding the 98 days that we just gave the contractor and they have agreed that they won't come back for the other 98 days. This is about a 140-day extension of the CEI, which is almost double their contract time at the cost of about 30% of the original contract. They are giving us 50% more time for 30% more money. The value is high, it is \$101,013.33 but going over the specifics I think this is fair and reasonable. It is basically an increase in the contract time to match the contractor's construction time and an increase of \$101,013.33 for a new contract value of \$385,801.23.

Mr. Asbury moved to approve Change Order #1 with RS&H for an increase in fee of \$101,013.33 and Mr. Hosford seconded the motion.

Mr. Russell asked where the two different engineering groups couldn't agree on the time period to develop some angles can't that be worked out before?

Mr. Wise stated it absolutely should have.

Mr. Russell stated the guys out there working shouldn't have to wait around for that.

Mr. Wise stated a couple things that happened, the original designer of the project, whether it was structural, geotechnical, civil, whatever, now that they are involved in the actual construction of it and it was designed and permitted back in 2009/2010 now they are saying I get a chance to do a little upgrade and protect myself a little further. They are kind of getting a second bite of the apple. In most instances we would take a much harder stance with if there is something not here it would be an omission and you should be fixing it for free on your dime and quickly but the general consensus is that this component, the dam, is so critical that if there is ever any issue and we took a hardline approach with one of the designers then they could say if I had a chance to do what I wanted to do in March 2018 then this issue wouldn't have happened. We are proceeding with extreme caution making sure there are no abilities for anyone to shed themselves of responsibility should something happen in the future. You are right and Tom and I have discussed that specifically but the overriding concern is that we don't want to provide the instance where we are preventing one of the design entities from implementing their full design so that we don't own that liability the designer does.

Where we are on funding this project is unfortunately, Blueprint reimbursement has been completely exhausted and any additional has come out of the developer's pocket.

Mr. Asbury stated this was stuff that was done a long time ago and we have given them another bite of the apple and because they have had that bite of the apple then they have to stand behind what they are doing. It gives us another level of protection.

On voice vote with all in favor the motion passed.

ii. Ratification of Capital Funding Requests #4 and #5

Mr. Wise stated we had two capital funding requests, which are for the District’s portion of construction costs for Dove Pond dam and those are capital funding requests #4 and #5. Number 4 is in the amount of \$236,737.65 and that number is net of the reimbursement from Blueprint. Funding request number 5 the District portion is \$229,118.94 and that is net of the Blueprint portion, which as of funding request number 5 we have exhausted all their obligated funds.

This morning I received pay application number 6 and I will look at that and get that out.

Mr. Asbury asked why is the District paying more on number 4 than Blueprint?

Mr. Wise stated of the construction we are paying one-third two-thirds split and of the CEI services it is 50/50. On number 5 we sought all that we could from Blueprint and that is whatever was left in that pot. From this point forward it will be all District funds.

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor capital funding requests #4 in the amount of \$236,737.65 & #5 in the amount of \$229,118.94 were ratified.

C. Manager

i. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

ii. Consideration of Funding Request #8

On MOTION by Mr. Asbury seconded by Mr. Hosford with all in favor funding request #8 in the amount of \$16,455.92 was approved.

TWELFTH ORDER OF BUSINESS

Other Business

On MOTION by Mr. Asbury seconded by Mr. Hosford with all in favor the July 3, 2018 meeting was rescheduled for July 10, 2018 at 11:00 a.m. in the same location.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor the meeting adjourned at 12:07 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

ENGINEER'S REPORT

FOR

CANOPY COMMUNITY DEVELOPMENT DISTRICT

August 2017



CANOPY

— A Community with Deep Roots —

Prepared By:

GPI

Greenman-Pedersen, Inc.

1590 Village Square Blvd

Tallahassee, FL 32309

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I. INTRODUCTION

A. Description of the Canopy Development

The subject project, known as “Canopy”, is located at the southwestern tip of the Welaunee Plantation within the City of Tallahassee (City), Leon County, FL. The project site is bordered to the west by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the east by property owned by the City. The total acreage of the project is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

The project lies within the Canopy Planned Unit Development (PUD) and proposes to create new lots to serve several uses. The subdivision of land includes single family residential lots, commercial lots, and multi-family residential lots. This project also proposes to dedicate multiple areas of road Right of Way to the City and the Canopy Community Development District (the “District”). The District includes property outside of the lands planned for commercial uses, and primarily includes single family residential lots and the infrastructure or amenities required to serve the single family residential lots.

Residential Uses

The approved development program for Canopy provides for 1,417 dwelling units, including 520 multi-family residential units.

Employment Center and Neighborhood Center non-residential uses

A total of 97,927 gross square feet (gsf) of office and 65,000 of retail uses are approved for the Employment Center and Neighborhood Center non-residential uses. The allowable range of retail uses within the Employment or Neighborhood Center is established at 15% to 50% with the allowable range of office uses established at 50% to 85%.

Institutional Uses

Institutional Uses are allowed in all Land Use Districts, of which 100,000 gsf are allocated to an elementary school; 15,000 gsf are allocated to a fire station (or other public safety/civic facility); 60,000 gsf are allocated to a senior citizens’ activity center; and the remainder 160,000 gsf are allocated for use throughout the development for Institutional Uses as defined below. In addition to the above, a 180 bed assisted living facility, a 120 bed rehabilitation center, and a 70 bed adult care / memory care unit are allowed. The term “Institutional Use” utilized in this PUD includes Educational Use, School Use, Community Use and Institutional Use, all of which are grouped together in the CAP document and treated as a single land use category. A specific description of Institutional Uses is provided within the PUD.

TABLE 1
LAND USE SUMMARY FOR CANOPY PUD

<u>Type of Use</u>	<u>Acreage</u>	<u>% of Total</u>
Employment Center/Neighborhood Center	25.0	4.9
Low/Medium Density Residential	94.5	18.7
Medium/High Density Residential	145.0	28.7
High Density/Multi-Family Residential	54.0	10.7
Primary Open Space (Including Stormwater Area)	143.6	28.4
Stormwater Detention Area	43.6	8.6
Total	505.7 AC	100%

B. Authorization

Greenman-Pedersen, Inc., hereinafter referred to as the “Engineer”, prepared this Engineer's Report pursuant to the authorization of the Board of Supervisors of the Canopy Community Development District (District).

C. Purpose and Scope

The purpose of this Report is to present the nature, extent, an estimated cost, and benefits associated with implementing the infrastructure needed to serve the District. In addition, this Report presents a narrative description of the major components included within the District’s infrastructure system. It is anticipated that the financing mechanism is expected to be in the form of one or more series of bonds to be issued by the District. The financing and assessment methodology has been developed by the District's financial advisor.

This Report is intended to generally describe the improvements, the estimated costs, and benefits associated with implementing the improvements and recommendations. This Report is not intended to be used for an exact representation of the required improvements, or for construction purposes since detailed construction plans and specifications for the all of the proposed improvements have not been completed. It should be noted that these plans may be modified, even after initial approval, with the District’s knowledge and consent.

The Engineer has considered and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, the Developer, engineering professionals, general contractors, and surveyors.

D. The Canopy Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 424 acres of the total 505.7 acres of the project. The 81 acres which are planned to accommodate the Employment Centers, Neighborhood Center, multi-family residential, and institutional uses within the project are not included in the District.

The Development plan for the proposed lands within the District includes approximately 900 single family residential units to be constructed in approximately seven phases. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Canopy.

II. DISTRICT BOUNDARY

A. Property Boundary

The project site is bordered to the West by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the East by property owned by the City. The total acreage of the site is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

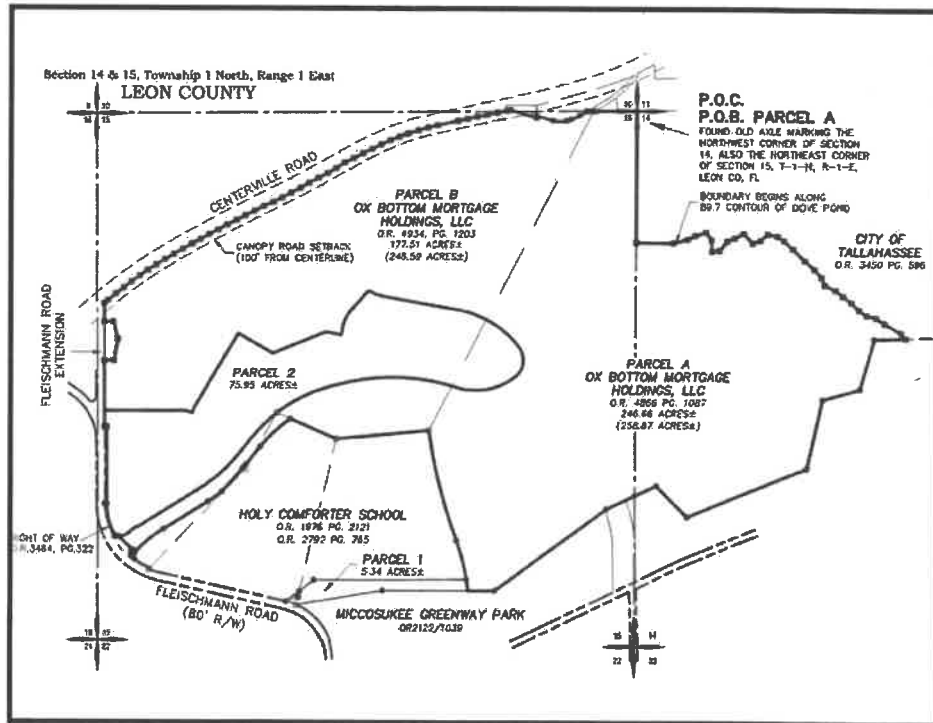


Figure 1 – Location Map



Figure 2 – Aerial Photography of Property

B. Description of Property Served

The District is located within Sections 14 and 15, Township 01 North, and Range 01 East in Leon County, Florida. Historically, the property has been used for agriculture and silviculture purposes with no existing infrastructure on site. The site is currently vegetated with a combination of upland and wetland features, comprised of varying degrees of native and exotic vegetation.

C. Existing Conditions

Infrastructure

There is no existing water, sewer, or roadway infrastructure within the District boundary. These facilities will be provided by extending the City infrastructure from Fleischmann Road, Centerville Road, and Miccosukee Road into the site.

Topography

In general the topography can be described as gentle rolling hills with minimal to moderate slopes. Some significant and severe slopes occur on site and will be impacted or preserved accordingly.

D. Entitlements

Ox Bottom Mortgage Holdings, LLC is master developer and is currently the owner of all lands within the District. The project has obtained approval of a Comprehensive Plan amendment (the Critical Area Plan, or CAP) as well as an approved PUD. The project has an executed FS Chapt 163 Development Agreement between the City of Tallahassee and Developer. These documents provide for the development of: 1,417 residential dwelling units (520 of which are multi-family

units); 65,000 sf of retail which specifically includes 50,000 sf of shopping center and 15,000 sf of high-turnover sit down restaurants; 97,927 sf of office which specifically includes 47,927 sf of general office and 50,000 sf of medical office; 100,000 sf elementary school; 60,000 sf senior citizens activity center; a 180 bed adult living facility; a 120 bed rehabilitation facility; a 70 bed adult care / memory unit; and a 15,000 sf public safety / civic facility. Modifications to this specific development program are allowed and the process by which to modify the program are outlined in the Development Agreement.

The portion of the property which naturally drains to Dove Pond cannot be developed until the Dove Pond Dam is constructed and accepted.

The City of Tallahassee and Leon County have both agreed to participate in the costs of certain infrastructure, specifically the construction of Welaunee Boulevard east of Crestline Road and Dove Pond Dam.

Prior to developing individual lots or parcels, all public infrastructure that is required to provide access, drainage and utility service to that parcel is required to be permitted and constructed.

III. PROPOSED DISTRICT INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

Various facilities and services may be provided by the proposed District. It is anticipated that the master stormwater management system; sewer and water systems; onsite roadway improvements; parks, open space and right of way improvements; recreational improvements; Dove Pond Stormwater Management Facility; and wetland mitigation will be financed by the District.

The capital improvements described in this Report represent the present intentions of the Developer and the District. The implementation of the improvements discussed in this Report requires the final approval by numerous local, state and federal regulatory and permitting agencies. The actual improvements may vary from the improvements proposed in this Report. Cost estimates contained in this Report have been prepared based upon the best available information at the time. The actual cost of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

B. On-Site Roadway Improvements

Welaunee Boulevard

Welaunee Boulevard, a principal arterial roadway, will extend through the Project connecting at Fleischmann Road, extending to the east project boundary north of Dove Pond. The width of the right-of-way for Welaunee Boulevard shall be a minimum of 120 feet. The general design for Welaunee Boulevard will be four through lanes and will provide for a raised median, landscaping, curb and gutter, bicycle facilities, and sidewalks/multi-use paths.

Roadway Access and TDM Strategies

Primary access to the Project will include the extension of Welaunee Boulevard into the Project from Fleischmann Road. A single roadway connection is proposed to Centerville Road at Hickory Ridge Road via an extension of Dempsey Mayo Road through the project. One roadway connection to Miccosukee Road is located at Dempsey Mayo Road. The proposed connection location to Miccosukee Road coincides with the existing utility corridor location established by the City of Tallahassee for the installation of the underground electrical transmission line through the Project area. A system of collector and local streets, will connect with Welaunee Boulevard constituting the primary transportation system within the project. Transportation Demand Management (TDM) strategies will be implemented, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (car pool and van pool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Dempsey Mayo Road will form a north/south connection through the project. This connection will afford both residents and nonresidents alike the opportunity for access to employment, shopping, and dining opportunities within the Employment and Neighborhood Centers. Crestline Road will form an east/west connection through the project providing residents a transportation alternative to Welaunee Boulevard which may be utilized to traverse the proposed development.

Lanes

As part of the Canopy Project, small neighborhoods of single family homes will be created adjacent to green areas that will serve as amenities to the neighborhoods. The single family detached homes will front on the green areas with the only vehicular access via lanes behind the homes. The lanes, which shall be owned and maintained by the CDD, will be public lanes for the purposes of building permitting and home addressing.

Alleys

CDD maintained alley cross sections supporting the pedestrian/bicycle friendly characteristics of this Project are will be provided.

Lot Access Criteria

Legal access to residential lots in Canopy may be accomplished by any combination of the following:

1. Frontage on a publicly dedicated street with a driveway accessing the publicly dedicated street or as an alternate vehicular access may be provided by a rear alley owned and maintained by the CDD, or
2. Frontage on a publicly dedicated lane with a driveway accessing the publicly dedicated lane which will be maintained by the CDD.

Double frontage lots will be restricted to one driveway per lot.

Sidewalk, Bike and Pedestrian Network

A system of recreational and alternative multi-use paths, sidewalks, on-street bicycle lanes providing bicycle and pedestrian access to the Primary Open Space system and access to the

Miccosukee Canopy Road Greenway will be provided. Sidewalks are provided on both sides of the arterial and collector roadways. Sidewalks will be provided on at least one side of local streets in residential low-density and residential estate areas of Canopy. A minimum 10' paved multi-use path may be provided in lieu of a sidewalk and/or bicycle lanes.

Roadway Network

Neighborhoods are interconnected with each other as well as with the Employment and Neighborhood Centers. The roadway network will:

1. Promote and enhance a livable community pattern, including a mixed use and pedestrian environment;
2. Protect the adjacent canopy roads by relieving traffic pressure;
3. Enhance the scale and pedestrian accessibility of the Employment and Neighborhood Centers; and,
4. Provide adequate roadway capacity to serve the development.

C. Utility Improvements

Potable water distribution and sanitary sewer collection service to the District will be provided by The City of Tallahassee. Potable water for the community will be provided via connection to an existing 12" water main located along Fleischmann Boulevard, a 10" water main along Centerville Road, and an 8" main along Miccosukee Road.

This system will be constructed to provide adequate facilities for the development at build-out. The water main within platted right-of-ways and/or utility easements will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process. The potable water facilities will include both transmission and distribution lines along with necessary valves, fire hydrants, water services and facilities such as backflow preventers and air release valves.

The wastewater facilities serving the project will include gravity sewer mains with individual lot sewer services, a master sewer pump station, and a force main with connection to the existing City of Tallahassee wastewater collection system in Centerville Road. All force main, gravity sewer, and pump station infrastructure will be located within platted rights-of-way and/or utility easements, and will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

A 50' Florida Gas Transmission (FGT) Easement traverses the project site which contains a 24" gas transmission main. All proposed crossings will be permitted with FGT and subject to restrictions set forth in the easement agreement.

All dry utilities (power, telephone, cable, etc.) will be provided within platted rights-of-way and/or utility easements.

D. Drainage and Stormwater Management System

Treatment Standards

The Stormwater Management Facilities will be designed to meet the treatment requirements of Sec. 5-86 of the Tallahassee Land Development Code. Stormwater facilities which are dedicated to the City of Tallahassee will be constructed to the requisite standards for access and maintenance. Erosion and sediment control will be provided during all construction activities within the project utilizing best management practices.

Dove Pond Regional Stormwater Facility

Dove Pond has been approved to be improved and function as a regional stormwater management system as detailed in the Stormwater Facility Master Plan (SFMP). It will be utilized for the storage of treated stormwater and has been planned to provide improved flood protection for downstream, off-site property owners. The SFMP outlines the design parameters for the use of Dove Pond. To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted *FROM* the Dove Pond Basin.

Western Project Drainage

On the western end of the Canopy PUD there are two isolated closed basins which are included in the SFMP for use as stormwater facilities. These basins will provide storage for the post-development increase in runoff for the 100 year, 24 hour critical storm, improving existing flood conditions in the area by lowering the flood elevation. Approximately 14 acres of the project lie in an open watershed that ultimately discharges to Lake Lafayette. This area will be designed to meet City requirements in addition to Outstanding Florida Waters (OFW) treatment standards.

Stormwater Facilities Authorized in Open Space

Stormwater management facilities are authorized within in the Primary Open Space system, and have been included in the SFMP. These stormwater management facilities may be utilized to meet minimum open space requirements.

E. Parks, Open Space, and Right of Way Improvements

Parks are planned throughout the Canopy Project. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall master plan. Within the planned residential areas, pocket parks are proposed to provide readily accessible green spaces to all residents. These pocket parks may simply include trees, or may include other park amenities such as sitting areas, grills, picnic tables, tennis courts, volleyball courts, pavilions, or other standard park amenities. Certain larger parks are planned to allow for group activities, such as Frisbee golf, camp fires, live music, yard games, dog park, pond viewing, community vegetable garden, ornamental garden, community cook-outs, or other community-wide recreational events as may be planned by the CDD Manager. The project includes a linear park, which is approximately 100 LF wide and extends from Centerville Road to Dove Pond. This linear park is expected to include a multi-use path, sitting areas, and a variety of amenities as the linear park passes through adjacent residential neighborhoods.

The open spaces are also planned to include certain stormwater management facilities, which will be designed to provide an amenity to the development, whether it may include a lighted fountain, gazebo, a trellis and swing, or other similar opportunities for the residents to enjoy the planned green spaces.

Trails are also planned within the open spaces. These trails will generally meander around significant trees and other natural features, providing a stable and planned access through natural areas. These trails are planned to provide connectivity within the project, as well as to points of interest outside and adjacent to the development such as the Miccosukee Greenway, Centerville Road Trail, and Fleischmann Lane.

Right of Way Improvements primarily include landscaping and multi-use paths. All roadways within ½ mile walking radius of the Employment Center or Neighborhood Center will provide street trees. Welaunee Boulevard, Dempsey Mayo, Crestline Road, and the linear park will provide paved multi-use paths which are a minimum of 10' in width.

F. Recreational Improvements / Amenities

In addition to the recreational improvements listed above related to the parks and open space, the project plans to provide a central amenity center in the form of a clubhouse. This clubhouse is expected to include indoor meeting space, break-out rooms, an entertainment space, community activity area, party preparation & greeting area, as well as dedicated workout studio space.

Outdoor amenities at the clubhouse are expected to include a Laguna style pool, kids splash pad, cabanas, covered lanai, private fob access, ice cream & café vendor station, tennis & volley ball court, children's playground, fire attraction seating area, as well as being adjacent to a large linear park, and Outdoor Theater. The Outdoor Theater will accommodate approximately 100 viewers and will be available for live performances and video projection.

G. Wetland Mitigation

Wetland Impacts are anticipated, specifically related to the construction of Dove Pond Regional Stormwater Facility (RSF). The RSF is planned to provide flood control, and reduce downstream flooding of the existing residential areas. The project will permanently impact 2.69 acres of wetlands and temporarily impact 1.49 acres of wetlands or other surface waters. There are 43.51 acres of FDEP jurisdictional wetlands on site. The mitigation for the wetland impacts include 15.18 acres of herbaceous wetland creation, 2.04 acres of forested wetland creation, and a 56.08 acre conservation easement. Additional benefits from the mitigation include water quality improvement, control of exotics, enhanced wetland function, and enhanced habitat values.

H. Professional Services, Permitting and Miscellaneous Costs

Professional Services included but not limited to; engineering, planning, landscape architecture, environmental services, materials testing, surveying, and construction inspection, will be part of the District's Project budget.

Federal, State and Local permits and engineering plan approvals have been obtained, or are in the process of being obtained, for the construction of portions of the site infrastructure.

The timetable for remaining permits and modifications will be contingent upon the development schedule for the project phasing. The permit fees required for approval of the Project is also included in the District cost.

Other miscellaneous costs that the District may incur will include; legal fees, insurance, management fees, lending/bank fees, and bond fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 represents the opinion of probable costs for the District infrastructure. The opinion of probable costs includes the actual infrastructure costs for the various improvements, such as: materials, labor, construction, technical services, and contingencies. All estimates are in 2017 dollars and no inflation factor was utilized.

Table 2 presents a summary of the District financed improvements as described in Section III of this Report.

**TABLE 2
OPINION OF PROBABLE CONSTRUCTION COSTS**

Facility	Estimated Cost
On-Site Roadway Improvements	\$27,500,000
Utilities Improvements	\$14,800,000
Drainage and Stormwater Management System	\$22,800,000
Parks, Open Space, and Right of Way Improvements	\$4,700,000
Recreational Improvements	\$3,900,000
Wetland Mitigation	\$800,000
Professional Services, Permitting and Misc. Costs	\$8,900,000
Contingency	\$7,500,000
Total	\$90,900,000

V. OWNERSHIP AND MAINTENANCE AUTHORITY

The ownership and maintenance responsibilities for the major infrastructure improvements at The Canopy CDD are presented in Table 3.

**TABLE 3
EXPECTED OWNERSHIP AND MAINTENANCE**

<u>Facility</u>	<u>Funding</u>	<u>O & M</u>	<u>Ownership</u>
On-Site Roadway Improvements	Dev/City/CDD	City/CDD ²	City/CDD ²
Water & Sewer Utility Improvements	Dev/CDD	City	City
Drainage and Stormwater Management System	Dev/City/CDD	City/CDD ¹	City
Dove Pond Dam	Dev/City/CDD	CDD	CDD
Parks, Open Space, and Right of Way Improvements	Dev/CDD	City/CDD ¹	City/CDD
Recreational Improvements	Dev/CDD	CDD	CDD
Wetland Mitigation	Dev/CDD	CDD	CDD

Dev = Ox Bottom Mortgage Holdings, LLC

City = City of Tallahassee

CDD = Canopy Community Development District

¹City is expected to operate and maintain the infrastructure; CDD may perform enhanced maintenance.

²CDD will be responsible for operation and maintenance of all roadways which City will not own (alleys, etc.).

VI. REPORT MODIFICATION

During development and implementation of the improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. Therefore, if such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.

In addition, the development may undertake certain public infrastructure improvements, related to the subdivisions, which may include but are not limited to roads, drainage, water, wastewater, landscaping, and irrigation. Such improvements may be identified in a subsequent Engineer's Report.

VII. ENGINEER'S CONCLUSION AND CERTIFICATION

It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) AND (2) of the Florida Statutes. The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and similar items of work in Leon County for the quantities as represented on construction plans. The future costs of labor, equipment, and material; coupled with changing regulations and construction process, are beyond our control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate. Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and will meet their intended functions. Where necessary, historical costs and information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed

in providing the cost data included in this report are reputable entities in the Leon County area. It is therefore our opinion that the construction of the proposed project can be complete at the cost stated.

Alan D. Wise, P.E.
Florida Registered Engineer No. 70831
Greenman-Pedersen, Inc.
Certificate of Authorization No. 3498
Phone: (850) 297-2922

APPENDIX A – Boundary Sketch & Legal Description

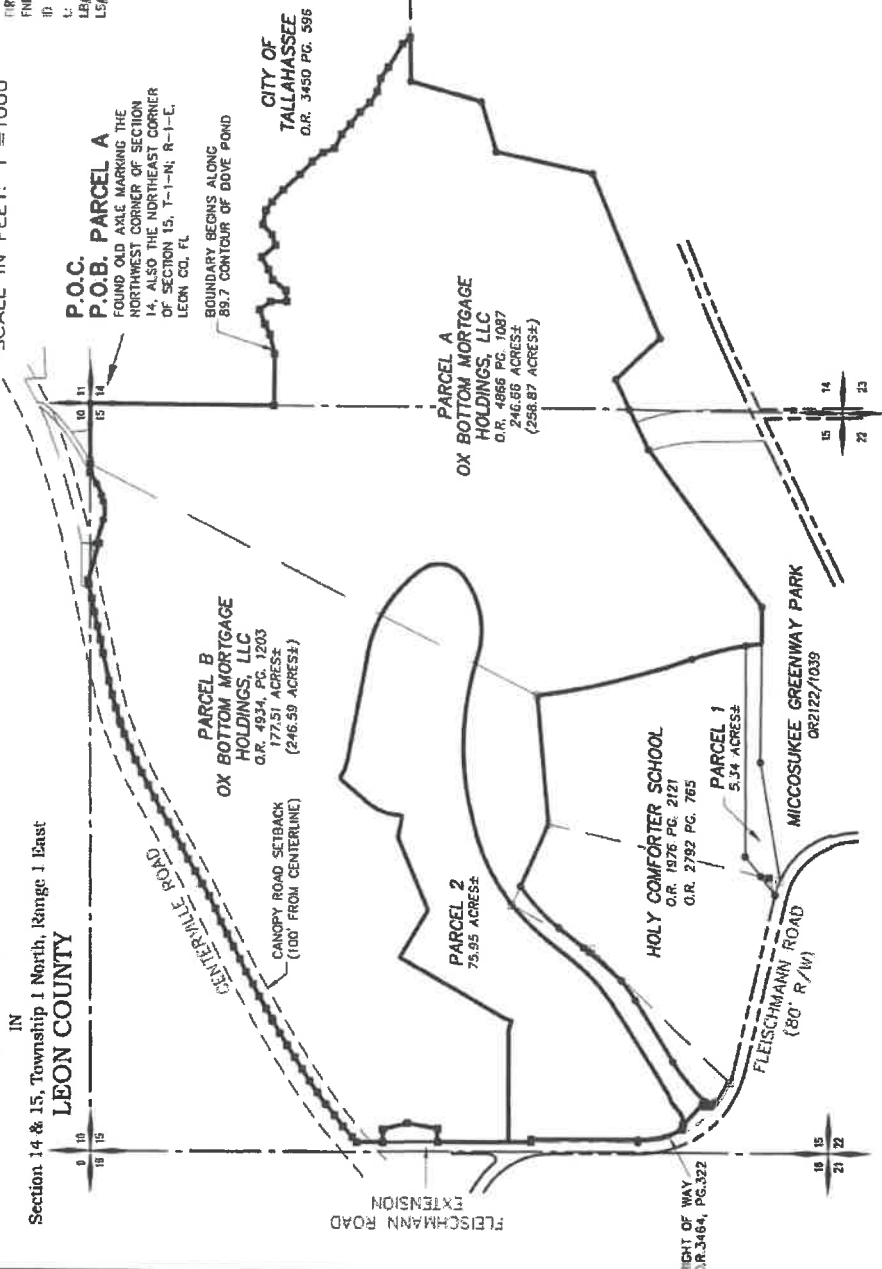
SKETCH OF DESCRIPTION

**FOR
CANOPY at WELAUNEE
Community Development
District**

IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY



1000 500 0 1000
SCALE IN FEET: 1"=1000'



ABBREVIATIONS AND SYMBOLS

- AC = ACRES
- (C) = CALCULATED MEASUREMENT
- CH = CHORD BEARINGS AND DISTANCE
- CH = CHORD BEARINGS AND DISTANCE
- C.O.T. = CITY OF TALLAHASSEE
- D = DELTA or CENTRAL ANGLE
- D.B. = DEED BOOK
- FCM = FOUND CONCRETE MONUMENT
- FNO = FOUND IRON ROD AND CAP
- IB = IDENTIFICATION
- LB# = LAND BUSINESS NUMBER
- LS# = SURVEYOR REGISTRATION NUMBER
- # = NUMBER
- OR = OFFICIAL RECORD BOOK
- PG = PAGE
- (P) = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- (S) = SURVEY MEASUREMENT
- SCM = SET CONCRETE MONUMENT
- SRC = SET IRON ROD AND CAP

SURVEYOR'S NOTES:

1. The exterior boundary shown here is based on a survey prepared for CNL Tallahassee, LLC by Moore Bass Consulting, Project No. 06-114, dated 12/14/06. The bearings shown herein are based on said survey. See sheets 2-6 for legal description and boundary details. Exterior boundary monumentation shown per above referenced survey.
2. This Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
3. THIS IS NOT A BOUNDARY SURVEY

Nobles Consulting Group, Inc.

