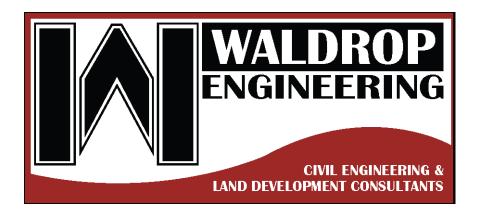
PUBLIC FACILITIES REPORT

PREPARED FOR:

Channing Park Community Development District Hillsborough County, FL

PREPARED BY:



Engineering Business Certification Of Authorization Number 8636

9432 Camden Field Parkway Riverview, Florida 33578 813-443-8282

PURPOSE AND SCOPE

This report is being prepared at the request of the Channing Park Community Development District to comply with the requirements of 189.08, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. It is the intention of this report to provide descriptions of public facilities owned or operated by the District together with any currently proposed facility expansion or replacement programs within the next seven years.

GENERAL INFORMATION

Channing Park (the "Development") is generally described as a 221.5-acre mixed use community located in eastern Hillsborough County near the FishHawk Ranch area (See Exhibit 1 – Location Map). The Development is located in Sections 28, 33, and 34, Township 30 South, Range 21 East in Hillsborough County, Florida. Access to the Development is via Boyette Road to the east and Dorman Road to the north.

The Channing Park Community Development District (the "District"), a local unit of special purpose government, was established on October 24, 2006 by the Hillsborough County Board of County Commissioners (Ordinance 06-30) in accordance with applicable Florida Statutes. It was established for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District as required for its functional development consistent with the applicable independent unit of local government. The District generally provides on-site management of the stormwater management system, wetlands, and select monumentation/landscaping features. Other facilities within the District are owned and/or maintained by other governmental entities or private entities such as a homeowner's association.

PUBLIC FACILITIES

The following section addresses public facilities within the District's boundary. Roadway System, Stormwater Management System and Wetlands, Water Distribution System, Irrigation Distribution System, Wastewater Distribution System, Streetlights and Landscaping/Hardscape Features are addressed in further detail below. The District does not own or maintain any offsite improvements. Currently, there are no proposed facility expansion or replacement programs within the next seven years

Roadway System

The roadway system within the District is owned and maintained by Hillsborough County. The roadway system is comprised of a paved vehicular section, pedestrian sidewalks and pedestrian ramps located within the Public Right-Of-Way. These features are the responsibility of the County Public Works department for routine maintenance.

Stormwater Management System and Wetlands

Hillsborough County and the Southwest Florida Water Management District (SWFWMD) regulate

the design criterion for the stormwater management system within the District. The District is located within the FishHawk Creek basin.

The primary objectives of the stormwater management system for the District are:

- 1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
- 2. To adequately protect development within the District from regulatory-defined rainfall events.
- 3. To maintain wetland hydroperiods.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
- 6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater management system consists of 5 detention ponds, wetlands, and various stormwater collection and outfall systems which include curb inlets, pipe culverts, control structures and open waterways. The District owns and maintains the stormwater system within the District's boundary exclusively. Pursuant to the August 11, 2015 maintenance agreement with the Channing Park Property Owner's Association, Inc. ("POA"), the POA currently provides aquatic management services for the ponds.

Additional stormwater system improvements may have been constructed outside of the District's boundaries by third parties, but these are not part of the District's stormwater management system and the District does not own or maintain them. Specifically, though the stormwater facilities located outside of the District's boundary on the "Allen Property" as identified in POA Amendment (Book 26258 Page 1302) connect to the Conservation Area as shown on "Exhibit 2 – Overall Layout," these facilities are not part of the District's stormwater management system, and the District does not own or maintain them.

Water Distribution System

Hillsborough County owns and maintains the water distribution system within the District. The District lies within the Hillsborough County service area, and potable water service is provided by the Hillsborough County Water Department. The water distribution system connects to a 42" potable water line located within the Tampa Electric Company ("TECO") right-of-way adjacent to the westerly boundary of the District. The system within the project consists of 12", 8", 6" and 4" water mains with fire hydrants, gate valves and appurtenant bends and fittings. Hillsborough County is the responsible entity for maintenance of all potable water related features within the District.

