

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

John Vericker, Esq.
Straley & Robin
1510 West Cleveland Street
Tampa, FL 33606

INSTRUMENT#: 2014350103, O BK 22861
PG 1933-1937 10/17/2014 at 12:12:46 PM,
DEPUTY CLERK: TJORDAN Pat Frank, Clerk
of the Circuit Court Hillsborough County

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**LIEN OF RECORD AND
DISCLOSURE OF PUBLIC FINANCING
OF
FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Forest Brooke Community Development District, a local unit of special purpose government of the State of Florida, established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "**District**"), enjoys a governmental lien of record on the property within the District described in **Exhibit "A"**. Such lien is coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims until paid pursuant to Section 170.09 of the Florida Statutes.

The District's lien secures the payment of special assessments levied in accordance with Florida Statutes (the "**Debt Assessment**") which special assessments in turn secure the payment of the \$5,940,000 Forest Brooke Community Development District Special Assessment Bonds, Series 2014 (the "**Series 2014 Bonds**"), which were issued to fund a portion of the public infrastructure benefiting the lands within the District as outlined in the Forest Brooke Community Development District Master Special Assessment Allocation Report dated May 22, 2014.

As the new owner of that property you will be responsible for paying all outstanding special assessments on that property including, but not limited to, the portion of the Debt Assessment that was levied to repay the Series 2014 Bonds.

In addition to the Debt Assessment, the District adopts annual operations and maintenance assessments (the "**O/M Assessment**") to fund the District's operations and maintenance activities. The O/M Assessment varies from year to year based upon the District's operations and maintenance budget adopted for that year.

As a purchaser and owner of property in the District, you will be obligated to pay the Debt Assessment and the O/M Assessment to the District. Prior to purchasing any property within the District, you should contact the District Manager in order to determine the outstanding Debt Assessment and the outstanding O/M Assessment on that property. Once you have purchased that property, you will be obligated to pay any outstanding special assessments that the District has levied or any other special assessments that the District levies in the future to finance or refinance any additional operations, maintenance or capital improvement projects of the District. Therefore, the total amount of the special assessments you may be obligated to pay

is subject to change. Failure to pay any of the District's special assessments levied on your property may result in a loss of title to your property.

The public financing documents and the report describing the improvements that were funded with the Debt Assessment and O/M Assessment are matters of public record and can be reviewed and obtained from the District Manager. For information regarding the amount of the Debt Assessment and the O/M Assessment encumbering the specified real property you own or are purchasing, please contact the District Manager at:

Rizzetta & Company, Inc.
3434 Colwell Ave. Suite 200
Tampa, Florida 33614
(813) 933-5571

IN ADDITION TO THE MINUTES AND OTHER RECORDS OF THE DISTRICT, COPIES OF WHICH MAY BE OBTAINED FROM THE DISTRICT, AND THE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA WHICH ESTABLISHED THE DISTRICT, THIS LIEN OF RECORD SHALL CONSTITUTE A LIEN ON THE REFERENCED PROPERTY FOR PURPOSES OF CHAPTER 170, CHAPTER 190, AND CHAPTER 197, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF FLORIDA LAW AND ANY OTHER APPLICABLE LAW, AND SHALL SERVE TO DISCLOSE THE EXISTENCE OF PUBLIC FINANCING FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DISTRICT'S IMPROVEMENTS PURSUANT TO SECTION 190.009, FLORIDA STATUTES.

Attest:

**FOREST BROOKE COMMUNITY
DEVELOPMENT DISTRICT**

By: *Joseph Roethke*
Name: Joseph Roethke
Secretary/Assistant Secretary

By: *Brady Lefere*
Brady Lefere
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9 day of October, 2014, by Brady Lefere, as Chair of the Board of Supervisors of the Forest Brooke Community Development District. He is personally known to me; or has produced _____ (type of identification), as identification.