Alfredo A. Bermudez
Professional Surveyor and Mapper, No 5578
State of Florida

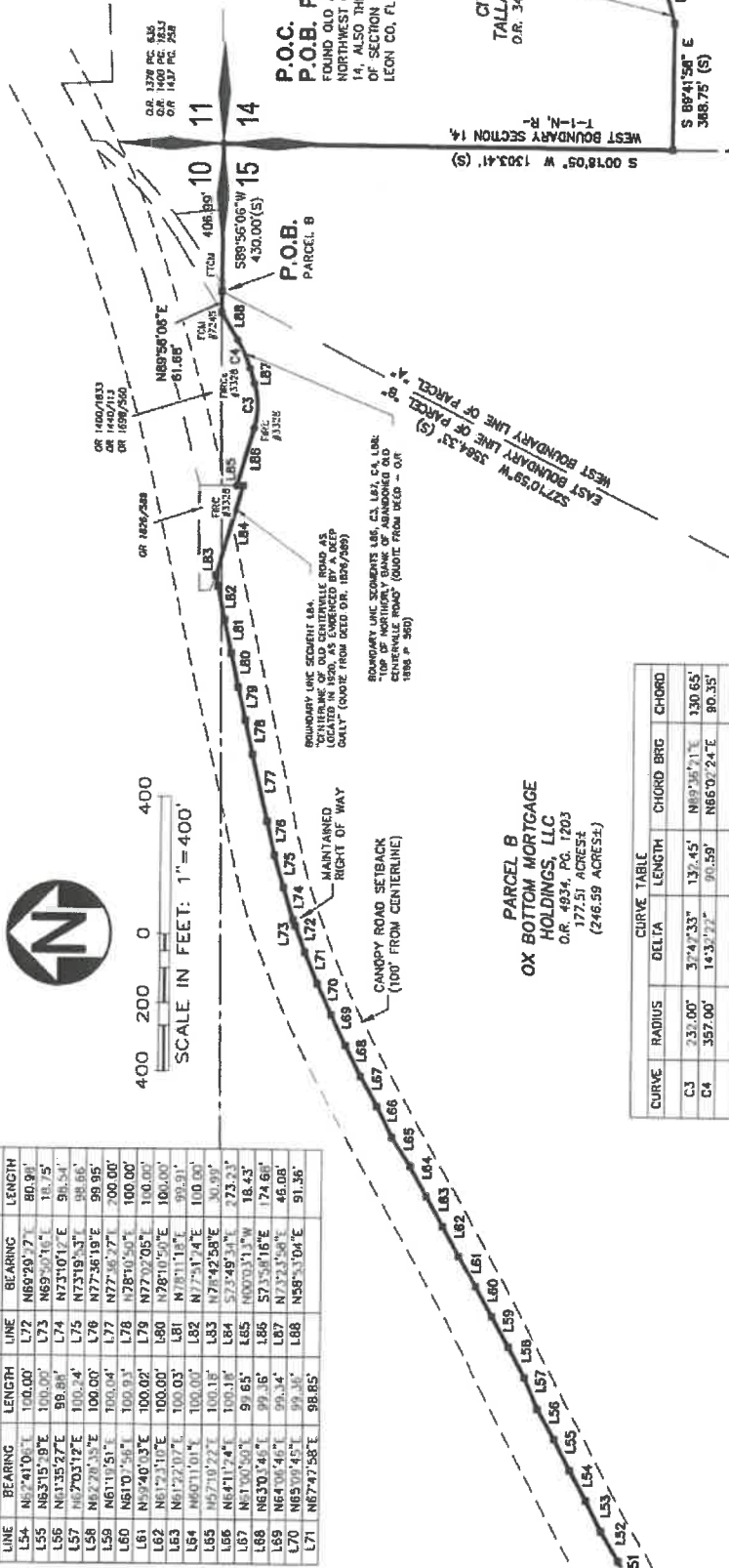
SHEET 1 OF 12

SCALE:	1" = 1000'	PROJECT NO.:	5650-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5650-D1 CDD (RND)	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	

NCG
NOBLES CONSULTING GROUP, INC.
2644 PARLO AVENUE TALLAHASSEE, FLORIDA, 32309
1-813-283-385-1173 FAX: 850-385-1104 WWW.NCGINC.COM E977960
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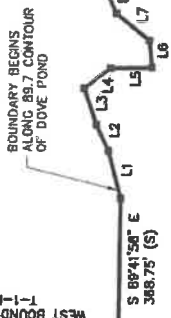
LINE	BEARING	LENGTH	LINE BEARING	LENGTH	
L54	N67°41'08"E	100.00'	L72	N69°20'27"E	80.99'
L55	N63°15'39"E	100.00'	L73	N69°45'41"E	18.75'
L56	N61°35'27"E	99.88'	L74	N73°10'17"E	98.54'
L57	N67°03'17"E	100.24'	L75	N73°19'53"E	98.66'
L58	N62°28'35"E	100.00'	L76	N77°38'19"E	98.95'
L59	N61°17'51"E	100.04'	L77	N77°36'27"E	100.00'
L60	N61°07'56"E	100.93'	L78	N78°10'50"E	100.00'
L61	N59°40'03"E	100.02'	L79	N77°02'05"E	100.00'
L62	N61°22'07"E	100.00'	L80	N78°10'50"E	100.00'
L63	N61°22'07"E	100.03'	L81	N78°11'18"E	99.91'
L64	N60°11'01"E	100.00'	L82	N72°51'14"E	100.00'
L65	N57°10'22"E	100.18'	L83	N71°42'58"E	30.90'
L66	N64°11'24"E	100.18'	L84	S71°49'14"W	18.43'
L67	N61°00'50"E	91.65'	L85	N00°00'00"W	18.43'
L68	N63°10'14"E	99.36'	L86	S73°35'16"E	74.60'
L69	N64°00'14"E	99.34'	L87	N73°13'58"E	46.08'
L70	N65°00'45"E	99.36'	L88	N58°53'04"E	91.36'
L71	N67°47'58"E	98.85'			

SCALE IN FEET: 1" = 400'



P.O.C. PARCEL A
 FOUND OLD AXLE MARKING THE
 NORTHWEST CORNER OF SECTION
 14. ALSO THE NORTHEAST CORNER
 OF SECTION 15, T-1-N, R-1-E,
 LEON CO, FL

**CITY OF
 TALLAHASSEE**
 O.R. 3450 P.C. 596



SHEET 2 OF 12

SCALE:	1" = 400'	PROJECT NO.:	5850-01
FIELD BOOK:	5850-01 CDD BND	SURVEY DATE:	09/28/2016
DRAWN BY:	AAB	ISSUE DATE:	09/30/2016
CHECKED BY:	CHT	REVISION:	
		REVISION:	

NCG
NOBLES CONSULTING GROUP, INC.
 2644 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
 1813293, PH: 850-382-1179, FAX: 850-382-1084, WWW.NCGINC.COM, TALL@NCG.COM

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C3	231.00'	374.733°	137.45'	N89°25'21"E	130.65'
C4	357.00'	143.977°	90.59'	N66°02'24"E	80.35'

SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District

IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
 O.R. 4866 P.C. 1087
 246.66 ACRES±
 (248.87 ACRES±)

PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS, LLC
 O.R. 4934, P.C. 1203
 177.51 ACRES±
 (246.59 ACRES±)

PARCEL 2
 75.95 ACRES±

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S 00°18'05" W 1303.41' (S)
WEST BOUNDARY SECTION 14,
T-1-N, R-

CITY OF
TALLAHASSEE
O.R. 3450 PG. 596

BOUNDARY BEGINS
ALONG 89.7 CONTOUR
OF DOVE POND

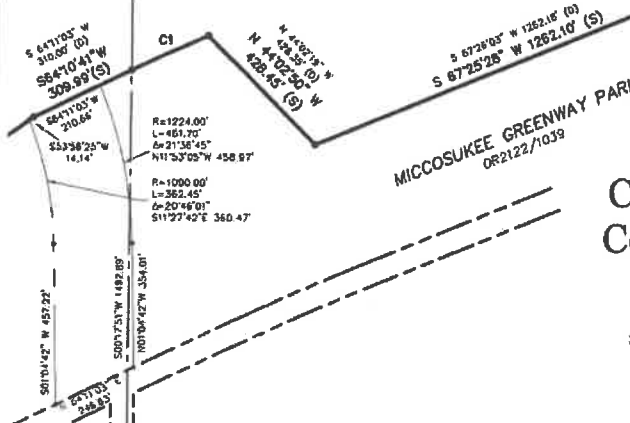
400
200
0
400
SCALE IN FEET: 1"=400'



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N75°05'56"E	140.10'	L17	S48°22'04"E	123.39'
L2	N64°16'10"E	87.30'	L18	S40°35'21"E	103.26'
L3	N71°06'34"E	108.26'	L19	S21°22'54"E	84.32'
L4	S37°38'45"E	84.60'	L20	S63°37'18"E	108.67'
L5	S01°04'48"E	115.07'	L21	S51°05'18"E	94.62'
L6	N84°38'40"E	77.61'	L22	S52°02'55"E	106.31'
L7	N38°44'32"E	121.10'	L23	S44°17'37"E	102.96'
L8	N66°39'51"E	78.04'	L24	S56°03'17"E	88.68'
L9	N60°37'14"E	98.78'	L25	S75°48'30"E	89.41'
L10	S42°36'50"E	112.12'	L26	S57°01'17"E	95.97'
L11	N69°42'39"E	78.94'	L27	S59°45'48"E	162.15'
L12	N48°23'15"E	95.64'	L28	S40°57'38"E	72.00'
L13	S78°47'24"E	102.57'	L29	N70°27'00"E	126.80'
L14	S54°50'50"E	71.34'	L30	M53°00'24"E	166.44'
L15	S46°34'23"E	116.72'	L31	N51°23'36"E	179.35'
L16	S43°57'44"E	160.31'			

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4866 PG. 1087
248.66 ACRES±
(258.87 ACRES±)

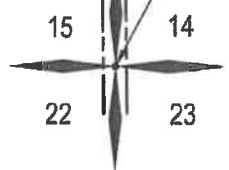
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C1	6529.65'	2°04'08"	235.77'	S65°14'14"W	235.76'
C2	592.25'	10°21'58"	107.15'	N71°58'18"W	107.01'
C3	232.00'	37°42'33"	132.45'	N89°38'21"E	130.65'
C4	357.00'	14°32'22"	90.59'	N66°02'24"E	90.35'



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

SHEET 3 OF 12

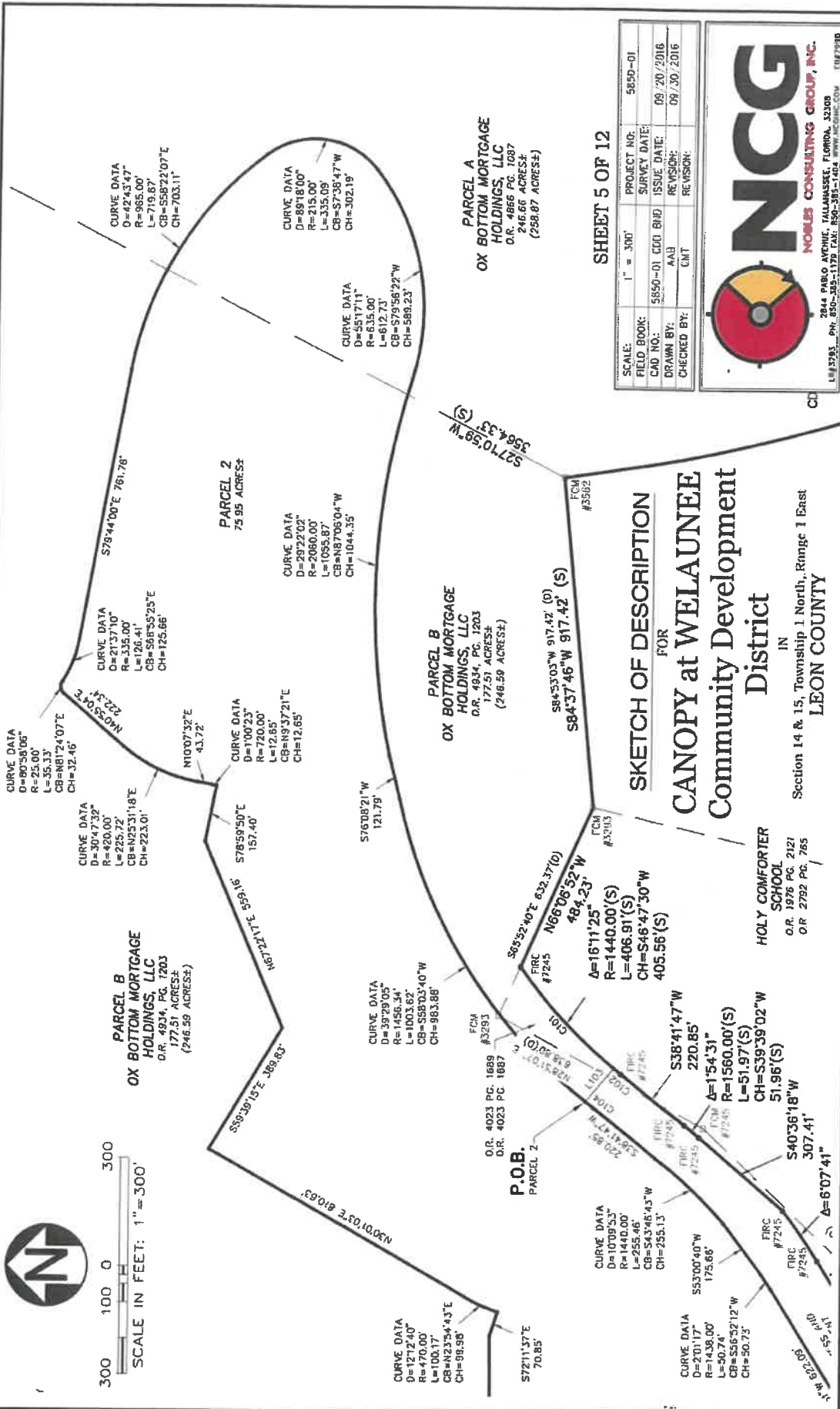
SCALE:	1" = 400'	PROJECT NO.:	5650-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5650-01 CBD BND	ISSUE DATE:	09 20 2016
DRAWN BY:	AAB	REVISION:	09 30 2016
CHECKED BY:	CMT	REVISION:	



NCG
NILES CONSULTING GROUP, INC.
3844 PARLO AVENUE, TALLAHASSEE, FLORIDA, 32308
LE/3293 PH: 850-385-1178 FAX: 850-385-1404 www.ncgnc.com CS7690
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300 100 0 300
SCALE IN FEET: 1"=300'



SHEET 5 OF 12

SCALE:	1" = 300'	PROJECT NO.:	5850-01
FIELD BOOK:	5850-01, CGO BMD	SURVEY DATE:	09/20/2016
DRAWN BY:	AAJ	ISSUE DATE:	09/30/2016
CHECKED BY:	CMT	REVISION:	09/30/2016

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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

HOLY COMFORTER
SCHOOL
O.R. 1976 PG. 2121
OR 2792 PG. 765

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4866 PG. 1687
OR 246.66 ACRES±
(258.87 ACRES±)

PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4804, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

P.O.B.
PARCEL 2

FCM
#3293

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LEGAL DESCRIPTION

PARCEL "A"

258.87 acres as recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida

A parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows: (Note: SCM denotes "set concrete monument")

BEGIN at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and nm South 00° 18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a SCM (#7245); thence South 89° 41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75° 05'36" East 140.10 feet to a SCM; thence North 64° 16'10" East 82.30 feet to a SCM (#7245); thence North 71° 06'34" East 108.26 feet to a SCM (#7245); thence South 37° 38'45" East 94.60 feet to a SCM (#7245); thence South 01° 04'48" East 115.07 feet to a SCM (#7245); thence North 84° 38'40" East 77.61 feet to a SCM (#7245); thence North 38° 44'32" East 121.10 feet to a SCM (#7245); thence North 66° 39'5 1" East 78.04 feet to a SCM (#7245); thence North 60° 37'14" East 98.78 feet to a SCM (#7245); thence South 42° 36'50" East 132.12 feet to a SCM (#7245); thence North 69° 42'39" East 78.94 feet to a SCM (#7245); thence North 48° 23'19" East 95.04 feet to a SCM (#7245); thence South 78° 47'24" East 102.57 feet to a SCM (#7245); thence South 54° 50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43° 57'44" East 160.31 feet to a SCM (#7245); thence South 46° 23'04" East 123.39 feet to a SCM (#7245); thence South 40° 35'23" East 103.26 feet to a SCM (#7245); thence South 21° 52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51 ° 05'19" East 94.62 feet to a SCM (#7245); thence South 52° 02'55" East 106.31 feet to a SCM (#7245); thence South 44° 37'37" East 102.96 feet to a SCM (#7245); thence South 56° 03'37" East 88.68 feet to a SCM (#7245); thence South 75° 48'30" East 99.41 feet to a SCM (#7245); thence South 57° 01'17" East 95.90 feet to a SCM (#7245); thence South 59° 45'49" East 192.15 feet to a SCM (#7245); thence South 40° 57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88° 40'45" West 313.60 feet to a 2 1/2" aluminum pipe (# 732); thence South 15° 37'42" West 520.42 feet to a 2 1/2" aluminum pipe (# 732); thence South 73° 07'41" West 371.62 feet to a 2 1/2" aluminum pipe(# 732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (# 732); thence South 67° 25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (# 732); thence North 44° 02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6,529.65 feet through a central angle of 02° 04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65° 14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(# 732); thence South 64° 10'41" West 309.99 feet to a 2 1/2" aluminum pipe(# 732); thence South 53° 55'00" West 1,374.71 feet to a 2 1/2" aluminum pipe(# 732); thence North 89° 56'37" West 1,104.33 feet to a 2 1/2" aluminum pipe (# 732); thence South 80° 23'55" West 854.80 feet to a concrete monument (# 3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10° 21 '58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (# 3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70° 27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (# 7245); thence North 13° 06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (# 3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51° 23'36" East 179.35 feet to a rod and cap (# 3293); thence North 89° 41 '14" East 1,499.02 feet to an iron rod and cap (# 3562) on a non-tangent curve to the left, thence northerly along said curve with a radius of 1,874.98 feet through a central angle of 12° 06'23" for an arc distance of 396.18 feet (the chord of said arc being North 14° 22'52" West 395.44 feet), to a point on a non-tangent curve to the right, thence northerly along said curve with a radius of 5,078.35 feet through a central angle of 12° 43'14" for an arc distance of 1,127.47 feet (the chord of said arc being North 14° 02'54" West 1,125.16 feet) to an iron rod and cap; thence North 27°10'59" East, 3564.33 feet to the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida; thence along said North boundary North 89° 56'06" East, 430.00 feet to the POINT OF BEGINNING.

SHEET 7 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



NCG
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 CCP (RIGHT) 2318

SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

AND ALSO

PARCEL "B"

246.59 acres more or less as recorded in Official Records Book 4934, Page 1203 of the Public Records of Leon County, Florida

Commence at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 89°56'06" West along the north line of Section 15, Township 1 North, Range 1 East, Leon County, Florida, 430.00 feet to a found iron rod and cap (#7245) marking the Point of Beginning; thence South 27°10'59" West, 3564.33 feet to a found rod and cap (#3562) marking the Northeast corner of the property described in O.R. Book 2792, Page 765; thence South 84°37'46" West 917.42 feet to a concrete monument (#3293) marking the Northwest corner of said property and the Northeast corner of the property described in O. R. Book 1976, Pg. 2121; thence North 66°06'52" West 484.23 feet to a set iron rod and cap (#7245) lying on the proposed Southerly right of way boundary for Welaunee Boulevard Extension, said point also lying on a curve concave Southeasterly; thence Southwesterly along said right of way boundary and said curve having a radius of 1440.00 feet through a central angle of 16°11'25" for an arc length of 406.91 feet (chord bears South 46°47'30" West 405.56 feet) to a set iron rod and cap (#7245); thence continue Southwesterly along said Southerly right of way boundary as follows: South 38°41'47" West 220.85 feet to a set iron rod and cap (#7245) lying on curve to the right; thence Southwesterly along said curve having a radius of 1560.00 feet through a central angle of 01°54'31" for an arc length of 51.97 feet (chord bears South 39°39'02" West 51.96 feet), to a set iron rod and cap (#7245); thence South 40°36'18" West 307.41 feet to a set iron rod and cap (#7245) lying on a curve concave Northwesterly; thence Southwesterly along said curve having a radius of 1590.00 feet through a central angle of 06°07'41" for an arc length of 170.06 feet (chord bears South 54°49'00" West 169.98 feet) to a set iron rod and cap (#7245); thence South 57°52'51" West 507.81 feet to a set iron rod and cap (#7245); lying on a curve to the left; thence Southwesterly along said curve having a radius of 1410.00 feet through a central angle of 14°51'10" for an arc length of 365.52 feet (chord bears South 50°27'15" West 364.49 feet) to a set iron rod and cap (#7245); thence South 43°01'40" West 12.84 feet to a set iron rod and cap (#7245); thence South 03°00'07" East 56.97 feet to a set iron rod and cap (#7245) lying on the Northerly right of way boundary of Fleischmann Road, said point also lying on a curve concave Northerly; thence Northwesterly along said curve having a radius of 676.69 feet through a central angle of 03°22'00" for an arc length of 39.76 feet (chord bears North 51°59'48" West 39.76), to a concrete monument (#7245); thence continue along said right of way boundary as follows: North 03°00'07" West 43.63 feet to a concrete monument (#7245); thence North 43°01'40" East 25.58 feet to a concrete monument (#7245); thence N 46°58'20" W 200.00 feet to a concrete monument (#7245); thence North 82°03'44" West 34.93 feet to a concrete monument (#7245) lying on a curve to the right; thence northwesterly along said right of way boundary curve with a radius of 676.69 feet through a central angle of 27°50'02" for an arc length of 328.73 feet (the chord of said arc being North 14°02'05" West 325.51 feet) to a concrete monument (#7245); thence North 00°13'55" West 762.26 feet to a concrete monument (#7245); thence South 89°46'05" West 20.00 feet to a concrete monument (#7245); thence North 00°13'55" West 660.30 feet to a concrete monument (#7245); marking the southwest corner of a City of Tallahassee Stormwater Management Facility, said Stormwater Management Facility being property described in Official Records Book 1654, Page 0507 of the Public Records of Leon County, Florida; thence leaving said right of way boundary run North 89°45'46" East along said property boundary 92.61 feet to a concrete monument (#7245); thence North 11°08'43" East along said property boundary 216.15 feet to a concrete monument (#7245); thence North 15°14'26" West along said property boundary 176.56 feet to a concrete monument (#7245); thence South 89°49'08" West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North 00°14'14" West along said right of way boundary 185.83 feet to a concrete monument (#7245) on the Southeasterly right of way boundary (maintained) of Centerville Road; thence northeasterly along said maintained right of way boundary as follows: North 51°10'14" East 45.45 feet to a concrete monument (#7245); thence North 50°09'08" East 99.69 feet to a concrete monument (#7245); thence North 51°31'38" East 99.35 feet to a concrete monument (#7245); thence North 52°38'28" East 99.37 feet to a concrete monument (#7245); thence North 54°19'46" East 99.43 feet to a concrete monument (#7245); thence North 55°26'14" East 99.74 feet to a concrete monument (#7245); thence North 57°25'11" East 99.72 feet to a concrete monument (#7245); thence North 57°40'51" East 99.71 feet to a concrete monument (#7245); thence North 59°05'29" East 99.76 feet to a concrete monument (#7245); thence North 59°21'10" East 99.64 feet to a concrete monument (#7245); thence North 59°36'50" East 99.71 feet to a concrete monument (#7245); thence North 60°40'26" East 16.11 feet to a concrete monument (#7245); thence North 61°25'29" East 83.85 feet to a concrete monument (#7245); thence North 60°21'46" East 99.88 feet to a concrete monument (#7245); thence North 62°47'28" East 100.17 feet to a concrete monument (#7245); thence North 59°55'39" East 99.89 feet to a concrete monument (#7245); thence North 63°18'14" East 99.40 feet to a concrete monument (#7245); thence North 62°41'06"

SHEET 8 OF 12

SCALE:		PROJECT NO:	5550-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5550-01 CDD BND	ISSUE DATE:	09/25/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL "B" (Continued)

East 100.00 feet to a concrete monument (#7245); thence North 63°15'29" East 100.00 feet to a concrete monument (#7245); thence North 61°35'27" East 99.88 feet to a concrete monument (#7245); thence North 67°03'12" East 100.24 feet to a concrete monument (#7245); thence North 62°28'35" East 100.00 feet to a concrete monument (#7245); thence North 61°19'51" East 100.04 feet to a concrete monument (#7245); thence North 61°07'56" East 100.93 feet to a concrete monument (#7245); thence North 59°40'03" East 100.02 feet to a concrete monument (#7245); thence North 61°23'10" East 100.00 feet to a concrete monument (#7245); thence North 61°22'07" East 100.03 feet to a concrete monument (#7245); thence North 60°11'01" East 100.00 feet to a concrete monument (#7245); thence North 57°19'22" East 100.18 feet to a concrete monument (#7245); thence North 64°11'24" East 100.18 feet to a concrete monument (#7245); thence North 61°00'50" East 99.65 feet to a concrete monument (#7245); thence North 63°03'46" East 99.36 feet to a concrete monument (#7245); thence North 64°06'46" East 99.34 feet to a concrete monument (#7245); thence North 65°09'45" East 99.36 feet to a concrete monument (#7245); thence North 67°47'58" East 98.85 feet to a concrete monument (#7245); thence North 69°29'27" East 80.98 feet to a concrete monument (#7245); thence North 69°50'16" East 18.75 feet to a concrete monument (#7245); thence North 73°10'12" East 98.54 feet to a concrete monument (#7245); thence North 73°19'53" East 98.66 feet to a concrete monument (#7245); thence North 77°36'19" East 99.95 feet to a concrete monument (#7245); thence North 77°36'27" East 200.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 77°02'05" East 100.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 78°11'18" East 99.91 feet to a concrete monument (#7245); thence North 77°51'24" East 100.00 feet to a concrete monument (#7245); thence North 78°42'58" East 30.99 feet to a concrete monument (#7245) marking the centerline of Old Centerville Road as located in 1920, as evidenced by a deep gully (as referenced in the following deed) and marking the most Westerly corner of property described in Official Records Book 1826, Page 589 of the Public Records of Leon County, Florida; thence leaving said maintained right of way boundary run South 73°49'34" East along said centerline 273.23 feet to a concrete monument (#7245); thence North 00°03'13" West 18.43 feet to a found iron rod and cap (#3328) on the Northerly top of bank of the old abandoned Centerville Road marking the Southwest corner of property described in Official Records Book 1400, Page 1833; Book 1440, Page 113; and Book 1698, Page 560 of the Public records of Leon County, Florida; thence easterly along said Northerly top of bank of the old abandoned Centerville Road and said property as follows: South 73°58'16" East 174.68 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence easterly along said curve with a radius of 232.00 feet through a central angle of 32°42'33" for an arc distance of 132.45 feet (the chord of said arc being North 89°36'21" East 130.65 feet) to a found iron rod and cap (#3328); thence North 73°23'58" East 46.08 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence northeasterly along said curve with a radius of 357.00 feet through a central angle of 14°32'22" for an arc distance of 90.59 feet (the chord of said arc being North 66°02'24" East 90.35 feet) to a found iron rod and cap (#3328); thence North 58°53'04" East 91.36 feet to a concrete monument (#7245); thence leaving said Northerly top of bank of the old abandoned Centerville Road run North 89°56'06" East along the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida, a distance of 61.68 feet to the Point of Beginning.

LESS AND EXCEPT

PARCEL 1

A 5.34 Acre portion of a 258.87 Acre parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida, and being more particularly described as follows: (Note: SCM denotes "set concrete monument")

COMMENCE at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00°18'05" West along the West boundary of said Section 14 a distance of 1303.41 feet to a SCM (#7245); thence South 89°41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75°05'36" East 140.10 feet to a SCM; thence North 64°16'10" East 82.30 feet to a SCM (#7245); thence North 71°06'34" East 108.26 feet to a SCM (#7245); thence South 37°38'45" East 94.60 feet to a SCM (#7245); thence South 01°04'48" East 115.07 feet to a SCM (#7245); thence North 84°38'40" East 77.61 feet to a SCM (#7245); thence North 38°44'32" East 121.10 feet to a SCM (#7245); thence North 66°39'51" East 78.04 feet to

SHEET 9 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 1
(Continued)

a SCM (#7245); thence North 60°37'14" East 98.78 feet to a SCM (#7245); thence South 42°36'50" East 132.12 feet to a SCM (#7245); thence North 69°42'39" East 78.94 feet to a SCM (#7245); thence North 48°23'19" East 95.04 feet to a SCM (#7245); thence South 78°47'24" East 102.57 feet to a SCM (#7245); thence South 54°50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43°57'44" East 160.31 feet to a SCM (#7245); thence South 46°23'04" East 123.39 feet to a SCM (#7245); thence South 40°35'23" East 103.26 feet to a SCM (#7245); thence South 21°52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51°05'19" East 94.62 feet to a SCM (#7245); thence South 52°02'55" East 106.31 feet to a SCM (#7245); thence South 44°37'37" East 102.96 feet to a SCM (#7245); thence South 56°03'37" East 88.68 feet to a SCM (#7245); thence South 75°48'30" East 99.41 feet to a SCM (#7245); thence South 57°01'17" East 95.90 feet to a SCM (#7245); thence South 59°45'49" East 192.15 feet to a SCM (#7245); thence South 40°57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88°40'45" West 313.60 feet to a 2 1/2" aluminum pipe (#732); thence South 15°37'42" West 520.42 feet to a 2 1/2" aluminum pipe (#732); thence South 73°07'41" West 371.62 feet to a 2 1/2" aluminum pipe(#732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (#732); thence South 67°25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (#732); thence North 44°02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(#732); thence South 64°10'41" West 309.99 feet to a 2 1/2" aluminum pipe(#732); thence South 53°55'00" West 1374.71 feet to a 2 1/2" aluminum pipe(#732); thence North 89°56'37" West 260.48 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue North 89°56'37" West 843.84 feet to a 2 1/2" aluminum pipe (#732); thence South 80°23'55" West 854.80 feet to a concrete monument (#3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10°21' 58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (#3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70°27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (#7245); thence North 13°06'27" East along said Southeasterly boundary: 59.27 feet to a found iron rod with aluminum cap (#3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51°23'36" East 179.35 feet to a rod and cap (#3293); thence North 89°41'14" East 1499.02 feet to an iron rod and cap (#3562), thence run South 08 degrees 19 minutes 40 seconds East 112.83 feet to the POINT OF BEGINNING. The above described parcel contains 5.34 acres more or less.