Irrigation Distribution System

The District does not utilize reclaimed water for irrigation purposes. Reclaimed water service is

not available as of the date of this Report, as the Hillsborough County facilities serving the FishHawk Area are at maximum operable capacity.

Wastewater Distribution System

Hillsborough County owns and maintains the wastewater distribution system within the District. The District is within the Hillsborough County service area, and wastewater treatment service is provided by the Hillsborough County Wastewater Department. The Hillsborough County Valrico Treatment Plant serves the District. The District connects to an existing force main stub-out located to the west of the project within the FishHawk Ranch Development. The District's onsite sanitary sewer system consists of 8", 10" and 12" gravity collection lines with appurtenant manholes, one pump station, and a 6" force main.

Streetlights

The Development's internal underground electrical distribution system and street lighting was funded by the District. TECO currently owns and maintains the underground electrical distribution system. Effective April 2016, the POA is responsible for monthly payments for operation of the streetlights in accordance with the *Bright Choices Outdoor Lighting Agreement*, as detailed in "Exhibit 3 – Streetlight Agreement."

Landscaping and Hardscape Features

The District owns and maintains landscaping and hardscape improvements on property owned by the District. Pursuant to a maintenance agreement with the POA, the POA currently provides landscape maintenance services for the landscaping improvements located on District-owned property.

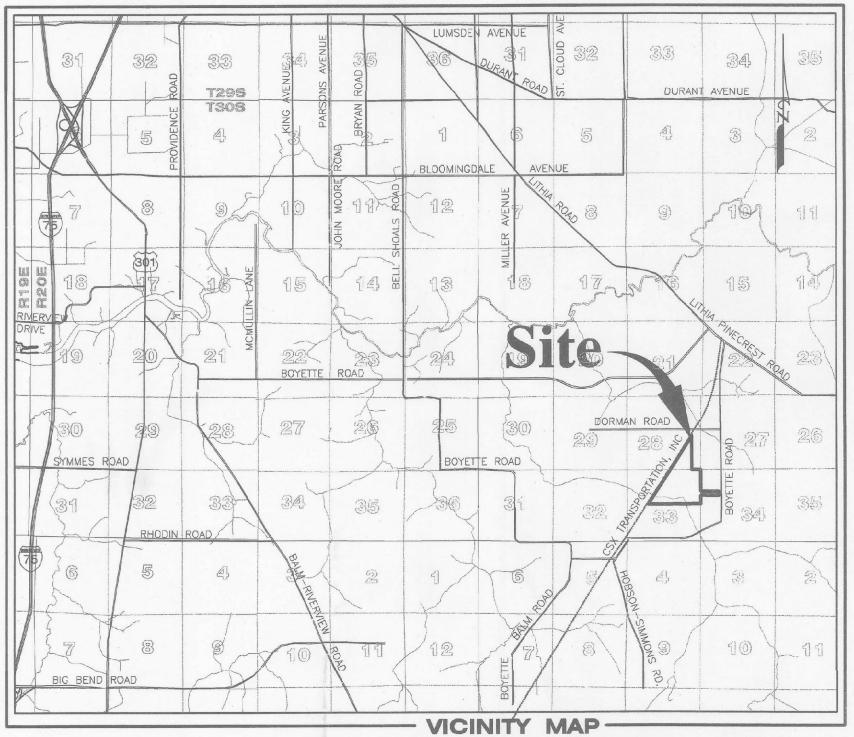
CC Individuals:

- Lauren Gentry, Associate Attorney Hopping, Green & Sams
- Justin Croom, District Manager Rizzetta & Company

Attachments:

- Exhibit 1 Location Map
- Exhibit 2 Overall Layout
- Exhibit 3 Streetlight Agreement

