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This Instrument Prepared by
and return to:

Tison's Landing Community Development District
Governmental Management Services, Inc.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors and Officers¹
Tison's Landing Community Development District**

Harold Eisenacher
Chairman

Jess Simmons
Vice-Chairman

Andre Miyares
Assistant Secretary

S. Morgan Brown
Assistant Secretary

T. Fitch King, III
Assistant Secretary

Government Management Systems, LLC
District Manager
14785 St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-9130

District records are on file at the offices of the District Manager, 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors and Officers as of June 1, 2010. For a current list, please contact the District Manager.

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Introduction

On behalf of the Board of Supervisors of the Tison's Landing Community Development District ("District"), the following information is provided to give you a description of the District's services and the assessments that are levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, financing, establishing, acquiring, constructing or reconstruction, equipping, operating and/or maintaining stormwater management facilities, roadway improvements, utility facilities, entrance feature and landscape improvements, open space and recreational improvements.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information, describing the District and the assessments, fees and charges that are anticipated to be levied within the District, as of June 1, 2010, to pay for certain community infrastructure, is provided to fulfill this statutory requirement.

The District is here to serve the needs of the community and we encourage your participation in District activities.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by City of Jacksonville Ordinance # 2005-841-E, enacted on August 23, 2005. The District currently encompasses approximately 218 acres of land located entirely within the jurisdictional boundaries of the City of Jacksonville, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of Florida and citizens of the United States. Within 90 days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years on the first Tuesday in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of 250 qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Duval County. Notwithstanding the foregoing, if at any time the Board proposes to

exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District currently consists of approximately 218 acres of land. The legal description of the lands encompassed within the District is attached hereto as **Exhibit "A."** The proposed development project, which encompasses the District, comprises a master planned, residential community located within Duval County and is to include 680 single family residential units and miscellaneous recreational and ancillary uses.

The public infrastructure necessary to support the development program includes, but is not limited to, transportation improvements; water and sewer improvements; stormwater management improvements; recreation facility improvements; entry features, monumentation, and landscaping improvements; and other miscellaneous improvements. Each of these infrastructure improvements is consistent with the Duval County Land Use and Comprehensive Plans and is more fully detailed below. These improvements will be funded by the District's sale of special assessment bonds (discussed below). Further information can be obtained from the District's Engineering Reports on file in the District's public records.

On February 13, 2006, the District issued its Tison's Landing Community Development District, Series 2005A Special Assessment Bonds in the amount of \$10,300,000 (the "Series 2005A Bonds") and Series 2005B Special Assessment Bonds in the amount of \$26,550,000 (the "Series 2005B Bonds") (the Series 2005A Bonds and the Series 2005B Bonds collectively referred to as the "2005 Bonds"). The 2005 Bonds were issued for the purpose of: (1) financing a portion of the costs associated with the acquisition and construction of certain infrastructure improvements (described below); (2) the payment of interest accruing on the Series 2005A Bonds through November 1, 2007; (3) the funding of the Series 2005A Debt Service Reserve Account; and (4) payment of a portion of the costs of issuance of the Series 2005 Bonds.

Transportation/Right of Way Improvements

The District financed several master transportation facilities within and adjacent to the District's boundaries. Main Street was widened to include a northbound right-turn lane and a southbound left turn lane at the entrance to the subdivision. Yellow Bluff Road improvements included an eastbound right-turn lane and a westbound left-turn lane at the entrance to the subdivision, and a westbound right-turn lane on Yellow Bluff Road at the intersection with Main Street. These improvements will include the site geometry layout, clearing of common areas, and soft costs such as consultants' fees.

Water and Sewer Improvements

Water and sewer improvements consist of the potable water main distribution system required to serve the neighborhood portions of the District, as required by the Jacksonville Electric Authority (JEA). The proposed sanitary sewer improvement consists of the sewer collection system, pumping station, and sanitary force main required to serve the District.

Stormwater Management Improvements

The stormwater management facilities provide stormwater treatment and attenuation of peak discharges for District property. The stormwater management improvement consists of treatment ponds, control structures, and outfall swales as required to serve the District in accordance with the requirements of the St. Johns River Water Management District (SJRWMD) and the City of Jacksonville.