LESS AND EXCEPT

PARCEL 2

A 75.95 Acre Parcel located in Section 15, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows:

COMMENCE at a found old axle marking the Northeast Corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 89 degrees 56 minutes 06 seconds West along the north boundary of said Section 15 for a distance of 430.00 feet; thence departing said north boundary run South 27 degrees 10 minutes 59 seconds West for a distance of 3564.33 feet to a point marking the northeast corner of a parcel as recorded in Official Records Book 1976, Page 2121 and Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence run along the northerly boundary of said parcel the following courses: South 84 degrees 37 minutes 46 seconds West for a distance of 917.42 feet; thence run North 66 degrees 06 minutes 52 seconds West for a distance of 484.23 feet to a point on a non-tangent curve to the left: thence departing said northerly boundary run along said

SHEET 10 OF 12

SCALE:		PROJECT NO.:	5850-C1
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-G1 CBD BND	ISSUE DATE:	09 20 2016
DRAWN BY:	AAB	REVISION:	09 30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 2
(Continued)

curve with a central angle of 15 degrees 10 minutes 29 seconds and a radius of 1440.00 feet for an arc distance of 381.39 feet (chord of said curve bears South 47 degrees 17 minutes 58 seconds West 380.27 feet); thence departing said curve run North 50 degrees 17 minutes 17 seconds West for a distance of 120.00 feet to a point on a non-tangent curve concave southeasterly and the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run southwesterly along said curve with a radius of 1560.00 feet through a central angle of 01 degrees 00 minutes 56 seconds for an arc distance of 27.65 feet (chord of 27.65 feet bears South 39 degrees 12 minutes 15 seconds West), thence run South 38 degrees 41 minutes 47 seconds West for a distance of 220.85 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 1440.00 feet through a central angle of 10 degrees 09 minutes 53 seconds for an arc length of 255.46 feet (chord of 255.13 feet bears South 43 degrees 46 minutes 43 seconds West); thence run South 53 degrees 00 minutes 40 seconds East for a distance of 175.66 feet to a point on a non-tangent curve concave northwesterly; thence run South 57 degrees 52 minutes 51 seconds West for a distance of 622.09 feet; thence run South 56 degrees 54 minutes 37 seconds West for a distance of 69.15 feet; thence run South 66 degrees 36 minutes 42 seconds West for a distance of 52.32 feet to a point on a non-tangent curve to the left; thence run along said curve with a central angle of 03 degrees 31 minutes 43 seconds and a radius of 1603.50 feet for an arc distance of 98.75 feet (chord of said curve bears South 51 degrees 47 minutes 40 seconds West) to a point on a reverse curve to the right; thence run along said curve with a central angle of 107 degrees 08 minutes 28 seconds and a radius of 95.00 feet for an arc distance of 177.65 feet (chord of said curve bears South 76 degrees 23 minutes 58 seconds East 152.87 feet) to a point on a compound curve to the right, thence run northwesterly along said curve with a central angle of 22 degrees 42 minutes 40 seconds and a radius of 676.69 feet for an arc distance of 268.23 feet (chord of said curve bears North 11 degrees 28 minutes 24 seconds West 266.48 feet); thence departing said curve run North 00 degrees 13 minutes 55 seconds West for a distance of 762.26 feet; thence run South 89 degrees 46 minutes 05 seconds West for a distance of 20.00 feet; thence run North 00 degrees 13 minutes 55 seconds West for a distance of 158.50 feet; thence leaving the easterly right of way boundary of said Fleishman Road run North 89 degrees 44 minutes 36 seconds East for a distance of 797.55 feet; thence run South 72 degrees 11 minutes 37 seconds East for a distance of 70.85 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 470.00 feet through a central angle of 12 degrees 12 minutes 40 seconds for an arc distance of 100.17 feet (chord of 99.98 feet bears North 23 degrees 54 minutes 43 seconds East); thence run North 30 degrees 01 minutes 03 seconds East for a distance of 810.63 feet; thence run South 59 degrees 39 minutes 15 seconds East for a distance of 389.83 feet; thence run North 67 degrees 22 minutes 17 seconds East for a distance of 559.16 feet; thence run South 78 degrees 59 minutes 50 seconds East for a distance of 157.40 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 720.00 feet through a central angle of 01 degrees 00 minutes 23 seconds for an arc distance of 12.65 feet (chord of 12.65 feet bears North 09 degrees 37 minutes 21 seconds East); thence run North 10 degrees 07 minutes 32 seconds East for a distance of 43.72 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 420.00 feet through a central angle of 30 degrees 47 minutes 32 seconds for an arc distance of 225.72 feet (chord of 223.01 feet bears North 25 degrees 31 minutes 18 seconds East); thence run North 40 degrees 55 minutes 04 seconds East for a distance of 222.34 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 25.00 feet through a central angle of 80 degrees 58 minutes 06 seconds for an arc distance of 35.33 feet (chord of 32.46 feet bears North 81 degrees 24 minutes 07 seconds East) to a point of reverse curve to the left; thence run southeasterly along said curve with a radius of 335.00 feet through a central angle of 21 degrees 37 minutes 10 seconds for an arc distance of 126.41 feet (chord of 125.66 feet bears South 68 degrees 55 minutes 25 seconds East); thence run South 79 degrees 44 minutes 00 seconds East for a distance of 761.76 feet to point of curve to the right; thence run southeasterly along said curve with a radius of 965.00 feet through a central angle of 42 degrees 43 minutes 47 seconds for an arc distance of 719.67 feet (chord of 703.11 feet bears South 58 degrees 22 minutes 07 seconds East) to a point of compound curve to the right; thence run southwesterly along said curve with a radius of 215.00 feet through a central angle of 89 degrees 18 minutes 00 seconds for an arc distance of 335.09 feet (chord of 302.19 feet bears South 07 degrees 38 minutes 47 seconds West) to a point of compound curve to the right.

SHEET 11 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 2
(Continued)

thence run southwesterly along said curve with a radius of 635.00 feet through a central angle of 55 degrees 17 minutes 11 seconds for an arc distance of 612.73 feet (chord of 589.23 feet bears South 79 degrees 56 minutes 22 seconds West) to a point of reverse curve to the left; thence run northwesterly along said curve with a radius of 2060.00 feet through a central angle of 29 degrees 22 minutes 02 seconds for an arc distance of 1055.87 feet (chord of 1044.35 feet bears North 87 degrees 06 minutes 04 seconds West); thence run South 76 degrees 08 minutes 21 seconds West for a distance of 121.79 feet to a point on a non-tangent curve concave southeasterly; thence run southwesterly along said curve with a radius of 1456.34 feet through a central angle of 39 degrees 29 minutes 05 seconds for an arc distance of 1003.62 feet (chord of 983.88 feet bears South 58 degrees 03 minutes 40 seconds West) to the POINT OF BEGINNING. The above described parcel contains 75.95 acres, more or less.

The above described parcel contain an aggregate of 424.17 acres more or less.

SHEET 12 OF 12

SCALE:		PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



NCG
NOBLE CONSULTING GROUP, INC.
2844 PARLO AVENUE, TALLAHASSEE, FLORIDA, 32308
LB/3293 PH: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM E#7110
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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

APPENDIX B – Land Use Map and Concept Plan

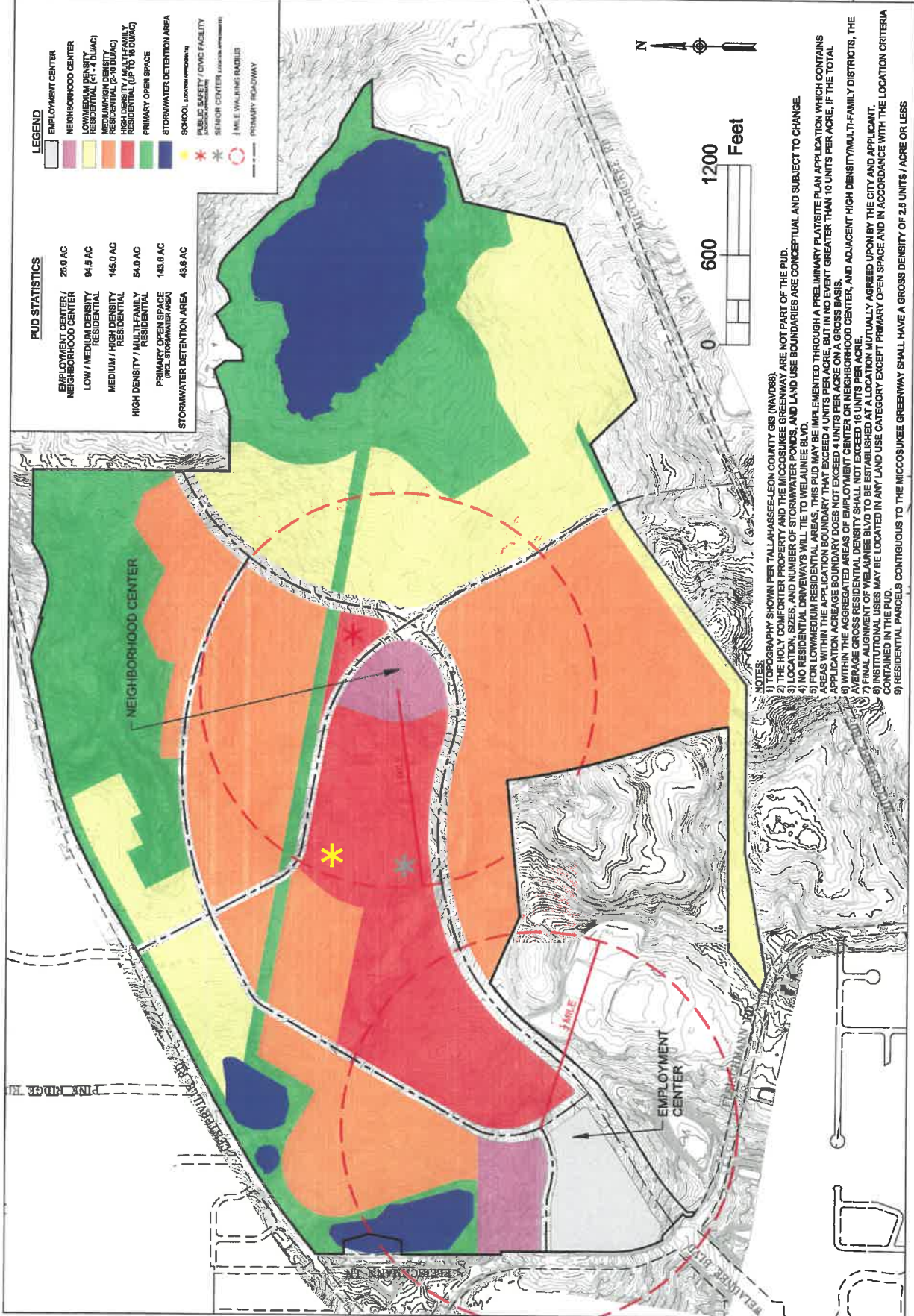
FIGURE 5 - GENERAL LAND USE PLAN

CANOPY CONCEPT PUD

GPI
 ENGINEERING AND CONSTRUCTION SERVICES
 1000 S. UNIVERSITY AVENUE, SUITE 100
 TALLAHASSEE, FLORIDA 32304
 PHONE (904) 241-1111 FAX (904) 241-1999
 LICENSED PROFESSIONAL ENGINEER
 LICENSED BUSINESS NO. 7200

PUD STATISTICS	
EMPLOYMENT CENTER / NEIGHBORHOOD CENTER	25.0 AC
LOW / MEDIUM DENSITY RESIDENTIAL	84.5 AC
MEDIUM / HIGH DENSITY RESIDENTIAL	145.0 AC
HIGH DENSITY / MEDIUM DENSITY RESIDENTIAL	54.0 AC
PRIMARY OPEN SPACE (W/CL. TO 10%)	143.9 AC
STORMWATER DETENTION AREA	48.6 AC

LEGEND	
[Light Blue Box]	EMPLOYMENT CENTER
[Light Green Box]	NEIGHBORHOOD CENTER
[Light Yellow Box]	LOW/MEDIUM DENSITY RESIDENTIAL (1-4 U/LAC)
[Light Orange Box]	MEDIUM/HIGH DENSITY RESIDENTIAL (2-10 U/LAC)
[Red Box]	HIGH DENSITY RESIDENTIAL (UP TO 18 U/LAC)
[Green Box]	PRIMARY OPEN SPACE
[Dark Blue Box]	STORMWATER DETENTION AREA
[Yellow Star]	SCHOOL
[Red Star]	PUBLIC SAFETY / CIVIC FACILITY
[Blue Star]	SENIOR CENTER
[Red Circle]	1 MILE WALKING RADIUS
[Dashed Line]	PRIMARY ROADWAY



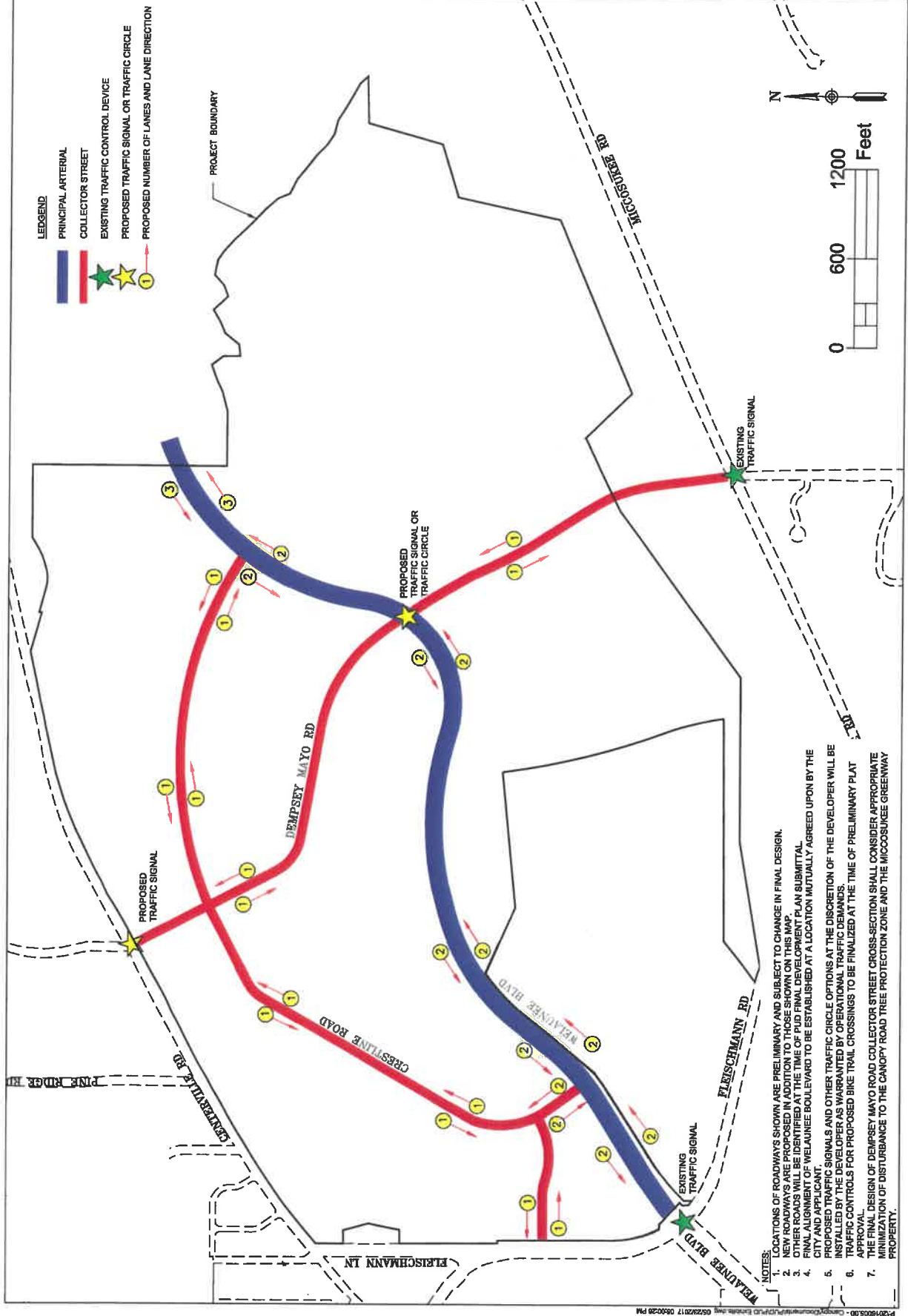
NOTES:

- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE-LEON COUNTY GIS (NAV089).
- 2) THE HOLY COMFORTER PROPERTY AND THE MICCOSUKEE GREENWAY ARE NOT PART OF THE PUD.
- 3) THE NUMBER OF STORMWATER PONDS, AND LAND USE BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE.
- 4) NO RESIDENTIAL AREAS ARE TO BE LOCATED TO WELAUNEE BLVD.
- 5) FOR LOW/MEDIUM DENSITY RESIDENTIAL AREAS, THE AVERAGE GROSS RESIDENTIAL DENSITY SHALL NOT EXCEED 4 UNITS PER ACRE ON A GROSS BASIS.
- 6) WITHIN THE APPLICATION BOUNDARY THAT EXCEEDS 4 UNITS PER ACRE ON A GROSS BASIS, THE AVERAGE GROSS RESIDENTIAL DENSITY SHALL NOT EXCEED 10 UNITS PER ACRE.
- 7) FINAL ALIGNMENT OF WELAUNEE BLVD TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
- 8) INSTITUTIONAL USES MAY BE LOCATED IN ANY LAND USE CATEGORY EXCEPT PRIMARY OPEN SPACE AND IN ACCORDANCE WITH THE LOCATION CRITERIA ESTABLISHED IN THE PUD.
- 9) RESIDENTIAL PARCELS CONTIGUOUS TO THE MICCOSUKEE GREENWAY SHALL HAVE A GROSS DENSITY OF 2.6 UNITS / ACRE OR LESS.

APPENDIX C – Vehicular Circulation Plan

FIGURE 8 - VEHICLE CIRCULATION PLAN

CANOPY MIXED USE PUD



- LEGEND**
- PRINCIPAL ARTERIAL
 - COLLECTOR STREET
 - EXISTING TRAFFIC CONTROL DEVICE
 - PROPOSED TRAFFIC SIGNAL OR TRAFFIC CIRCLE
 - PROPOSED NUMBER OF LANES AND LANE DIRECTION

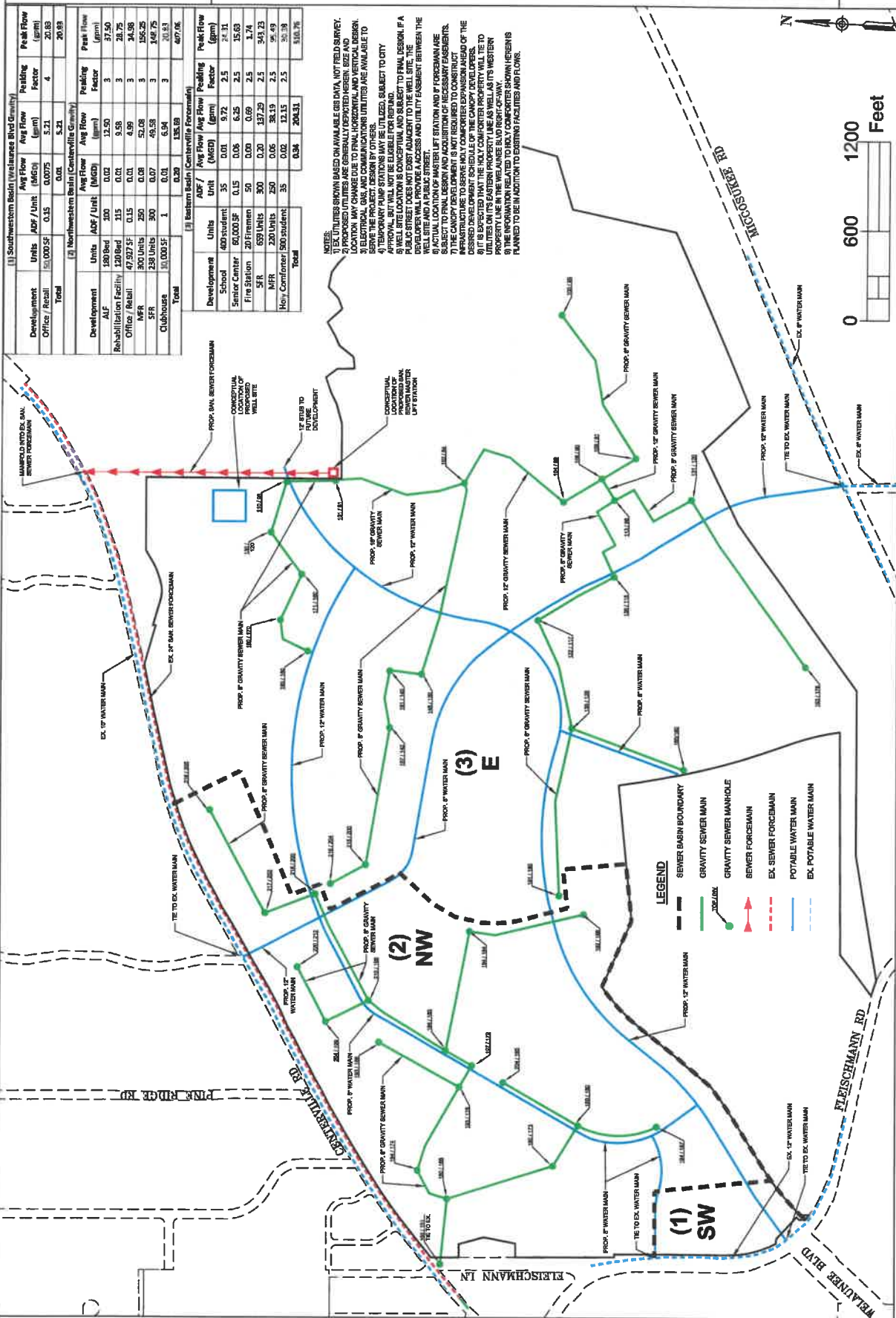
- NOTES:**
1. LOCATIONS OF ROADWAYS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 2. OTHER ROADWAYS SHOWN IN ADDITION TO THOSE SHOWN ON THIS MAP ARE IDENTIFIED FOR INFORMATION.
 3. FINAL ALIGNMENT OF WELTONEER BOULEVARD TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
 4. PROPOSED TRAFFIC SIGNALS AND OTHER TRAFFIC CIRCLE OPTIONS AT THE DISCRETION OF THE DEVELOPER WILL BE INSTALLED BY THE DEVELOPER AS WARRANTED BY OPERATIONAL TRAFFIC DEMANDS.
 5. TRAFFIC CONTROLS FOR PROPOSED BIKE TRAIL CROSSINGS TO BE FINALIZED AT THE TIME OF PRELIMINARY PLAT APPROVAL.
 6. THE FINAL DESIGN OF DEMPSEY MAYO ROAD COLLECTOR STREET CROSS-SECTION SHALL CONSIDER APPROPRIATE MINIMIZATION OF DISTURBANCE TO THE CANOPY ROAD TREE PROTECTION ZONE AND THE MICCOSUKEE GREENWAY PROPERTY.

APPENDIX D – Concept Utility Plan

EXHIBIT 5 - CONCEPT UTILITY PLAN

CANOPY CONCEPT PUD

ENGINEERING AND CONSTRUCTION SERVICES
 180 VILLAGE SQUARE BLVD
 SUITE 200
 KANSAS CITY, MO 64108
 PHONE (816) 931-1111 FAX (816) 931-1098
 LICENSED ENGINEER NO. 1790



(1) Southwest Basin (Violance Blvd Gravity)

Development	Units	ADF / Unit (MGD)	Avg Flow (gpm)	Peak Flow (gpm)	Peaking Factor
Office / Retail	50,000 SF	0.15	0,075	5.21	4
Total			0.075	5.21	20.83

(2) Northwest Basin (Centerville Gravity)

Development	Units	ADF / Unit (MGD)	Avg Flow (gpm)	Peak Flow (gpm)	Peaking Factor
AJF	100	0.02	12.50	37.50	3
Rehabilitation Facility	120 Bed	1.15	0.01	9.58	3
Office / Retail	47,507 SF	0.15	0.01	4.99	3
MFR	300 Units	2.50	0.08	52.08	3
SFR	238 Units	3.00	0.07	49.58	3
Clubhouse	10,000 SF	1.00	0.01	6.94	3
Total			0.29	136.89	20.83

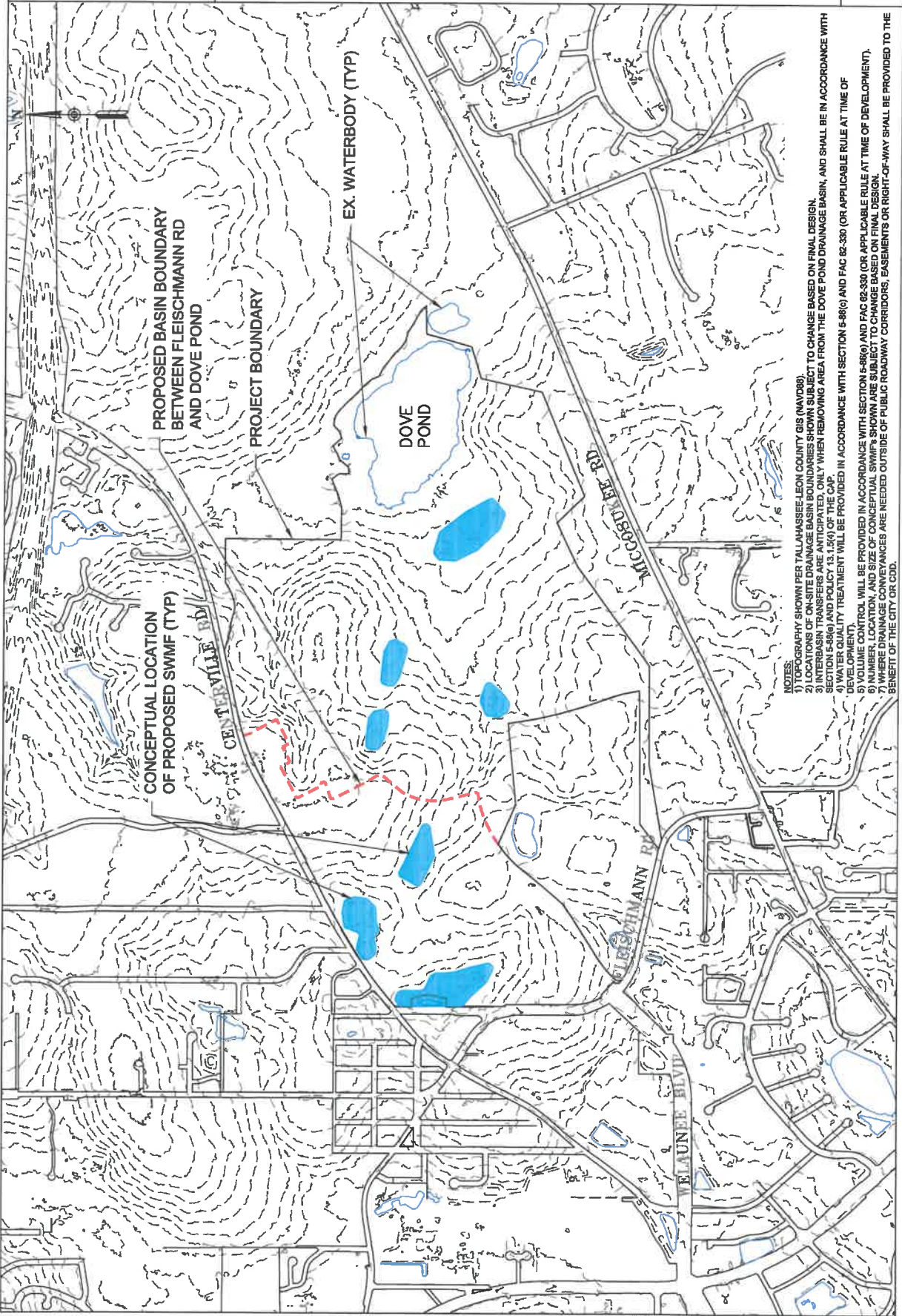
(3) Eastern Basin (Centerville Forcemain)

Development	Units	ADF / Unit (MGD)	Avg Flow (gpm)	Peak Flow (gpm)	Peaking Factor
School	400 student	0.15	0.01	9.72	2.5
Senior Center	60,000 SF	0.15	0.08	6.25	2.5
Fire Station	20 Fireman	50	0.00	0.89	2.5
SFR	639 Units	3.00	0.20	137.29	2.5
MFR	230 Units	2.50	0.05	38.19	2.5
Holy Commiser	500 student	35	0.02	12.15	2.5
Total			0.34	204.31	5.0176

NOTES:
 1) UTILITIES SHOWN BASED ON AVAILABLE GIS DATA, VERIFIED BY SURVEY.
 2) PROPOSED UTILITIES ARE GENERALLY DEPTH, HORIZONTAL, AND VERTICAL DESIGNED.
 LOCATION, MAY CHANGE DUE TO FINAL HORIZONTAL AND VERTICAL DESIGN.
 3) ELECTRICAL, GAS, AND COMMUNICATIONS UTILITIES ARE AVAILABLE TO THE PROPERTY.
 4) TEMPORARY PUMP STATIONS MAY BE UTILIZED, SUBJECT TO CITY APPROVAL, BUT WILL NOT BE ELIGIBLE FOR RETIRED.
 5) WELL SITE LOCATION IS CONCEPTUAL, AND SUBJECT TO FINAL DESIGN. IF A PUBLIC STREET DOES NOT EXIST ADJACENT TO THE WELL SITE, THE PROPOSED WELL SITE AND UTILITY ALIGNMENT BETWEEN THE WELL SITE AND A PUBLIC STREET.
 6) ACTUAL LOCATION OF WATER LIFT STATION AND IF FORCEMAIN ARE SUBJECT TO FINAL DESIGN AND ACQUISITION OF NECESSARY EASEMENTS.
 7) THE PROPOSED UTILITY ALIGNMENT IS CONCEPTUAL AND SUBJECT TO THE DESIRED DEVELOPMENT SCHEDULE OF THE CANOPY DEVELOPERS.
 8) IT IS EXPECTED THAT THE HOUSING DEVELOPMENT WILL BE TO THE WEST AND SOUTH OF THE PROPERTY LINE IN THE WELL ANNEA BLVD TRACT. WESTERN PROPERTY LINE IS SHOWN IN RED.
 9) THE INFORMATION RELATED TO HOUSING DEVELOPMENT IS SHOWN HEREIN PLANNED TO BE IN ADDITION TO EXISTING FACILITIES AND FLOWS.

