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**Public Records of
St. Johns County, FL
Clerk # 2008052447,
O.R. 3125 PG 1660-1670
09/24/2008 at 01:39 PM,
REC. \$45.00 SUR. \$50.00**

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the Circuit Court

**This Instrument Prepared by
and return to:**

**Six Mile Creek Community Development District
c/o Governmental Management Services, LLC
14785 St. Augustine Road, Suite 4
Jacksonville, Florida 32258**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Six Mile Creek Community Development District**

Kelly McCarrick
Chairperson

Frank Spirato
Assistant Secretary

Margaret Jenness
Vice Chairman

J. Andrew Hagan
Assistant Secretary

Kirk Wendland
Assistant Secretary

**Governmental Management Services, LLC
District Manager
14785 St. Augustine Road, Suite 4
Jacksonville, Florida 32258**

District records are on file at the offices of Governmental Management Services, LLC and at the Local Records Office at 475 West Town Place, Suite 111, St. Augustine, Florida 32092, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of May 1, 2008. For a current list of Board Members, please contact the District Manager.

TABLE OF CONTENTS

Introduction..... 1

What is the District and how is it governed? 1

**What infrastructure improvements does the District provide and how are the
improvements paid for?..... 2**

Transportation Improvements 2

Utility Improvements 3

Miscellaneous Improvements 4

Land Acquisition..... 4

Assessments, Fees and Charges..... 4

Method of Collection 6

**SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

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 Six Mile Creek Community Development District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

The following information is provided to give you a description of the Six Mile Creek Community Development District's ("District") services and facilities and the assessments that are expected to be levied or have been 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, construction and/or acquisition of the transportation improvements, utility improvements, miscellaneous improvements and their maintenance.

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 unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 1,282 acres of land located entirely within the jurisdictional boundaries of St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." 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 the State and citizens of the United States. Within ninety (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 then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (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 eighteen (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 St. Johns 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 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 generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

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

The public infrastructure necessary to support the District’s development program includes, but is not limited to: transportation improvements, utility improvements, miscellaneous improvements, land acquisition and other related public infrastructure. Each of these infrastructure improvements is more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an Engineer’s Report dated December 1, 2006, which was supplemented on May 25, 2007 (collectively the “Engineer’s Report”), which details all of the improvements included in the District’s Improvement Plan. Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements will be funded in part by the District’s sale of bonds. On May 16, 2007, the Circuit Court of the Seventh Judicial Circuit of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$171,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On July 16, 2007, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure improvements. On that date, the District issued its Six Mile Creek Community Development District, Capital Improvement Revenue Bonds, Series 2007 in the amount of \$47,820,000 (the “Series 2007 Bonds”). Proceeds of the Series 2007 Bonds will be used to finance the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

Transportation Improvements

The District presently intends to finance, design and construct certain master transportation facilities necessary for development within the District boundaries. Pacetti Road and the portion of the loop road outside of the guard house will be owned and maintained by St. Johns County upon completion of construction. These improvements have been designed and

will be constructed to St. Johns County standards. Landscaping and irrigation of completed roadways will be operated and maintained by the District.

Pacetti Road Improvements

Pacetti Road is an existing two-lane rural roadway that will be widened at the project entrance to provide a four-lane urban section with turn lanes. This widening will include approximately 650 linear feet of the full four-lane pavement section, and 1050 linear feet of transitions to the north and south. It also includes construction of a traffic signal at the intersection of Pacetti Road and the project entrance (included in its entirety in the Series 2007 Project).

Loop Road (4-lane and 2-lane)

This proposed improvement includes approximately 2000 linear feet of a four-lane urban section roadway, and approximately 14,200 linear feet of two-lane urban section roadway, with appropriate turn lanes. The portion of this proposed improvement included in the Series 2007 Project is approximately 2,000 linear feet of a four-lane urban section roadway, and approximately 8900 linear feet of two-lane urban section roadway, with appropriate turn lanes.

Utility Improvements

The District presently intends to advance finance, design and construct certain water utility infrastructure necessary for development within the District boundaries. These improvements will be designed and constructed to St. Johns County Standards, and will be owned and maintained by St. Johns County. It is anticipated that the cost of construction for these improvements will be partially reimbursed to the District through the utility agreement described at the end of this section.

Pacetti Road Water Main

The proposed improvement involves the construction of approximately 7,180 linear feet of 20" water main along the easterly side of Pacetti Road.

Pacetti Road Force Main

The proposed improvement involves the construction of approximately 7,190 linear feet of 16" sanitary sewer force main along the westerly side of Pacetti Road.

King and Bear Water Main Interconnection

This proposed improvement includes approximately 4,390 linear feet of 12" water main.