Recreation Facility Improvements

The District presently intends to finance, design, and construct recreational facilities within the District's boundaries. The first improvement consisted of an amenity center with multi-use recreational facilities. The second improvement consists of several regional community pocket parks. The Amenity Center is located on approximately 7 acres and includes the following basic components: a clubhouse, swimming pools, tennis courts, basketball courts, volleyball courts, fitness equipment, bathrooms, locker areas and office buildings, playground equipment, athletic/multi-purpose fields, barbeque grills and picnic tables, parking, and landscaping and lighting. The thirteen regional pocket parks are scattered throughout the development on approximately 2 acres, more or less, and will provide passive recreation and landscaping for residents and guests.

Entry Features, Monumentation, and Landscaping Improvements

The proposed entry feature improvements consist of entry monumentation, signage, landscaping and irrigation at the project entrance locations from the roadways listed in the transportation improvement section.

Wetland Mitigation

The proposed wetland mitigation improvement consists of the purchase of credits from a mitigation bank and preservation of an onsite wetland area in accordance with the permit requirements of the SJRWMD and the U.S. Army Corps of Engineers. In addition, gopher and tortoise mitigation will consist of a purchase of credits for displacement of tortoise habitat in accordance with the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.

Assessments, Fees, and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2005 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for each of the Series of Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessment for the Series 2005A Bonds for platted lots are as follows:

Product Type	Maximum Annual Assessment Level
Single Family 65' Lot – Phase 1	\$540.55
Single Family 60' Lot – Phase 1	\$540.55
Single Family 55' Lot – Phase 1	\$540.55
Single Family 50' Lot – Phase 1	\$540.55
Single Family 65' Lot – Phase 2	\$540.55
Single Family 60' Lot – Phase 2	\$540.55
Single Family 55' Lot – Phase 2	\$540.55
Single Family 50' Lot – Phase 2	\$540.55

Note: The maximum annual assessments level amounts have been grossed up to include 3.5% for collection costs from Duval County and a 4% maximum discount for early payment as authorized by law.

The current maximum annual debt assessment for the Series 2005B Bonds for a platted lot is as follows:

Product Type	Maximum Annual Assessment Amount, Years 2005 -2010 (Interest Only)	Maximum Assessment Amount, Year 2011 (Principal and Interest)
Single Family 65' Lot – Phase 1	\$2,142.32	\$44,988.72
Single Family 60' Lot – Phase 1	\$1,949.32	\$40,935.62
Single Family 55' Lot – Phase 1	\$1,790.39	\$37,598.21
Single Family 50' Lot – Phase 1	\$1,590.50	\$33,400.41
Single Family 65' Lot – Phase 2	\$1,782.54	\$37,433.33
Single Family 60' Lot – Phase 2	\$1,621.95	\$34,060.91
Single Family 55' Lot – Phase 2	\$1,489.78	\$31,285.42
Single Family 50' Lot – Phase 2	\$1,323.39	\$27,791.17

The maximum annual assessment amounts indicated in the table above for years 2005-2010 are interest-only payments. In 2011, there will be a debt service payment consisting of principal and interest in the maximum aggregate amount of \$24,249,750.00. This final principal and interest payment ultimately may be reduced to reflect any prepayments and will be apportioned as provided in the District's adopted assessment methodology for the Series 2005B Bonds.

The above paragraph assumes that the debt associated with the Series 2005B Bonds is carried through to maturity in the year 2011. The entire amount of the Series 2005B debt, principal and interest, may be paid in full prior to maturity in accordance with the financing documents. Prospective purchasers of land subject to the Series 2005B assessments are encouraged to contact the District Manager to determine the actual amount, if any, of Series 2005B debt remaining on any particular lot or parcel of land prior to purchase.

Note: The maximum annual assessment levels for the Series 2005B Bonds do not include the cost of collection or early payment discount. The above amounts may be grossed up to include 3.5% for collection costs and a 4% maximum discount for early payment as authorized by law should the District deem it necessary to collect the Series 2005B Assessments utilizing the Uniform Method of Collection authorized by section 197.3632, Florida Statutes, described below.

The amounts described above exclude any operations and maintenance assessments ("O&M Assessments") which are determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's special and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to District Manager, 14785-4 Old St. Augustine Road, Jacksonville, Florida 32258 or call (904) 288-9130.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 8th day of JULY, 2010, and recorded in the Official Records of Duval County, Florida.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

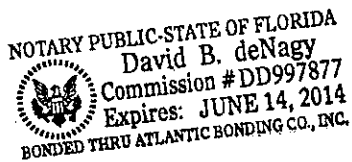
By: [Signature]
Chairperson

[Signature]
Witness
Louis P. Cowling, Jr.
Print Name

[Signature]
Witness
Jess Simmons
Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of JULY, 2010, by Harold Eisenacher, Chairman of the Tison's Landing Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



[Signature]
Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

SURVEYOR'S DESCRIPTION

TRACT "A"

A portion of Section 40, the Charles Seton Grant, also being a part of Lot 1 of Tison's Subdivision, Plat Book 1, Page 150 of the former Public Records of Duval County, Florida, also being a part of Agriculture Acres, Plat Book 33, Page 99 and Official Records Volume 2602, Page 1160 of the current Public Records of said Duval County, all lying in Township 1 North, Range 27 East, said Duval County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 40, said point also lying on the line dividing said Township 1 North and Township 2 North; thence South $00^{\circ} 38' 40''$ West, along the Easterly line of said Section 40, a distance of 345.04 feet to a point lying on the Southwesterly right of way line of Yellow Bluff Road, a 60 foot right of way as now established, said point also being the Point of Beginning.

From said Point of Beginning, continue thence South $00^{\circ} 38' 40''$ West, along said Easterly line and along the Westerly line of those lands described and recorded in Official Records Volume 6548, Page 107 of said current Public Records, a distance of 5128.21 feet to the Southeast corner of said Lot 1 of Tison's Subdivision, said point also lying on the Northerly line of Bingville, as recorded in Plat Book 4, Page 63 of said current Public Records; thence North $89^{\circ} 24' 57''$ West, departing said Westerly line and along said Northerly line and along the Northerly line of Pine Lakes Subdivision, as recorded in Plat Book 33, pages 81, 81A and 81B of said current Public Records, 1699.33 feet to the Southeast corner of Tison's, as recorded in Plat Book 18, page 63 of said current Public Records; thence North $00^{\circ} 28' 58''$ East, along the Easterly line of said Tison's, 1825.72 feet to the Northeast corner of said Tison's; thence North $03^{\circ} 11' 35''$ West, 1360.94 feet to a point lying on a Southerly line of said Agriculture Acres, Plat Book 33, Page 99; thence South $85^{\circ} 00' 10''$ West, along said Southerly line, 659.27 feet to a point lying on the Easterly right of way line of Main Street (U.S. Highway No. 17) a 100 foot right of way as now established; thence North $00^{\circ} 31' 10''$ West, along said Easterly right of way line, 674.78 feet to its intersection with the Southerly right of way line of Satsuna Street, a 50 foot right of way as now established; thence North $88^{\circ} 46' 57''$ East, along said Southerly right of way line, 804.63 feet; thence North $00^{\circ} 32' 26''$ West, departing said Southerly right of way line and along the Easterly line of those lands described and recorded in Official Records Volume 9653, page 850 of said current Public Records and along its Southerly prolongation, a distance of 451.85 feet to the Southeast corner of those lands described and recorded in Deed Book 257, page 678 of said current Public Records; thence North $25^{\circ} 13' 24''$ East, along the Southeastery line of last said lands, 205.82 feet to the Northeast corner of last said lands, said point also being the Southeast corner of Section 49, the Willem Hendricks Grant, said Township and Range; thence North $25^{\circ} 11' 54''$ East, along a line dividing said Section 40 and said Section 49, a distance of 1103.36 feet to its intersection with the Northerly line of said Section 40; thence South $89^{\circ} 46' 28''$ East, along said Northerly line, 669.91 feet to a point lying on said Southwesterly right of way line of Yellow Bluff Road; thence South $52^{\circ} 28' 04''$ East, departing said Northerly line and along said Southwesterly right of way line, 587.75 feet to the Point of Beginning.

Containing 215.88 acres, more or less.