APPENDIX E – Concept Stormwater Plan

FIGURE 6 - CONCEPT STORMWATER PLAN
CANOPY CONCEPT PUD



- NOTES:
- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE-LEON COUNTY GIS (NAV038).
 - 2) LOCATIONS OF ON-SITE DRAINAGE BASIN BOUNDARIES SHOWN SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 3) INTERBASIN TRANSFERS ARE ANTICIPATED, ONLY WHEN REMOVING AREA FROM THE DOVE POND DRAINAGE BASIN, AND SHALL BE IN ACCORDANCE WITH SECTION 5-88(f) AND POLICY 13.1.5(f) OF THE CAP.
 - 4) WETLAND QUALITY TREATMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-88(c) AND FAC 62-330 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
 - 5) VOLUME CONTROL WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-88(a) AND FAC 62-330 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
 - 6) NUMBER, LOCATION, AND SIZE OF CONCEPTUAL SWMFs SHOWN ARE SUBJECT TO CHANGE BASED ON THE CAP.
 - 7) WHERE DRAINAGE CONVEYANCES ARE NEEDED OUTSIDE OF PUBLIC ROADWAY CORRIDORS, EASEMENTS OR RIGHT-OF-WAY SHALL BE PROVIDED TO THE BENEFIT OF THE CITY OR CDD.

SECTION V

**AMENDED MASTER
ASSESSMENT METHODOLOGY**

**FOR
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 10, 2018

Prepared by

**Governmental Management Services - Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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1.0 Introduction

The Canopy Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue up to \$110,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain public infrastructure improvements within the District, more specifically described in the Master Engineer's Report dated August, 2017 prepared by Greenman-Pedersen, Inc. as may be amended and supplemented from time to time (the "Engineer's Report" and the plan of improvements set forth therein, the "Capital Improvement Plan" or "CIP"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District. The Capital Improvement Plan is planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting the lands to be developed within the District. Components of the system, including those within and without the boundaries of the District, are described in more detail in the Engineers Report and are necessary to develop all units anticipated within the District.

1.1 Purpose

This Amended Master Assessment Methodology Report (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 424 Acres in within the City of Tallahassee, Leon County, Florida. The development program currently envisions approximately 1,001 residential units and a church (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$90,900,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$110,000,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community. The anticipated costs of the CIP may vary based on various factors, including final Development plan, construction costs, market conditions and other factors.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$110,000,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to provide for the allocation of the \$110,000,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$90,900,000. Based on the estimated costs, the size of the maximum bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$110,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Development plan is completed. The CIP funded by District bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the developable lands within the District are benefiting from the improvements.

Once platting or assignment of development rights has begun ("Assigned Properties"), the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted or assigned development rights, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,001 residential units and a church within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to Development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of the provision of the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation along with related incidental/soft costs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

The benefit associated with construction or acquisition of the Improvements set forth in the CIP is proposed to be allocated to the different residential unit types in proportion to the density of development and intensity of use of the Improvements as measured by standard units called an Equivalent Residential Units ("ERUs"). Table ___ illustrates the ERU weights that are proposed to be assigned to the residential product types contemplated to be developed within the District.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include a stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. These improvements accrue in differing amounts and are dependent on the type of land use/lot size receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property; and
- 4) ability to develop all 1001 units and the church site.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories. Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

Please note that the purpose of this Assessment Report is to allocate the benefit derived from delivery of the Improvements to the various land uses in the District and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

4.0 Assessment Roll

The District will initially distribute the lien across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with

the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

5.0 Additional Disclosure

Governmental Management Services-Central Florida, LLC ("GMS") is not acting or providing services to the District as a Municipal Advisor, Financial Advisor or providing investment advice. GMS has prepared this report based upon information provided by the District's Engineer and Investment Banker in a form that meets the requirements of levying Special Assessments in accordance with Florida Statutes.

TABLE 1
CANOPY COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED MASTER METHODOLOGY

Product Types	Lot Size Engineer's Report	No. of Units *	ERU's per Unit (1)	Total ERUs
Single Family - 20'	(26')	58	0.50	29
Single Family - 30'	(38')	42	0.60	25
Single Family - 30' (Attached)	(20'-29' & 36')	207	0.50	104
Single Family - 40'	(40' & 42')	174	0.80	139
Single Family - 40' (Attached)	(43')	24	0.60	14
Single Family - 50'	(52')	212	1.00	212
Single Family - 60'	(62' & 65')	225	1.20	270
Single Family - 70'	(72')	17	1.40	24
Single Family - 80'	(85')	42	1.60	67
Church		1	0.5	1
Total Units		1,002		885

(1) Benefit is allocated on an ERU basis; based on density of planned development with Single Family - 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 2 CANOPY COMMUNITY DEVELOPMENT DISTRICT INFRASTRUCTURE COST ESTIMATES AMENDED MASTER METHODOLOGY</p>
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Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
On-Site Roadway Improvements	\$ 27,500,000
Utilities Improvements	\$ 14,800,000
Drainage and Stormwater Management System	\$ 22,800,000
Parks, Open Space, and Right of Way Improvements	\$ 4,700,000
Recreational Improvements	\$ 3,900,000
Wetland Mitigation	\$ 800,000
Professional Services, Permitting and Misc. Costs	\$ 8,900,000
Contingencies	\$ 7,500,000
	\$ 90,900,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated August, 2017.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CANOPY COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED MASTER METHODOLOGY

Description	Total
Construction Funds	\$ 90,900,000
Debt Service Reserve	\$ 8,098,511
Capitalized Interest	\$ 6,875,000
Underwriters Discount	\$ 2,171,100
Cost of Issuance	\$ 600,000
Contingency	\$ 1,355,389
Par Amount*	\$ 110,000,000

Bond Assumptions:

Average Coupon	6.25%
Amortization	30 years
Capitalized Interest	12
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
AMENDED MASTER METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs
Single Family - 20'	58	0.50	29	3.28%
Single Family - 30'	42	0.60	25	2.85%
Single Family - 30' (Attached)	207	0.50	104	11.70%
Single Family - 40'	174	0.80	139	15.73%
Single Family - 40' (Attached)	24	0.60	14	1.63%
Single Family - 50'	212	1.00	212	23.96%
Single Family - 60'	225	1.20	270	30.52%
Single Family - 70'	17	1.40	24	2.69%
Single Family - 80'	42	1.60	67	7.59%
Church	1	0.50	1	0.06%
Totals	1,002		885	6.13%

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY

Product Types	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family - 20'	58	\$2,979,317		\$3,605,335		\$ 62,161
Single Family - 30'	42	\$2,588,924		\$3,132,911		\$ 74,593
Single Family - 30' (Attached)	207	\$10,633,081		\$12,867,315		\$ 62,161
Single Family - 40'	174	\$14,300,723		\$17,305,606		\$ 99,458
Single Family - 40' (Attached)	24	\$1,479,385		\$1,790,235		\$ 74,593
Single Family - 50'	212	\$21,779,837		\$26,356,239		\$ 124,322
Single Family - 60'	225	\$27,738,472		\$33,566,908		\$ 149,186
Single Family - 70'	17	\$2,445,095		\$2,958,861		\$ 174,051
Single Family - 80'	42	\$6,903,797		\$8,354,430		\$ 198,915
Church	1	\$51,368		\$62,161		\$ 62,161
Totals	1,002	\$ 90,900,000		\$ 110,000,000		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY**

Product Types	No. of Units *	Allocation of Par		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt		Gross Annual Debt	
		Debt Per Product Type	Type			Assessment Per Unit	Assessment Per Unit (1)		
Single Family - 20'	58	\$3,605,334.54		\$62,160.94	\$265,434.92	\$4,576.46	\$4,920.93		
Single Family - 30'	42	\$3,132,911.39		\$74,593.13	\$230,653.79	\$5,491.76	\$5,905.12		
Single Family - 30' (Attached)	207	\$12,867,314.65		\$62,160.94	\$947,328.08	\$4,576.46	\$4,920.93		
Single Family - 40'	174	\$17,305,605.79		\$99,457.50	\$1,274,087.63	\$7,322.34	\$7,873.49		
Single Family - 40' (Attached)	24	\$1,790,235.08		\$74,593.13	\$131,802.17	\$5,491.76	\$5,905.12		
Single Family - 50'	212	\$26,356,238.70		\$124,321.88	\$1,940,420.81	\$9,152.93	\$9,841.86		
Single Family - 60'	225	\$33,566,907.78		\$149,186.26	\$2,471,290.65	\$10,983.51	\$11,810.23		
Single Family - 70'	17	\$2,958,860.76		\$174,050.63	\$217,839.69	\$12,814.10	\$13,778.60		
Single Family - 80'	42	\$8,354,430.38		\$198,915.01	\$615,076.78	\$14,644.69	\$15,746.97		
Church	1	\$62,160.94		\$62,160.94	\$4,576.46	\$4,576.46	\$4,920.93		
Totals	1,002	\$110,000,000.00			\$8,098,511.00				

(1) This amount includes 7% collection fees and early payment discounts when collected on the Leon County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
 CANOPY COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 AMENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
							Allocation Per Acre/Unit	Total Par Debt Allocated		
111525 D0010	OB HOMES OF TALLAHASSEE LLC	LOT 1 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0060	STOTTIS STACY JACKSON	LOT 6 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0080	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 8 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0120	LING JEFFREY	LOT 12 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0130	OB HOMES OF TALLAHASSEE LLC	LOT 13 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0140	OB HOMES OF TALLAHASSEE LLC	LOT 14 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0150	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0160	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 16 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 D0170	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 17 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 D0180	HAGENBUCH GREGORY	LOT 18 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 H0010	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 1 BLOCK H	6	40	Assessment Area 1	N/A	\$596,745.03	\$596,745.03	\$43,934.06	\$47,240.92
111526 B0100	OB HOMES OF TALLAHASSEE	LOT 10 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0110	OB HOMES OF TALLAHASSEE	LOT 11 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0130	SCOTT GENEVIEVE	LOT 13 BLOCK B	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111526 B0140	PICKARD BETTY T	LOT 14 BLOCK B	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111526 B0150	WARD JACK D	LOT 15 BLOCK B	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0170	OB HOMES OF TALLAHASSEE LLC	LOT 17 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0180	MILLER DANIELLE ELIZABETH	LOT 18 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0190	PANDIT NIRAJ	LOT 19 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0200	TRAVIS JOSEPH A	LOT 20 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 B0220	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 22 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0010	OB HOMES OF TALLAHASSEE LLC	LOT 1 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0020	OSBORNE DOUGLAS F	LOT 2 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0030	OB HOMES OF TALLAHASSEE LLC	LOT 3 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0060	OB HOMES OF TALLAHASSEE LLC	LOT 6 BLOCK C	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK C	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 UNIMENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt
							Allocation Per Acre/Unit	Allocated		
.11526 E0010	PARKER SHERYL K	LOT 1 BLOCK E	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 E0020	REEVES KATHERINE G	LOT 2 BLOCK E	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 E0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0060	ELWOOD ANTON G	LOT 6 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0130	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 13 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0010	RONDON JESUSA	LOT 1 BLOCK F	1	42	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
.11526 F0020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK F	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0060	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 6 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK F	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 F0090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0100	OB HOMES OF TALLAHASSEE LLC	LOT 10 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0120	OB HOMES OF TALLAHASSEE LLC	LOT 12 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0130	OB HOMES OF TALLAHASSEE LLC	LOT 13 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0150	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0170	SNYDER SUSAN J	LOT 17 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0180	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 18 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0190	STOKES PATRICIA A	LOT 19 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0200	OB HOMES OF TALLAHASSEE LLC	LOT 20 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0220	OB HOMES OF TALLAHASSEE LLC	LOT 22 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0010	MACATANGAY RUBEN JR	LOT 1 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0020	RUDD JOHN A	LOT 2 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK G	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 G0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0060	FLURY JAMES M	LOT 6 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 RELIMINARY ASSESSMENT ROLL
 IMENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt
							Allocation Per Acre/Unit	Allocated		
.11526 G0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0080	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 8 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
Sub Total Units			93				\$11,785,714.29	\$867,697.61		\$933,008.18
.114204050000	OX BOTTOM MORTGAGE HOLDINGS LLC	Assessment Area 3	651			349.00	\$243,104.67	\$84,843,528.98	\$6,246,420.48	\$6,716,581.16
.115204050000	OX BOTTOM MORTGAGE HOLDINGS LLC	Assessment Area 2 (includes Chi	258			55.00	\$243,104.67	\$13,370,756.72	\$984,392.91	\$1,058,487.00
Sub Total Units/Acres			909			404.00	\$98,214,285.69	\$7,230,813.39		\$7,775,068.16
Totals			1,002				\$110,000,000	\$8,098,511.00		\$8,708,076.34

1) This amount Includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

SECTION VI

RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CANOPY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Canopy Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("**Project**") described in the District's Master Engineer's Report, dated August 2017, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project by special assessments pursuant to Chapter 190, Florida Statutes ("**Assessments**"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments; and

WHEREAS, as set forth in the Amended Master Assessment Methodology, dated July 10, 2018, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Governmental Management Service – Central Florida, 135 W. Central Blvd., Suite 320, Orlando, FL 32801 (“**District Records Office**”), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved,
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated;

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated construction cost of the Project is \$90,900,000 (“**Estimated Cost**”).
- B. The Assessments will defray approximately \$110,000,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem

assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	August 7, 2018
TIME:	11:00 a.m.
LOCATION:	Dorothy B. Oven Park 3205 Thomasville Road Tallahassee, FL 32308

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice

in a newspaper of general circulation within Leon County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Leon County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed and this Resolution shall modify, supersede and replace Resolution 2017-27.

11. **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.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of July, 2018.

ATTEST:

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Asst. Secretary

Chairman

Exhibit A: Master Engineer's Report, dated August 2017

Exhibit B: Amended Master Assessment Report, dated July 10, 2018

Exhibit A

ENGINEER'S REPORT

FOR

CANOPY COMMUNITY DEVELOPMENT DISTRICT

August 2017



CANOPY

— A Community with Deep Roots —

Prepared By:

GPI

Greenman-Pedersen, Inc.

1590 Village Square Blvd

Tallahassee, FL 32309

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I. INTRODUCTION

A. Description of the Canopy Development

The subject project, known as "Canopy", is located at the southwestern tip of the Welaunee Plantation within the City of Tallahassee (City), Leon County, FL. The project site is bordered to the west by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the east by property owned by the City. The total acreage of the project is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

The project lies within the Canopy Planned Unit Development (PUD) and proposes to create new lots to serve several uses. The subdivision of land includes single family residential lots, commercial lots, and multi-family residential lots. This project also proposes to dedicate multiple areas of road Right of Way to the City and the Canopy Community Development District (the "District"). The District includes property outside of the lands planned for commercial uses, and primarily includes single family residential lots and the infrastructure or amenities required to serve the single family residential lots.

Residential Uses

The approved development program for Canopy provides for 1,417 dwelling units, including 520 multi-family residential units.

Employment Center and Neighborhood Center non-residential uses

A total of 97,927 gross square feet (gsf) of office and 65,000 of retail uses are approved for the Employment Center and Neighborhood Center non-residential uses. The allowable range of retail uses within the Employment or Neighborhood Center is established at 15% to 50% with the allowable range of office uses established at 50% to 85%.

Institutional Uses

Institutional Uses are allowed in all Land Use Districts, of which 100,000 gsf are allocated to an elementary school; 15,000 gsf are allocated to a fire station (or other public safety/civic facility); 60,000 gsf are allocated to a senior citizens' activity center; and the remainder 160,000 gsf are allocated for use throughout the development for Institutional Uses as defined below. In addition to the above, a 180 bed assisted living facility, a 120 bed rehabilitation center, and a 70 bed adult care / memory care unit are allowed. The term "Institutional Use" utilized in this PUD includes Educational Use, School Use, Community Use and Institutional Use, all of which are grouped together in the CAP document and treated as a single land use category. A specific description of Institutional Uses is provided within the PUD.

**TABLE 1
LAND USE SUMMARY FOR CANOPY PUD**

Type of Use	Acreage	% of Total
Employment Center/Neighborhood Center	25.0	4.9
Low/Medium Density Residential	94.5	18.7
Medium/High Density Residential	145.0	28.7
High Density/Multi-Family Residential	54.0	10.7
Primary Open Space (Including Stormwater Area)	143.6	28.4
Stormwater Detention Area	43.6	8.6
Total	505.7 AC	100%

B. Authorization

Greenman-Pedersen, Inc., hereinafter referred to as the “Engineer”, prepared this Engineer’s Report pursuant to the authorization of the Board of Supervisors of the Canopy Community Development District (District).

C. Purpose and Scope

The purpose of this Report is to present the nature, extent, an estimated cost, and benefits associated with implementing the infrastructure needed to serve the District. In addition, this Report presents a narrative description of the major components included within the District’s infrastructure system. It is anticipated that the financing mechanism is expected to be in the form of one or more series of bonds to be issued by the District. The financing and assessment methodology has been developed by the District’s financial advisor.

This Report is intended to generally describe the improvements, the estimated costs, and benefits associated with implementing the improvements and recommendations. This Report is not intended to be used for an exact representation of the required improvements, or for construction purposes since detailed construction plans and specifications for the all of the proposed improvements have not been completed. It should be noted that these plans may be modified, even after initial approval, with the District’s knowledge and consent.

The Engineer has considered and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, the Developer, engineering professionals, general contractors, and surveyors.

D. The Canopy Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 424 acres of the total 505.7 acres of the project. The 81 acres which are planned to accommodate the Employment Centers, Neighborhood Center, multi-family residential, and institutional uses within the project are not included in the District.

The Development plan for the proposed lands within the District includes approximately 900 single family residential units to be constructed in approximately seven phases. Also, up to 13 acres are planned to include a church / religious facility. Such uses are authorized for inclusion within the District. A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), Florida Statutes.

**TABLE 2
LAND USE SUMMARY FOR CANOPY CDD**

<u>Type of Use</u>	<u>Acreage</u>	<u>Units</u>
Single Family Residential - Attached	20	Up To 100
Single Family Residential - Detached	245	Minimum of 800
Churches / Religious Facilities	13	1 Facility
Primary Open Space / Recreation / Amenities	146	
Total	424 AC	

*The information above is conceptual and subject to change

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Canopy.

II. DISTRICT BOUNDARY

A. Property Boundary

The project site is bordered to the West by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the East by property owned by the City. The total acreage of the site is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

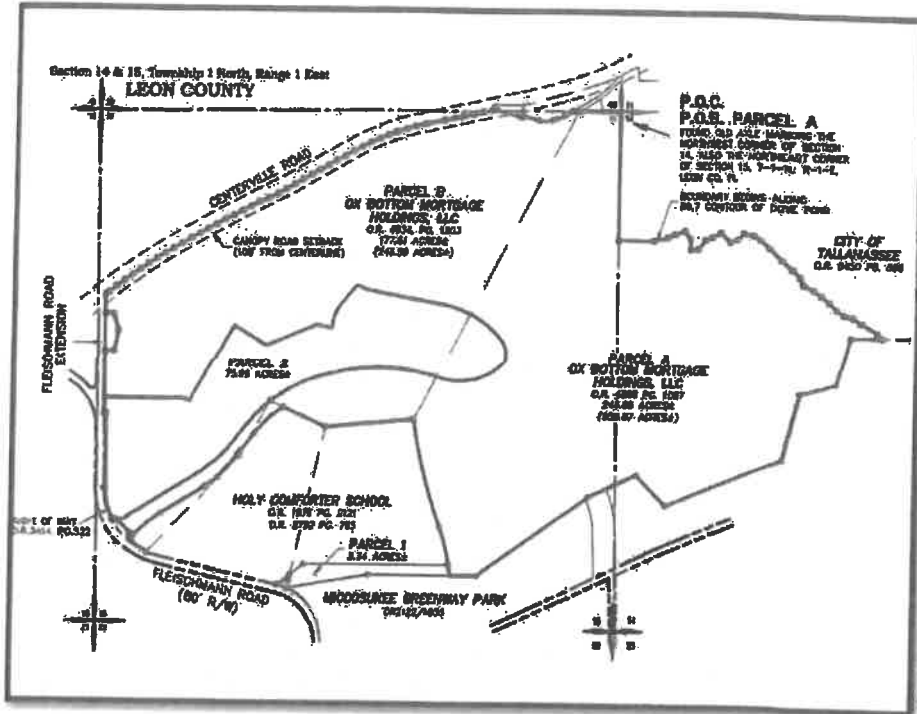


Figure 1 – Location Map



Figure 2 – Aerial Photography of Property

B. Description of Property Served

The District is located within Sections 14 and 15, Township 01 North, and Range 01 East in Leon County, Florida. Historically, the property has been used for agriculture and silviculture purposes with no existing infrastructure on site. The site is currently vegetated with a combination of upland and wetland features, comprised of varying degrees of native and exotic vegetation.

C. Existing Conditions

Infrastructure

There is no existing water, sewer, or roadway infrastructure within the District boundary. These facilities will be provided by extending the City infrastructure from Fleischmann Road, Centerville Road, and Miccosukee Road into the site.

Topography

In general the topography can be described as gentle rolling hills with minimal to moderate slopes. Some significant and severe slopes occur on site and will be impacted or preserved accordingly.

D. Entitlements

Ox Bottom Mortgage Holdings, LLC is master developer and is currently the owner of all lands within the District. The project has obtained approval of a Comprehensive Plan amendment (the Critical Area Plan, or CAP) as well as an approved PUD. The project has an executed FS Chapt 163 Development Agreement between the City of Tallahassee and Developer. These documents provide for the development of: 1,417 residential dwelling units (520 of which are multi-family units); 65,000 sf of retail which specifically includes 50,000 sf of shopping center and 15,000 sf of high-turnover sit down restaurants; 97,927 sf of office which specifically includes 47,927 sf of general office and 50,000 sf of medical office; 100,000 sf elementary school; 60,000 sf senior citizens activity center; a 180 bed adult living facility; a 120 bed rehabilitation facility; a 70 bed adult care / memory unit; and a 15,000 sf public safety / civic facility. Modifications to this specific development program are allowed and the process by which to modify the program are outlined in the Development Agreement.

The portion of the property which naturally drains to Dove Pond cannot be developed until the Dove Pond Dam is constructed and accepted.

The City of Tallahassee and Leon County have both agreed to participate in the costs of certain infrastructure, specifically the construction of Welaunee Boulevard east of Crestline Road and Dove Pond Dam.

Prior to developing individual lots or parcels, all public infrastructure that is required to provide access, drainage and utility service to that parcel is required to be permitted and constructed.

III. PROPOSED DISTRICT INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

Various facilities and services may be provided by the proposed District. It is anticipated that the master stormwater management system; sewer and water systems; onsite roadway improvements; parks, open space and right of way improvements; recreational improvements;

Dove Pond Stormwater Management Facility; and wetland mitigation will be financed by the District.

The capital improvements described in this Report represent the present intentions of the Developer and the District. The implementation of the improvements discussed in this Report requires the final approval by numerous local, state and federal regulatory and permitting agencies. The actual improvements may vary from the improvements proposed in this Report. Cost estimates contained in this Report have been prepared based upon the best available information at the time. The actual cost of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

B. On-Site Roadway Improvements

Welaunee Boulevard

Welaunee Boulevard, a principal arterial roadway, will extend through the Project connecting at Fleischmann Road, extending to the east project boundary north of Dove Pond. The width of the right-of-way for Welaunee Boulevard shall be a minimum of 120 feet. The general design for Welaunee Boulevard will be four through lanes and will provide for a raised median, landscaping, curb and gutter, bicycle facilities, and sidewalks/multi-use paths.

Roadway Access and TDM Strategies

Primary access to the Project will include the extension of Welaunee Boulevard into the Project from Fleischmann Road. A single roadway connection is proposed to Centerville Road at Hickory Ridge Road via an extension of Dempsey Mayo Road through the project. One roadway connection to Miccosukee Road is located at Dempsey Mayo Road. The proposed connection location to Miccosukee Road coincides with the existing utility corridor location established by the City of Tallahassee for the installation of the underground electrical transmission line through the Project area. A system of collector and local streets, will connect with Welaunee Boulevard constituting the primary transportation system within the project. Transportation Demand Management (TDM) strategies will be implemented, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (car pool and van pool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Dempsey Mayo Road will form a north/south connection through the project. This connection will afford both residents and nonresidents alike the opportunity for access to employment, shopping, and dining opportunities within the Employment and Neighborhood Centers. Crestline Road will form an east/west connection through the project providing residents a transportation alternative to Welaunee Boulevard which may be utilized to traverse the proposed development.

Lanes

As part of the Canopy Project, small neighborhoods of single family homes will be created adjacent to green areas that will serve as amenities to the neighborhoods. The single family detached homes will front on the green areas with the only vehicular access via lanes behind the

homes. The lanes, which shall be owned and maintained by the CDD, will be public lanes for the purposes of building permitting and home addressing.

Alleys

CDD maintained alley cross sections supporting the pedestrian/bicycle friendly characteristics of this Project are will be provided.

Lot Access Criteria

Legal access to residential lots in Canopy may be accomplished by any combination of the following:

1. Frontage on a publicly dedicated street with a driveway accessing the publicly dedicated street or as an alternate vehicular access may be provided by a rear alley owned and maintained by the CDD, or
2. Frontage on a publicly dedicated lane with a driveway accessing the publicly dedicated lane which will be maintained by the CDD.

Double frontage lots will be restricted to one driveway per lot.

Sidewalk, Bike and Pedestrian Network

A system of recreational and alternative multi-use paths, sidewalks, on-street bicycle lanes providing bicycle and pedestrian access to the Primary Open Space system and access to the Miccosukee Canopy Road Greenway will be provided. Sidewalks are provided on both sides of the arterial and collector roadways. Sidewalks will be provided on at least one side of local streets in residential low-density and residential estate areas of Canopy. A minimum 10' paved multi-use path may be provided in lieu of a sidewalk and/or bicycle lanes.

Roadway Network

Neighborhoods are interconnected with each other as well as with the Employment and Neighborhood Centers. The roadway network will:

1. Promote and enhance a livable community pattern, including a mixed use and pedestrian environment;
2. Protect the adjacent canopy roads by relieving traffic pressure;
3. Enhance the scale and pedestrian accessibility of the Employment and Neighborhood Centers; and,
4. Provide adequate roadway capacity to serve the development.

C. Utility Improvements

Potable water distribution and sanitary sewer collection service to the District will be provided by The City of Tallahassee. Potable water for the community will be provided via connection to an existing 12" water main located along Fleischmann Boulevard, a 10" water main along Centerville Road, and an 8" main along Miccosukee Road.

This system will be constructed to provide adequate facilities for the development at build-out. The water main within platted right-of-ways and/or utility easements will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

The potable water facilities will include both transmission and distribution lines along with necessary valves, fire hydrants, water services and facilities such as backflow preventers and air release valves.

The wastewater facilities serving the project will include gravity sewer mains with individual lot sewer services, a master sewer pump station, and a force main with connection to the existing City of Tallahassee wastewater collection system in Centerville Road. All force main, gravity sewer, and pump station infrastructure will be located within platted rights-of-way and/or utility easements, and will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

A 50' Florida Gas Transmission (FGT) Easement traverses the project site which contains a 24" gas transmission main. All proposed crossings will be permitted with FGT and subject to restrictions set forth in the easement agreement.

All dry utilities (power, telephone, cable, etc.) will be provided within platted rights-of-way and/or utility easements.

D. Drainage and Stormwater Management System

Treatment Standards

The Stormwater Management Facilities will be designed to meet the treatment requirements of Sec. 5-86 of the Tallahassee Land Development Code. Stormwater facilities which are dedicated to the City of Tallahassee will be constructed to the requisite standards for access and maintenance. Erosion and sediment control will be provided during all construction activities within the project utilizing best management practices.

Dove Pond Regional Stormwater Facility

Dove Pond has been approved to be improved and function as a regional stormwater management system as detailed in the Stormwater Facility Master Plan (SFMP). It will be utilized for the storage of treated stormwater and has been planned to provide improved flood protection for downstream, off-site property owners. The SFMP outlines the design parameters for the use of Dove Pond. To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted *FROM* the Dove Pond Basin.

Western Project Drainage

On the western end of the Canopy PUD there are two isolated closed basins which are included in the SFMP for use as stormwater facilities. These basins will provide storage for the post-development increase in runoff for the 100 year, 24 hour critical storm, improving existing flood conditions in the area by lowering the flood elevation. Approximately 14 acres of the project lie in an open watershed that ultimately discharges to Lake Lafayette. This area will be designed to meet City requirements in addition to Outstanding Florida Waters (OFW) treatment standards.

Stormwater Facilities Authorized in Open Space

Stormwater management facilities are authorized within in the Primary Open Space system, and have been included in the SFMP. These stormwater management facilities may be utilized to meet minimum open space requirements.

E. Parks, Open Space, and Right of Way Improvements

Parks are planned throughout the Canopy Project. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall master plan. Within the planned residential areas, pocket parks are proposed to provide readily accessible green spaces to all residents. These pocket parks may simply include trees, or may include other park amenities such as sitting areas, grills, picnic tables, tennis courts, volleyball courts, pavilions, or other standard park amenities. Certain larger parks are planned to allow for group activities, such as Frisbee golf, camp fires, live music, yard games, dog park, pond viewing, community vegetable garden, ornamental garden, community cook-outs, or other community-wide recreational events as may be planned by the CDD Manager. The project includes a linear park, which is approximately 100 LF wide and extends from Centerville Road to Dove Pond. This linear park is expected to include a multi-use path, sitting areas, and a variety of amenities as the linear park passes through adjacent residential neighborhoods.

The open spaces are also planned to include certain stormwater management facilities, which will be designed to provide an amenity to the development, whether it may include a lighted fountain, gazebo, a trellis and swing, or other similar opportunities for the residents to enjoy the planned green spaces.

Trails are also planned within the open spaces. These trails will generally meander around significant trees and other natural features, providing a stable and planned access through natural areas. These trails are planned to provide connectivity within the project, as well as to points of interest outside and adjacent to the development such as the Miccosukee Greenway, Centerville Road Trail, and Fleischmann Lane.

Right of Way Improvements primarily include landscaping and multi-use paths. All roadways within ½ mile walking radius of the Employment Center or Neighborhood Center will provide street trees. Welaunee Boulevard, Dempsey Mayo, Crestline Road, and the linear park will provide paved multi-use paths which are a minimum of 10' in width.

F. Recreational Improvements / Amenities

In addition to the recreational improvements listed above related to the parks and open space, the project plans to provide a central amenity center in the form of a clubhouse. This clubhouse is expected to include indoor meeting space, break-out rooms, an entertainment space, community activity area, party preparation & greeting area, as well as dedicated workout studio space.

Outdoor amenities at the clubhouse are expected to include a Laguna style pool, kids splash pad, cabanas, covered lanai, private fob access, ice cream & café vendor station, tennis & volley ball court, children’s playground, fire attraction seating area, as well as being adjacent to a large linear park, and Outdoor Theater. The Outdoor Theater will accommodate approximately 100 viewers and will be available for live performances and video projection.