Exhibit 1 Location Map



HILLSBOROUGH COUNTY, FLORIDA SECTIONS 28, 33 & 34, TOWNSHIP 30 SOUTH, RANGE 21 EAST

Exhibit 2 Overall Layout

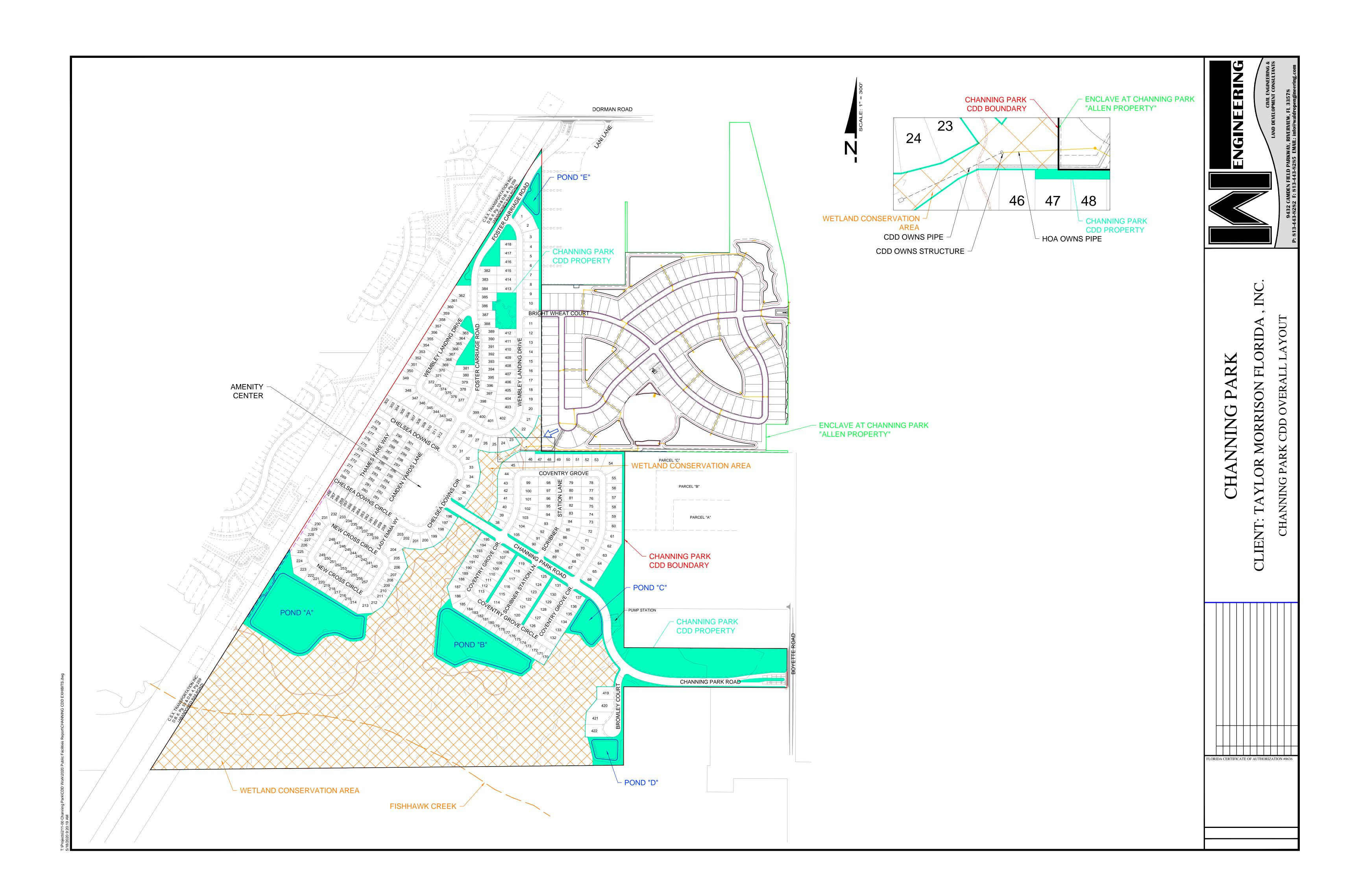


Exhibit 3 Streetlight Agreement

TAMPA ELECTRIC COMPANY LETTER OF ASSIGNMENT of BRIGHT CHOICES® Outdoor Lighting Agreement

THIS LETTER OF ASSIGNMENT is made this Day of 2016 to that certain **BRIGHT CHOICES** Outdoor Lighting Agreement for Work Request #753907, Contract #104, with installation date August 25, 2008, (the "Agreement") between Tampa Electric Company (the "Company") and Channing Park Community Development District. (the "Assignee Customer"), hereinafter the "Intermediate Customer", which was assigned January 26, 2009, the date account 19350703991 was transferred to the Intermediate Customer, the Company hereby assigns the Agreement to Channing Park Property Owners Association, Inc. (the "Assignee") and is substituted for the Customer and/or other Grantor with respect to all Customer rights and obligations.