Joseph Roethke
Signature of person taking acknowledgement
Joseph Roethke
(Typed, printed or stamped name of acknowledger)
Notary Public, State of Florida at Large

EXHIBIT A

FOREST BROOKE
COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 7, 8, 17 and 18, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 18, run thence along the North boundary of said Southeast 1/4 of the Southeast 1/4 of the aforesaid Section 18, the following two (2) courses: 1) S.89°55'14"W., 287.13 feet to the POINT OF BEGINNING; 2) continue, S.89°55'14"W., 1046.72 feet to the Northwest corner thereof; thence along the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 18, S.00°37'48"E., 1302.46 feet to a point on the aforesaid North right-of-way line of BISHOP ROAD; thence along said North right-of-way line of BISHOP ROAD, S.89°55'16"W., 803.71 feet to a point on the Easterly boundary of Lot 1, Block 5, according to the plat of DELL VISTA UNIT No. 1, as recorded in Plat Book 41, Page 2, of the Public Records of Hillsborough County, Florida; thence along the Easterly and North boundaries of said Lot 1, Block 5, in respective order the following two (2) courses: 1) N.18°19'20"E., 159.19 feet; 2) N.89°52'39"W., 273.68 feet to a point on the Easterly right-of-way line of the 40.00 foot wide Access Road as shown on said plat of DELL VISTA UNIT NO. 1, also now known as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43) per Florida Department of Transportation Right-Of-Way Map Section Number 10010-2504; thence along said Easterly right-of-way line of the 40.00 foot wide Access Road, also now known as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43), N.18°19'20"E., 3984.56 feet to a point of curvature, on the South right-of-way line of NORMAN DRIVE now known as BRODY BOUEVARD; thence along said South right-of-way line the following two (2) courses: 1) Northeasterly, 31.32 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 71°47'10" (chord bearing N.54°12'55"E., 29.31 feet) to a point of tangency; 2) S.89°53'30"E., 563.19 feet; thence S.00°06'30"W., 179.99 feet; thence S.89°53'30"E., 415.00 feet to point on the West right-of-way line of FANNIE DRIVE, as shown on the aforesaid plat of DELL VISTA UNIT NO. 1; thence along said West right-of-way line the following two (2) courses: 1) N.00°39'24"W., 155.34 feet; 2) N.00°27'21"W., 129.99 feet to a point on a curve on the North right-of-way line of said NORMAN DRIVE now known as BRODY BOUEVARD; thence along said North right-of-way line the following three (3) courses: 1) Southwesterly, 39.59 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°44'35" (chord bearing S.44°44'13"W., 35.58 feet) to a point of tangency; 2) N.89°53'30"W., 907.06 feet to a point of curvature; 3) Northwesterly, 47.22 feet along the arc of a curve to the right having a radius of 25.00 feet

and a central angle of $108^{\circ}12'50''$ (chord bearing $N.35^{\circ}47'05''W.$, 40.51 feet) to a point of tangency on the aforesaid Easterly right-of-way line of the 40.00 foot wide Access Road, also known now as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43); thence along said Easterly right-of-way line of the 40.00 foot wide Access Road, also known now as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43), the following two (2) courses: 1) $N.18^{\circ}19'20''E.$, 2441.43 feet; 2) $N.71^{\circ}40'40''W.$, 24.00 feet; thence continue along said Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43), also being the Westerly boundary of said plat of DELL VISTA UNIT NO. 1, the following two (2) courses: 1) $N.18^{\circ}19'20''E.$, 18.20 feet to a point of curvature; 2) Northerly, 266.77 feet along the arc of a curve to the right having a radius of 2798.66 feet and a central angle of $05^{\circ}27'41''$ (chord bearing $N.21^{\circ}03'11''E.$, 266.67 feet) to the Northwest corner of said plat of DELL VISTA UNIT NO. 1; thence along the North boundary of said DELL VISTA UNIT NO. 1, $S.89^{\circ}35'42''E.$, 167.15 feet to the Northeast corner of said DELL VISTA UNIT NO. 1, said point also being on the West boundary of the aforesaid Section 8; thence along said West boundary of Section 8, $N.00^{\circ}17'30''E.$, 7.35 feet to the Southwest corner of TRACT 5, lying in the aforesaid Southwest 1/4 of Section 8, as shown on the aforesaid plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, thence along the South boundary of said TRACT 5 and TRACT 6, as shown on said plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, thence $S.89^{\circ}51'19''E.$, 1272.47 feet to a point on the centerline of a 100 foot wide Drainage Easement as recorded in Official Records Book 5255, Page 1547, of the Public Records of Hillsborough County, Florida; thence along said centerline, the following ten (10) courses: 1) $S.55^{\circ}07'00''E.$, 34.35 feet; 2) $S.26^{\circ}26'37''E.$, 478.29 feet; 3) $S.01^{\circ}54'01''W.$, 327.67 feet; 4) $S.33^{\circ}19'13''W.$, 149.15 feet; 5) $S.05^{\circ}27'41''E.$, 184.71 feet; 6) $S.30^{\circ}19'42''W.$, 210.04 feet; 7) $S.11^{\circ}15'03''W.$, 471.43 feet; 8) $S.27^{\circ}26'53''W.$, 424.96 feet; 9) $S.16^{\circ}23'01''W.$, 165.36 feet; 10) $S.33^{\circ}42'22''W.$, 79.70 feet; thence $S.59^{\circ}00'00''E.$, 317.64 feet; thence $S.26^{\circ}00'00''W.$, 316.09 feet; thence $S.19^{\circ}00'00''W.$, 110.19 feet; thence $S.01^{\circ}00'00''W.$, 210.81 feet to a point on a curve; thence Southeasterly, 275.94 feet along the arc of a curve to the left having a radius of 1237.00 feet and a central angle of $12^{\circ}46'53''$ (chord bearing $S.62^{\circ}07'35''E.$, 275.37 feet) to a point on a curve; thence Northeasterly, 12.47 feet along the arc of a curve to the left having a radius of 34.00 feet and a central angle of $21^{\circ}00'52''$ (chord bearing $N.36^{\circ}00'40''E.$, 12.40 feet) to a point on a curve; thence Easterly, 256.64 feet along the arc of a curve to the left having a radius of 1225.00 feet and a central angle of $12^{\circ}00'13''$ (chord bearing $S.74^{\circ}39'51''E.$, 256.17 feet); thence $S.68^{\circ}03'16''E.$, 50.47 feet to a point on a curve; thence Easterly, 26.68 feet along the arc of said curve to the left having a radius of 1237.00 feet and a central angle of $01^{\circ}14'08''$ (chord bearing $S.83^{\circ}33'56''E.$, 26.68 feet) to a point of tangency; thence

S.84°11'00"E., 712.02 feet to a point on a curve; thence Southeasterly, 23.81 feet along the arc of a curve to the left having a radius of 34.00 feet and a central angle of 40°07'09" (chord bearing S.64°07'25"E., 23.32 feet); thence S.05°49'00"W., 118.00 feet; thence N.84°11'00"W., 606.32 feet; thence S.05°49'00"W., 30.17 feet; thence S.13°51'00"W., 73.49 feet; thence S.37°04'25"W., 31.85 feet; thence S.75°19'54"W., 565.88 feet; thence S.77°54'26"W., 40.18 feet; thence N.76°16'29"W., 286.56 feet; thence N.77°13'50"W., 151.52 feet to a point on the centerline of a 114 foot wide Drainage Easement as recorded in said Official Records Book 5255, Page 1547; thence along said centerline, the following nine (9) courses: 1) S.07°32'16"W., 75.05 feet; 2) S.64°47'52"W., 112.21 feet; 3) S.23°42'14"E., 111.46 feet; 4) S.52°13'19"W., 172.90 feet; 5) S.03°23'59"E., 534.42 feet; 6) S.67°11'56"W., 227.77 feet; 7) S.31°04'59"W., 534.01 feet; 8) S.56°06'17"W., 216.91 feet; 9) S.23°59'47"W., 227.06 feet to the POINT OF BEGINNING.

Containing 272.054 acres, more or less.

LNH-SV-054

P:\Sunshine Village\SUNVILLAGE-CDDWEST-DS

JMG

September 15, 2006

NOTE: This legal description was prepared with the anticipation that the Vacating of the platted subdivisions lying therein to be completed and approved.