G. Wetland Mitigation

Wetland impacts are anticipated, specifically related to the construction of Dove Pond Regional Stormwater Facility (RSF). The RSF is planned to provide flood control, and reduce downstream flooding of the existing residential areas. The project will permanently impact 2.69 acres of wetlands and temporarily impact 1.49 acres of wetlands or other surface waters. There are 43.51 acres of FDEP jurisdictional wetlands on site. The mitigation for the wetland impacts include 15.18 acres of herbaceous wetland creation, 2.04 acres of forested wetland creation, and a 56.08 acre conservation easement. Additional benefits from the mitigation include water quality improvement, control of exotics, enhanced wetland function, and enhanced habitat values.

H. Professional Services, Permitting and Miscellaneous Costs

Professional Services included but not limited to; engineering, planning, landscape architecture, environmental services, materials testing, surveying, and construction inspection, will be part of the District's Project budget.

Federal, State and Local permits and engineering plan approvals have been obtained, or are in the process of being obtained, for the construction of portions of the site infrastructure.

The timetable for remaining permits and modifications will be contingent upon the development schedule for the project phasing. The permit fees required for approval of the Project is also included in the District cost.

Other miscellaneous costs that the District may incur will include; legal fees, insurance, management fees, lending/bank fees, and bond fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 3 represents the opinion of probable costs for the District infrastructure. The opinion of probable costs includes the actual infrastructure costs for the various improvements, such as: materials, labor, construction, technical services, and contingencies. All estimates are in 2017 dollars and no inflation factor was utilized.

Table 3 presents a summary of the District financed improvements as described in Section III of this Report.

**TABLE 3
OPINION OF PROBABLE CONSTRUCTION COSTS**

Facility	Estimated Cost
On-Site Roadway Improvements	\$27,500,000
Utilities Improvements	\$14,800,000
Drainage and Stormwater Management System	\$22,800,000
Parks, Open Space, and Right of Way Improvements	\$4,700,000
Recreational Improvements	\$3,900,000
Wetland Mitigation	\$800,000
Professional Services, Permitting and Misc. Costs	\$8,900,000
Contingency	\$7,500,000
Total	\$90,900,000

V. OWNERSHIP AND MAINTENANCE AUTHORITY

The ownership and maintenance responsibilities for the major infrastructure improvements at The Canopy CDD are presented in Table 4.

**TABLE 4
EXPECTED OWNERSHIP AND MAINTENANCE**

Facility	Funding	O & M	Ownership
On-Site Roadway Improvements	Dev/City/CDD	City/CDD ²	City/CDD ²
Water & Sewer Utility Improvements	Dev/CDD	City	City
Drainage and Stormwater Management System	Dev/City/CDD	City/CDD ¹	City
Dove Pond Dam	Dev/City/CDD	CDD	CDD
Parks, Open Space, and Right of Way Improvements	Dev/CDD	City/CDD ¹	City/CDD
Recreational Improvements	Dev/CDD	CDD	CDD
Wetland Mitigation	Dev/CDD	CDD	CDD

Dev = Ox Bottom Mortgage Holdings, LLC

City = City of Tallahassee

CDD = Canopy Community Development District

¹City is expected to operate and maintain the infrastructure; CDD may perform enhanced maintenance.

²CDD will be responsible for operation and maintenance of all roadways which City will not own (alleys, etc.).

VI. REPORT MODIFICATION

During development and implementation of the improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. Therefore, if such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.

In addition, the development may undertake certain public infrastructure improvements, related to the subdivisions, which may include but are not limited to roads, drainage, water, wastewater,

landscaping, and irrigation. Such improvements may be identified in a subsequent Engineer's Report.

VII. ENGINEER'S CONCLUSION AND CERTIFICATION

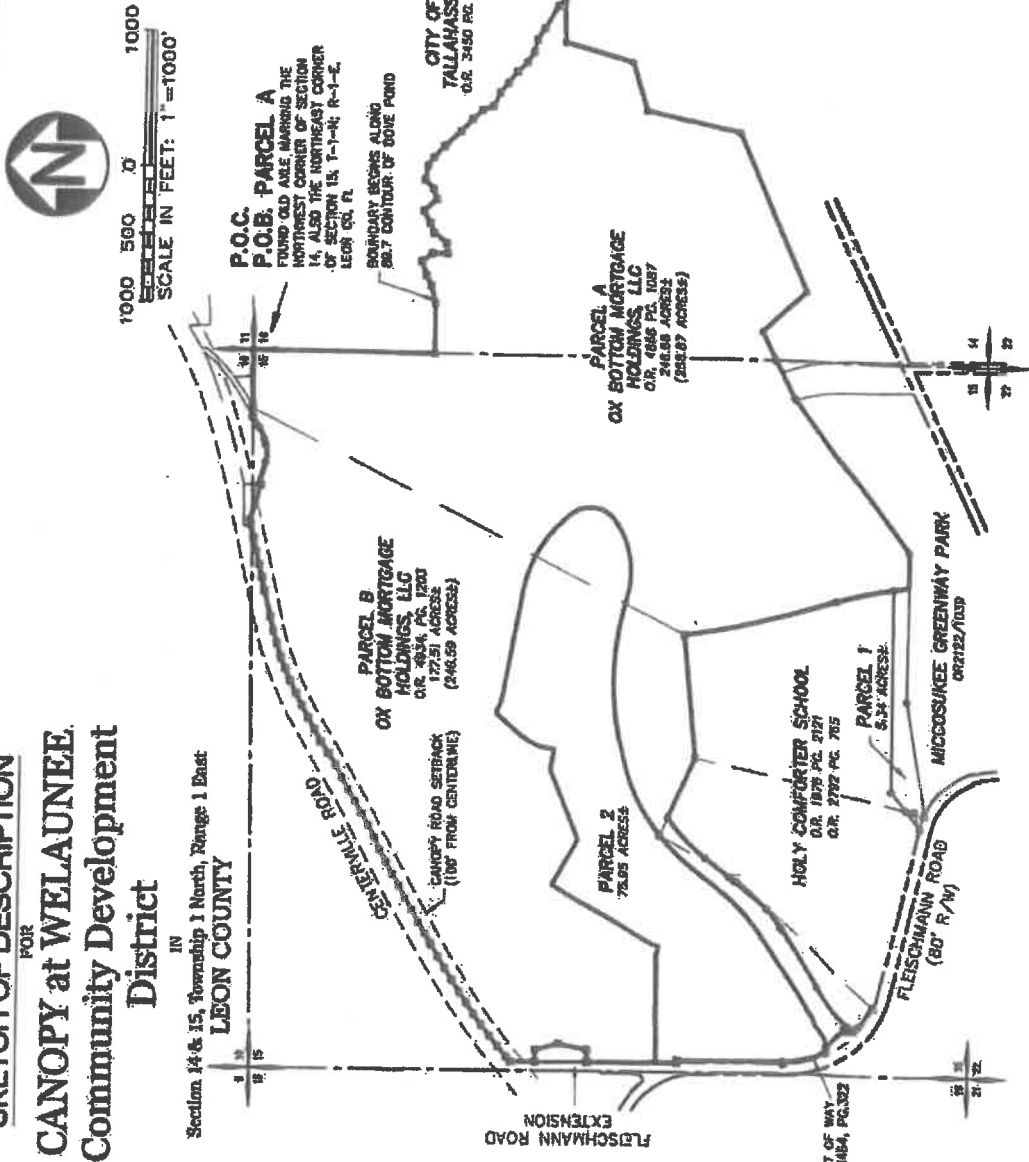
It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) AND (2) of the Florida Statutes. The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and similar items of work in Leon County for the quantities as represented on construction plans. The future costs of labor, equipment, and material; coupled with changing regulations and construction process, are beyond our control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate. Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and will meet their intended functions. Where necessary, historical costs and information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities in the Leon County area. It is therefore our opinion that the construction of the proposed project can be complete at the cost stated.

Alan D. Wise, P.E.
Florida Registered Engineer No. 70831
Greenman-Pedersen, Inc.
Certificate of Authorization No. 3498
Phone: (850) 297-2922

APPENDIX A – Boundary Sketch & Legal Description

**SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE,
Community Development
District**

Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY



ABBREVIATIONS AND SYMBOLS

- AC = ADDRESS
- (C) = CALCULATED MEASUREMENT
- CD = CHORD BEARING AND DISTANCE
- CP = CHORD BEARING AND DISTANCE
- C.T. = CITY OF TALLAHASSEE
- D = DELTA or CENTRAL ANGLE
- D.B. = DEED BOOK
- FOU = FOUND CONCRETE MONUMENT
- FRAC = FOUND IRON ROD AND CAP
- FRD = FOUND NAIL AND DISK
- L = IDENTIFICATION
- LA = LAND BUSINESS NUMBER
- LS# = SURVEYOR REGISTRATION NUMBER
- MO = NUMBER
- O.R. = OFFICIAL RECORD BOOK
- PA = PAGE
- PL = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RAISE
- R/W = RIGHT OF WAY
- (S) = SURVEY MEASUREMENT
- SCM = SET CONCRETE MONUMENT
- SRC = SET IRON ROD AND CAP

SURVEYOR'S NOTES:

1. The exterior boundary shown here is based on a survey prepared for CNL Tallahassee, LLC by Moore Bass Consulting, Project No. 05-114, dated 12/14/05. The bearings shown hereon are based on said survey. See sheets 2-6 for legal description and boundary details. Exterior boundary monumentation shown per above referenced survey.
2. This Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
3. THIS IS NOT A BOUNDARY SURVEY

Nobles Consulting Group, Inc.
Alfredo A. Bermudez
Professional Surveyor and Mapper, No. 5578
State of Florida

SHEET 1 OF 12

SCALE:	1" = 1000'	PROJECT NO.:	3800-01
FIELD BOOK:	580-01 CTD BND	SURVEY DATE:	09/20/2006
CRANIN BT.:	AAB	ISSUE DATE:	09/20/2006
CHECKED BY:	CMT	REVISION:	09/20/2006
		REVISION:	

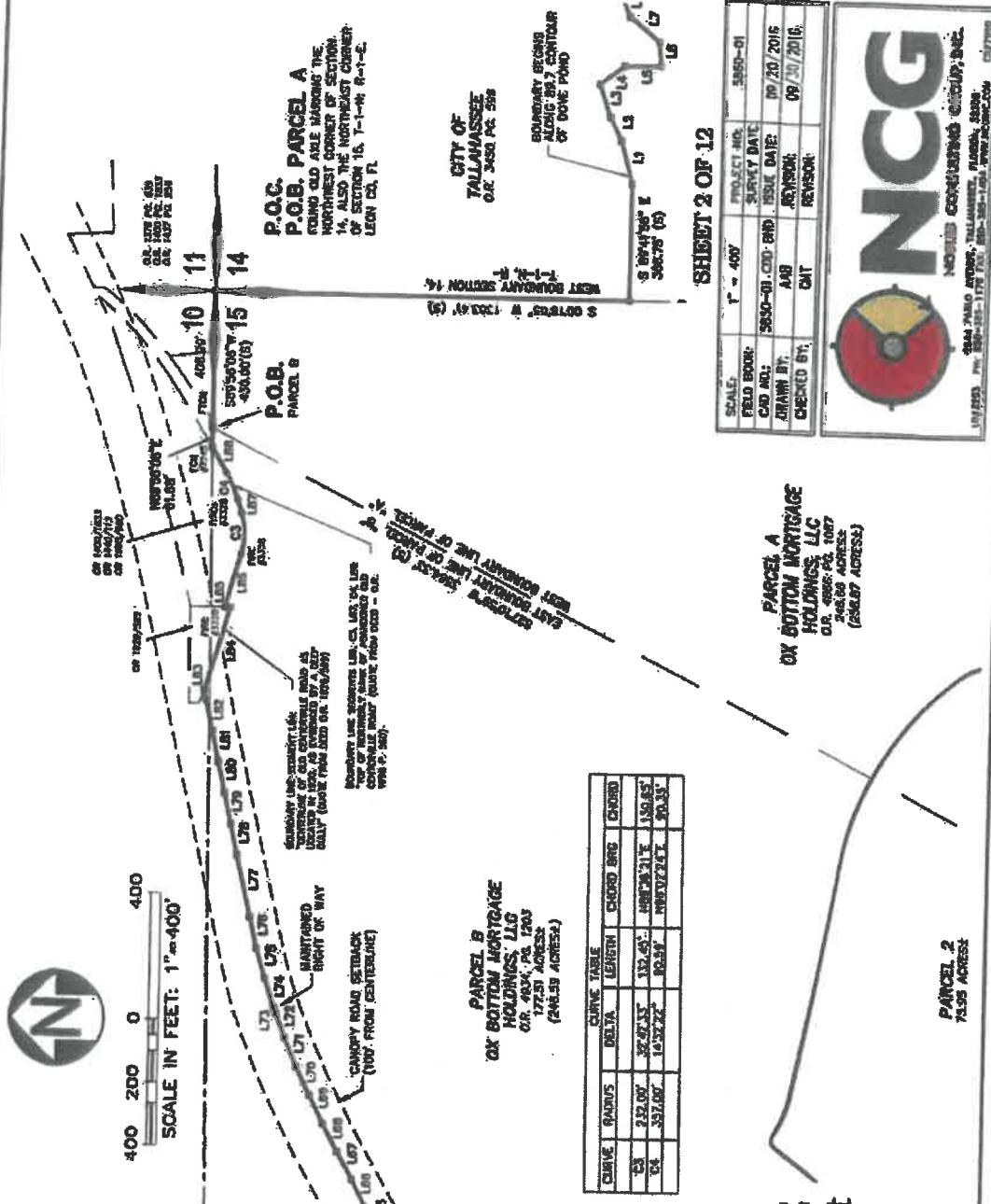
NCG
NOBLES CONSULTING GROUP, INC.
3044 PALM AVENUE, TALLAHASSEE, FLORIDA 32309
TEL: 904-551-1170 FAX: 904-551-1044 WWW.NCGCONSULTING.COM

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L54	S89°21'08.7"	100.00'	L77	S89°28'27.7"	80.98'
L55	S89°31'29.7"	100.00'	L78	S89°26'10.7"	18.78'
L56	S89°35'27.7"	99.80'	L79	N72°10'17.7"	88.54'
L57	S89°35'27.7"	99.80'	L80	S89°26'10.7"	88.54'
L58	S89°35'27.7"	99.80'	L81	N72°10'17.7"	88.54'
L59	S89°35'27.7"	99.80'	L82	S89°26'10.7"	88.54'
L60	S89°35'27.7"	99.80'	L83	N72°10'17.7"	88.54'
L61	S89°35'27.7"	99.80'	L84	S89°26'10.7"	88.54'
L62	S89°35'27.7"	99.80'	L85	N72°10'17.7"	88.54'
L63	S89°35'27.7"	99.80'	L86	S89°26'10.7"	88.54'
L64	S89°35'27.7"	99.80'	L87	N72°10'17.7"	88.54'
L65	S89°35'27.7"	99.80'	L88	S89°26'10.7"	88.54'
L66	S89°35'27.7"	99.80'	L89	N72°10'17.7"	88.54'
L67	S89°35'27.7"	99.80'	L90	S89°26'10.7"	88.54'
L68	S89°35'27.7"	99.80'	L91	N72°10'17.7"	88.54'
L69	S89°35'27.7"	99.80'	L92	S89°26'10.7"	88.54'
L70	S89°35'27.7"	99.80'	L93	N72°10'17.7"	88.54'
L71	S89°35'27.7"	99.80'	L94	S89°26'10.7"	88.54'



SCALE IN FEET: 1" = 400'

CURVE	RADIUS	DELTA	LENGTH	CHORD	ANG	CHORD
C1	232.00'	57.40°	132.45'	108.70'	131.05'	130.05'
C4	387.00'	14.87°	82.84'	82.87'	82.87'	82.87'



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
 Community Development
 District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
 LEON COUNTY

SCALE:	1" = 400'	PROJECT NO.:	3850-01
FIELD BOOK:	3850-01, CND, BND	SURVEY DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/20/2016
CHECKED BY:	CAJ	REVISION:	



SHHEET 2 OF 12

CITY OF TALLAHASSEE
 C.R. 3450 P.C. 258

BOUNDARY BEINGS ALONG BR.7 CONTIGUOUS OF DONE POND

P.O.B. PARCEL A
 CONING OLD ABLE WARRONS TRC. NORTHWEST CORNER OF SECTION 14, ALSO THE NORTHWEST CORNER OF SECTION 15, T-1-N, R-1-E, LEON CO, FL

P.O.B. PARCEL B
 5055087-15 14
 490307(8)

PARCEL A
 OX BOTTOM MORTGAGE HOLDINGS, LLC
 C.R. 4888 P.C. 1067
 74608 ADDRESS
 (ASSET ADDRESS)

PARCEL B
 OX BOTTOM MORTGAGE HOLDINGS, LLC
 C.R. 4888 P.C. 1067
 74608 ADDRESS
 (ASSET ADDRESS)

PARCEL 2
 7355 ADDRESS

S 00°10'00" W 1300.47' (6)
WEST BOUNDARY SECTION 14
T-1-N-1-R-1

CITY OF
TALLAHASSEE
O.R. 3450 PG. 596

BOUNDARY BEGINS
ALONG 89.7' CONTOUR
OF DOVE POND

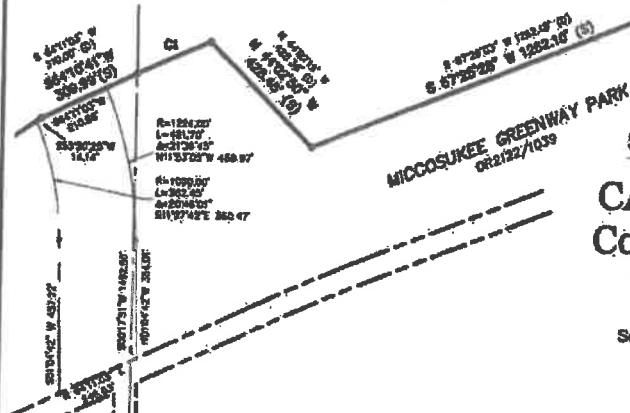
SCALE IN FEET: 1"=400'



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N73°05'26"E	140.10'	L17	S46°23'04"E	123.39'
L2	N64°16'10"E	82.30'	L18	S40°35'23"E	103.26'
L3	N71°06'34"E	108.28'	L19	S21°32'34"E	84.32'
L4	S37°36'45"E	84.60'	L20	S61°17'18"E	108.67'
L5	S07°04'48"E	118.07'	L21	S51°05'18"E	84.67'
L6	N85°35'40"E	77.61'	L22	S52°02'35"E	106.31'
L7	N38°44'32"E	121.10'	L23	S44°37'37"E	102.86'
L8	N86°28'51"E	78.00'	L24	S56°03'17"E	88.65'
L9	N60°27'14"E	88.78'	L25	S75°46'30"E	85.41'
L10	S42°36'50"E	132.12'	L26	S57°01'17"E	95.80'
L11	N89°57'38"E	78.84'	L27	S58°45'48"E	102.15'
L12	N48°23'19"E	85.04'	L28	S40°27'36"E	72.00'
L13	S78°27'24"E	102.57'	L29	N20°22'20"E	128.80'
L14	S56°30'50"E	73.35'	L30	N53°00'24"E	168.44'
L15	S46°24'23"E	118.72'	L31	N51°23'36"E	179.30'
L16	S43°57'44"E	160.31'			

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4888 PG. 1087
246.88 ACRES±
(238.87 ACRES±)

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C1	8528.85'	214°08"	235.77'	S65°14'14"W	235.78'
C2	582.25'	102°14"	107.15'	N71°58'16"W	107.01'
C3	232.00'	374°233"	132.45'	N89°36'21"E	130.65'
C4	357.00'	143°22"	90.59'	N65°02'24"E	90.35'



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

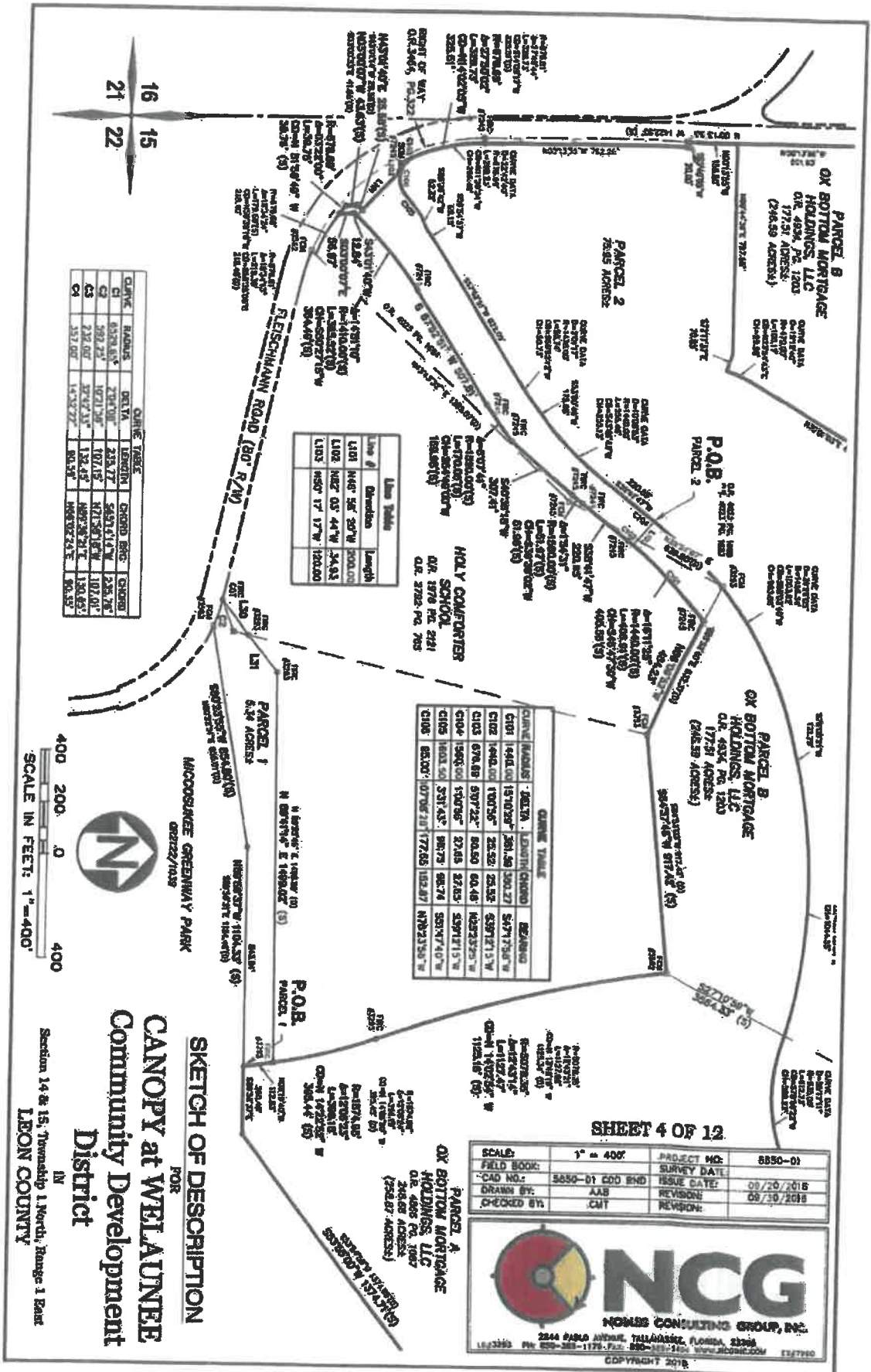
SHEET 3 OF 12

FOUND TERRA COTTA MONUMENT BELOW
PAVEMENT MARKING THE SOUTHWEST
CORNER OF SECTION 14 AND THE
SOUTHEAST CORNER OF SECTION 1A,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA

SCALE:	1" = 400'	PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	
DAD NO.:	5850-01 CDD BRD	ISSUE DATE:	08/20/2016
DRAWN BY:	JAB	REVISION:	08/30/2016
CHECKED BY:	CMT	REVISION:	

NCG
NORRIS CONSULTING GROUP, INC.
2844 PALM AVENUE, TALLAHASSEE, FLORIDA, 32308
1042103 PH: 850-285-1178 FAX: 850-285-1145 WWW.NCGC.COM 08/2016
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LINE	BEARING	DISTANCE	AREA	PERIMETER
C1	S 89° 45' 00" W	218.77	54,974.14	1,235.78
C2	S 72° 02' 00" W	107.15	47,153.18	1,012.01
C3	S 72° 02' 00" W	132.45	48,938.21	1,180.85
C4	S 57° 02' 00" W	145.27	48,938.21	1,180.85

LINE	BEARING	DISTANCE	AREA	PERIMETER
L101	N 60° 58' 30" W	300.00	15,000.00	1,200.00
L102	N 62° 05' 44" W	54.93	1,102.00	1,102.00
L103	N 62° 05' 17" W	100.00	1,102.00	1,102.00

LINE	BEARING	DISTANCE	AREA	PERIMETER
C101	N 44° 01' 15" W	281.36	54,717.50	1,235.78
C102	N 44° 01' 15" W	281.36	54,717.50	1,235.78
C103	S 72° 02' 00" W	107.15	47,153.18	1,012.01
C104	S 72° 02' 00" W	132.45	48,938.21	1,180.85
C105	S 57° 02' 00" W	145.27	48,938.21	1,180.85

SCALE IN FEET: 1" = 400'



SKETCH OF DESCRIPTION
 FOR
CANOPY at WEI LUTNEE
 Community Development
 District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
 LEON COUNTY

SHEET 4 OF 12

SCALE:	1" = 400'	PROJECT NO.:	8850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5650-01 CDD BND	ISSUE DATE:	05/20/2018
DRAWN BY:	AJB	REVISION:	05/20/2018
CHECKED BY:	CMT	REVISION:	

NCG
 NORTON CONSULTING GROUP, INC.
 2244 PALM AVENUE, TALLAHASSEE, FLORIDA 32310
 TEL: 904.252.1175 FAX: 904.252.1176 WWW.NCGINC.COM 1574780
 COPYRIGHT 2018

PARCEL A
 OX BOTTOM MORTGAGE
 HOLDINGS, LLC
 O.R. 4695 P.O. 1207
 (756.87 ADDRESS)

PARCEL B
 OX BOTTOM MORTGAGE
 HOLDINGS, LLC
 O.R. 4694 P.O. 1203
 (756.87 ADDRESS)

**HOLY COMPANIES
 SCHOOL**
 O.R. 1970 P.O. 2241
 O.R. 2725 P.O. 703

PARCEL 2
 7.265 ACRES

PARCEL 2

RIESCHMANN ROAD (80' R/W)

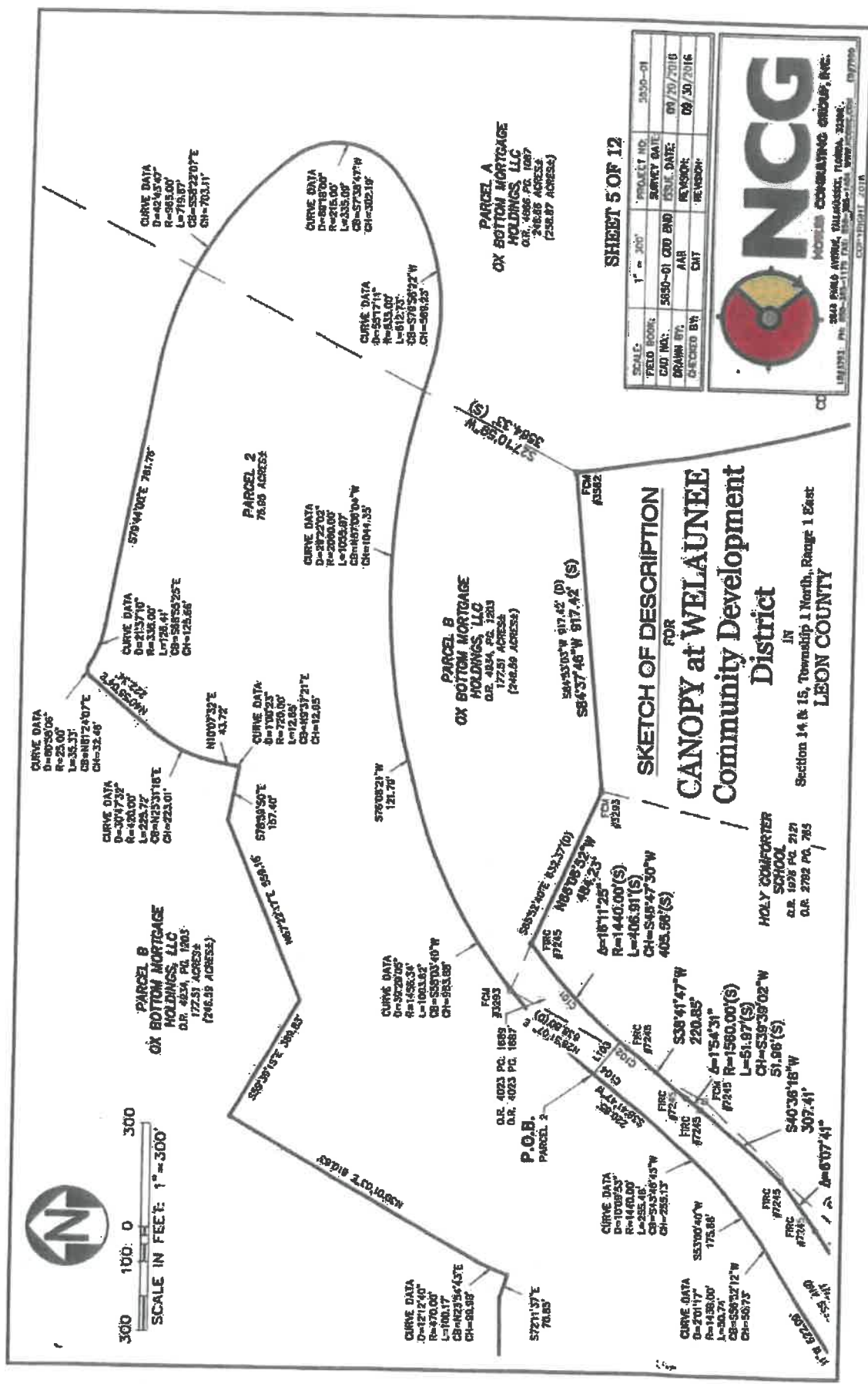
MICOOSUNKE GREENWAY PARK
 02222/1218

P.O.B.
 PARCEL 1

PARCEL 1
 6.34 ACRES



300 100 0 300
SCALE IN FEET: 1"=300'