The Assignee agrees to abide by all terms and conditions of the *BRIGHT CHOICES*® Outdoor Lighting Agreement and accepts the assignment with all its obligations and requirements pursuant to Assignments, Paragraph 20, of the Agreement.

The Intermediate Customer is released from the obligations of the **BRIGHT CHOICES®** Outdoor Lighting Agreement pursuant to Assignments, Paragraph 20, of the Agreement.

IN WITNESS WHEREOF, the parties, each of whom represents and warrants that he or she is duly authorized to execute this ASSIGNMENT have caused this instrument to be executed in due form of law, effective this day and year first written above.

Intermediate Customer:
Company: Channing Park Community Development District
Name (printed): Candice Smith
By/Title: Vice Chairman
Signature: Cardice Smeth
Date: 4-11-110
Assignee:
Company: Channing Park Property Owners Association, Inc.
Name (printed): Joseph ("Joe") Fontana
By/Title: Vice President
Signature: Tentare
Date: 4-15-16
Tampa Electric Company Representative:
Name (printed): Arthur D. Bosshart II
By/Title: Manager, Lighting
Signature:
Date: 04/28/16

TAMPA ELECTRIC COMPANY LETTER OF ASSIGNMENT of BRIGHT CHOICES® Outdoor Lighting Agreement

THIS LETTER OF ASSIGNMENT is made this 25Day of APL 2016 to that certain BRIGHT CHOICES® Outdoor Lighting Agreement for Work Request #753907, Contract #104, with installation date August 25, 2008, (the "Agreement") between Tampa Electric Company (the "Company") and Taylor Woodrow Homes (Central Florida Division LLC) (the "Customer"), hereinafter the "Initial Customer", the Company hereby assigns the Agreement to Channing Park Community Development District (the "Assignee") effective January 26, 2009, the date account 19350703990 was closed and transferred to the Assignee, and is substituted for the Customer and/or other Grantor with respect to all Customer rights and obligations.

The Assignee agrees to abide by all terms and conditions of the **BRIGHT CHOICES®** Outdoor Lighting Agreement and accepts the assignment with all its obligations and requirements pursuant to Assignments, Paragraph 20, of the Agreement.

The Initial Customer is released from the obligations of the **BRIGHT CHOICES® Outdoor** Lighting Agreement pursuant to Assignments, Paragraph 20, of the Agreement.

IN WITNESS WHEREOF, the parties, each of whom represents and warrants that he or she is duly authorized to execute this ASSIGNMENT have caused this instrument to be executed in due form of law, effective this day and year first written above.

Initial Customer:
Company: Taylor Woodrow Homes - Central Florida Division, LLC
by Taylor Morrison of Florida, INC, its Managing Member
Name (printed): Jeffrey Deason
By/Title: Authorized Agent - Land
Signature:
Date: 4/13/16
Assignee:
Company: Channing Park Community Development District
Name (printed): Candice Smith
By/Title: Vice Chairman.
Signature: Candell Smith
Date: 4.11-/6
Tampa Electric Company Representative:
Name (printed): Arthur D. Bosshart II
By/Title: Manager, Lighting
Signature:
Date:



Contract No:

104

Work Request No

753907

Project Name:

Taylor Woodrow Homes (Central FI Di

Sketch Address:

Fishhawk Blvd/Dorman Rd 00000-

0000

TAMPA ELECTRIC COMPANY BRIGHT CHOICES Outdoor Lighting Agreement

Pursuant to the terms and conditions set forth in this outdoor lighting agreement (the "Agreement"), Tampa Electric Company (the "Company") agrees to provide and Taylor Woodrow Homes (Central FI Div LLC) 4905 Laurel St W Suite 100 Tampa Florida 33607-0000 (the 'Customer') agrees to accept and pay for the outdoor lighting services specified below.

1. Scope of Work

The Company shall furnish, install, operate and maintain, for the term of this Agreement, the following lighting equipment (all of which, together with accessories, attachments, replacement parts, additions and repairs, shall be referred to herein as "Equipment"):

181-Colonial Luminaire S-C-V 100 Watts HPS Black

181-Charleston Aluminum 16 Ft. Pole Black

at the following location Fishhawk Blvd/Dorman Rd 00000-0000 ('Installation Site').

2. System Design and Approval

Based on written lighting system design specifications provided by the Customer and/or the lighting equipment selected by the Customer, the Company shall prepare and provide the Customer with a copy of the final design sketch at least five (5) business days prior to the commencement of installation of the Equipment at the Installation Site. If the Company is unable to provide some or all of the Equipment selected by the Customer or the Company is unable to install the Equipment in reasonable proximity to the locations identified in the Customer's original design specifications, the Company shall note any material deviations from the Customer's original design specifications or equipment selections in the final design sketch.

If the final design sketch has been provided to the Customer, as required immediately above, and the Customer has not advised the Company of specific changes to be made to the final design sketch prior to the commencement of work at the installation Site, then the Customer will be deemed to have consented to the configuration and installation of Equipment pursuant to the final design sketch.

The final design sketch will conform, to the extent practicable, to the Customer's preferences or preferred design. However, THE COMPANY MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, INCLUDING AN IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE of either the Equipment or the lighting design plan pursuant to which the Equipment is installed.

3. Change Orders

The Equipment shall be configured and installed pursuant to the final design sketch.

Any change order requested by the Customer after consenting to the final design sketch shall be carried out at the Customer's expense.

4. Damage During Construction

The Customer shall be responsible for all costs incurred to repair or replace any Equipment which is damaged by the Customer, its agents, employees, representatives or third parties other than the Company during construction of Customer's facilities including but not limited to costs incurred to repair or relocate Equipment to proper depths in response to a lowering of the grade of the soil above any conduit serving the Equipment.

Work Request Number: 753907

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Customer Initial B Date: 524 57

5. Customer Information and Preparation

The Customer shall locate and advise the Company, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities including, but not limited to: sewage pipes, septic tanks, wells, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the installation Site at least two (2) days prior to the commencement of any work by the Company at the installation Site.

Any and all cost or liability for damage to Underground Facilities by the Company that were not properly identified by the Customer, as described under this Paragraph, shall be paid by the Customer. Except for those claims, losses and damages arising out of Company's sole negligence, the Customer agrees to defend, at its own expense, and indemnify the Company for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Equipment. The phrase "property damage" includes, but is not limited to, damage to the property of the Customer, the Company, or any third parties. For purposes of this indemnification, and the exculpation of liability provided in Paragraph 10 of this Agreement, the "Company" shall be defined as Tampa Electric Company, its parent, TECO Energy, Inc., and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, of successor corporations. In the event Customer is a governmental entity that is entitled to sovereign immunity, it is agreed the Customer's indemnification obligation hereunder shall be subject to the provisions of Section 768.28, Florida Statutes, provided, however, that Customer shall maintain during the term of this Agreement insurance in such form and amounts as reasonably may be required by the Company, with the Company (as defined in this Paragraph 5) as an additional insured, to protect the Company against the risks and claims contemplated above.

6. Non-Standard Service Charge

The Customer shall pay all costs associated with any additional Company facilities and services that are not considered standard for providing lighting service including, but not limited to: installation of distribution transformers, relays, protective shields, bird deterrent devices, light trespass shields, and any devices required by local regulations to control the level or duration of illumination including any associated planning and engineering costs. Charges also will be assessed for light rotations and light pole relocations. The Company will bill the Customer the actual cost of such non-standard facilities and services as incurred.

7. Customer Contribution in Aid of Construction

The Company shall pay for all normal Equipment installation costs, with the exception of the following: \$0 for the Contribution in Aid of Construction(CIAC).

8. Monthly Payment

During the term of this Agreement, the Customer shall pay the Company monthly for the lighting services provided pursuant to Rate Schedules OL-1, OL-3, and/or SL-2, as those rate schedules, which are on file with the Florida Public Service Commission, may be amended from time to time. All bills shall be due when rendered.

The current subtotal monthly charge for facilities installed under this agreement shall be as indicated in Column A, all applicable fuel and other adjustment clause charges and (where applicable) franchise fees and taxes for a total as indicated in Column B per month under current tax rates pursuant to the Rate Schedule as indicated in Column C for a ten-year term. Customer agrees to deposit with the Company the additional cash sum as shown in Column D, which is equivalent to approximately two (2) months service under this Agreement, or upon acceptance if the Company so agrees, provide a surety bond or an irrevocable letter of credit from a bank, in favor of the Company in the same amount.