Six Mile Creek Water and Sewer Connection Fee Reimbursement Agreement

In accordance with the Agreement adopted January 29, 1999, St. Johns County will reimburse the cost of construction of the transmission components of the water and sewer facilities located within and adjacent to the Six Mile Creek CDD. This reimbursement will be paid from one-third of the connection fees collected by St. Johns County at the time impact fees are paid. The reimbursement for a completed portion of the infrastructure must be completed within a six-year period following the construction of the improvement. It is anticipated that \$1,600,000 of the Master Utility Infrastructure cost will be reimbursed to the District through this Agreement.

Miscellaneous Improvements

The District presently intends to finance, design and construct certain miscellaneous improvements to benefit the development within the District boundaries. These improvements will be designed and constructed to St. Johns County Standards, and will be owned and maintained by the District.

Entry Feature / Landscaping

An entry feature will be constructed at the entrance into the community, adjacent to Pacetti Road. Landscaping will be installed continuously along the length of the loop road. The entry feature is included in its entirety in the Series 2007 Project; the landscaping included in the Series 2007 Project corresponds to the limits of the Loop Road improvement.

Guard House

A guard house will be constructed on the Loop Road, approximately 2000 feet westerly of Pacetti Road.

Land Acquisition

The cost of acquisition of the loop road right-of-way and all stormwater management facility tracts will be based upon appraised value of the land.

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 Capital Improvement Revenue Bonds, Series 2007, in the amount of \$47,820,000 (the "Series 2007 Bonds"). The annual debt service payments, including interest due thereon, for the Bonds 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 the 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 2007 Bonds for a platted lot or approved unit is as follows:

Product Type	Maximum Annual Assessment Level
Single Family 90'+ Lot	\$2,681
Single Family 80'+Lot	\$2,383
Single Family 73' Lot	\$2,174
Single Family 70' Lot	\$2,085
Single Family 63' Lot	\$1,877
Single Family 60' Lot	\$1,787
Single Family 53' Lot	\$1,579
Single Family 50' Lot	\$1,489
Single Family 40' Lot	\$1,191
Townhome	\$1,191
Multi-Family	\$1,117

Note: The maximum annual assessments level amounts have been grossed up to include 2% for collection costs and a 4% maximum discount for early payment as authorized by law.

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 debt 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 that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Six Mile Creek Community Development 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 this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Six Mile Creek Community Development District, 14785 St. Augustine Road, Suite 4, Jacksonville, Florida 32258 or call (904) 288-9140.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 18th day of September, 2008, and recorded in the Official Records of St. Johns County, Florida.

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

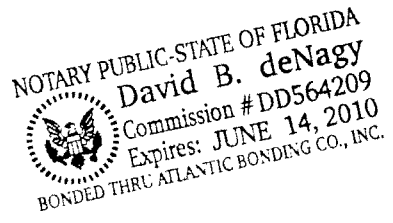
By: Kelly McCarrick
Chairperson

Jamie Fowler
Witness
Jamie Fowler
Print Name

James A Penny
Witness
James A Penny
Print Name

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 18th day of September, 2008, by Kelly McCarrick, Chairperson of the Six Mile Creek Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [x] take the oath.



David B de Nagy
Notary Public, State of Florida
Print Name: David B de Nagy
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

42GGG-1.002 Boundary.

The boundaries of the District are as follows:

A PART OF SECTIONS 31 AND 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, TOGETHER WITH A PART OF SECTIONS 6, 38 AND 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13A (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED): THENCE NORTH 71°03'40" WEST, ALONG THE SAID SOUTH LINE OF SECTION 41, A DISTANCE OF 1065.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°03'40" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 41, A DISTANCE OF 3030.75 FEET; THENCE NORTH 60°13'49" WEST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 1734.02 FEET TO THE COMMON CORNER TO SECTIONS 41, 5 AND 6; THENCE SOUTH 03°24'47" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3052.10 FEET; THENCE SOUTH 03°20'35" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 38, A DISTANCE OF 2086.25 FEET; THENCE NORTH 86°59'59" WEST, A DISTANCE OF 863.15 FEET TO THE WATERS OF SIX MILE CREEK; THENCE NORTH 46°05'12" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1430.00 FEET; THENCE NORTH 45°06'48" WEST, ALONG THE WATERS OF SIX MILE CREEK, A DISTANCE OF 1973.08 FEET; THENCE NORTH 15°52'42" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 639.84 FEET; THENCE NORTH 07°08'17" EAST, A DISTANCE OF 540.00 FEET TO A POINT IN THE DIVISION LINE BETWEEN SECTION 6 AND 38; THENCE NORTH 89°07'35" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 540.00 FEET; THENCE NORTH 01°20'11" WEST, ALONG THE WESTERLY LINE OF THE NORTH 28 ACRES OF THE NORTHEAST ONE QUARTER AND NORTHWEST ONE QUARTER OF SAID SECTION SIX, A DISTANCE OF 2665.80 FEET TO A POINT IN SAID SIX MILE CREEK; THENCE WITH THE WATERS OF SAID SIX MILE CREEK, THE FOLLOWING FOURTEEN (14) COURSES: COURSE NO. 1) NORTH 21°46'57" WEST, A DISTANCE OF 115.71 FEET; COURSE NO. 2) NORTH 04°03'00" WEST, A DISTANCE OF 471.70 FEET; COURSE NO. 3) NORTH 15°30'16" WEST, A DISTANCE OF 530.00 FEET; COURSE NO. 4) NORTH 74°15'52" WEST, A DISTANCE OF 160.00 FEET; COURSE NO. 5) NORTH 31°54'28" WEST, A DISTANCE OF 147.65 FEET; COURSE NO. 6) NORTH 14°54'52" WEST, A DISTANCE OF 655.70 FEET; COURSE NO. 7) NORTH 58°35'33" WEST, A DISTANCE OF 336.17 FEET; COURSE NO. 8) NORTH 38°53'09" WEST, A DISTANCE OF 291.63 FEET; COURSE NO. 9) NORTH 07°47'32" EAST, A DISTANCE OF 480.55 FEET; COURSE NO. 10) NORTH 31°04'47" WEST, A DISTANCE OF 88.74 FEET; COURSE NO. 11) NORTH 20°38'46" EAST, A DISTANCE OF 219.13 FEET; COURSE NO. 12) NORTH 32°56'28" WEST, A DISTANCE OF 141.49 FEET; COURSE NO. 13) NORTH 08°25'22" EAST, A DISTANCE OF 515.92 FEET; COURSE NO. 14) NORTH 15°06'25" WEST, A DISTANCE OF 651.10 FEET; THENCE NORTH 77°45'24" EAST, LEAVING THE WATERS OF SIX MILE CREEK, A DISTANCE OF 2251.55 FEET; THENCE SOUTH 40°06'20" EAST, A DISTANCE OF 3560.03 FEET; THENCE SOUTH 85°45'56" EAST, A DISTANCE OF 4260.63 FEET TO A POINT IN THE DIVISION LINE BETWEEN SAID SECTION 38 AND SECTION 37; THENCE SOUTH 01°06'48" EAST, ALONG SAID WESTERLY LINE OF SECTION 37, A DISTANCE OF 258.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 89°40'57" EAST, ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1179.79 FEET TO THE NORTHWEST CORNER OF A 30.00 FOOT WIDE DRAINAGE EASEMENT, AS RECORDED IN DEED BOOK 182, PAGE 133; THENCE SOUTH 37°05'42" EAST, A DISTANCE OF 930.18 FEET; THENCE SOUTH 12°23'05" WEST, ALONG A LINE PARALLEL WITH AND LYING 50.00 FOOT WESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13A (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1482.90 FEET TO THE POINT OF CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2392.01 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID PARALLEL LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 604.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°08'51" WEST AND A CHORD DISTANCE OF 602.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°05'24" EAST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 868.99 FEET; THENCE SOUTH 87°54'35" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 944.62 FEET; THENCE SOUTH 02°05'25" EAST, A DISTANCE OF 759.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 1288.95 ACRES MORE OR LESS.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 250, PAGE 693 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF SEC. 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST; THENCE RUN NORTH 420 FEET TO A STAKE, THENCE RUN WEST 330 FEET TO A STAKE, THENCE RUN SOUTH 420 FEET TO A STAKE, THENCE RUN EAST 330 FEET TO POINT OF BEGINNING; CONTAINING THREE (3) ACRES MORE OR LESS AND BEING A PART OF THE PROPERTY CONVEYED BY GORDON FERREIRA AND WIFE TO JOHN Y. SMITH BY DEED DATED OCTOBER 25, 1899, AND RECORDED IN DEED RECORD N3, PAGE 133, ST. JOHNS COUNTY RECORDS.

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST; THENCE RUN WEST 330 FEET TO A STAKE, THENCE RUN SOUTH 10 CHAINS TO A STAKE, THENCE RUN EAST 330 FEET TO A STAKE, THENCE RUN NORTH 10 CHAINS TO A POINT OF BEGINNING; CONTAINING FOUR (4) ACRES MORE OR LESS, AND BEING PART OF THE PROPERTY CONVEYED BY R. I. KNOWLES TO JOHN Y. SMITH BY DEED DATED APRIL 16, 1888, AND RECORDED IN DEED RECORD "LL", PAGE 675, ST. JOHNS COUNTY RECORDS. (6.80 ACRES MORE OR LESS OR 296,208 SQUARE FEET MORE OR LESS).

TOTAL AREA = 1288.95 - 6.80 = 1282.15 ACRES.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History--New 3-7-07.