SHEET 5 OF 12

SCALE:	1" = 300'	PROJECT NO.:	5000-01
FIELD BOOK:		SURVEY DATE:	09/30/2016
CAD FILE:	5000-01 ORD END	ISSUE DATE:	09/30/2016
DRAWN BY:	AAR	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	

NCG
NATIONAL CONSULTING GROUP, INC.
3640 PINE HAVEN, SUITE 200, TAMPA, FLORIDA 33611
TEL: 813-973-1111 FAX: 813-973-1112 WWW.NCGINC.COM

SKETCH OF DESCRIPTION FOR CANOPY at WELAUNEE Community Development District
IN SECTION 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

HOLY COMFORTER SCHOOL
O.R. 1978 PG. 212
O.R. 2782 PG. 785

PARCEL A
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4068 PG. 1887
7268.87 ACRES
(7268.87 ACRES)

PARCEL B
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4064 PG. 1823
172.51 ACRES
(246.89 ACRES)

PARCEL B
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4024, PG. 1803
172.51 ACRES
(206.39 ACRES)

PARCEL C
CURVE DATA
D=42712.40'
R=970.00'
L=100.17'
CB=102°54'43"E
CH=80.89'

PARCEL C
CURVE DATA
D=58220.05'
R=1436.34'
L=1603.67'
CB=55°03'40"W
CH=953.80'

PARCEL 2
CURVE DATA
D=27220.00'
R=2060.00'
L=1033.87'
CB=104°11.35'
CH=1041.35'

PARCEL 2
CURVE DATA
D=137.00'
R=338.00'
L=78.41'
CB=58°55'25"E
CH=125.66'

PARCEL 2
CURVE DATA
D=2137.00'
R=338.00'
L=78.41'
CB=58°55'25"E
CH=125.66'

PARCEL 2
CURVE DATA
D=8658.05'
R=23.00'
L=35.33'
CB=89°24'07"E
CH=32.46'

PARCEL 2
CURVE DATA
D=3017.30'
R=400.00'
L=254.77'
CB=102°53'18"E
CH=423.01'

PARCEL 2
CURVE DATA
D=137.00'
R=338.00'
L=78.41'
CB=58°55'25"E
CH=125.66'

PARCEL 2
CURVE DATA
D=137.00'
R=338.00'
L=78.41'
CB=58°55'25"E
CH=125.66'

SKETCH OF DESCRIPTION

FOR
CANOPY at WELAUNEE
Community Development
District

IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L41	N87°42'00"W	157.22	L49	S50°54'31"E	126.65
L42	S39°57'51"W	176.57	L50	N07°55'43"E	99.31
L43	N15°52'42"E	126.65	L51	S13°09'51"W	214.15
L44	S89°21'07"E	99.31	L52	N11°52'51"W	176.57
L45	S89°21'07"E	99.31	L53	N11°52'51"W	176.57
L46	S89°21'07"E	99.31	L54	S03°31'44"E	126.65
L47	N03°31'44"E	126.65	L55	N87°42'00"W	157.22
L48	N03°31'44"E	126.65	L56	S03°31'44"E	126.65
L49	N03°31'44"E	126.65	L57	N03°31'44"E	126.65
L50	N03°31'44"E	126.65	L58	S03°31'44"E	126.65
L51	N03°31'44"E	126.65	L59	N03°31'44"E	126.65
L52	N03°31'44"E	126.65	L60	S03°31'44"E	126.65
L53	N03°31'44"E	126.65	L61	S03°31'44"E	126.65
L54	S03°31'44"E	126.65	L62	N03°31'44"E	126.65
L55	N03°31'44"E	126.65	L63	N03°31'44"E	126.65



CANYON ROAD STAKEBACK (100' FROM CENTERLINE)

MANTAINED RIGHT OF WAY

PARCEL B
OK BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4034 PG. 1603
177.91' ADDRESS
(248.99' ADDRESS)

PARCEL 2
75.95' ADDRESS

PARCEL 2
75.95' ADDRESS

SHEET 6 OF 12

SCALE:	1" = 400'	PROJECT NO.	5008-01
FIELD BOOK:	58(8)-01	SURVEY DATE:	09/20/2018
CAD FILE:	AAB	ISSUE DATE:	01/30/2019
DRAWN BY:	CNT	REVISION:	
CHECKED BY:	CNT	REVISION:	

NCG
NORTH CONSULTING GROUP, INC.
1548 W. ROAD, AUSTIN, TEXAS 78702
512.465.1171 FAX: 512.465.1172
www.northconsulting.com 01/27/19

CURVE DATA
D=2137'10"
R=335.00'
L=126.65'
CB=98°53'29"E
CH=123.68'

CURVE DATA
D=3094732"
R=320.00'
L=225.72'
CB=92°51'8"E
CH=223.01'

CURVE DATA
D=1700723"
R=728.00'
L=12.85'
CB=95°37'21"E
CH=12.65'

CURVE DATA
D=2822202"
R=1000.00'
L=150.00'
CB=98°52'59"E
CH=1044.05'

CURVE DATA
D=3872905"
R=1456.34'
L=1003.92'
CB=83°03'40"E
CH=983.85'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=3872905"
R=1456.34'
L=1003.92'
CB=83°03'40"E
CH=983.85'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

CURVE DATA
D=100953"
R=1440.00'
L=406.91'(S)
F=1440.00'

LEGAL DESCRIPTION

PARCEL "A"

258.87 acres as recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida

A parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows: (Note: SCM denotes "set concrete monument")

BEGIN at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00° 18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a SCM (#7245); thence South 89° 41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dnye Pond; thence Easterly and Southeasterly along said contour as follows: North 75° 05'36" East 140.10 feet to a SCM; thence North 64° 16'10" East 82.30 feet to a SCM (#7245); thence North 71° 05'34" East 108.26 feet to a SCM (#7245); thence South 37° 38'43" East 94.60 feet to a SCM (#7245); thence South 01° 04'48" East 115.07 feet to a SCM (#7245); thence North 84° 38'40" East 77.61 feet to a SCM (#7245); thence North 38° 44'32" East 121.10 feet to a SCM (#7245); thence North 66° 39'51" East 78.04 feet to a SCM (#7245); thence North 60° 37'14" East 98.78 feet to a SCM (#7245); thence South 42° 36'50" East 132.12 feet to a SCM (#7245); thence North 69° 42'39" East 78.94 feet to a SCM (#7245); thence North 48° 23'19" East 95.04 feet to a SCM (#7245); thence South 78° 47'24" East 102.57 feet to a SCM (#7245); thence South 54° 50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43° 57'44" East 160.31 feet to a SCM (#7245); thence South 46° 23'04" East 123.39 feet to a SCM (#7245); thence South 40° 35'23" East 103.26 feet to a SCM (#7245); thence South 21° 52'54" East 84.32 feet to a SCM (#7245); thence South 63° 37'18" East 108.67 feet to a SCM (#7245); thence South 51° 05'19" East 94.62 feet to a SCM (#7245); thence South 52° 02'55" East 106.31 feet to a SCM (#7245); thence South 44° 37'37" East 102.96 feet to a SCM (#7245); thence South 36° 03'37" East 88.68 feet to a SCM (#7245); thence South 75° 48'30" East 99.41 feet to a SCM (#7245); thence South 57° 01'17" East 95.90 feet to a SCM (#7245); thence South 59° 45'49" East 192.15 feet to a SCM (#7245); thence South 40° 57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88° 40'45" West 313.60 feet to a 2 1/2" aluminum pipe (# 732); thence South 15° 37'42" West 520.42 feet to a 2 1/2" aluminum pipe (# 732); thence South 73° 07'41" West 371.62 feet to a 2 1/2" aluminum pipe(# 732); thence South 12° 20'21" West 698.80 feet to a 2 1/2" aluminum pipe (# 732); thence South 67° 25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (# 732); thence North 44° 02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6,529.65 feet through a central angle of 02° 04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65° 14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(# 732); thence South 64° 10'41" West 309.99 feet to a 2 1/2" aluminum pipe(# 732); thence South 53° 55'00" West 1,374.71 feet to a 2 1/2" aluminum pipe(# 732); thence North 89° 56'37" West 1,104.33 feet to a 2 1/2" aluminum pipe (# 732); thence South 80° 23'55" West 854.80 feet to a concrete monument (# 3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10° 21' 58" for an arc distance of 107.15 feet (the chord of said arc being North 71° 58'18" West 107.01 feet) to a rod and cap (# 3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70° 27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (# 7245); thence North 13° 06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (# 3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51° 23'36" East 179.35 feet to a rod and cap (# 3293); thence North 89° 41' 14" East 1,499.02 feet to an iron rod and cap (# 3562) on a non-tangent curve to the left, thence northerly along said curve with a radius of 1,874.98 feet through a central angle of 12° 06'23" for an arc distance of 396.18 feet (the chord of said arc being North 14° 22'52" West 395.44 feet), to a point on a non-tangent curve to the right, thence northerly along said curve with a radius of 5,078.35 feet through a central angle of 12° 43'14" for an arc distance of 1,127.47 feet (the chord of said arc being North 14° 02'54" West 1,125.16 feet) to an iron rod and cap; thence North 27° 10'59" East, 3564.33 feet to the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida; thence along said North boundary North 89° 56'06" East, 430.00 feet to the POINT OF BEGINNING.

SHEET 7 OF 12

SCALE:		PROJECT NO:	5550-01
FIELD BOOK:		SURVEY DATE:	
CAD. NO.:	5550-01 EDD.BND	ISSUE DATE:	09/30/2018
DRAWN BY:	AAS	REVISION:	09/30/2018
CHECKED BY:	CKT	REVISION:	



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

AND ALSO

PARCEL "B"

246.59 acres more or less as recorded in Official Records Book 4934, Page 1203 of the Public Records of Leon County, Florida

Commence at an old axle making the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 89°56'06" West along the north line of Section 15, Township 1 North, Range 1 East, Leon County, Florida, 430.00 feet to a found iron rod and cap (#7245) marking the Point of Beginning; thence South 27°10'59" West, 3564.93 feet to a found rod and cap (#3562) marking the Northeast corner of the property described in O.R. Book 2792, Page 765; thence South 84°37'46" West 917.42 feet to a concrete monument (#3293) marking the Northwest corner of said property and the Northeast corner of the property described in O. R. Book 1976, Pg. 2121; thence North 66°06'52" West 484.23 feet to a set iron rod and cap (#7245) lying on the proposed Southerly right of way boundary for Welaunee Boulevard Extension, said point also lying on a curve concave Southeasterly; thence Southwesterly along said right of way boundary and said curve having a radius of 1440.00 feet through a central angle of 16°11'25" for an arc length of 406.91 feet (chord bears South 46°47'30" West 405.56 feet) to a set iron rod and cap (#7245); thence continue Southwesterly along said Southerly right of way boundary as follows: South 38°41'47" West 220.85 feet to a set iron rod and cap (#7245) lying on a curve to the right; thence Southwesterly along said curve having a radius of 1560.00 feet through a central angle of 01°54'31" for an arc length of 51.97 feet (chord bears South 39°39'02" West 51.96 feet) to a set iron rod and cap (#7245); thence South 40°36'18" West 307.41 feet to a set iron rod and cap (#7245) lying on a curve concave Northwesterly; thence Southwesterly along said curve having a radius of 1590.00 feet through a central angle of 06°07'41" for an arc length of 170.06 feet (chord bears South 54°49'00" West 169.98 feet) to a set iron rod and cap (#7245); thence South 57°52'51" West 507.81 feet to a set iron rod and cap (#7245); lying on a curve to the left; thence Southwesterly along said curve having a radius of 1410.00 feet through a central angle of 14°51'10" for an arc length of 365.52 feet (chord bears South 50°27'15" West 364.49 feet) to a set iron rod and cap (#7245); thence South 43°01'40" West 12.84 feet to a set iron rod and cap (#7245); thence South 03°00'07" East 56.97 feet to a set iron rod and cap (#7245) lying on the Northerly right of way boundary of Fleischmann Road, said point also lying on a curve concave Northerly; thence Northwesterly along said curve having a radius of 676.69 feet through a central angle of 03°22'00" for an arc length of 39.76 feet (chord bears North 51°59'48" West 39.76), to a concrete monument (#7245); thence continue along said right of way boundary as follows: North 03°00'07" West 43.63 feet to a concrete monument (#7245); thence North 43°01'40" East 25.58 feet to a concrete monument (#7245); thence N 46°58'20" W 200.00 feet to a concrete monument (#7245); thence North 82°03'44" West 34.93 feet to a concrete monument (#7245) lying on a curve to the right; thence northwesterly along said right of way boundary curve with a radius of 676.69 feet through a central angle of 27°50'02" for an arc length of 328.73 feet (the chord of said arc being North 14°02'05" West 325.51 feet) to a concrete monument (#7245); thence North 00°13'55" West 762.26 feet to a concrete monument (#7245); thence South 89°46'05" West 20.00 feet to a concrete monument (#7245); thence North 00°13'55" West 660.30 feet to a concrete monument (#7245); marking the southwest corner of a City of Tallahassee Stormwater Management Facility, said Stormwater Management Facility being property described in Official Records Book 1654, Page 0507 of the Public Records of Leon County, Florida; thence leaving said right of way boundary run North 89°45'46" East along said property boundary 92.61 feet to a concrete monument (#7245); thence North 11°08'43" East along said property boundary 216.15 feet to a concrete monument (#7245); thence North 15°14'26" West along said property boundary 176.56 feet to a concrete monument (#7245); thence South 89°49'08" West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North 00°14'14" West along said right of way boundary 185.83 feet to a concrete monument (#7245) on the Southeasterly right of way boundary (maintained) of Centerville Road; thence northeasterly along said maintained right of way boundary as follows: North 51°10'14" East 45.45 feet to a concrete monument (#7245); thence North 50°09'08" East 99.69 feet to a concrete monument (#7245); thence North 51°31'38" East 99.35 feet to a concrete monument (#7245); thence North 52°38'28" East 99.37 feet to a concrete monument (#7245); thence North 54°19'46" East 99.43 feet to a concrete monument (#7245); thence North 55°26'14" East 99.74 feet to a concrete monument (#7245); thence North 57°25'11" East 99.72 feet to a concrete monument (#7245); thence North 57°40'51" East 99.71 feet to a concrete monument (#7245); thence North 59°05'29" East 99.76 feet to a concrete monument (#7245); thence North 59°21'10" East 99.64 feet to a concrete monument (#7245); thence North 59°36'50" East 99.71 feet to a concrete monument (#7245); thence North 60°40'26" East 16.11 feet to a concrete monument (#7245); thence North 61°25'29" East 83.85 feet to a concrete monument (#7245); thence North 60°21'46" East 99.88 feet to a concrete monument (#7245); thence North 62°47'28" East 100.17 feet to a concrete monument (#7245); thence North 59°55'39" East 99.89 feet to a concrete monument (#7245); thence North 63°18'14" East 99.40 feet to a concrete monument (#7245); thence North 62°41'06"

SHEET 8 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/30/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	DMT	REVISION:	



NCG
NOBLE CONSULTING GROUP, INC.
 5844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
 1822273 PH. 904-303-1177 FAX. 904-303-0224 WWW.NCGINC.COM 587650
 COPYRIGHT 2016

SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL "B" (Continued)

East 100.00 feet to a concrete monument (#7245); thence North 63°15'29" East 100.00 feet to a concrete monument (#7245); thence North 61°35'27" East 99.88 feet to a concrete monument (#7245); thence North 67°03'12" East 100.24 feet to a concrete monument (#7245); thence North 62°28'35" East 100.00 feet to a concrete monument (#7245); thence North 61°19'51" East 100.04 feet to a concrete monument (#7245); thence North 61°07'56" East 100.93 feet to a concrete monument (#7245); thence North 59°40'03" East 100.02 feet to a concrete monument (#7245); thence North 61°23'10" East 100.00 feet to a concrete monument (#7245); thence North 61°22'07" East 100.03 feet to a concrete monument (#7245); thence North 60°11'01" East 100.00 feet to a concrete monument (#7245); thence North 57°19'22" East 100.18 feet to a concrete monument (#7245); thence North 64°11'24" East 100.18 feet to a concrete monument (#7245); thence North 61°00'50" East 99.65 feet to a concrete monument (#7245); thence North 63°03'46" East 99.36 feet to a concrete monument (#7245); thence North 64°06'46" East 99.34 feet to a concrete monument (#7245); thence North 65°09'45" East 99.36 feet to a concrete monument (#7245); thence North 67°47'58" East 98.85 feet to a concrete monument (#7245); thence North 69°50'16" East 18.75 feet to a concrete monument (#7245); thence North 69°29'27" East 80.98 feet to a concrete monument (#7245); thence North 73°10'12" East 98.54 feet to a concrete monument (#7245); thence North 73°19'53" East 98.66 feet to a concrete monument (#7245); thence North 77°36'19" East 99.95 feet to a concrete monument (#7245); thence North 77°36'27" East 200.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 77°02'05" East 100.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 78°11'18" East 99.91 feet to a concrete monument (#7245); thence North 77°51'24" East 100.00 feet to a concrete monument (#7245); thence North 78°42'58" East 30.99 feet to a concrete monument (#7245) marking the centerline of Old Centerville Road as located in 1920, as evidenced by a deep gully (as referenced in the following deed) and marking the most Westerly corner of property described in Official Records Book 1826, Page 589 of the Public Records of Leon County, Florida; thence leaving said maintained right of way boundary run South 73°49'34" East along said centerline 273.23 feet to a concrete monument (#7245); thence North 00°03'13" West 18.43 feet to a found iron rod and cap (#3328) on the Northerly top of bank of the old abandoned Centerville Road marking the Southwest corner of property described in Official Records Book 1400, Page 1833; Book 1440, Page 113; and Book 1698, Page 360 of the Public records of Leon County, Florida; thence easterly along said Northerly top of bank of the old abandoned Centerville Road and said property as follows: South 73°58'16" East 174.68 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence easterly along said curve with a radius of 232.00 feet through a central angle of 32°42'33" for an arc distance of 132.45 feet (the chord of said arc being North 89°36'21" East 130.65 feet) to a found iron rod and cap (#3328); thence North 73°23'58" East 46.08 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence northeasterly along said curve with a radius of 357.00 feet through a central angle of 14°32'22" for an arc distance of 90.59 feet (the chord of said arc being North 66°02'24" East 90.35 feet) to a found iron rod and cap (#3328); thence North 58°53'04" East 91.36 feet to a concrete monument (#7245); thence leaving said Northerly top of bank of the old abandoned Centerville Road run North 89°56'06" East along the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida, a distance of 61.68 feet to the Point of Beginning.

LESS AND EXCEPT

PARCEL 1

A 5.34 Acre portion of a 258.87 Acre parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida, and being more particularly described as follows: (Note: SCM denotes "set concrete monument")

COMMENCE at an old stake marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00°18'05" West along the West boundary of said Section 14 a distance of 1303.41 feet to a SCM (#7245); thence South 89°41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75°05'36" East 140.10 feet to a SCM; thence North 64°16'10" East 82.30 feet to a SCM (#7245); thence North 71°06'34" East 108.26 feet to a SCM (#7245); thence South 37°38'45" East 94.60 feet to a SCM (#7245); thence South 01°04'48" East 115.07 feet to a SCM (#7245); thence North 84°38'40" East 77.61 feet to a SCM (#7245); thence North 38°44'32" East 121.10 feet to a SCM (#7245); thence North 66°39'51" East 78.04 feet to

SHEET 9 OF 12

SCALE:		PROJECT NO.:	8850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	8850-01 CDD END	ISSUE DATE:	06/20/2016
DRAWN BY:	AAB	REVISION:	05/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 1
(Continued)

a SCM (#7245); thence North 60°37'14" East 98.78 feet to a SCM (#7245); thence South 42°36'50" East 132.12 feet to a SCM (#7245); thence North 69°42'39" East 78.94 feet to a SCM (#7245); thence North 48°23'19" East 95.04 feet to a SCM (#7245); thence South 78°47'24" East 102.57 feet to a SCM (#7245); thence South 54°50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43°57'44" East 160.31 feet to a SCM (#7245); thence South 46°23'04" East 123.39 feet to a SCM (#7245); thence South 40°35'23" East 103.26 feet to a SCM (#7245); thence South 21°52'54" East 84.32 feet to a SCM (#7245); thence South 40°35'23" East 108.67 feet to a SCM (#7245); thence South 51°05'19" East 94.62 feet to a SCM (#7245); thence South 52°02'55" East 106.31 feet to a SCM (#7245); thence South 44°37'37" East 102.96 feet to a SCM (#7245); thence South 36°03'37" East 88.68 feet to a SCM (#7245); thence South 75°48'30" East 99.41 feet to a SCM (#7245); thence South 57°01'17" East 95.90 feet to a SCM (#7245); thence South 59°45'49" East 192.15 feet to a SCM (#7245); thence South 40°57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Micoosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Micoosukee Greenway Park as follows: South 88°40'45" West 313.60 feet to a 2 1/2" aluminum pipe (#732); thence South 15°37'42" West 520.42 feet to a 2 1/2" aluminum pipe (#732); thence South 73°07'41" West 371.62 feet to a 2 1/2" aluminum pipe(#732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (#732); thence South 67°25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (#732); thence North 44°02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwestery along said curve with a radius of 6529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(#732); thence South 64°10'41" West 309.99 feet to a 2 1/2" aluminum pipe(#732); thence South 53°55'00" West 1374.71 feet to a 2 1/2" aluminum pipe(#732); thence North 89°56'37" West 260.48 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue North 89°56'37" West 843.84 feet to a 2 1/2" aluminum pipe (#732); thence South 80°23'55" West 854.80 feet to a concrete monument (#3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleisohmann Road, thence leaving said North boundary of the Micoosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10°21' 58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (#3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70°27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (#7245); thence North 13°06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (#3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51°23'36" East 179.35 feet to a rod and cap (#3293); thence North 89°41'14" East 1499.02 feet to an iron rod and cap (#3562), thence run South 88 degrees 19 minutes 40 seconds East 112.83 feet to the POINT OF BEGINNING. The above described parcel contains 5.34 acres more or less.

LESS AND EXCEPT

PARCEL 2

A 75.95 Acre Parcel located in Section 15, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows:

COMMENCE at a found old axle marking the Northeast Corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 89 degrees 56 minutes 06 seconds West along the north boundary of said Section 15 for a distance of 430.00 feet; thence departing said north boundary run South 27 degrees 10 minutes 59 seconds West for a distance of 3564.33 feet to a point marking the northeast corner of a parcel as recorded in Official Records Book 1976, Page 2121 and Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence run along the northerly boundary of said parcel the following courses: South 84 degrees 37 minutes 46 seconds West for a distance of 917.42 feet; thence run North 66 degrees 06 minutes 32 seconds West for a distance of 484.23 feet to a point on a non-tangent curve to the left; thence departing said northerly boundary run along said

SHEET 10 OF 12

SCALE:		PROJECT NO:	5650-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5650-01 000 BNC	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/20/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

**PARCEL 2
(Continued)**

curve with a central angle of 15 degrees 10 minutes 29 seconds and a radius of 1440.00 feet for an arc distance of 381.39 feet (chord of said curve bears South 47 degrees 17 minutes 58 seconds West 380.27 feet); thence departing said curve run North 50 degrees 17 minutes 17 seconds West for a distance of 120.00 feet to a point on a non-tangent curve concave southeasterly and the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run southwesterly along said curve with a radius of 1560.00 feet through a central angle of 01 degrees 00 minutes 56 seconds for an arc distance of 27.65 feet (chord of 27.65 feet bears South 39 degrees 12 minutes 15 seconds West); thence run South 38 degrees 41 minutes 47 seconds West for a distance of 220.85 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 1440.00 feet through a central angle of 10 degrees 09 minutes 53 seconds for an arc length of 255.46 feet (chord of 255.13 feet bears South 43 degrees 46 minutes 43 seconds West); thence run South 53 degrees 00 minutes 40 seconds East for a distance of 175.66 feet to a point on a non-tangent curve concave northwesterly; thence run South 57 degrees 52 minutes 51 seconds West for a distance of 622.09 feet; thence run South 56 degrees 54 minutes 37 seconds West for a distance of 69.15 feet; thence run South 66 degrees 36 minutes 42 seconds West for a distance of 52.32 feet to a point on a non-tangent curve to the left; thence run along said curve with a central angle of 03 degrees 31 minutes 43 seconds and a radius of 1603.50 feet for an arc distance of 98.75 feet (chord of said curve bears South 51 degrees 47 minutes 40 seconds West) to a point on a reverse curve to the right; thence run along said curve with a central angle of 107 degrees 08 minutes 28 seconds and a radius of 95.00 feet for an arc distance of 177.65 feet (chord of said curve bears South 76 degrees 23 minutes 58 seconds East 152.87 feet) to a point on a compound curve to the right; thence run northwesterly along said curve with a central angle of 22 degrees 42 minutes 40 seconds and a radius of 676.69 feet for an arc distance of 268.23 feet (chord of said curve bears North 11 degrees 28 minutes 24 seconds West 266.48 feet); thence departing said curve run North 00 degrees 13 minutes 55 seconds West for a distance of 762.26 feet; thence run South 89 degrees 46 minutes 05 seconds West for a distance of 20.00 feet; thence run North 00 degrees 13 minutes 55 seconds West for a distance of 158.50 feet; thence leaving the easterly right of way boundary of said Fleishman Road run North 89 degrees 44 minutes 36 seconds East for a distance of 797.55 feet; thence run South 72 degrees 11 minutes 37 seconds East for a distance of 70.85 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 470.00 feet through a central angle of 12 degrees 12 minutes 40 seconds for an arc distance of 100.17 feet (chord of 99.98 feet bears North 23 degrees 54 minutes 43 seconds East); thence run North 30 degrees 01 minutes 03 seconds East for a distance of 810.63 feet; thence run South 59 degrees 39 minutes 15 seconds East for a distance of 389.83 feet; thence run North 67 degrees 22 minutes 17 seconds East for a distance of 559.16 feet; thence run South 78 degrees 59 minutes 50 seconds East for a distance of 157.40 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 720.00 feet through a central angle of 01 degrees 00 minutes 23 seconds for an arc distance of 12.65 feet (chord of 12.65 feet bears North 09 degrees 37 minutes 21 seconds East); thence run North 10 degrees 07 minutes 32 seconds East for a distance of 43.72 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 420.00 feet through a central angle of 30 degrees 47 minutes 32 seconds for an arc distance of 225.72 feet (chord of 223.01 feet bears North 25 degrees 31 minutes 18 seconds East); thence run North 40 degrees 55 minutes 04 seconds East for a distance of 222.34 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 25.00 feet through a central angle of 80 degrees 58 minutes 06 seconds for an arc distance of 35.33 feet (chord of 32.46 feet bears North 81 degrees 24 minutes 07 seconds East) to a point of reverse curve to the left; thence run southeasterly along said curve with a radius of 335.00 feet through a central angle of 21 degrees 37 minutes 10 seconds for an arc distance of 126.41 feet (chord of 125.66 feet bears South 68 degrees 55 minutes 25 seconds East); thence run South 79 degrees 44 minutes 00 seconds East for a distance of 761.76 feet to point of curve to the right; thence run southeasterly along said curve with a radius of 965.00 feet through a central angle of 42 degrees 43 minutes 47 seconds for an arc distance of 719.67 feet (chord of 703.11 feet bears South 58 degrees 22 minutes 07 seconds East) to a point of compound curve to the right; thence run southwesterly along said curve with a radius of 215.00 feet through a central angle of 89 degrees 18 minutes 00 seconds for an arc distance of 335.09 feet (chord of 302.19 feet bears South 07 degrees 38 minutes 47 seconds West) to a point of compound curve to the right;

SHEET 11 OF 12

SCALE:		PROJECT NO:	3850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5830-01 CDD BND	ISSUE DATE:	06/20/2018
DRAWN BY:	AAB	REVISION:	09/30/2018
CHECKED BY:	CMT	REVISION:	

SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY



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TEL: 904-843-1173 FAX: 904-843-1404 WWW.NCGINC.COM 5877955
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LEGAL DESCRIPTION (Continued)

**PARCEL 2
(Continued)**

thence run southwesterly along said curve with a radius of 635.00 feet through a central angle of 55 degrees 17 minutes 11 seconds for an arc distance of 612.73 feet (chord of 589.23 feet bears South 79 degrees 56 minutes 22 seconds West) to a point of reverse curve to the left; thence run northwesterly along said curve with a radius of 2060.00 feet through a central angle of 29 degrees 22 minutes 02 seconds for an arc distance of 1055.87 feet (chord of 1044.35 feet bears North 87 degrees 06 minutes 04 seconds West); thence run South 76 degrees 08 minutes 21 seconds West for a distance of 121.79 feet to a point on a non-tangent curve concave southeasterly; thence run southwesterly along said curve with a radius of 1456.34 feet through a central angle of 39 degrees 29 minutes 05 seconds for an arc distance of 1003.62 feet (chord of 983.88 feet bears South 58 degrees 03 minutes 40 seconds West) to the POINT OF BEGINNING. The above described parcel contains 75.95 acres, more or less.

The above described parcel contain an aggregate of 424.17 acres more or less.

SHEET 12 OF 12

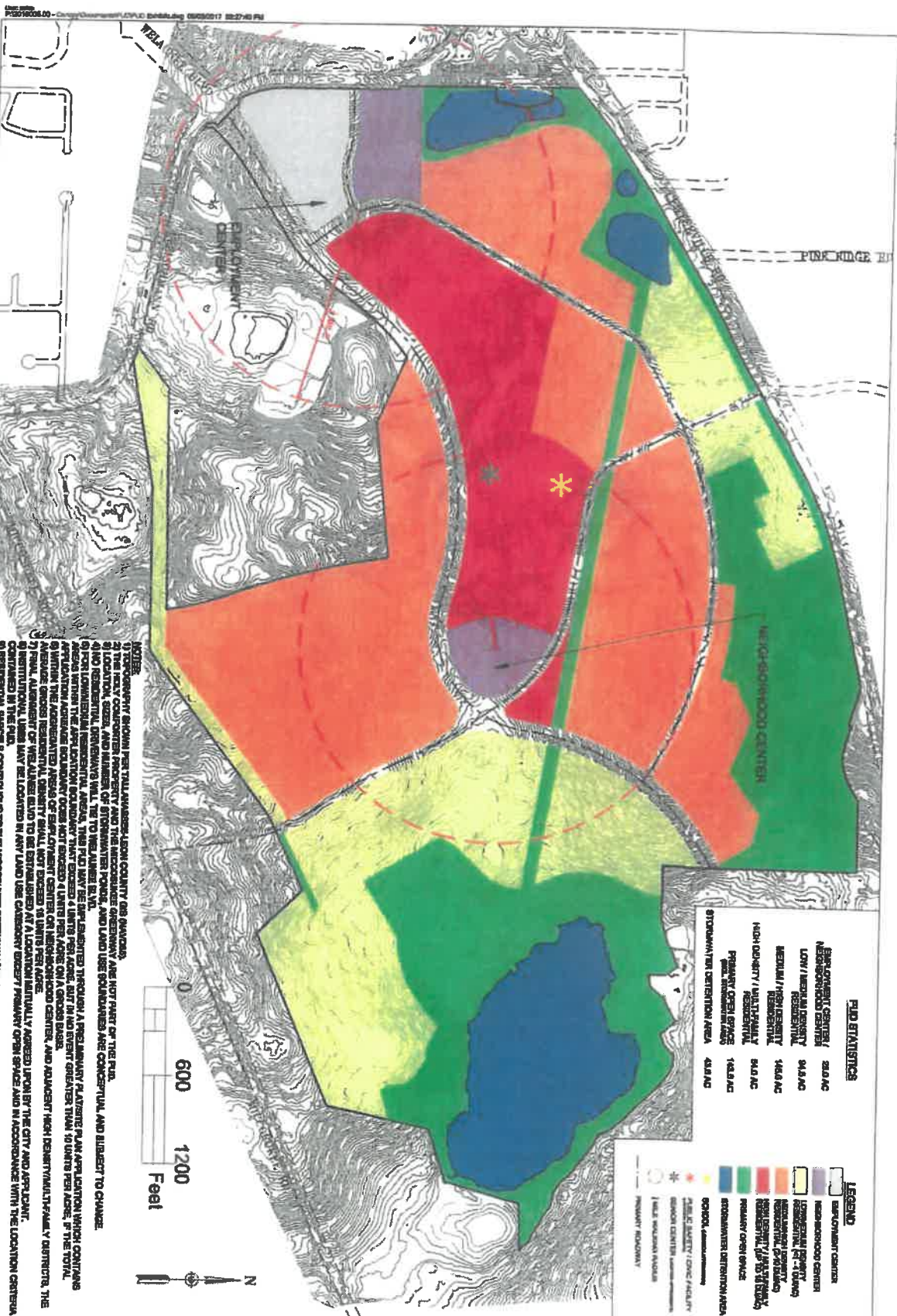
SCALE:		PROJECT NO:	8850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	8850-01 CDD BND	ISSUE DATE:	08/20/2018
DRAWN BY:	AAB	REVISION:	09/30/2018
CHECKED BY:	OUT	REVISION:	



NCG
NOBLE CONSULTING GROUP, INC.
2844 PACO AVENUE, TALLAHASSEE, FLORIDA, 32308
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**SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY**

APPENDIX B – Land Use Map and Concept Plan



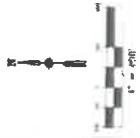
**FIGURE 5 - GENERAL LAND USE PLAN
CANOPY CONCEPT PUD**

LEGEND

[Green Swatch]	OPEN SPACE
[Yellow Swatch]	COMMERCIAL
[Blue Swatch]	INSTITUTIONAL
[Light Green Swatch]	MULTI-FAMILY RESIDENTIAL
[Light Blue Swatch]	SINGLE FAMILY RESIDENTIAL
[Black Swatch]	MULTI-USE PATH
[Dashed Line]	UNPAVED TRAIL
[Dotted Line]	MICROSUBSECT GREENWAY (EXISTING UNPAVED TRAIL)
[Red Swatch]	EX. PONDING TABLES
[Blue Swatch]	EX. WATER TOWER
[Black Swatch]	EX. PARKING AREA
[Red Dashed Line]	UNIT BOUNDARY
[Red Dashed Line]	UNIT NUMBER

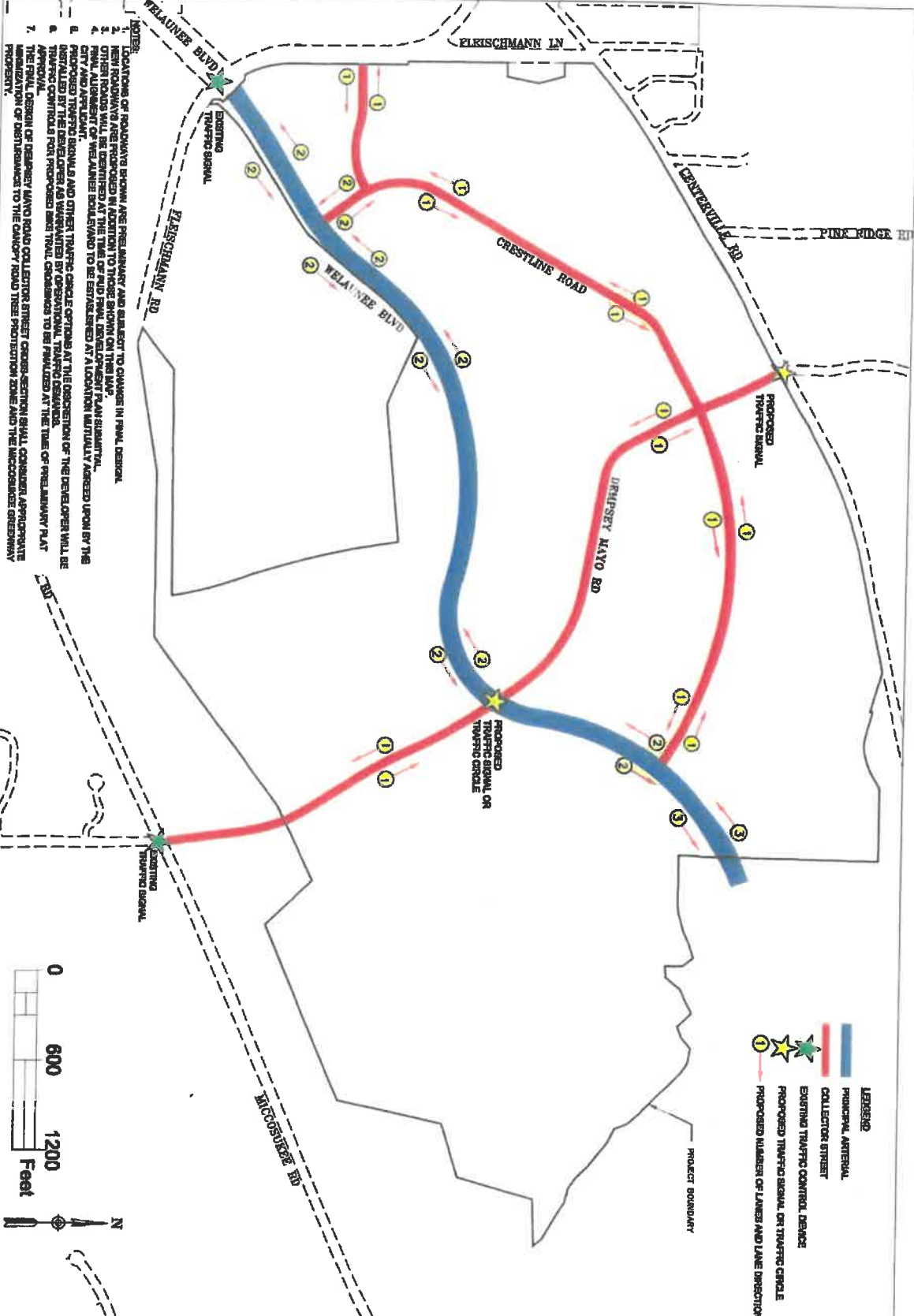
GPI

Geometric Planning, Inc.
 Planning and Construction Services



NOTES:
 1) THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
 2) UNITS AND PHASES MAY BE RECONFIGURED FOR PERMITTING AND/OR CONSTRUCTION.
 3) UNITS AND PHASES ARE BASED OFF OF GIS DATA AND IS NOT FOR PERMITTING OR CONSTRUCTION.

APPENDIX C – Vehicular Circulation Plan

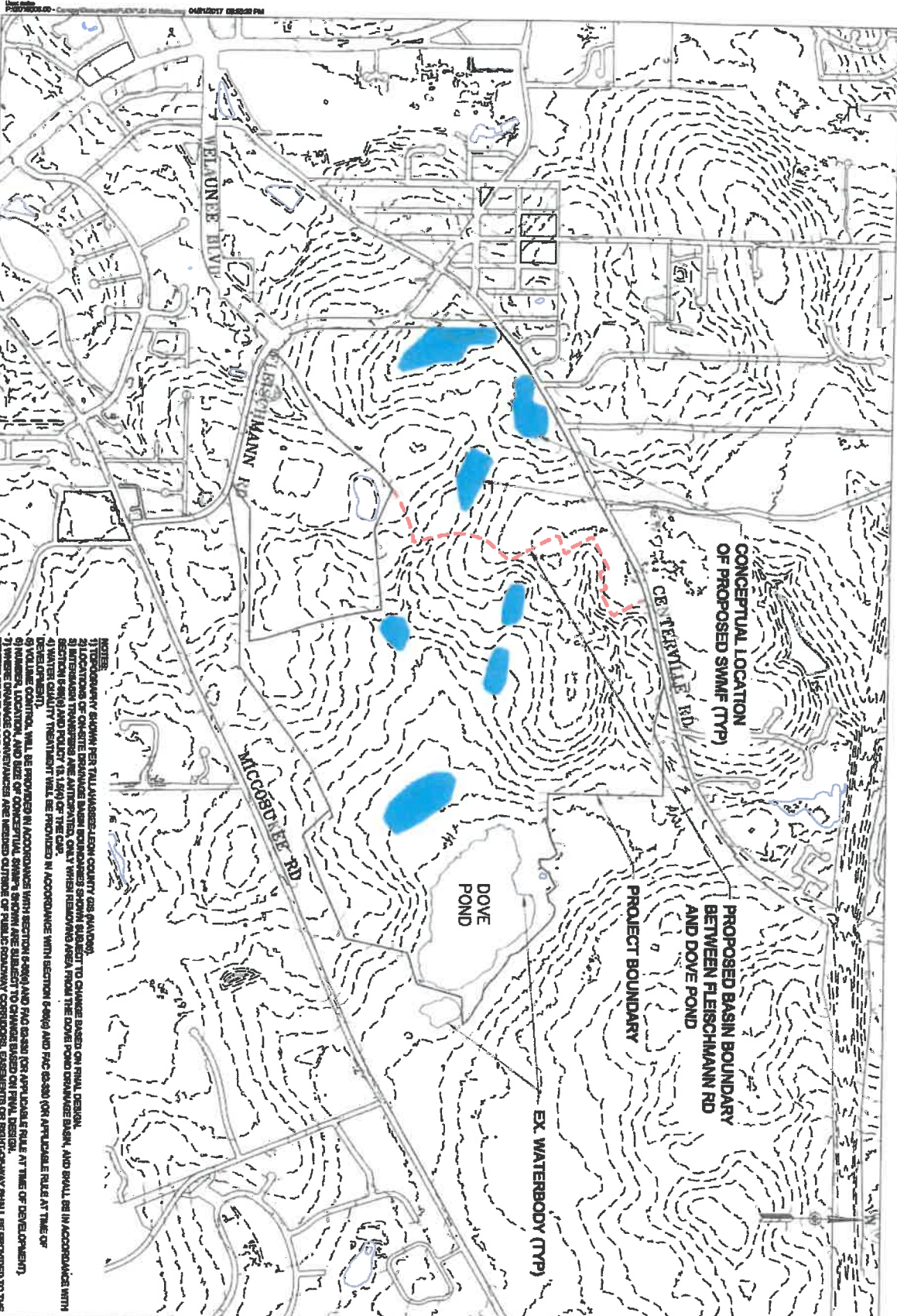


- NOTES:
1. LOCATIONS OF ROADWAYS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 2. NEW ROADWAYS ARE PROPOSED IN ADDITION TO THOSE SHOWN ON THIS MAP.
 3. FINAL ALIGNMENT OF THE PROPOSED MAIN SUBURBAN TRAIL ALIGNMENT OF THE MAIN SUBURBAN TRAIL TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
 4. PROPOSED TRAFFIC SIGNALS AND OTHER TRAFFIC CONTROL DEVICES AT THE INTERSECTION OF THE DEVELOPER WILL BE DETERMINED BY THE DEVELOPER AS WARRANTED BY OPERATIONAL TRAFFIC DEMAND.
 5. TRAFFIC CONTROL FOR PROPOSED AND EXISTING TRAIL CROSSINGS TO BE PROVIDED AT THE TIME OF PRELIMINARY PLAN SUBMITTAL.
 6. THE FINAL DESIGN OF HEFSEY MAYO ROAD COLLECTOR STREET CROSS-SECTION SHALL CONSIDER APPROPRIATE DIMENSIONING OF DISTURBANCES TO THE CANOPY ROAD TREE PROTECTION ZONE AND THE ADJACENT GREENWAY PROPERTY.

FIGURE 8 - VEHICLE CIRCULATION PLAN
CANOPY MIXED USE PUD

APPENDIX D – Concept Utility Plan

APPENDIX E – Concept Stormwater Plan



NOTES:

- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE COUNTY GIS DATA.
- 2) LOCATIONS OF ON-SITE SWMF ARE INDICATED BY RED DOTTED LINES. SWMF ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 3) INTERSECTION TRAVELLERS ARE ANTICIPATED, ONLY WHEN REMAINING AREA FROM THE DOVE POND DRAINAGE BASIN, AND SHALL BE IN ACCORDANCE WITH SECTION 6-9(a) AND POLICY 13.12(a) OF THE CDP.
- 4) WATER QUALITY TREATMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6-9(a) AND FAC 62-300 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
- 5) SWMF SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6-9(a) AND FAC 62-300 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
- 6) NUMBER, LOCATION, AND SIZE OF ON-SITE SWMF SHALL BE SUBJECT TO CHANGES BASED ON FINAL DESIGN.
- 7) WHERE DRAINAGE CONVEYANCES ARE REQUIRED OUTSIDE OF FIELD DESIGN CONDITIONS, DRAINAGE OR DRAIN-ON-WAY SHALL BE PROVIDED TO THE BENEFIT OF THE CITY OR CDD.

**FIGURE 6 - CONCEPT STORMWATER PLAN
CANOPY CONCEPT PUD**

Exhibit B

**AMENDED MASTER
ASSESSMENT METHODOLOGY**

**FOR
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 10, 2018

Prepared by

**Governmental Management Services - Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

1.0 Introduction

The Canopy Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue up to \$110,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain public infrastructure improvements within the District, more specifically described in the Master Engineer's Report dated August, 2017 prepared by Greenman-Pedersen, Inc. as may be amended and supplemented from time to time (the "Engineer's Report" and the plan of improvements set forth therein, the "Capital Improvement Plan" or "CIP"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District. The Capital Improvement Plan is planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting the lands to be developed within the District. Components of the system, including those within and without the boundaries of the District, are described in more detail in the Engineers Report and are necessary to develop all units anticipated within the District.

1.1 Purpose

This Amended Master Assessment Methodology Report (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 424 Acres in within the City of Tallahassee, Leon County, Florida. The development program currently envisions approximately 1,001 residential units and a church (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Report will be modified accordingly.

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$90,900,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$110,000,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community. The anticipated costs of the CIP may vary based on various factors, including final Development plan, construction costs, market conditions and other factors.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$110,000,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to provide for the allocation of the \$110,000,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$90,900,000. Based on the estimated costs, the size of the maximum bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$110,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include a stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. These improvements accrue in differing amounts and are dependent on the type of land use/lot size receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property; and
- 4) ability to develop all 1001 units and the church site.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories. Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

5.0 Additional Disclosure

Governmental Management Services-Central Florida, LLC ("GMS") is not acting or providing services to the District as a Municipal Advisor, Financial Advisor or providing investment advice. GMS has prepared this report based upon information provided by the District's Engineer and Investment Banker in a form that meets the requirements of levying Special Assessments in accordance with Florida Statutes.

TABLE 2
CANOPY COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
AMENDED MASTER METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
On-Site Roadway Improvements	\$ 27,500,000
Utilities Improvements	\$ 14,800,000
Drainage and Stormwater Management System	\$ 22,800,000
Parks, Open Space, and Right of Way Improvements	\$ 4,700,000
Recreational Improvements	\$ 3,900,000
Wetland Mitigation	\$ 800,000
Professional Services, Permitting and Misc. Costs	\$ 8,900,000
Contingencies	\$ 7,500,000
	\$ 90,900,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated August, 2017.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
AMENDED MASTER METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs
Single Family - 20'	58	0.50	29	3.28%
Single Family - 30'	42	0.60	25	2.85%
Single Family - 30' (Attached)	207	0.50	104	11.70%
Single Family - 40'	174	0.80	139	15.73%
Single Family - 40' (Attached)	24	0.60	14	1.63%
Single Family - 50'	212	1.00	212	23.96%
Single Family - 60'	225	1.20	270	30.52%
Single Family - 70'	17	1.40	24	2.69%
Single Family - 80'	42	1.60	67	7.59%
Church	1	0.50	1	0.06%
Totals	1,002		885	6.13%

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt		Gross Annual Debt	
					Assessment Per Unit	Assessment Per Unit (1)	Assessment Per Unit	Assessment Per Unit (1)
Single Family - 20'	58	\$3,605,334.54	\$62,160.94	\$265,434.92	\$4,576.46	\$4,920.93	\$4,920.93	
Single Family - 30'	42	\$3,132,911.39	\$74,593.13	\$230,653.79	\$5,491.76	\$5,905.12	\$5,905.12	
Single Family - 30' (Attached)	207	\$12,867,314.65	\$62,160.94	\$947,328.08	\$4,576.46	\$4,920.93	\$4,920.93	
Single Family - 40'	174	\$17,305,605.79	\$99,457.50	\$1,274,087.63	\$7,322.34	\$7,873.49	\$7,873.49	
Single Family - 40' (Attached)	24	\$1,790,235.08	\$74,593.13	\$131,802.17	\$5,491.76	\$5,905.12	\$5,905.12	
Single Family - 50'	212	\$26,356,238.70	\$124,321.88	\$1,940,420.81	\$9,152.93	\$9,841.86	\$9,841.86	
Single Family - 60'	225	\$33,566,907.78	\$149,186.26	\$2,471,290.65	\$10,983.51	\$11,810.23	\$11,810.23	
Single Family - 70'	17	\$2,958,860.76	\$174,050.63	\$217,839.69	\$12,814.10	\$13,778.60	\$13,778.60	
Single Family - 80'	42	\$8,354,430.38	\$198,915.01	\$615,076.78	\$14,644.69	\$15,746.97	\$15,746.97	
Church	1	\$62,160.94	\$62,160.94	\$4,576.46	\$4,576.46	\$4,920.93	\$4,920.93	
Totals	1,002	\$110,000,000.00		\$8,098,511.00				

(1) This amount includes 7% collection fees and early payment discounts when collected on the Leon County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 W/ENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt
							Allocation	Per Acre/Unit		
.11526 E0010	PARKER SHERYL K	LOT 1 BLOCK E	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 E0020	REEVES KATHERINE G	LOT 2 BLOCK E	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 E0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0060	ELWOOD ANTON G	LOT 6 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0130	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 13 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK E	1	42	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
.11526 F0010	RONDON JESUSA	LOT 1 BLOCK F	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0060	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 6 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK F	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 F0090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0100	OB HOMES OF TALLAHASSEE LLC	LOT 10 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0120	OB HOMES OF TALLAHASSEE LLC	LOT 12 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0130	OB HOMES OF TALLAHASSEE	LOT 13 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0150	OB BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0170	SNYDER SUSAN J	LOT 17 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0180	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 18 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0190	STOKES PATRICIA A	LOT 19 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0200	OB HOMES OF TALLAHASSEE LLC	LOT 20 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0220	OB HOMES OF TALLAHASSEE LLC	LOT 22 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0010	MACATANGAY RUBEN JR	LOT 1 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0020	RUDD JOHN A	LOT 2 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK G	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 G0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0060	FLURY JAMES M	LOT 6 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86

SECTION IX

MEMORANDUM

To: Tom Asbury
Alan Wise

From: Jennifer Kilinski
Jennings Cooksey

Subject: Acquisition Checklist – Canopy Community Development District Improvements

Date: March 2, 2018

As a follow up to the previously provided draft acquisition package, the following is a checklist that should be of assistance in preparing for the acquisition of engineering, permitting and design documents (“Work Product”) and fully completed infrastructure improvements (“Improvements”) by the Canopy Community Development District (“District”). Some of these items may not be applicable in a given circumstance. Please feel free to give us a call to discuss in more detail what needs to be acquired and what, from the below description, needs to be included.

Acquisition of Work Product.

For the acquisition of Work Product, the following items need to be collected or generated for each item of Work Product the developer is requesting the District acquire:

- ~~(i) *Contract for Professional Services* - A copy of the contract (and any work authorizations) entered into by and between the Developer and the professional service provider under which the Work Product was produced.~~
- (ii) *Documentation of Costs Paid* - This simply means invoices, bills, receipts, or other evidence of cost. The invoices should be organized based on the Work Product item to be acquired and must be accompanied by proof of payment.
- (iii) *Plans* - provide the plans and associated documentation to the District Engineer for review in advance of payment of the sums determined to be reasonable.
- (iv) *Releases* - get releases from all professionals providing services related to the Work Product which will allow the District to use and rely upon the validity of the Work Product.
- (v) *Warranties* - provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable, a warranty that the Work Product is fit for the purposes to which it will be put to use by the District, as contemplated by the District’s Improvement Plan.

- (vi) *Permits* - provide the permits and associated documentation to the District Engineer for review in advance of payment.
- (vii) *Engineering Review and Certification* - The District Engineer will review the information provided by the Developer and issue an opinion as to whether the costs are reasonable. The District Engineer will then prepare an Engineer's Certificate of approval.

Acquisition of District Improvements.

For the acquisition of District Improvements, the following items should be collected or generated for each completed piece of infrastructure the Developer is requesting the District acquire:

- (i) *Request for Infrastructure Acquisition* - For each acquisition the Developer would like to District to make, a request must be made to the District in writing describing at least the following:
 - (a) Nature of the District Improvement.
 - (b) General location of the District Improvement.
 - (c) Cost of the District Improvement.
- (ii) *Contract for Construction Services* - A copy of the contract (and any change orders) entered into by and between the developer and the construction contractor under which the District Improvement was constructed.
- (iii) *Documentation of Costs Paid* - This simply means applications for payment, invoices, bills, receipts, or other evidence of cost. The invoices should be organized based on the District Improvement to be acquired and must be accompanied by proof of payment and a verification of payment from the construction contractor.
- (iv) *Lien Releases* - Lien releases from the construction contractor reflecting payment in full for construction of completed District Improvements (inc. subcontractors).
- (v) *Schedule of Values* - A Schedule of Values identifying only those costs associated with the construction and/or installation of District Improvements (utilities, paving, drainage, etc.).
- (vi) *Contractor's Warranty Letter and Maintenance Bond* - A warranty letter and maintenance bond from the construction contractor for the District Improvements to be acquired. For example,
 - (a) Stormwater - ponds, master drainage pipes and control structures
 - (b) Roadway - paving and drainage
 - (c) Utilities - water, sewer and lift station

- (vii) *Test Results - If applicable* to the District Improvement being acquired, the following testing must be completed and the results provided to the District Engineer for review in advance of acquisition. By way of example:
- (a) Bacteriological (*performed and approved by City of Tallahassee*)
 - (b) Pressure tests (*performed and approved by City of Tallahassee*)
 - (c) Backflow certification (*performed and approved by City of Tallahassee*)
 - (d) TV Tapes (*on file at City of Tallahassee*)
 - (e) ~~Electric to lift station~~
 - (f) ~~Lift station start-up~~
 - (g) ~~Lift station start-up electrical inspection~~
 - (h) ~~Operation and maintenance manuals~~
 - (l) Geotechnical testing results and geotechnical certification
- (viii) *Final Inspections and Agency Sign-Off - If applicable* to the District Improvement being acquired, final inspections by the project engineer must be completed and sign-off obtained from the appropriate governmental agencies (DEP, WMD etc.).
- (ix) *Instruments of Conveyance.* Most, if not all, of the transfers of improvements will also involve some type of real and tangible property transfer (e.g., bills of sale, deeds or easements, etc.). If any item acquired is to be conveyed to a third party governmental body, then the Developer will be asked to provide such certifications or documents as may be required by that governmental body.
- (x) *Real Property Interests.* Determine what type of real property interest is needed for the Improvement (e.g., easement, deed, etc.) and make provision for conveyance.
- (xi) *Engineering Review and Certification* - The District Engineer will review the information provided by the Developer and issue an opinion as to whether the costs are reasonable. The District Engineer will then prepare an Engineer's Certificate.

Acquisition of Real Property (if applicable).

Certain documentation will need to be collected or generated for the conveyance of real property to the District. This documentation may vary on a case-by-case basis (for example, title opinions and insurance may be required) and may be dependent on the type of property interest involved. Developer should consult with our office to determine the documentation necessary for real property conveyance.

For example, the following items may need to be collected or generated for each parcel of property the developer would like to convey to the District:

- (i) *Survey and Legal Description* - For each parcel to be conveyed to the District, the parcel must be surveyed and the Developer must obtain a metes and bounds description.

(ii) *Instruments of Conveyance* - Each parcel must be conveyed by the Developer to the District by a recorded deed or such other method of conveyance acceptable to the District.

(iii) *Proof of Payment of Taxes/Liens* - For each parcel to be conveyed to the District, the Developer must provide proof that all taxes and liens, if applicable, have been paid up to the date of conveyance.

(iv) *Title Opinion* - The landowner must provide a title opinion for any lands that are dedicated to the District, and title insurance for any lands that are purchased by the District.

I hope that the information contained in this memorandum is a benefit to you as we proceed with the acquisition of improvements and associated real property. If you have any questions, please feel free to call at your earliest convenience.

DOCUMENT CHECKLIST FOR CANOPY CDD

<input type="checkbox"/>	<i>Letter from Ox Bottom Mortgage Holdings, LLC</i> – indicating nature of improvement, its general location, and its estimated cost. See attached form of Letter.
<input type="checkbox"/>	<i>Letter from District Engineer</i> – indicating that the infrastructure to be conveyed is part of the District’s Engineer’s Report. See attached form of Letter
<input type="checkbox"/>	<i>Contract(s) for Construction Services</i> - A copy of any contract(s) entered into by and between Ox Bottom Mortgage Holdings, LLC, and the construction contractor under which the District Improvement was constructed.
<input type="checkbox"/>	<i>Documentation of Costs Paid</i> – cancelled checks or other similar documentation
<input type="checkbox"/>	<i>Lien Releases</i> - Lien releases from the construction contractor reflecting payment in full for construction of completed improvement being acquired. Typically, these are included in pay application; see also Warranty Letter attached hereto for final release.
<input type="checkbox"/>	<i>Contractor’s Warranty Letter</i> – See form of attached Warranty Letter
<input type="checkbox"/>	<i>Copy of Warranty/Maintenance/Performance Bonds</i>
<input type="checkbox"/>	<i>As-Builts</i>
<input type="checkbox"/>	<i>Release of Restrictions for As-Builts</i> - See attached form of Release
<input type="checkbox"/>	<i>Final Inspections and Agency Sign-Off</i>
<input type="checkbox"/>	<i>Bills of Sale</i>
<input type="checkbox"/>	<i>Engineering Certification</i> –See attached form of Engineering Certification.

July 3, 2018

Canopy Community Development District
c/o George Flint, District Manager
Governmental Management Services -
Central Florida, LLC
135 West Central Boulevard, Suite 320
Orlando, Florida 32801

Re: Canopy Community Development District
Acquisition of the Canopy Community Development District Improvements

Dear Mr. Flint:

Ox Bottom Mortgage Holdings, LLC (“Ox Bottom”) has completed and wishes to sell to the District certain improvements, which improvements are more particularly set forth in the Engineer’s Report (defined below) (the “Improvements”). Ox Bottom wishes to convey the Improvements, which were included in the District’s *Engineer’s Report for the Canopy Community Development District*, dated August 2017, as supplemented by the *Supplemental Engineers Report Capital Improvement Revenue Bonds Series 2018*, dated June 2018 (collectively, the “Engineer’s Report”) to the District in exchange for the payment of \$4,607,686.25, representing the actual cost of constructing the Improvements. Please have the funds made payable to Ox Bottom Mortgage Holdings, LLC.

Sincerely,

Ox Bottom Mortgage Holdings, LLC

cc: Jennifer Kilinski, District Counsel
Alan Wise, P.E., District Engineer

Exhibit A

Identification of Improvements

Ox Bottom Mortgage Holdings, LLC constructed and/or caused to be completed in and for the Canopy Community Development District, the following improvements all located on portions of the real property described as follows:

All improvements located within Canopy - Unit 1, Phases 2, 3, 4, 5 & 7 as defined in City of Tallahassee Environmental Management Permit #TEM170017. More specifically, the earthwork, water, sewer, stormwater, drainage, roadway, landscaping, irrigation, sidewalks/paths, etc. located along the following roads within the station limits provided:

- 1) Crestline Road from Sta. 98+50 to 110+00
- 2) Sweet Ridge Street from Sta. 180+00 to 201+50
- 3) Panther Lane from Sta. 250+00 to 255+00
- 4) Julieanna Lane from Sta. 300+00 to 307+50
- 5) Alley "D" from Sta 350+00 to 358+20
- 6) Fontana Street from Sta. 650+00 to 659+20
- 7) Education Way from Sta. 700+00 to 706+00
- 8) SWMF #2
- 9) SWMF #1
- 10) SWMF "E"

All Improvements are as contemplated by the Engineer's Report and as more generally identified in the chart below:

Contractor	Contract/Invoice	Date	Amount
Sandco, Inc.	A portion of 16-13		\$768,945.00
Sandco, Inc.	17-01		\$2,781,992.25
Sandco, Inc.	A portion of 17-02		\$724,276.00
Sandco, Inc.	A portion of 17-13		\$332,473.00

AFFIDAVIT REGARDING COSTS PAID

STATE OF FLORIDA
COUNTY OF LEON

I, Tom Asbury, as Manager of Ox Bottom Mortgage Holdings, LLC, a Florida limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Tom Asbury, and I am Manager of Ox Bottom Mortgage Holdings, LLC (the "Developer"). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Canopy Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").
4. The District's *Engineer's Report for the Canopy Community Development District*, dated August 2017 as supplemented by the *Supplemental Engineers Report Capital Improvement Revenue Bonds Series 2018*, dated June 2018 (collectively, the "Engineer's Report") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*, ("Improvements")
5. Pursuant to contracts in place between Developer and certain contractors, engineers and construction related professionals, as may be more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop the Improvements that are included and described in the Engineer's Report and are part of the District's capital improvement plan. The attached **Exhibit A** accurately identifies the completed Improvements and states, at least in part, the amounts that Developer has spent on the completed improvements. No money is owed to any contractors or subcontractors for any work performed on the completed Improvements.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed Improvements that Developer has developed consistent with the Engineer's Report.

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

[remainder of page intentionally left blank]

Executed this ____ day of July, 2018.

**OX BOTTOM MORTGAGE HOLDINGS,
LLC, a Florida limited liability company**

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3rd day of July, 2018, by Tom Asbury, as Manager of Ox Bottom Mortgage Holdings, LLC, a Florida limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A

Identification of Improvements

Ox Bottom Mortgage Holdings, LLC constructed and/or caused to be completed in and for the Canopy Community Development District, the following improvements all located on portions of the real property described as follows:

All improvements located within Canopy - Unit 1, Phases 2, 3, 4, 5, & 7 as defined in City of Tallahassee Environmental Management Permit #TEM170017. More specifically, the earthwork, water, sewer, stormwater, drainage, roadway, landscaping, irrigation, sidewalks/paths, etc. located along the following roads within the station limits provided:

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- 8) SWMF #2
- 9) SWMF #1
- 10) SWMF "E"

All Improvements are as contemplated by the Engineer's Report and as more generally identified in the chart below:

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Sandco, Inc.	A portion of 17-02		\$724,276.00
Sandco, Inc.	A portion of 17-13		\$332,473.00

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 3rd day of July, 2018, by Sandco, Inc., a Florida Corporation, having offices located at 4708 Capital Circle NW, Tallahassee, FL 32303 (“Contractor”), in favor of the **CANOPY COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in the City of Tallahassee, Florida, and having offices located at c/o Governmental Management Services, Inc., 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the “Improvements”) for Ox Bottom Mortgage Holdings, LLC, developer of lands within the District (the “Developer”). A copy of the contract(s) for the construction of said Improvements is attached as **Composite Exhibit A** (“Construction Contract”). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit A**, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

SANDCO, INC., a Florida Corporation

[print name]

By: _____

Its: _____

[print name]

EXHIBIT A
CONTRACTS FOR CONSTRUCTION

EXHIBIT B
Identification of Improvements

Ox Bottom Mortgage Holdings, LLC constructed and/or caused to be completed in and for the Canopy Community Development District, the following improvements all located on portions of the real property described as follows:

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Sandco, Inc.	A portion of 17-13		\$332,473.00

WARRANTY, ASSIGNMENT OF RIGHTS AND RELEASE OF RESTRICTIONS ON THE CANOPY COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE AGREEMENT FOR PROFESSIONAL SERVICES

THIS WARRANTY, ASSIGNMENT AND RELEASE is made the 3rd day of July, 2018, by **Greenman-Pedersen, Inc.**, a New York Corporation whose address is 1590 Village Square Blvd, Tallahassee, FL 32309, ("Professional"), in favor of the **CANOPY COMMUNITY DEVELOPMENT DISTRICT** ("District"), which is a local unit of special-purpose government situated in the City of Tallahassee, Florida, and having offices located at c/o Governmental Management Services, Inc., 135 W. Central Blvd., Suite 320, Orlando, FL 32801, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by the District, the receipt and sufficiency of which are hereby acknowledged by the Professional.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction and/or installation of certain infrastructure improvements for Ox Bottom Mortgage Holdings, LLC, a landowner within the District ("Landowner"). More specifically, this Work Product includes all efforts required to design and permit the improvements known as Canopy – Unit 1. This Work Product can be further identified by the approved plans and calculations under City of Tallahassee Permit # TEM170017.

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the District anticipates it will acquire the Work Product from Landowner, and thereby secure unrestricted rights to use and rely upon the same for any and all purposes, including the purposes for which it was intended.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for any and all purposes, including the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. ~~Professional hereby further acknowledges it has been paid at least \$_____ for the Work~~

~~Product~~. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified above and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified above.

SECTION 6. EFFECTIVE DATE. This Warranty, Assignment and Release shall take effect upon execution.

WITNESSES

GREENMAN-PEDERSEN, INC.

Signature

[print name]

Sandra M. Bucklew
Print Name

Its: Senior Vice President

[print name]

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **OX BOTTOM MORTGAGE HOLDINGS, LLC**, a Florida limited liability company, whose local mailing address is 4708 Capital Circle NW, Tallahassee, FL 32303 (the “**Seller**”), and in consideration of the sums set forth in the exhibits attached hereto and for other valuable consideration, to it paid by the **CANOPY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services, Inc., 135 W. Central Blvd., Suite 320, Orlando, FL 32801 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, now a part of the property constructed in and for the District, all located on portions of the real property described in the legal description and as more particularly described in **Exhibit A** attached hereto.

Infrastructure, including but not limited to all plants, trees, timber, shrubbery, and other landscaping and plantings, now a part of the property constructed in and for the District, all located on portions of the real property described in the legal description and as more particularly described in **Exhibit A** attached hereto.

All roadways, including earthwork, roadbed, surfacing, curb, and drainage systems, as well as signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements, now a part of the property (but not including any gates or gate-operating mechanisms and related components), now a part of the property constructed in and for the District, all located on portions of the real property described in the legal description and as more particularly described in **Exhibit A** attached hereto.

All conservation open spaces, now a part of the property constructed in and for the District, all located on portions of the real property described in the legal description and as more particularly described in **Exhibit A** attached hereto.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations,

claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 3rd day of July, 2018.

**OX BOTTOM MORTGAGE HOLDINGS,
LLC, a Florida limited liability company**

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3rd day of July, 2018, by Tom Asbury as Manager of Ox Bottom Mortgage Holdings, LLC, a Florida limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A

Identification of Improvements

Ox Bottom Mortgage Holdings, LLC constructed and/or caused to be completed in and for the Canopy Community Development District, the following improvements all located on portions of the real property described as follows:

All improvements located within Canopy - Unit 1, Phases 2, 3, 4, 5, & 7 as defined in City of Tallahassee Environmental Management Permit #TEM170017. More specifically, the earthwork, water, sewer, stormwater, drainage, roadway, landscaping, irrigation, sidewalks/paths, etc. located along the following roads within the station limits provided:

- 1) Crestline Road from Sta. 98+50 to 110+00
- 2) Sweet Ridge Street from Sta. 180+00 to 201+50
- 3) Panther Lane from Sta. 250+00 to 255+00
- 4) Julieanna Lane from Sta. 300+00 to 307+50
- 5) Alley "D" from Sta 350+00 to 358+20
- 6) Fontana Street from Sta. 650+00 to 659+20
- 7) Education Way from Sta. 700+00 to 706+00
- 8) SWMF #1
- 9) SWMF #2
- 10) SWMF "E"

All Improvements are as contemplated by the Engineer's Report and as more generally identified in the chart below:

Contractor	Contract/Invoice	Date	Amount
Sandco, Inc.	A portion of 16-13		\$768,945.00
Sandco, Inc.	17-01		\$2,781,992.25
Sandco, Inc.	A portion of 17-02		\$724,276.00
Sandco, Inc.	A portion of 17-13		\$332,473.00

**GREENMAN-PEDERSEN, INC.'S CERTIFICATION TO
CANOPY COMMUNITY DEVELOPMENT DISTRICT REGARDING
CANOPY CAPITAL IMPROVEMENT PROJECT IMPROVEMENTS**

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned, personally appeared Alan Wise, P.E., of Greenman-Pedersen, Inc., who, after being first duly sworn, deposes and says:

I, Alan Wise, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits, and have inspected the Improvements (hereinafter defined). I, or my authorized agent, have conducted on-site observations of certain of the Canopy Community Development District improvements (the "Improvements"), as more particularly set forth in **Exhibit A**.

I hereby certify to the Canopy Community Development District (the "District") the below listed matters:

- 1) The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.
- 2) The Improvements are free from obstruction and are functional for their intended purpose.
- 3) In my opinion, the acquisition amount of \$\$4,607,686.25 (1) relates directly to the construction of those certain improvements described in the *Engineer's Report for the Canopy Community Development District*, dated August 2017, as supplemented by the *Supplemental Engineers Report Capital Improvement Revenue Bonds Series 2018*, dated June 2018 (collectively, the "Engineer's Report"), (2) specifically benefits property within the boundaries of the District as described in the Engineer's Report, and (3) is fair and reasonable. Further, in my opinion, this amount does not exceed the value of the Improvements as installed.

FURTHER AFFIANT SAYETH NOT.

Alan Wise, P.E.,
Greenman-Pedersen, Inc.
Florida Registration No. 70831

The foregoing instrument was acknowledged and subscribed before me this 3rd day of July, 2018, by Alan Wise, P.E., who has produced a FL Driver's License as identification and has taken an oath.

Notary Public

Name of officer taking acknowledgment
Commission Expires:

Exhibit A

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SECTION X

Canopy Community Development District

Addendum No. 1

CANOPY UNITS 4 AND 5 INFRASTRUCTURE

June 26, 2018

To: Prospective bidders and others concerned.

- 1) The District has decided to reduce the overall scope of the project from infrastructure required to support 352 lots to infrastructure required to support 184 lots. A new plan set will be issued on or before July 18, 2018 under a forthcoming addendum.
- 2) The mandatory pre-proposal conference has been moved from June 27 to August 1. A pre-proposal conference will not be held on June 27.
- 3) The schedule of events has been changed in response to the above. A new schedule of events is below:

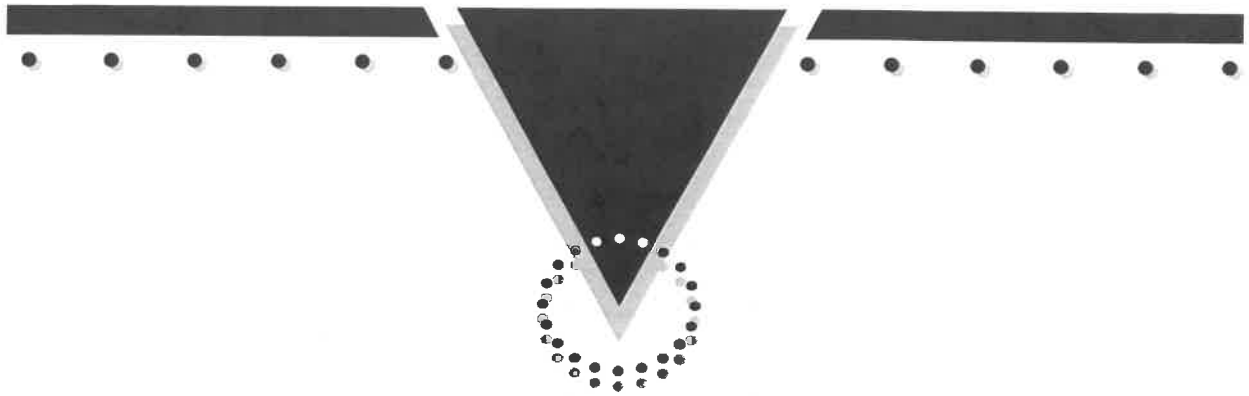
DATE	EVENT
June 13, 2018	Notice of RFP Published & Posted
June 13, 2018	RFP Available for Pick-Up
June 27, 2018 August 1, 2018	Mandatory Pre-Proposal Conference
June 13 – June 27, 2018 August 1, 2018	Site Available for Inspection
June 27, 2018 August 1 2018, 5:00 p.m.	Deadline for Questions
July 16, 2018 August 9 2018, 3:00 p.m.	Proposals Due / Public Opening
July TBD August 21 (Subject to Change)	Board Meeting to Evaluate Proposals & Award Contract

Any Bidder wishing to protest any or all of the matters contained or addressed in this addendum shall file a notice of protest with the District Manager, Governmental Management Services – Central Florida, LLC, 135 West Central Blvd, Suite 320, Orlando, FL 32801, in writing within seventy-two (72) hours (inclusive nights and weekends) after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this addendum.

SECTION XI

SECTION C

SECTION 1



**Canopy
Community Development District**

Unaudited Financial Reporting

May 31, 2018



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Project Fund</u>
4	<u>Month to Month</u>
5	<u>Developer Contributions Schedule</u>
6	<u>Capital Funding Contributions Schedule</u>

Canopy
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2018

	GENERAL	CAPITAL PROJECT
<u>ASSETS:</u>		
CASH	\$473,685	\$0
DUE FROM DEVELOPER	\$8,824	\$0
DUE FROM CAPITAL	\$16,585	\$0
TOTAL ASSETS	\$499,094	\$0
<u>LIABILITIES:</u>		
ACCOUNTS PAYABLE	\$27,524	\$0
DUE TO CAPITAL	\$465,857	\$0
DUE TO DEVELOPER	\$0	\$1,227,180
DUE TO GENERAL FUND	\$0	\$0
<u>FUND EQUITY:</u>		
FUND BALANCES:		
UNASSIGNED	\$5,714	(\$1,227,180)
TOTAL LIABILITIES & FUND EQUITY	\$499,094	\$0

Canopy

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

	BUDGET	PRORATED BUDGET THRU 5/31/18	ACTUAL THRU 5/31/18	VARIANCE
REVENUES:				
DEVELOPER CONTRIBUTIONS	\$87,500	\$58,333	\$49,031	(\$9,303)
TOTAL REVENUES	\$87,500	\$58,333	\$49,031	(\$9,303)
EXPENDITURES:				
ADMINISTRATIVE				
ENGINEERING	\$12,000	\$8,000	\$0	\$8,000
ATTORNEY	\$25,000	\$16,667	\$19,798	(\$3,132)
MANAGEMENT FEES	\$35,000	\$23,333	\$23,333	(\$0)
INFORMATION TECHNOLOGY	\$600	\$400	\$400	\$0
TELEPHONE	\$300	\$200	\$18	\$182
POSTAGE	\$1,000	\$667	\$70	\$597
INSURANCE	\$5,800	\$5,800	\$5,000	\$800
PRINTING & BINDING	\$1,000	\$667	\$715	(\$48)
LEGAL ADVERTISING	\$5,000	\$3,333	\$1,049	\$2,284
OTHER CURRENT CHARGES	\$1,000	\$667	\$685	(\$18)
OFFICE SUPPLIES	\$625	\$417	\$63	\$354
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$87,500	\$60,325	\$51,306	\$9,019
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,275)	
FUND BALANCE - Beginning	\$0		\$7,990	
FUND BALANCE - Ending	\$0		\$5,714	

Canopy
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUND
 Statement of Revenues & Expenditures
 For The Period Ending May 31, 2018

	PROPOSED BUDGET	PRORATED BUDGET THRU 5/31/18	ACTUAL THRU 5/31/18	Variance
REVENUES				
INTRAGOVERNMENTAL REVENUES	\$ -	\$ -	\$ 2,000,000	\$2,000,000
TOTAL REVENUES	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
EXPENDITURES				
PROFESSIONAL FEES	\$ -	\$ -	\$ 51,551	\$ (51,551)
CAPITAL OUTLAY	\$ -	\$ -	\$ 3,170,525	\$ (3,170,525)
TOTAL EXPENDITURES	\$ -	\$ -	\$ 3,222,076	\$ (3,222,076)
EXCESS REVENUES (EXPENDITURES)	\$ -		\$ (1,222,076)	
FUND BALANCE - BEGINNING	\$ -		\$ (5,104)	
FUND BALANCE - ENDING	\$ -		\$ (1,227,180)	

Canopy Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Developer Contributions	\$13,741	\$3,940	\$3,038	\$6,364	\$6,976	\$5,548	\$6,084	\$3,339	\$0	\$0	\$0	\$0	\$49,031
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$13,741	\$3,940	\$3,038	\$6,364	\$6,976	\$5,548	\$6,084	\$3,339	\$0	\$0	\$0	\$0	\$49,031
Expenditures													
Administrative													
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$4,150	\$862	\$0	\$3,313	\$3,939	\$2,377	\$2,978	\$2,180	\$0	\$0	\$0	\$0	\$19,798
Management Fees	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$23,333
Information Technology	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$400
Telephone	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Postage	\$30	\$1	\$2	\$19	\$4	\$1	\$1	\$12	\$0	\$0	\$0	\$0	\$70
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$201	\$46	\$4	\$0	\$0	\$119	\$6	\$339	\$0	\$0	\$0	\$0	\$715
Legal Advertising	\$1,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,049
Other Current Charges	\$131	\$66	\$66	\$66	\$66	\$81	\$131	\$81	\$0	\$0	\$0	\$0	\$605
Office Supplies	\$21	\$0	\$0	\$0	\$0	\$20	\$0	\$21	\$0	\$0	\$0	\$0	\$63
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$13,741	\$3,940	\$3,038	\$6,364	\$6,976	\$5,563	\$6,084	\$5,599	\$0	\$0	\$0	\$0	\$51,306
Excess Revenues (Expenditures)	\$0	\$0	\$0	\$0	\$0	(\$15)	\$0	(\$2,260)	\$0	\$0	\$0	\$0	(\$2,275)

**Canopy Community Development District
Developer Contributions/Due from Developer**

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (FY17)	Capital Project Portion (FY17)	General Fund Portion (FY18)	Capital Project Portion (FY18)	Over and (short) Balance Due
FY17									
CASH									
1	6/20/17	8/25/17	\$ 7,700.00	7,700.00	\$ 4,930.47	\$ -	\$ -	\$ -	\$ -
2	8/21/17	11/22/17	\$ 12,154.78	12,154.78	\$ 7,154.78	\$ -	\$ 5,000.00	\$ -	\$ -
3	9/25/17	11/22/17	\$ 7,427.11	7,427.11	\$ 7,427.11	\$ -	\$ -	\$ -	\$ -
FY18									
1	10/27/17	11/22/17	\$ 20,781.11	20,781.11	\$ 14,762.58	\$ 2,782.50	\$ 3,236.03	\$ -	\$ -
2	11/27/17	12/6/17	\$ 8,438.05	8,438.05	\$ 1,858.17	\$ 2,321.48	\$ 4,258.40	\$ -	\$ -
3	12/22/17	1/17/18	\$ 16,683.93	16,683.93	\$ -	\$ -	\$ 7,123.21	\$ 9,560.72	\$ -
4	1/22/18	2/6/18	\$ 10,959.70	10,959.70	\$ -	\$ -	\$ 3,979.10	\$ 6,980.60	\$ -
5	2/13/18	3/12/18	\$ 4,664.45	4,664.45	\$ -	\$ -	\$ 2,971.30	\$ 1,693.15	\$ -
6	3/22/18	4/13/18	\$ 9,335.86	9,335.86	\$ -	\$ -	\$ 6,724.82	\$ 2,611.04	\$ -
7	4/23/18	5/9/18	\$ 21,034.25	21,034.25	\$ -	\$ -	\$ 6,913.63	\$ 14,120.62	\$ -
8	5/18/18	6/12/18	\$ 16,455.92	16,455.92	\$ -	\$ -	\$ 5,846.16	\$ 10,609.76	\$ -
9	6/25/18		\$ 12,161.35	12,161.35	\$ -	\$ -	\$ 6,186.17	\$ 5,975.18	\$ 12,161.35
Due from Developer					\$ 147,796.51	\$ 5,103.98	\$ 52,238.82	\$ 51,551.07	\$ 12,161.35

Total Developer Contributions FY18 \$ 52,238.82
Total Due to Developer FY18 \$ 51,551.07
Cash balance from Dove Pond -\$4930.47

**Canopy Community Development District
Capital Funding Contributions/Due From**

Funding Request #	Prepared Date	Blueprint Payment Received Date	Canopy CDD Payment Received Date	ACH Amount	Total Funding Request	Blueprint Portion FY18	Developer/CDD Portion FY18	Blueprint Over and (short) Balance Due	Developer/Canopy CDD Over and (short) Balance Due	Total Balance Due
1	1/30/18	2/26/18	2/28/18	\$ 594,736.13	\$ 594,736.13	\$ 396,486.79	\$ 198,249.34	\$ -	\$ -	\$ -
2	2/7/18	2/26/18	2/28/18	\$ 802,133.93	\$ 802,133.93	\$ 534,750.61	\$ 267,383.32	\$ -	\$ -	\$ -
3	4/4/18	4/20/18	4/13/18	\$ 689,565.67	\$ 689,565.67	\$ 450,530.43	\$ 239,035.24	\$ -	\$ -	\$ -
4	5/28/18	6/15/18	6/1/18	\$ 682,672.21	\$ 682,672.21	\$ 445,934.56	\$ 236,737.65	\$ -	\$ -	\$ -
5	5/29/18	6/15/18	6/1/18	\$ 401,416.56	\$ 401,416.56	\$ 172,297.62	\$ 229,118.94	\$ -	\$ -	\$ -
Due from				\$ 3,170,524.50	\$ 3,170,524.50	\$ 2,000,000.01	\$ 1,170,524.49	\$ -	\$ -	\$ -

Total Capital Funding Contributions FY18

\$ 3,170,524.50

SECTION 2

Canopy

Community Development District

FY18 Funding Request #9

June 25, 2018

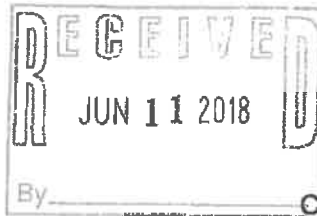
Payee	Capital Project FY2018	General Fund FY2018
1 City of Tallahassee Inv #79020 Meeting Site May 01, 2018 and June 6, 2018		\$ 131.00
2 Governmental Management Services-CF, LLC Inv# 12 - Management Fees - June 2018		\$ 3,077.17
3 Greenman-Pedersen, Inc Inv # 254637 General Engineering Services April 2018	\$ 4,170.68	
4 Hopping Green & Sams Inv # 100290 General Counsel April 2018 Inv # 100291 Project Construction April 2018	\$ 1,804.50	\$ 2,978.00
	\$ 5,975.18	\$ 6,186.17
	Total:	\$ 12,161.35

Please make check payable to:

Canopy Community Development District
1412 S. Narcoossee Road
St.Cloud, FL 34771

City Of Tallahassee (General Fnd 001)

APS-Accounting Services Division - A/R
 c/o Box A-4, City Hall, 300 S. Adams St.
 Tallahassee, FL 32301



Invoice

6
 1-31-513-4A

Customer No.: 9992
 Invoice No.: 79020

Bill To: Canopy CDD
 Attn: Stacie Vanderbilt
 135 W. Central Blvd., Suite 320
 Orlando, FL 32801

Ship To: Canopy CDD
 Attn: Stacie Vanderbilt
 135 W. Central Blvd., Suite 320
 Orlando, FL 32801

Date		Ship Via		F O B.		Terms	
05/31/18						Due on receipt	
Purchase Order Number			Order Date		Sales Person		Our Order Number
					Parks, Rec. & Neighborhood Affairs		
Quantity Required	Quantity Shipped	B O	Item Number	Description	Unit Price	Amount	
	1			Fee for meeting 5/1/2018	65.50	65.50	
	1			Fee for meeting 6/5/2018	65.50	65.50	
						Invoice subtotal	
						131.00	
						Fee for MATG 5/1/18 - 6/5/18 Invoice total 131.00	

Thank You

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 12
Invoice Date: 6/1/18
Due Date: 6/1/18
Case:
P.O. Number:

Bill To:
 Canopy CDD
 135 West Central Blvd
 Suite 320
 Orlando, FL 32801

REC'D JUN 05 2018

hd

1

Description	Hours/Qty	Rate	Amount
Management Fees - June 2018	1.310-513.34	2,916.67	2,916.67
Information Technology - June 2018	.351	50.00	50.00
Office Supplies	.51	0.54	0.54
Postage	.42	35.49	35.49
Copies	.425	66.45	66.45
Telephone	.41	8.02	8.02

Total \$3,077.17

Payments/Credits \$0.00

Balance Due \$3,077.17

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

RECEIVED
MAY 23 2018
BY: _____

⑦

Canopy Community Development District
135 West Central Blvd, Suite 320
Orlando, FL 32801

May 23, 2018
Project No:
Invoice No:

FLX-2017011.00
254637

Project FLX-2017011.00 Canopy CDD Continuing Services
Professional Services from March 31, 2018 to April 27, 2018

Task 00100 General Services
Professional Personnel

		Hours	Rate	Amount	
Justice, Travis	4/3/2018	1.50	177.50	266.25	
Canpy CDD Meeting and coordination					
Wise, Alan	4/3/2018	3.75	175.48	658.05	
infrastructure acquisition package, call re: supplemental engineering report					
Wise, Alan	4/4/2018	2.00	175.48	350.96	
infrastructure acquisition package					
Wise, Alan	4/9/2018	2.00	175.48	350.96	
infrastructure acquisition package					
Wise, Alan	4/11/2018	2.00	175.48	350.96	
revisiosn to supplemental engineering report #1					
Wise, Alan	4/12/2018	4.50	175.48	789.66	
meeting with bond investors, revisions to cost estimates for Assessment area 2					
Wise, Alan	4/19/2018	5.00	175.48	877.40	
Revisions to Supplemental Eng Report #1					
Wise, Alan	4/26/2018	3.00	175.48	526.44	
Revisions to supplemental engineering report #1					
Totals		23.75		4,170.68	
Total Labor					4,170.68
					Total this Task
					\$4,170.68
					Total this Invoice
					\$4,170.68

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED

===== STATEMENT =====

May 17, 2018

Canopy CDD
c/o Governmental Management Services, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801

Bill Number 100290
Billed through 04/30/2018

General Counsel

CANCDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED.

04/02/18	JLK	Prepare for board meeting; conference call with chairman on CDD issues; conference call with DM on CDD issues; confer regarding construction and acquisition timeline.	0.80 hrs
04/02/18	JBC	Review updated agenda; prepare for board meeting.	0.20 hrs
04/03/18	JLK	Review agenda package and prepare for board meeting; attend meeting; post meeting follow up.	2.10 hrs
04/04/18	APA	Review agenda packet and prepare Agenda Memorandum for April 12, 2018, meeting.	0.90 hrs
04/06/18	JBC	Review agenda package; prepare correspondences regarding same.	0.20 hrs
04/09/18	JLK	Review e-mail transmittal from tax collector regarding assessment collections.	0.30 hrs
04/11/18	JLK	Confer regarding continued meeting schedule and documents related to same; confer with DM on same.	0.50 hrs
04/12/18	MST	Research and review information regarding board of supervisors; analyze regarding 2018 elections.	0.30 hrs
04/13/18	JLK	Confer regarding assessment resolutions and mailings.	0.20 hrs
04/13/18	MST	Review agendas and engineer's report regarding budget preparation; prepare budget approval resolution; prepare published notice for operations and maintenance and debt assessments; prepare mailed notice of assessments and affidavit of mailing; review appropriation resolution and assessment resolution; review deficit funding agreement regarding developer contributions.	0.80 hrs
04/16/18	JBC	Research and prepare memorandum regarding third-party beneficiary contractual provisions.	0.10 hrs
04/18/18	JBC	Prepare disclosure of public financing.	1.20 hrs
04/18/18	JLK	Confer with landowner regarding dedication of infrastructure, bonding requirements and similar documentation for district acquisition process.	0.70 hrs

Date	Initials	Description	Hours
04/23/18	MST	Prepare acquisition agreement regarding certain improvements of series 2018 bond project; prepare agenda memorandum.	1.30 hrs
04/24/18	MST	Review district establishment documents regarding adjustments to board member terms.	0.10 hrs
04/26/18	MST	Review agenda items for board meeting; revise agenda memorandum regarding analysis of same.	3.30 hrs
04/30/18	JLK	Review agenda package and prepare for board meeting.	1.40 hrs
Total fees for this matter			\$2,978.00

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.90 hrs	145 /hr	\$130.50
Cooksey, Jennings B.	1.70 hrs	245 /hr	\$416.50
Kilinski, Jennifer L.	6.00 hrs	265 /hr	\$1,590.00
Turner, M. Suzanne - Paralegal	5.80 hrs	145 /hr	\$841.00

TOTAL FEES \$2,978.00

TOTAL CHARGES FOR THIS MATTER \$2,978.00

BILLING SUMMARY

Papp, Annie M. - Paralegal	0.90 hrs	145 /hr	\$130.50
Cooksey, Jennings B.	1.70 hrs	245 /hr	\$416.50
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TOTAL FEES \$2,978.00

TOTAL CHARGES FOR THIS BILL \$2,978.00

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



===== STATEMENT =====

May 17, 2018

Canopy CDD
c/o Governmental Management Services, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801

Bill Number 100291
Billed through 04/30/2018

5

1-21-013

Project Construction APR 19
CANCDD 00103 JLK

FOR PROFESSIONAL SERVICES RENDERED

04/03/18	JLK	Conference call with DE on various construction related questions, including CEI contract, dove pond status, RFP package status, acquisition package supplements and related documents.	1.40 hrs
04/04/18	JBC	Analyze CEI Services agreement.	0.40 hrs
04/04/18	JLK	Call with engineer on various construction statuses, bonds, warranties and related information.	0.80 hrs
04/05/18	JBC	Analyze request for proposals and bid documents regarding Sandco bid.	0.80 hrs
04/05/18	JLK	Review CEI information for change order.	1.20 hrs
04/09/18	JLK	Confer with developer regarding timeline for construction, Interlocal agreement, etc; review blueprint transmissions regarding CEI services and confer with staff on same.	1.50 hrs
04/10/18	JLK	Confer regarding status of acquisition package and back up for same; confer regarding funding and Dove Pond dam and CEI status and review documents on same.	0.80 hrs
Total fees for this matter			\$1,804.50

MATTER SUMMARY

Cooksey, Jennings B.	1.20 hrs	245 /hr	\$294.00
Kilinski, Jennifer L.	5.70 hrs	265 /hr	\$1,510.50

TOTAL FEES \$1,804.50

TOTAL CHARGES FOR THIS MATTER **\$1,804.50**

BILLING SUMMARY

Cooksey, Jennings B.	1.20 hrs	245 /hr	\$294.00
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Kilinski, Jennifer L.	5.70 hrs	265 /hr	\$1,510.50
TOTAL FEES			\$1,804.50
TOTAL CHARGES FOR THIS BILL			\$1,804.50

Please include the bill number on your check.