Column A Facilities, Maintenance and Energy Charges	Column B Fuel and Other Adustment Clause Charges, Applicable Fees and Taxes	Column C Rate Schedule	Column D Deposit
\$6,931.19		Underground Served Facilities	s
\$6,931.19	Monthly Grand Total \$7,799.37		\$15.600.00

Work Request Number: 753907 Page 2 of 5 Customer Initial Date: 512107

The Company will annually credit the Customer's bill with an interest amount, at the rate currently approved by the Florida Public Service Commission, for cash deposits received. The currently authorized interest rate is ______ %.

The monthly charges specified in this agreement are tied to the tariff charges currently on file with the Florida Public Service Commission and may change during the term of this Agreement in accordance with filed changes to the

9. Term

This Agreement shall be effective on the later of the dates indicated on the signature block ("Effective Date") and shall remain in force for a primary term of ten (10) year(s) (the "Primary Term") beginning on the date the Equipment is installed and all lights are energized and ready for use and shall continue thereafter for successive one year terms (each, a "Renewal Term") until terminated by either party upon providing the other party with ninety (90) days prior written notice of termination.

10. Limitation on Damages

The Company will furnish electricity to operate the Equipment approximately 4200 hours or less, depending on the controlling device, each calendar year. The Company will use reasonable diligence at all times to provide continuous service and maintain the Equipment in operating order. But the Company shall not be liable to the Customer for any damages arising from causes beyond its control or from the negligence of the Company including, but not limited to, complete or partial failure or interruption of service, shut down for repairs or adjustments, delay in providing or restoring service, or for failure to warn of any interruption of service or lighting.

11. Outage Notification

The Customer shall be responsible for monitoring the function of the Equipment and for notifying the Company of all Equipment outages.

12. Vandalism

The Customer shall be responsible for the cost incurred to repair or replace any Equipment that has been damaged as a result of any cause other than normal wear and tear. The Company shall not be required to make such repair or replacement prior to payment by the Customer for such damage. At the Customer's expense, and at the Company's discretion, the Company may install a luminaire protective shield to protect any Equipment repaired or replaced as a result of vandalism.

13. Tree Trimming

The Customer shall arrange for tree trimming by qualified personnel at the Customer's sole expense when the installation of, illumination from or maintenance access to the Equipment is obstructed by trees and other vegetation. The Company will not be responsible for trimming trees for lighting installation or illumination obstruction.

14. Termination, Removal

The Customer shall have the right to terminate this Agreement without any liability or obligation to the Company during the three (3) business day period following the Effective Date ("Initial Termination Period"), provided that written notice of such termination is received by the Company no later than the close of business on the third business day following the Effective date. In addition the Customer may terminate this Agreement during the period that commences at the close of the Initial Termination Period and ends at 5:00 p.m. on the date immediately preceding the date on which installation of the Equipment at the Installation Site is scheduled to commence ("Final Termination Period"), provided that written notice of such termination is received by the Company no later than 5:00 p.m. on the day immediately preceding the date on which installation of the Equipment commences and, provided further, that the Customer reimburses the Company for any costs incurred by the Company up to the time of the termination by the Customer. These costs include, but are not limited to, shipping and storeroom handling cost for items purchased pursuant to or in contemplation of the Agreement, restocking fees on returned purchases, the cost of purchased Equipment that cannot be returned, or in the Company's sole judgment, reasonably absorbed in current inventory, and engineering time. The Customer may not terminate this Agreement once installation of the Equipment has commenced.

In the event that the Customer fails to pay the Company for any of the services provided herein, or violates the terms of this agreement, the Company may, at its option and on five (5) days' written notice, terminate this agreement. If such termination occurs prior to the expiration of the primary term, the Customer agrees to pay the Company, as liquidated damages, an amount equal to the net present value of the monthly rate for each service taken, less all applicable fuel and other adjustment clause charges, and (where applicable) franchise fees and taxes, for each month of the unexpired primary term.

Customer Initial Date: 5 11 61

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15. Easements

The customer covenants that it owns or controls the Installation Site or has binding arrangements with the owner to the extent necessary to grant the Company an easement to permit performance of the Agreement. If a tenant of the Installation Site, Customer represents that Customer's lease is for a term of at least the Primary Term. The Customer and the owner or landlord of the Installation Site, if other than the Customer (individually, the "Grantor" collectively, the "Grantors"), hereby grant the Company a Non-exclusive Easement for ingress and egress over and under the Installation Site and for installation, inspection, operation, maintenance, repair, replacement, and removal of the Equipment. The easement shall terminate upon the Company's removal of the Equipment. The Equipment shall remain the Company's personal property, notwithstanding the manner or mode of its attachment to the Installation Site and shall not be deemed fixtures. Any claim(s) that the Company has or may hereafter have with respect to the Equipment shall be superior to any lien, right or claim of any nature that any Grantor or anyone claiming through Grantor now has or may hereafter have with respect to the Equipment by law, agreement or otherwise.

In the event that this agreement is terminated pursuant to Paragraph 14 or expires pursuant to Paragraph 9, each of the Grantors expressly grants the Company or its assigns or agents the continued right of entry at any reasonable time to remove the Equipment, or any part hereof, from the Installation Site. The Grantors, individually or collectively, shall make no claim whatsoever to the Equipment or any interest or right therein.

16. Attachments

In no event shall the Customer, or any other Grantor, place upon or attach to the Equipment, except with the Company's prior written consent and as set forth in Tampa Electric's "Guidelines for Attaching Banners to TEC Poles," any sign or device of any nature, or place, install or permit to exist, anything, including trees or shrubbery, which would interfere with the Equipment or tend to create a dangerous condition. The Company is hereby granted the right to remove, without liability, anything placed, installed, or existing in violation of this paragraph.

17. Insurance

Customer, at his sole cost and expense, shall maintain insurance, in amounts and under policy forms satisfactory to Company at all times during the life of this Agreement. Failure to provide insurance in accordance with this Section shall constitute a material breach of this Agreement.

18. Amendments

During the term of this Agreement, Company and Customer may amend or enter into additional addenda to the Agreement ("Addenda") upon the mutual written agreement of both parties in the form of Addendum "A" hereto.

19. Light Trespass

Customer acknowledges and agrees that the Customer is solely responsible for specifying the general location of the Equipment and the direction and orientation of the illumination provided thereby. The Company will not be required to install or continue to operate the Equipment at any location where the service may be or has become objectionable to others. If it is found either during or after installation that the illumination is objectionable to others, the Customer shall be responsible for the costs incurred to relocate, remove, or shield the Equipment in addressing the objection unless the Customer is otherwise able to fully address and satisfy the third party objections in question. In the event removal of any Equipment is the only practicable resolution of the objection, such removal will be deemed a termination prior to the expiration of the Primary Term as provided in Paragraph 14 and Customer promptly shall pay the Company the liquidated damages specified therein for the percentage or portion of the Equipment that must be removed.

20. Assignments

This Agreement shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors and assigns of the parties hereto. This Agreement may be assigned by the Customer only with the Company's prior written consent. In the event of an Assignment, the assignee may be substituted herein for the Customer and/or other Grantor with respect to all Customer rights and obligations, but the initial Customer shall not be released from the obligations of this Agreement except by a separate writing from the Company in the Company's sole discretion.

21. General

No delay or failure by the Customer or the Company to exercise any right under this Agreement shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida.

Customer Initial Date: 5 14467

Work Request Number: 753907 Page 4 of 5

IN WITNESS WHEREOF, the parties, each of whom represents and warrants that he or she is duly authorized to execute this Agreement, have caused this instrument to be executed in due form of law.

Customer: By/Title: Signature:	By/Title: Susan Smith / New Coasts Drotte & Annual
- 3· - · · · · · · · · · · · · · · · · ·	Signature: \////////////////////////////////////
Date:	Department/
Phone #:	Date: (V) (V)
Property Owner The Washers By/Title: Washers Lanco	Tampa Electric Company Manager: By/Title:
Signature: Suspension Signature: Suspension Signature: Suspension Suspension Signature Suspension S	Signature:
Phone #: 83 211 4142	Department,
110/16 #	Date:
Mode Bourset North and Topon	
Nork Request Number; 753907 Page 5 of 5	Customer Initial Date: