

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
LOUCK'S ISLAND COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 21, 2025, and pursuant to a petition filed by BL Land Investments, LLC, the City Council of the City of Mascotte, Florida, enacted Ordinance No. 2024-12-655, which became effective January 21, 2025, establishing the Louck's Island Community Development District ("**District**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

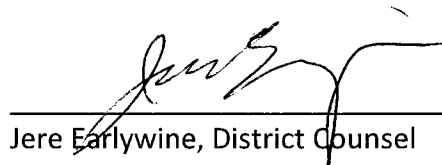
THE LOUCK'S ISLAND COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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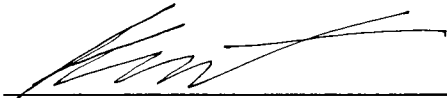
IN WITNESS WHEREOF, this Notice has been executed on this 30 day of January, 2025, and recorded in the Official Records of Levi County, Florida.



Name: Katherine Ibarra
Address: 107 West College Avenue
Tallahassee, Florida 32301



Jere Earlywine, District Counsel
Kutak Rock, LLP



Name: K. Bennett Davenport
Address: 107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of January, 2025, by Jere Earlywine, as District Counsel of Levi's Island Community Development District, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.



ASHLEY A. LIGAS
Commission # HH 623457
Expires December 25, 2028

(NOTARY SEAL)



NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Ligas
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A

LEGAL DESCRIPTION:

PARCEL #1:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL #2:

THE SOUTH THREE QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL #3:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL #4:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE ABOVE DESCRIBED PROPERTY.