

Wynnfield Lakes Community Development District
Engineer's Report

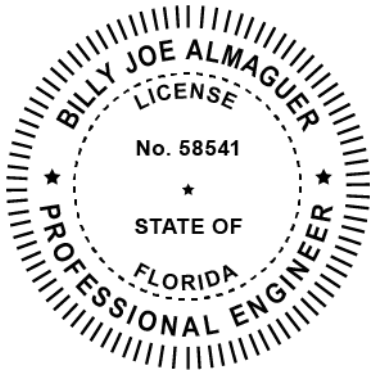
Prepared for:

Wynnfield Lakes Community Development District Board of Supervisors

Prepared by:

Matthews | DCCM
Billy Almaguer,
P.E.

May 20, 2026



INTRODUCTION

The Wynnfield Lakes Community Development District (the "District" or "CDD"), encompasses approximately 166 acres within Duval County, Florida. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District, including but not limited to stormwater management, wetlands mitigation, and recreation facilities. The District is in parts of Section 21, Township 2 South, Range 28 East. The District is currently bounded to the North by Walmart Supercenter and the Hawkins Cove Subdivision, to the East Kernan Boulevard, to the South is the Kernan Lakes residential development, and to the West wetlands. Access to the District is via Kernan Boulevard roadway. Exhibit 1 represents a Vicinity Map showing the location of the development and the adjacent roads and cities. Exhibit 2 is a survey legal description of the boundaries of the District.

All the onsite infrastructure and subdivision improvements have been designed and completed to accommodate the project at build out as well as to meet City of Jacksonville and Florida Department of Environmental Protection requirements and regulations.

GOVERNMENT ACTIONS

There are no pending or required government approvals remaining for the PUD.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District's proposed 2026 Project as identified herein and that all potential permits not already issued and which are necessary to affect the described 2026 Project will be obtained during the ordinary course of development.

THE 2026 PROJECT

Behind the residential homes on Wood Blossom Court, the tie-out slopes from the backyards to the regional outfall canal are experiencing erosion on CDD property .The CDD's 2026 Project will include repair of the erosion and stabilization of the tie-out slopes, together with professional costs and contingency costs. Due to the possibility of erosion issues along the regional canal potentially impacting the appraised value of homes within the Wynnfield Lakes community, and due to the functioning of the CDD's infrastructure as a system of improvements, it is our opinion that all residential properties located within the boundaries of the CDD benefit from the proposed 2026 Project.

THE 2026 PROJECT COSTS

The Summary of Estimated 2026 Project Costs detailed in Table 2 outlines the anticipated costs associated with above listed improvements within the CDD. The costs include professional services and proposed retaining wall.

Table 2

Summary of Estimated 2026 Project Costs

Category	Estimated Amount
Mobilization	\$140,000
Regional Drainage Ditch Erosion Repair	\$560,000
Professional Fees	\$15,000
Contingency	\$35,000
Total	\$750,000

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the construction drawings and specifications, last revision.

It is my professional opinion that the infrastructure costs provided 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 such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of the master infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Duval

County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control.

Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

It is further our opinion that:

- The estimated cost to the Series 2026 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- The Series 2026 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Series 2026 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The assessable property within the District will receive a special benefit from the Series 2026 Project that is at least equal to the costs of the Series 2026 Project; and
- All improvements included in the Series 2026 Project are public improvements or community facilities as set forth in Section 190.012 (1) and (2), Florida Statutes.

All improvements comprising the Series 2026 Project will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The Series 2026 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Appendix A

Description

- Exhibit 1. Vicinity Map
- Exhibit 2. District Legal Boundary and Description
- Exhibit 3. Subdivision Map

Location Map



Matthews

DCCM

VICINITY MAP

Wynnfild Lakes Community Development District
Project # 23186.00

12337 Wynnfild Lakes Drive
Jacksonville, Florida 32246

This instrument was prepared by:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

1647837C

When recorded mail to:

ACP Palmetto LLC
c/o Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339
Attn: Yvette Fallone-Tietje, Esq.

⑤ Tax Parcel Nos.: TAX ASSESSMENT NUMBERS ARE THE MAIN RE#165264- (followed by the following sub-numbers as to each individual unit):

8204,8206,8208,8210,8212,8214,8216,8218,8220,8222,8224,8226,8232,8234,8236,8238,8240,8242,8244,8246,
8248,8250,8252,8254,8260,8262,8264,8266,8268,8270,8272,8274,8276,8278,8280,8282,8290,8292,8294,8296,
8298,8300,8302,8304,8306,8308,8310,8312,8320,8322,8324,8326,8328,8330,8332,8334,8336,8338,8340,8342,
8350,8352,8354,8356,8358,8360,8362,8364,8366,8368,8370,8372,8380,8382,8384,8386,8388,8390,8392,8394,
8396,8398,8400,8402,8410,8412,8414,8416,8418,8420,8422,8424,8426,8428,8430,8432,8440,8442,8444,8446,
8448,8450,8452,8454,8456,8458,8460,8462,8470,8472,8474,8476,8478,8480,8482,8484,8486,8488,8490,8492,
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8598,8600,8602,8604,8606,8608,8610,8612,8620,8622,8624,8626,8628,8630,8632,8634,8636,8638,8640,8642,
8650,8652,8654,8656,8658,8660,8662,8664,8666,8668,8670,8672,8680,8682,8684,8686,8688,8690,8692,8694,
8696,8698,8700 and 8702.

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that RIME WYNNFIELD INVESTMENTS, LLC, a Florida limited liability company ("Grantor"), whose address is 100 Village Street, Birmingham, Alabama 35242, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by ACP WYNNFIELD LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Abbey Rowe, 9320 Windsor Lane NE, Olympia, WA 98516, Attention: Mario F. Spinella, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, all of the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The Property does not include the primary residence of Grantor.

TOGETHER WITH all of Grantor's right, title and interest, if any, in and to: (a) all buildings, structures and other improvements located on the Property, and any and all fixtures attached to or incorporated within such buildings, structures and other improvements, if any; (b) any alleys, strips or gores adjoining the Property, and any easements, rights-of-way or other

interests in, on, under or to, any land, highway, street, road, right-of-way or avenue, open or proposed, in on, under, across, in front of, abutting or adjoining the Property; and (c) the accessions, appurtenant rights, privileges, appurtenances and all the estate and rights of Grantor in and to the Property.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

This conveyance is subject to all of those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple. Grantor shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.


IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper Authorized Representative thereunto duly authorized, this 25th day of June, 2014.

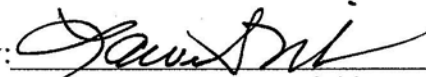
Signed, sealed and delivered
in the presence of:

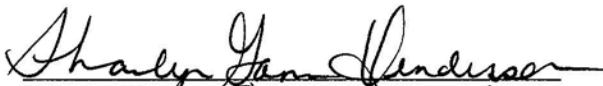
**RIME WYNNFIELD INVESTMENTS,
LLC**, a Florida limited liability company

By: HIL Investments, LLC, an Alabama limited liability company, Its Manager and Sole Member

By: Rime Holdings, LLC, an Alabama limited liability company, Its Managing Member


Printed Name: Kaye W. Webb

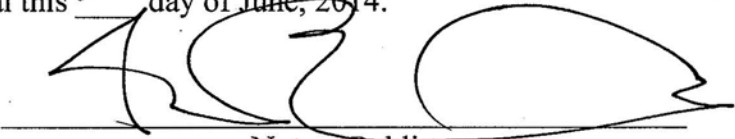
By: 
Lawrence S. Nickles, Its Authorized Representative


Printed Name: Sheryl Gann Henderson

STATE OF ALABAMA)
:
SHELBY COUNTY)

The foregoing instrument was acknowledged before me this 25th day of June, 2014 by Lawrence S. Nickles, as Authorized Representative of Rime Holdings, LLC, a Alabama limited liability company, as Managing Member of HIL Investments, LLC, an Alabama limited liability company, as the Manager and Sole Member of RIME WYNNFIELD INVESTMENTS, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or has produced a driver's license as identification and did take an oath.

Given under my hand and official seal this 25th day of June, 2014.



Notary Public

My commission expires: 9/8/2017

[NOTARIAL SEAL]



EXHIBIT A

Legal Description of Property

ALL THE FOLLOWING PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The following units listed below in THE RESERVE AT WYNNFIELD LAKES, A CONDOMINIUM according to the Declaration as Filed in Official Records Book 15418, page 419 in the Public Records of Duval County, Florida, together with an undivided interest in the common elements appurtenant thereof:

- Units 111 through 114, inclusive;
- Units 121 through 124, inclusive;
- Units 131 through 134, inclusive;
- Units 211 through 214, inclusive;
- Units 221 through 224, inclusive;
- Units 231 through 234, inclusive;
- Units 311 through 314, inclusive;
- Units 321 through 324, inclusive;
- Units 331 through 334, inclusive;
- Units 411 through 414, inclusive;
- Units 421 through 424, inclusive;
- Units 431 through 434, inclusive;
- Units 511 through 514, inclusive;
- Units 521 through 524, inclusive;
- Units 531 through 534, inclusive;
- Units 611 through 614, inclusive;
- Units 621 through 624, inclusive;
- Units 631 through 634, inclusive;
- Units 711 through 714, inclusive;
- Units 721 through 724, inclusive;
- Units 731 through 734, inclusive;
- Units 811 through 814, inclusive;
- Units 821 through 824, inclusive;
- Units 831 through 834, inclusive;
- Units 911 through 914, inclusive;
- Units 921 through 924, inclusive;
- Units 931 through 934, inclusive;
- Units 1011 through 1014, inclusive;
- Units 1021 through 1024, inclusive;
- Units 1031 through 1034, inclusive;
- Units 1111 through 1114, inclusive;
- Units 1121 through 1124, inclusive;
- Units 1131 through 1134, inclusive;

Units 1211 through 1214, inclusive;
Units 1221 through 1224, inclusive;
Units 1231 through 1234, inclusive;
Units 1311 through 1314, inclusive;
Units 1321 through 1324, inclusive;
Units 1331 through 1334, inclusive;
Units 1411 through 1414, inclusive;
Units 1421 through 1424, inclusive;
Units 1431 through 1434, inclusive;
Units 1511 through 1514, inclusive;
Units 1521 through 1524, inclusive;
Units 1531 through 1534, inclusive;
Units 1611 through 1614, inclusive;
Units 1621 through 1624, inclusive;
Units 1631 through 1634, inclusive;
Units 1711 through 1714, inclusive;
Units 1721 through 1724, inclusive; and
Units 1731 through 1734, inclusive.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. (a) Encroachments, overlaps, and other matters not shown by the public records which would be disclosed by an accurate survey of the Property.

(b) Rights of tenants in possession as of the date hereof, as tenants only, under leases under prior unrecorded residential leases.

(c) Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter in effect relating to the Property.
3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the Property.
4. Notice of Establishment of the Wynnfield Lakes Community Development District recorded in Official Records Volume 12682, Page 644.
5. Final Judgment styled as Wynnfield Lakes Community Development District, Plaintiff versus the State of Florida and Taxpayers, Property Owners and Citizens of Wynnfield Lakes Community Development District, et al, recorded in Official Records Volume 12850, Page 1170, which includes provisions for special assessments.
6. Wynnfield Lakes Community Development District's Notice of Series 2005 Special Assessments recorded in Official Records Volume 12940, Page 2461.
7. Declaration of Consent to Jurisdiction of Wynnfield Lakes Community Development District to Imposition of Special Assessments of Lennar Homes, Inc. Official Records Volume 12940, Page 2465 and Declaration of Consent to Jurisdiction of Wynnfield Lakes Community Development District and to Imposition of Special Assessments recorded in Official Records Volume 12940, Page 2472.
8. Terms, provisions and easements set forth in Non-Exclusive Drainage Easement recorded in Official Records Volume 14289, Page 1915.
9. Terms, provisions and easements set forth in Access Easement recorded in Official Records Volume 14289, Page 1899, as amended by Notice of Relocation recorded contemporaneously herewith in the Public Records of Duval County, Florida.

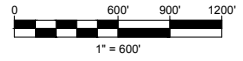
10. Easement granted to Jacksonville Electric Authority, as set forth in instrument(s) recorded in Official Records Book 12765, Page 2139.
11. Easement granted to BellSouth Telecommunication, Inc., as set forth in instrument(s) recorded in Official Records Book 13177, Page 1437.
12. Easement granted to Comcast of Greater Florida/Georgia, Inc. by Instrument recorded in Book 13094, page 183.
13. Easement granted to Jacksonville Electric Authority in Book 13465, page 2189.
14. Drainage easement granted to the Wynnfield Lakes Community Development District as set forth in deed recorded in Book 13878, page 1911.
15. Reservations for drainage and maintenance in Deed from Wynnfield Lakes CDD to Lennar Homes, LLC as set forth in instrument recorded in OR 14289, page 1893.
16. Interlocal Agreement by and among Duval County Property Appraiser, Duval County Tax Collector and Wynnfield Lakes Community Development District Non-Ad Valorem Assessment Roll Uniform Collection and Enforcement as filed June 12, 2008 in Official Records Book 14537, page 397 of the current public records of Duval County, Florida.
17. Disclosure of Public Financing and Maintenance by The Wynnfield Lakes Community Development District and matters disclosed therein as filed February 11, 2008 in Official Records Book 14378, page 1124 of the current public records of Duval County, Florida.
18. All of the terms, conditions, easements, restrictions, reservations and other provisions other provisions, including provisions which provide for a private charge or assessment of that certain Declaration of Condominium, and the exhibits and attachments thereto, dated November 2, 2010 and recorded November 3, 2010 in Official Record Book 15418, page 419, as amended by First Amendment thereto recorded contemporaneously herewith in the Public Records of Duval County, Florida.
19. Assignment and Assumption of Development Rights as filed November 29, 2007 in Official Records Book 14289, page 1974 of the current public records of Duval County, Florida.

NOTE: All recording references above are references to the public records of Duval County, Florida.

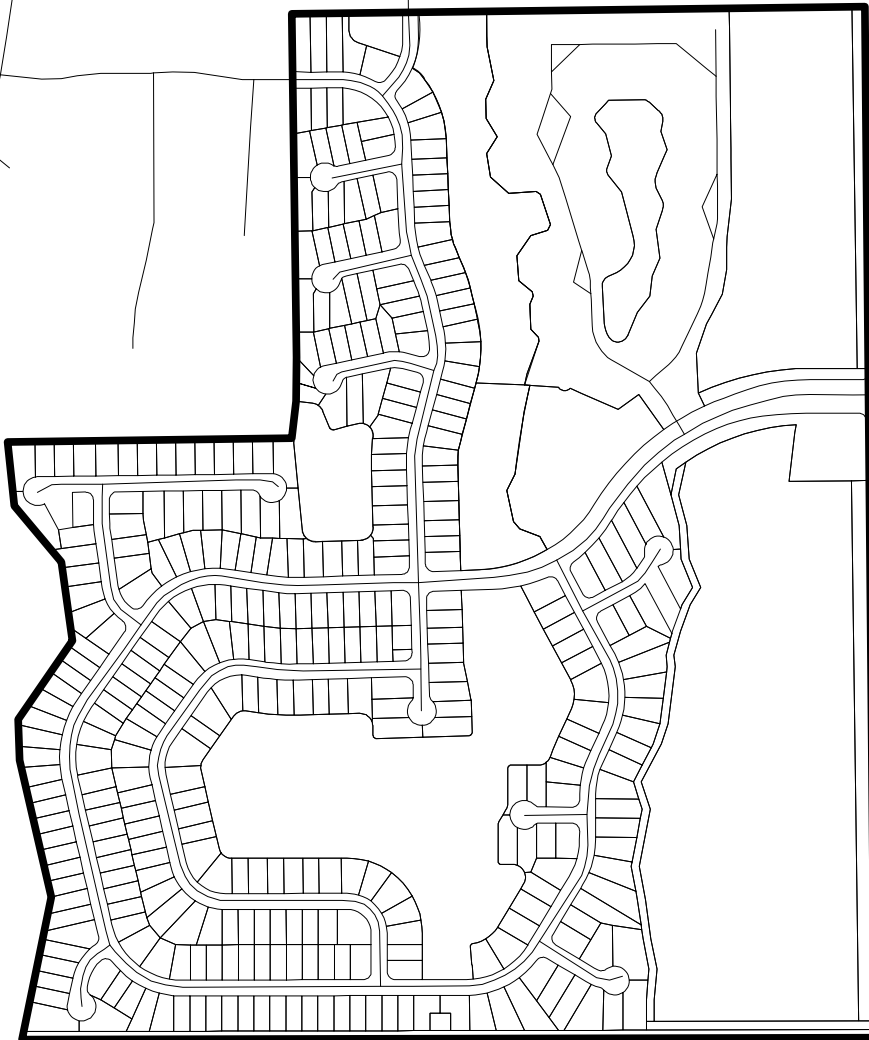
ATLANTIC BOULEVARD



GRAPHIC SCALE



KERNAN BOULEVARD SOUTH



LOCATION MAP

WYNNFIELD LAKES CDD
12337 WYNNFIELD LAKES DR, JACKSONVILLE, FL
PREPARED FOR
GOVERNMENTAL MANAGEMENT SERVICES, LLC

DWG No.	EXHIBIT A
DWG BY:	ZBE
DATE:	11/26/2024
JOB No.:	23186

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM