

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for Original
Certificate of Authorization for Water
and Wastewater Service in Volusia County,
Florida by Avalon Park Utilities LLC.

DOCKET NO.:

**APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION
FOR WATER AND WASTEWATER SERVICE**

Avalon Park Utilities LLC (“Applicant”), by and through its undersigned attorneys and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates to operate a water and wastewater utility in Volusia County for the project known as “Avalon Park Daytona Beach”, and submits the following information:

I. GENERAL INFORMATION

1. Full name and address and telephone number of the Applicant:

Avalon Park Utilities LLC
3801 Avalon Park East Boulevard, Suite 400 Box 238
Orlando, Florida 32828
Phone: 407-658-6565
FEIN: 42-2603492
Email: marybel@avalonparkgroup.com

2. Name, address, telephone number and email address of Applicant’s counsel:

William E. Sundstrom, Esq.
F. Marshall Deterding, Esq.
Sundstrom Law, LLC
2548 Blairstone Pines Drive
Tallahassee, FL 32301
Phone: (850) 877-6555
wsundstrom@sundstrom-law.com
mdeterding@sundstrom-law.com

3. The Applicant is a Florida limited liability company created on May 18, 2026, Document Number L26000271673. A copy of the Applicant's information from the Florida Secretary of State, Division of Corporation's website is attached hereto as **Exhibit "A"**. The Applicant has elected to be treated as a limited liability company under the Internal Revenue Code for taxation purposes.

4. The names and address of the Manager and Authorized Members are as follows:

Beat Kahli, Manager
Marybel Defillo, Authorized Member
Cynthia Novoa, Authorized Member
3801 Avalon Park E Blvd., Suite 400
Orlando, Florida 32828
Phone: (407)658-6565

The sole shareholder of the Applicant is:

Avalon Park Group
3801 Avalon Park E Blvd., Suite 400
Orlando, Florida 32828
Phone: (407)658-6565

5. Avalon Park Group is a diversified family of companies engaged in businesses ranging from master-plan community development to technology, health care, and industrials spanning five continents with more than 1.7 billion in total assets. For additional information about the shareholder, please see avalonparkgroup.com.

6. This Application is for water and wastewater certificates. Applicant intends to provide water, wastewater and reclaimed water services within the proposed service territory.

II. FINANCIAL ABILITY

7. The Applicant is a newly formed single purpose entity created for the sole

purpose of providing water, wastewater and irrigation utility services to the proposed service territory. As such, Applicant does not have financial statements for the preceding year to file with this Application.

8. The Applicant is an affiliated party of the Developer of the entire proposed service area to be developed and, as such, the Developer will provide necessary start-up funding as well as funds sufficient to cover operational shortfalls during the utility's initial years of operation. Evidence that such funding will be available is shown in attached **Exhibit "B"**, an Affidavit from the Developer committing the necessary financial support, including a copy of a current balance sheet for that related party.

III. TECHNICAL ABILITY

9. The owners of Avalon Park Utilities LLC are Avalon Park Group, who is the Developer of the proposed service area. The three officers of Applicant are members of the Developer. The Applicant has retained highly qualified professionals with regard to engineering, financial and accounting, and legal representation on this Application.

10. The Developer has extensive experience in designing, planning and construction of onsite water, wastewater and reuse facilities. However, the Applicant has never operated a regulated water and wastewater utility system. The Applicant, however, has enlisted the services of several extremely knowledgeable people for all phases and aspects of this Application and intends to enlist through contract or by hiring individuals knowledgeable in the operation, management and construction of the necessary water and wastewater treatment, planning, construction, operation of water and wastewater utility operations.

11. The Applicant will employ all necessary and experienced persons to ensure the highest quality of water and wastewater utility operations from inception.

12. At the time of filing, Applicant has obtained no permits from either the Department of Environmental Protection (“DEP”) or the water management district. Applicant intends to apply for the necessary permits upon receipt of the Commission’s order granting the service territory that is the subject of this Application. Further, as a new entity Applicant has no correspondence with DEP, county health departments or the water management district to include with this Application.

IV. SERVICE AREA AND FACILITIES

13. An accurate description using township, range and section references as specified in Rule 25-30.029, Florida Administrative Code, of the proposed service territory is attached hereto as **Exhibit “C”**.

14. One copy of an official county tax assessment map or other map showing township, range and section on which the proposed service territory is plotted is attached hereto as **Exhibit “D”**. Because of the size of the proposed territory, a scale of 1 inch equals 200 feet or 1 inch equals 400 feet for this territorial map is not feasible. Instead, **Exhibit “D”** uses a scale of 1 inch equals 3,000 feet. To the extent the Commission feels that a waiver of Rule 25-30.033 (1)(j) 3 is necessary, the utility hereby requests such a waiver.

V. NEED FOR SERVICE

15. The land, which is the subject of this Application, consists of approximately 2,700 acres. The territory is within this city limits of the City of Daytona Beach, in Volusia County and is owned or controlled by related parties which intend to develop the property as a mixed-use Development (the “Development”). Initially, the Development is anticipated to contain 8,198 residential ERCs and 715 commercial ERCs and will require water, wastewater and reuse/irrigation utility services beginning with initial services

needed on or before August 31, 2028. The exact configuration of the residential and commercial service has not yet been developed; however, it is anticipated that the great majority of service will be to single family residential or commercial customers. The details concerning the proposed number of customers in the first phase of development by customer class and meter size including a description of the customers anticipated to be served in that phase will be provided as part of this second portion of this Application to be filed at a later date.

16. The related party developer has specifically requested that the Applicant provide water, wastewater and reuse utility services to the entire proposed service territory.

17. The City of Daytona Beach has entered into a Planned Development Agreement with the following development entitlements on the subject property: (a) 8,198 single family units; and (b) 1,000,000 square feet of retail and commercial space.

18. To the best of the Applicant's knowledge, the provision by the Applicant of water, wastewater and reuse service to the proposed territory is consistent with the water and wastewater sections of the City of Daytona Beach Comprehensive Plan at the time this Application is filed. There are no known land use restrictions or environmental restrictions imposed by governmental authority that would impact this Application.

19. A letter from the owners of all the properties subject to this Application requesting service from the Applicant are attached as Composite **Exhibit "E"**.

20. At the time of filing, Applicant knows of no plans by another utility to timely and economically serve the proposed territory in Volusia County. Additionally, the Ordinance requires the developers to construct onsite water and wastewater facilities and to provide service to the territory.

21. At build-out, the Volusia County service area is expected to have approximately 8,198 residential ERCs and 715 commercial ERCs. At this time, however, the exact customer mix and timing of the development phases have not been determined. The Developer has planned Phase I to include 1,674 ERCs consisting of 1,609 residential and 65 commercial ERCs, and believes that it needs to be in a position to provide that service on or before August 31, 2028.

22. It is anticipated that the proposed service territory will consist exclusively of single family and multi-family dwellings all of which are anticipated to be served by 5/8" by 3/4" meters. All commercial development meter sizes will be determined based upon the demands of the individual customers.

23. The Applicant is currently reviewing all options for determining the appropriate options for: (a) source of water; (b) water treatment facilities; (c) wastewater treatment facilities; (d) effluent disposal (here and after referred to as a "source and treatment facilities"). The utility is in the process of analyzing the available options for source and treatment facilities to be utilized to provide service to the proposed service area. Under the terms of the Plan Development agreement, the utility has options both to obtain bulk service, and the construction of its own source and treatment facilities to provide service to the proposed territory.

24. Over the next four to six months, the utility will be reviewing and negotiating the options available for the appropriate source and treatment facilities and determining what is in the best interests of the Applicant and its customers for long-term viability, cost effectiveness, and environmental impact. The Applicant will select the most economically feasible method for providing source and treatment facilities to provide service within the proposed service territory as and when needed.

25. As no decision has yet been reached concerning source and treatment facilities, the Utility has requested by motion of even date a waiver of certain provisions of Rule 25-30.033, FAC, and bifurcation of this proceeding such that the financial detailed schedules contained in 25-30.033 (1)(m) through (q) of that rule will be filed at a later date in order to allow for the calculation of the appropriate rates and charges to be utilized by the Applicant in providing that service.

26. The Applicant intends to utilize a base facility charge rate structure and the Commission's most recent leverage formula in developing proposed rates for service.

27. The proposed water and wastewater systems will have the capacity to serve over 4000 ERCs and the appropriate filing fee is \$3,000.00 for water and \$3,000.00 for wastewater. The total filing fee of \$6,000.00 will be hand delivered.

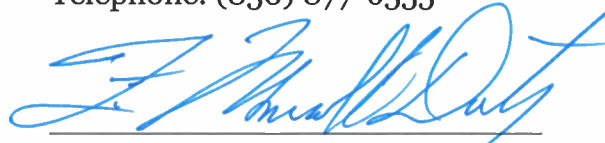
28. Attached hereto is a draft notice to be provided in accordance with the requirements of Rules 25-30.030 and 25-30.033(1)(b), FAC. The Applicant requests that the Commission staff immediately approve such notice and provide the list required by Section 25-30.030(2), FAC, so that required noticing can be completed expeditiously.

WHEREFORE. Applicant, Avalon Park Utilities, LLC, hereby requests that the Commission review this Application and the filed Motion to Bifurcate and for Temporary Rule Waiver and:

- (1) grant certificates to provide water and wastewater service to the territory outlined in **Exhibit "D"** hereof; and
- (2) bifurcate this proceeding to allow the filing in four to six months of the necessary information to establish initial rates and charges and, in the interim, temporarily waive such requirements;

Respectfully submitted on this 1st day of
July, 2026, by:

SUNDSTROM LAW, LLC
2548 Blirstone Pines Drive
Tallahassee, FL 32301
Telephone: (850) 877-6555



William E. Sundstrom, PA

F. Marshall Deterding

wsundstrom@sundstrom-law.com

mdeterding@sundstrom-law.com

EXHIBIT "A"

SECRETARY OF STATE DOCUMENTS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
AVALON PARK UTILITIES LLC

Filing Information

Document Number	L26000271673
FEI/EIN Number	NONE
Date Filed	05/18/2026
State	FL
Status	ACTIVE

Principal Address

3801 AVALON PARK E BLVD STE 400
ORLANOD, FL 32828

Mailing Address

3801 AVALON PARK E BLVD STE 400
ORLANOD, FL 32828

Registered Agent Name & Address

DEFILLO, MARYBEL
3801 AVALON PARK E BLVD STE 400
ORLANOD, FL 32828

Authorized Person(s) Detail

Name & Address

Title MGR

KAHLI, BEAT
3801 AVALON PARK E BLVD STE 400
ORLANOD, FL 32828

Title AMBR

DEFILLO, MARYBEL
3801 AVALON PARK E BLVD STE 400
ORLANOD, FL 32828

Title AMBR

NOVOA, CYNTHIA
3801 AVALON PARK E BLVD STE 400
ORLANOD, FL 32828

Annual Reports

No Annual Reports Filed

Document Images

05/18/2026 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations

EXHIBIT “B”

FINANCIAL SUPPORT LETTER & BALANCE SHEET

AFFIDAVIT

I, Marybel Defillo, am the Chief Financial Officer of Avalon Park Group. In that capacity, I am filing this Affidavit in order to assure the Florida Public Service Commission that the parent company will provide or assist Avalon Park Utilities, LLC in securing necessary funding to meet all reasonable capital needs and any operating deficits of the Utility, which may arise as the result of the Utility's operation of a certificated water and wastewater Utility in its PSC certificated service territory. Such funding will be provided on an as and when needed basis.

Marybel Defillo

Marybel Defillo, Chief Financial Officer
Avalon Park Group

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 29th day of June, 2026, by Marybel Defillo, who is personally known to me or who has produced as identification.

Stephanie Lerret
Signature

Print Name Stephanie Lerret
Notary Public
State of Florida at Large
My Commission Expires: 7/28/28



Avalon Park Group
(Entities Controlled by Beat Kahli)

Combined Balance Sheet
March 31, 2026

	3/31/2026
Assets at Estimated Fair Value	
Cash and cash equivalents	\$ 22,064,080
Accounts Receivable:	
Land sales	3,375,000
Sale of investments	8,000,000
Others	4,674,000
Total accounts receivable	16,049,000
Land held for development	269,850,000
Investment Properties:	
Mixed-Use Buildings	140,900,000
Office Buildings	50,900,000
Assisted Living Facility	20,900,000
School Building	18,000,000
Other Buildings	14,535,000
Total investment properties	245,235,000
Other Assets:	
Operating Companies	33,100,000
Future Land Commitments	15,000,000
Investment Holdings in Equity Instruments	3,680,000
Other Assets	5,000,000
Total other assets	56,780,000
Total assets at estimated fair value	\$ 609,978,080
Liabilities and Group Equity	
Liabilities:	
Mortgage loans land held for development	\$ 63,255,000
Mortgage loans for investment properties	140,871,795
Bank loans for operating companies	5,700,000
Loans for future land commitments	5,600,000
Loans related to holding companies	10,200,000
Other liabilities	8,680,000
Total liabilities	234,306,795
Group Equity	375,671,285
Total liabilities and group equity	\$ 609,978,080

EXHIBIT “C”

LEGAL DESCRIPTION



June 26, 2026

Page 1 of 4

Work Order No. 26-268.00

File No. 131H-16.00A

Avalon Park Utilities Parcel

A portion of Sections 26, 27, 28, 33, 34, 35 and 36, Township 14 South, Range 31 East, together with a portion of Section 1, Township 15 South, Range 31 East, also together with a portion of Section 6, Township 15 South, Range 32 East, all lying in Volusia County, Florida, being more particularly described as follows:

From said Point of Beginning, commence at the Southeast corner of said Section 35, thence South 89°02'59" West, along the Southerly line of said Section 35, a distance of 69.59 feet; thence South 02°04'58" East, departing said Southerly line of Section 35, a distance of 1328.80 feet; thence South 89°21'14" West, 209.00 feet; thence South 08°00'00" West, 70.00 feet; thence South 33°56'34" West, 404.15 feet; thence South 30°15'00" West, 243.11 feet; thence South 33°20'53" West, 1103.67 feet; thence South 35°25'00" West, 400.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 3000.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 04°10'00", an arc length of 218.17 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 37°30'00" West, 218.12 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1700.00 feet, through a central angle of 10°00'00", an arc length of 296.71 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 34°35'00" West, 296.33 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 200.00 feet, through a central angle of 35°20'00", an arc length of 123.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°15'00" West, 121.39 feet; thence South 64°55'00" West, 145.00 feet; thence South 70°57'00" West, 420.00 feet to the point of curvature of a curve concave Northerly having a radius of 1400.00 feet; thence Westerly along the arc of said curve, through a central angle of 13°30'00", an arc length of 329.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°42'00" West, 329.10 feet; thence South 84°27'00" West, 550.00 feet to the point of curvature of a curve concave Southerly having a radius of 650.00 feet; thence Westerly along the arc of said curve, through a central angle of 14°42'00", an arc length of 166.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°06'00" West, 166.31 feet; thence South 69°45'00" West, 170.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 1600.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 10°00'00", an arc length of 279.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 64°45'00" West, 278.90 feet; thence South 59°45'00" West, 240.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 1600.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 12°15'00", an arc length of 342.08 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 53°37'30" West, 341.43 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 3400.00 feet, through a central angle of 10°20'00", an arc length of 613.19 feet

Avalon Park Utilities Parcel (continued)

to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 42°20'00" West, 612.36 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 800.00 feet, through a central angle of 13°35'00", an arc length of 189.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°57'30" West, 189.22 feet; thence South 50°45'00" West, 224.62 feet; thence North 43°14'31" West, 183.39 feet; thence South 54°28'46" West, 215.87 feet; thence North 35°30'07" West, 1164.42 feet to the point of curvature of a curve concave Southwesterly having a radius of 4817.71 feet; thence Northwesterly along the arc of said curve, through a central angle of 06°05'15", an arc length of 511.86 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°32'45" West, 511.62 feet; thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 1600.00 feet, through a central angle of 30°48'41", an arc length of 860.42 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 26°11'01" West, 850.09 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 2930.00 feet, through a central angle of 23°15'39", an arc length of 1189.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 22°24'30" West, 1181.37 feet; thence South 56°01'31" West, along a non-tangent line, 120.15 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2810.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 19°28'26", an arc length of 955.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 43°44'38" West, 950.49 feet; thence Northwesterly along the arc of a non-tangent curve concave Northeasterly having a radius of 1070.00 feet, through a central angle of 19°23'59", an arc length of 362.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 43°49'07" West, 360.56 feet; thence North 62°59'09" West, along a non-tangent line, 225.85 feet thence North 11°41'00" West, 269.25 feet; thence North 44°32'27" West, 209.91 feet; thence North 26°36'11" West, 136.53 feet; thence North 17°33'38" East, 187.43 feet; thence North 07°44'45" East, 213.23 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2480.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°49'29", an arc length of 165.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 29°13'09" West, 165.52 feet; thence North 30°33'53" West, along a non-tangent line, 849.78 feet thence North 84°19'04" West, 4163.99 feet; thence North 34°01'48" East, 88.61 feet; thence North 40°25'22" East, 333.95 feet; thence North 22°41'22" East, 294.31 feet; thence North 02°58'09" East, 1153.85 feet; thence North 00°21'10" West, 359.16 feet; thence North 13°37'40" West, 357.94 feet; thence North 15°44'39" West, 546.17 feet; thence North 34°07'24" West, 193.37 feet; thence North 46°30'03" West, 375.20 feet; thence North 00°40'16" West, 3451.34 feet; thence North 88°50'48" East, 363.13 feet; thence North 01°09'12" West, 1333.72 feet; thence North 06°15'01" East, 38.52 feet to a point lying on the Southerly right of way line of State Road No. 40 (West Granada Boulevard) a variable with right of way as presently established, said point lying on a non-tangent curve concave Southwesterly having a radius of 1778.08 feet; thence Southeasterly along said Southerly right of way line and along the arc of said curve, through a central angle of 35°15'19",

Avalon Park Utilities Parcel (continued)

an arc length of 1094.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 65°57'40" East, 1076.91 feet; thence South 48°20'00" East, continuing along said Southerly right of way line, 901.50 feet; thence South 00°57'30" East, departing said Southerly right of way line, 216.28 feet; thence South 41°39'52" West, 82.00 feet; thence South 89°02'30" West, 294.47 feet; thence South 00°57'30" East, 500.00 feet; thence North 89°02'30" East, 400.00 feet; thence North 00°57'30" West, 503.91 feet to a point lying on said Southerly right of way line of State Road No. 40; thence Easterly along said Southerly right of way line of State Road No. 40 the following 10 courses: Course 1, thence North 41°40'00" East, 126.80 feet; Course 2, thence South 48°20'00" East, 1169.80 feet to the point of curvature of a curve concave Northeasterly having a radius of 2082.08 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 17°33'56", an arc length of 638.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 57°06'58" East, 635.82 feet; Course 4, thence North 24°06'04" East, a long a non-tangent line, 28.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2054.08 feet; Course 5, thence Easterly along the arc of said curve, through a central angle of 15°56'04", an arc length of 571.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 73°51'58" East, 569.42 feet; Course 6, thence South 81°50'00" East, 18.79 feet; Course 7, thence North 08°10'00" East, 12.00 feet; Course 8, thence South 81°50'00" East, 1130.10 feet; Course 9, thence South 08°10'00" West, 30.00 feet; Course 10, thence South 81°50'00" East, 1166.37 feet; thence South 00°59'34" East, departing said Southerly right of way line of State Road No. 40, a distance of 325.22 feet; thence South 89°00'26" West, 569.50 feet; thence South 00°59'34" East, 400.00 feet; thence North 89°00'26" East, 569.50 feet; thence North 00°59'34" West, 300.00 feet; thence North 89°00'26" East, 50.00 feet; thence North 00°59'34" West, 417.16 feet to a point lying on said Southerly right of way line of State Road No. 40; thence Easterly along said Southerly right of way line of State Road No. 40 the following 7 courses: Course 1, thence South 81°50'00" East, 402.88 feet; Course 2, thence North 08°10'00" East, 30.00 feet; Course 3, thence South 81°50'00" East, 4353.55 feet; Course 4, thence South 08°10'05" West, 290.08 feet; Course 5, thence South 81°49'55" East, 558.00 feet; Course 6, thence North 16°59'18" East, 293.57 feet; Course 7, thence South 81°50'00" East, 195.97 feet; thence South 19°54'07" West, departing said Southerly right of way line of State Road No. 40, distance of 3.67 feet; thence South 12°56'29" East, 81.72 feet; thence South 68°35'47" East, 40.14 feet; thence South 50°23'08" East, 21.57 feet; thence South 41°43'28" East, 43.83 feet; thence South 16°25'26" East, 104.42 feet; thence South 18°06'28" East, 65.09 feet; thence South 14°48'37" East, 78.71 feet; thence South 43°44'51" East, 72.15 feet; thence South 30°25'05" East, 84.92 feet; thence South 13°14'31" East, 83.31 feet; thence South 14°56'31" East, 126.64 feet; thence South 20°28'14" East, 88.08 feet; thence South 32°19'03" East, 93.80 feet; thence South 13°51'55" East, 1726.22 feet; thence North 87°53'38" East, 1752.31 feet; thence North 01°26'54" West, 2058.97 feet to a point lying on the Southerly right of way line of Old Tomoka Road, a variable width right of way as presently established; thence South 74°23'49" East, along said Southerly right of way line of Old Tomoka Road, 47.07 feet to its intersection with the Westerly right of way line of Tymber

Avalon Park Utilities Parcel (continued)

Creek Road, a variable width right of way as presently established; thence South $01^{\circ}26'54''$ East, departing said Southerly right of way line of Old Tomoka Road and along the Westerly right of way line of Tymber Creek Road, a distance of 3632.72 feet to the Southwest corner of the Southerly terminus of said Tymber Creek Road; thence North $87^{\circ}55'11''$ East, along said Southerly terminus of Tymber Creek Road and its Easterly prolongation, a distance of 1416.22 feet; thence North $01^{\circ}42'04''$ West, 373.01 feet; thence North $87^{\circ}42'13''$ East, 1330.09 feet; thence South $01^{\circ}39'09''$ East, 693.04 feet; thence South $01^{\circ}35'44''$ East, 199.91 feet; thence South $87^{\circ}42'13''$ West, 1329.36 feet; thence North $01^{\circ}38'12''$ West, 199.91 feet; thence South $87^{\circ}52'50''$ West, 1344.04 feet; thence South $01^{\circ}31'23''$ East, 1361.11 feet to a point lying on the Southerly line of said Section 36; thence South $89^{\circ}02'59''$ West, along said Southerly line of Section 36, a distance of 1340.96 feet to the Point of Beginning.

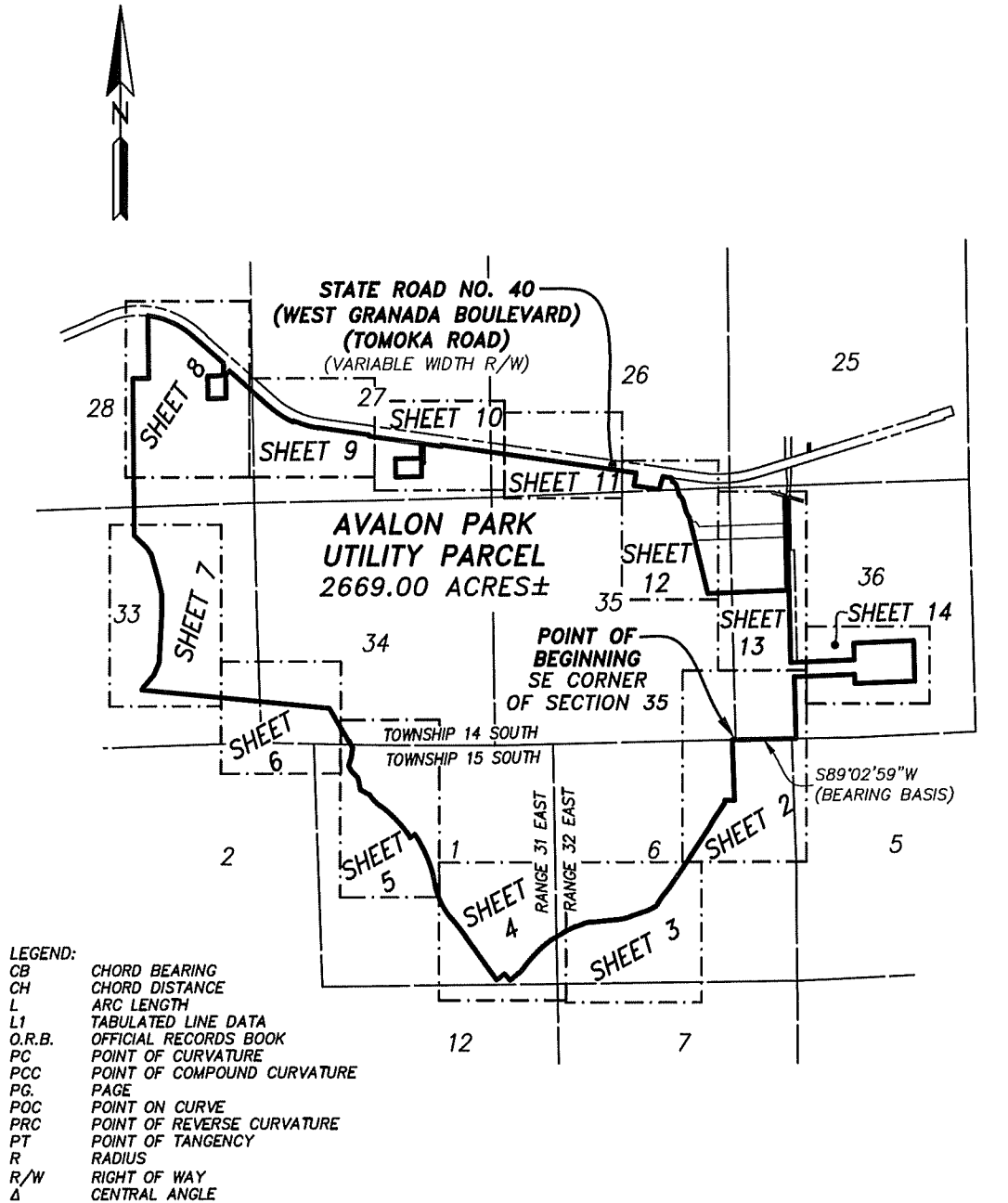
Containing 2669.00 acres, more or less.

EXHIBIT “D”

MAP OF SERVICE AREA

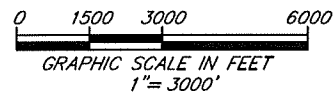
EXHIBIT TO ACCOMPANY

A PORTION OF TOWNSHIP 14 SOUTH, RANGE 31 EAST,
TOWNSHIP 15 SOUTH, RANGE 31 EAST,
AND TOWNSHIP 15 SOUTH, RANGE 32 EAST,
ALL LYING IN VOLUSIA COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 31 EAST AS BEING SOUTH 89°02'59" WEST, AS DEPICTED ON ALTA BOUNDARY SURVEY PROVIDED BY GEOPPOINT SURVEYING, INC., FILE No. TOMOKA-PARCEL-F(US88)AW, DATED MARCH 3, 2025.
- 3) SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.



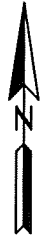
SHEET 1 OF 14

SCALE: 1"=3000'
DATE: JUNE 26, 2026

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF TOWNSHIP 14 SOUTH, RANGE 31 EAST,
TOWNSHIP 15 SOUTH, RANGE 31 EAST,
AND TOWNSHIP 15 SOUTH, RANGE 32 EAST,
ALL LYING IN VOLUSIA COUNTY, FLORIDA.

MATCHLINE SEE SHEET 13



**AVALON PARK
UTILITY PARCEL
2669.00 ACRES±**

POINT OF
BEGINNING
SE CORNER
OF SECTION 35

S.ly LINE
TOWNSHIP 14 SOUTH
TOWNSHIP 15 SOUTH
SECTION 6

SECTION 35

SECTION 36

S.ly LINE

S89°02'59"W 1340.96'

S89°02'59"W 69.59'

SECTION 6
SECTION 5

S01°31'23"E 1361.11'

MATCHLINE SEE SHEET 14

0 200 400 800
GRAPHIC SCALE IN FEET
1" = 400'

170' R/W AGREEMENT
O.R.B. 511, PG. 86 AND
O.R.B. 950, PG. 613

ADDITIONAL 64' R/W
AGREEMENT
O.R.B. 1335, PG. 500

S89°21'14"W 209.00'

S08°00'00"W 70.00'

S33°56'34"W 404.15'

S30°15'00"W 243.11'

S33°20'53"W 1103.67'

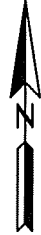
MATCHLINE SEE SHEET 3

LEGEND:
CB CHORD BEARING
CH CHORD DISTANCE
L ARC LENGTH
L1 TABULATED LINE DATA
O.R.B. OFFICIAL RECORDS BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PG. PAGE
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R RADIUS
R/W RIGHT OF WAY
Δ CENTRAL ANGLE

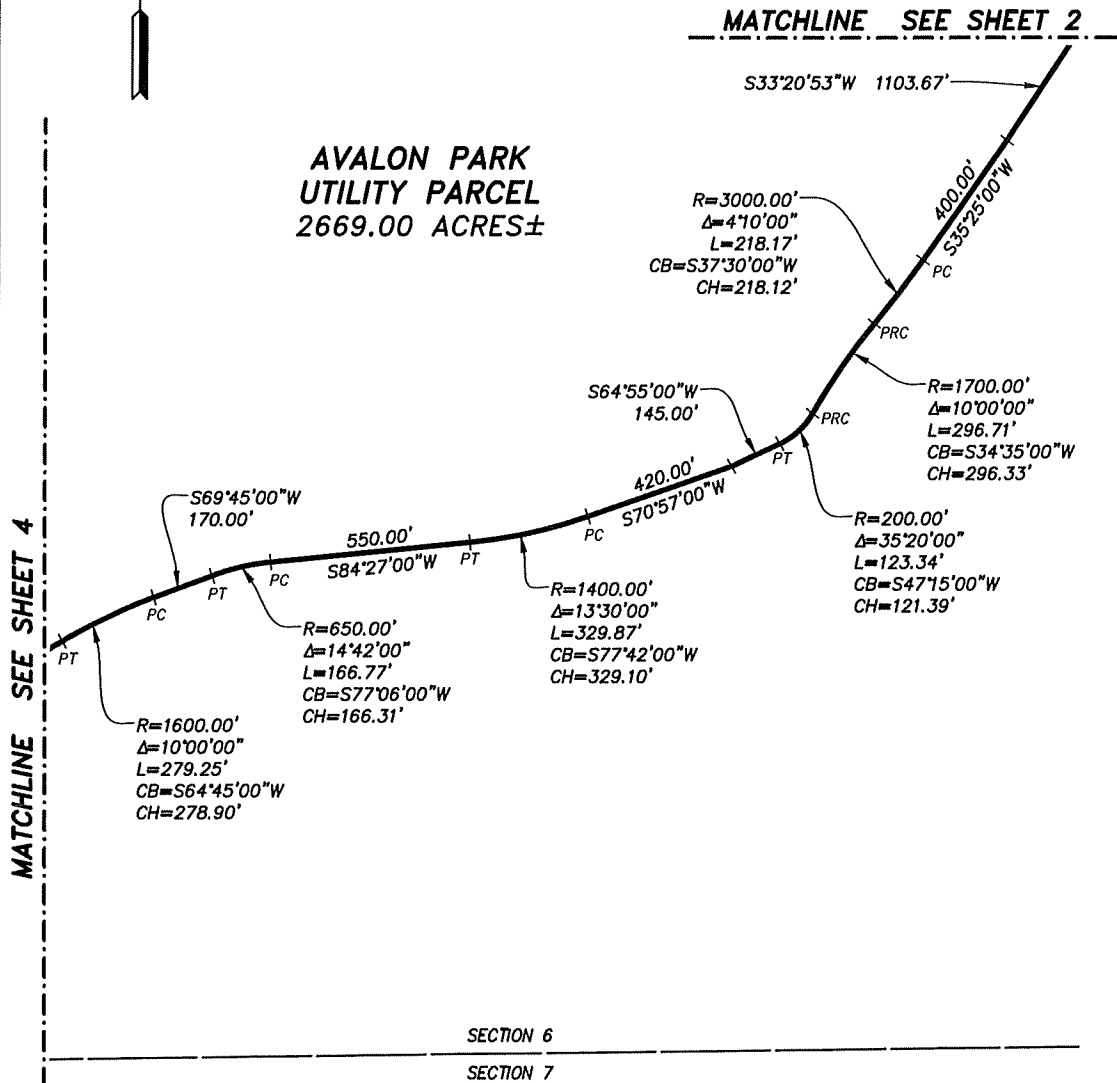
SHEET 2 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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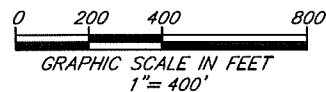
A PORTION OF TOWNSHIP 14 SOUTH, RANGE 31 EAST,
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**AVALON PARK
UTILITY PARCEL
2669.00 ACRES±**



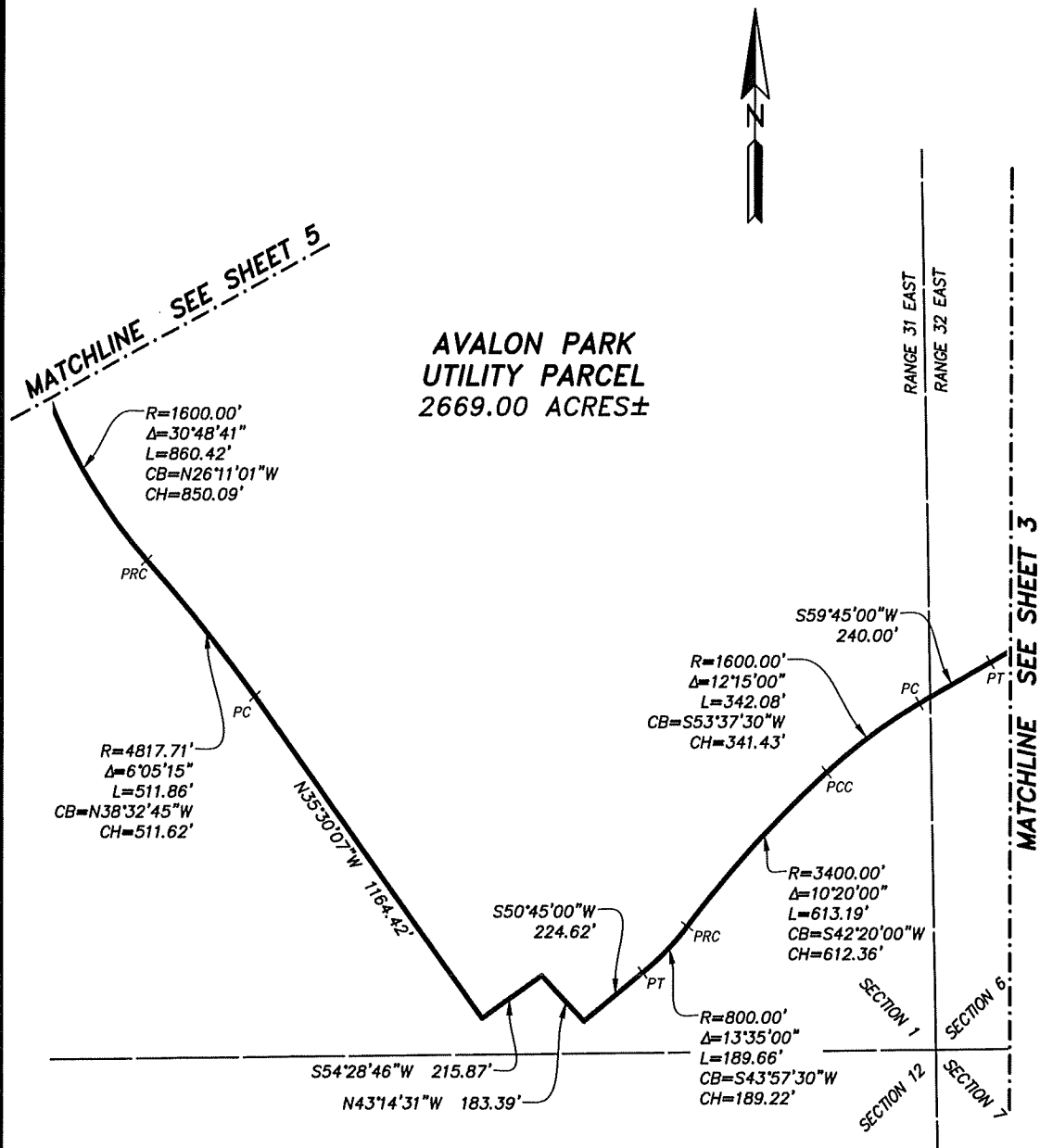
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L1 TABULATED LINE DATA
O.R.B. OFFICIAL RECORDS BOOK
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PCC POINT OF COMPOUND CURVATURE
PG. PAGE
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R RADIUS
R/W RIGHT OF WAY
Δ CENTRAL ANGLE



SHEET 3 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

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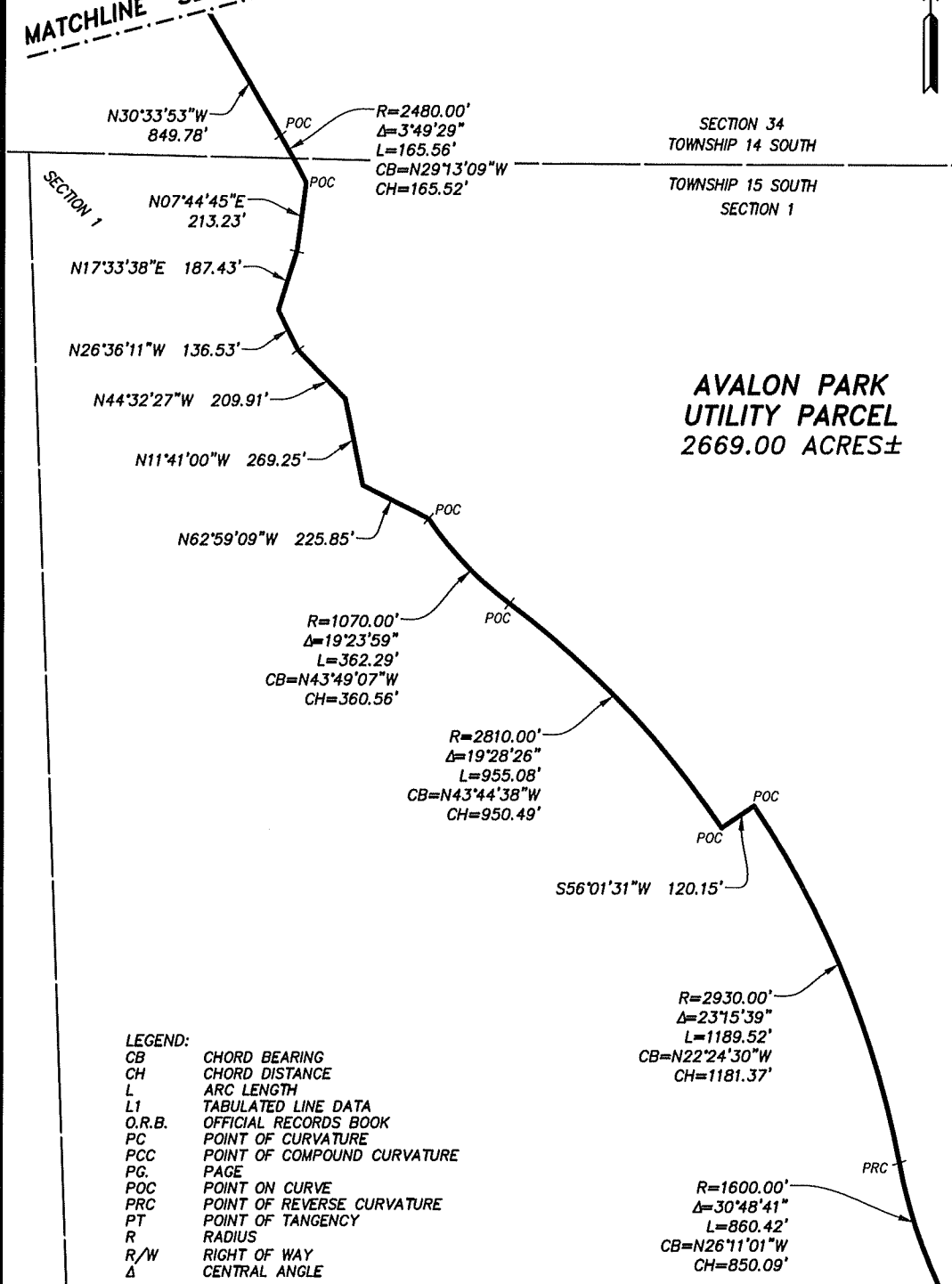
SHEET 4 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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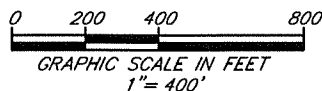
A PORTION OF TOWNSHIP 14 SOUTH, RANGE 31 EAST,
TOWNSHIP 15 SOUTH, RANGE 31 EAST,
AND TOWNSHIP 15 SOUTH, RANGE 32 EAST,
ALL LYING IN VOLUSIA COUNTY, FLORIDA.



MATCHLINE SEE SHEET 6



LEGEND:
CB CHORD BEARING
CH CHORD DISTANCE
L ARC LENGTH
L1 TABULATED LINE DATA
O.R.B. OFFICIAL RECORDS BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PG. PAGE
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R RADIUS
R/W RIGHT OF WAY
Δ CENTRAL ANGLE



MATCHLINE SEE SHEET 4

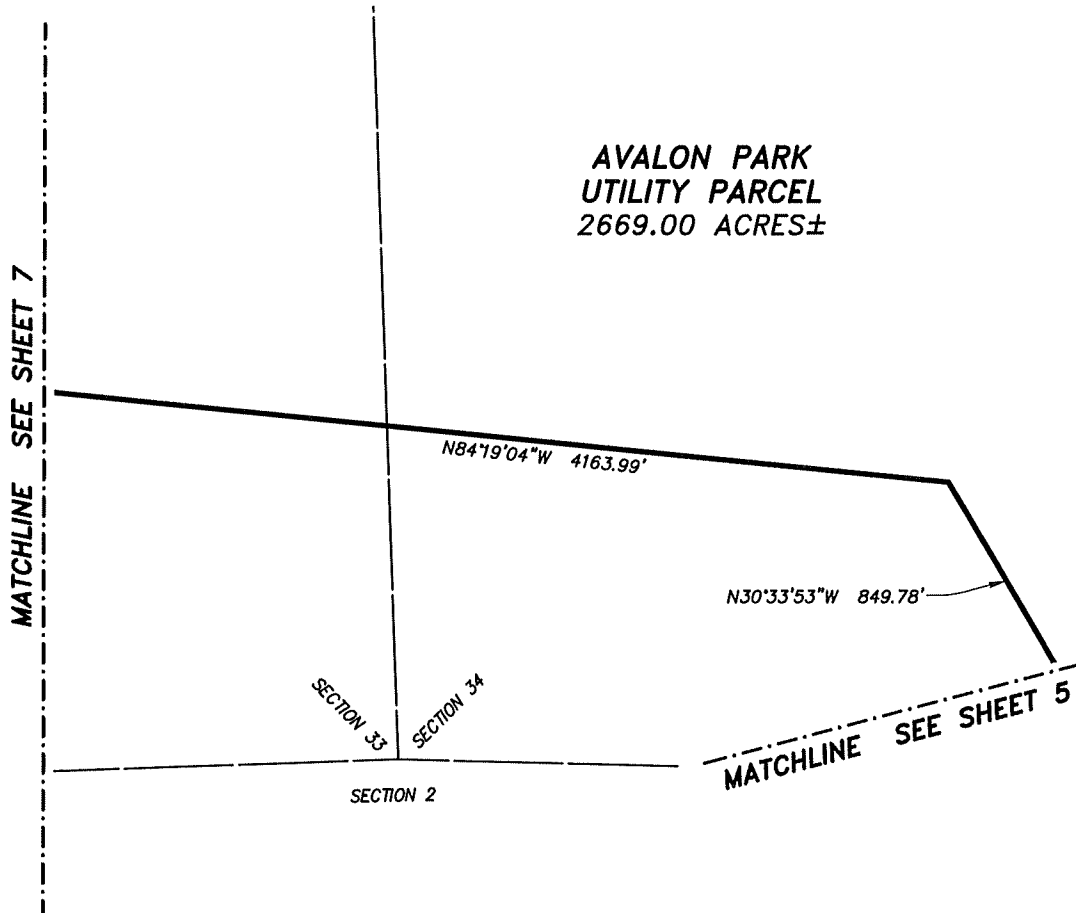
SHEET 5 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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AND TOWNSHIP 15 SOUTH, RANGE 32 EAST,
ALL LYING IN VOLUSIA COUNTY, FLORIDA.

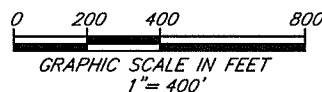


**AVALON PARK
UTILITY PARCEL**
2669.00 ACRES±



LEGEND:

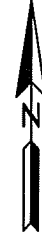
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PT POINT OF TANGENCY
R RADIUS
R/W RIGHT OF WAY
Δ CENTRAL ANGLE



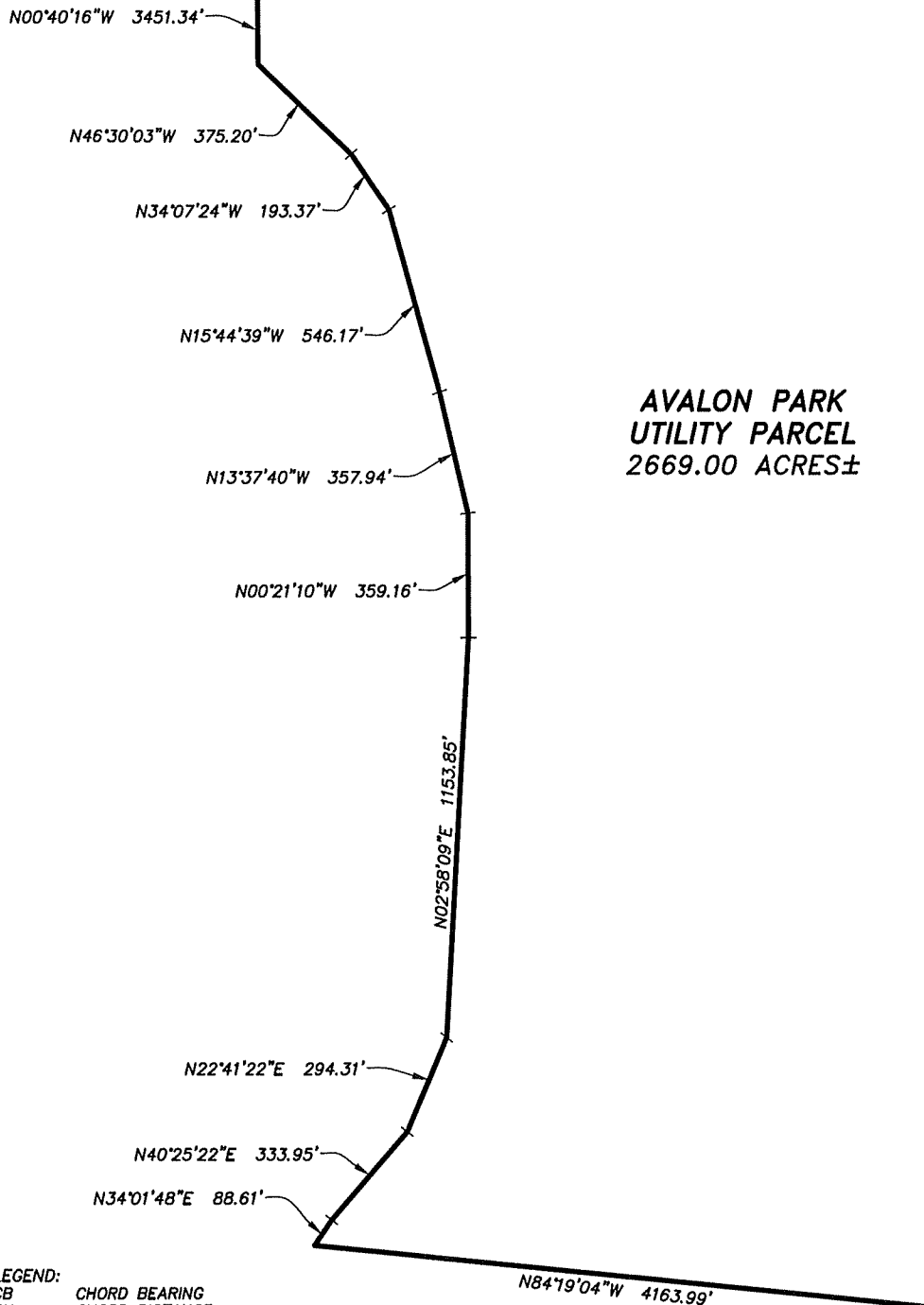
SHEET 6 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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ALL LYING IN VOLUSIA COUNTY, FLORIDA.



MATCHLINE SEE SHEET 8

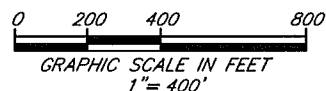


AVALON PARK
UTILITY PARCEL
2669.00 ACRES±

MATCHLINE SEE SHEET 6

LEGEND:

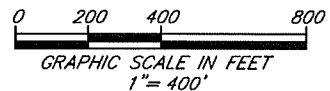
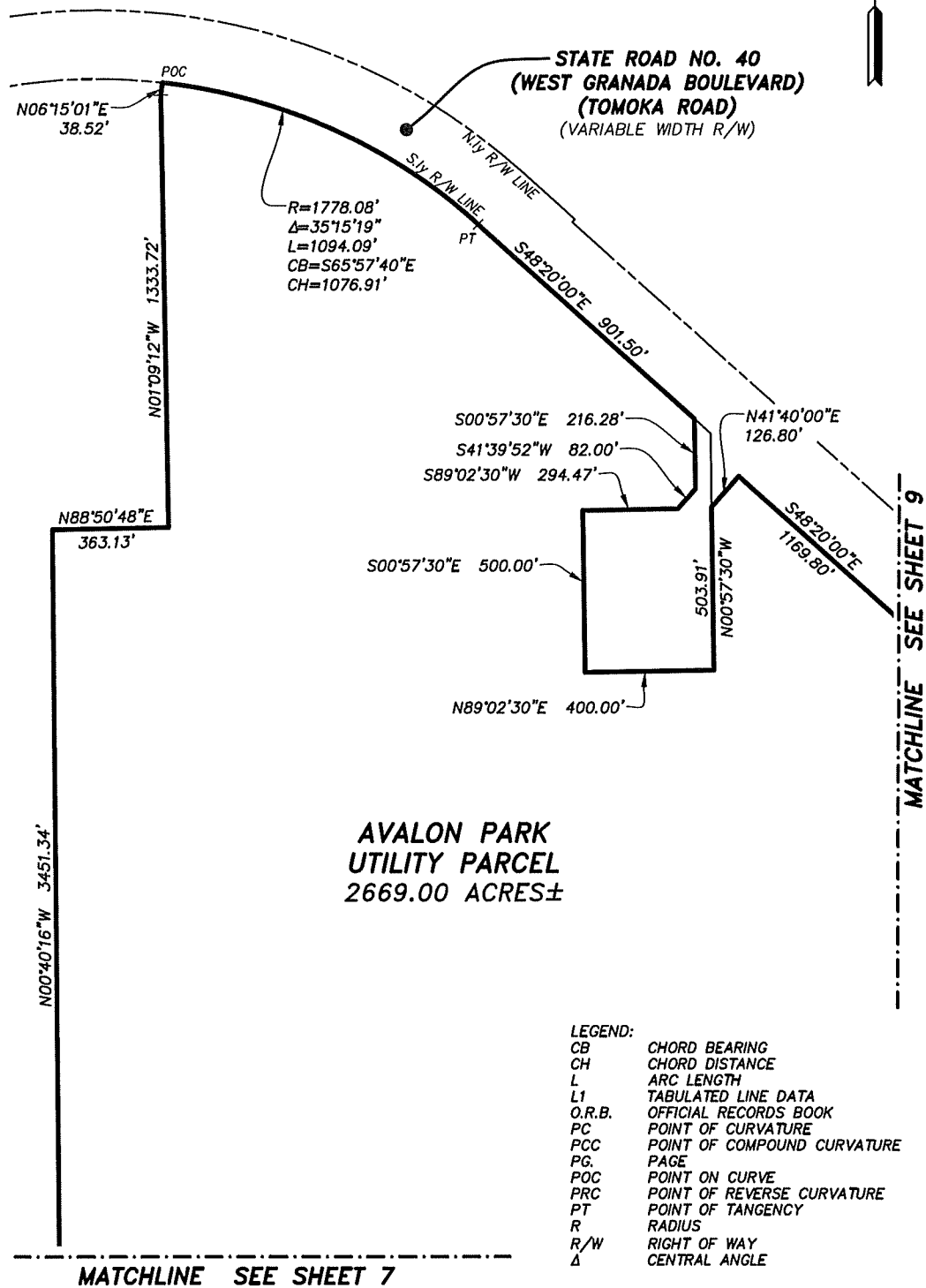
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PG. PAGE
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PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R RADIUS
R/W RIGHT OF WAY
Δ CENTRAL ANGLE



SHEET 7 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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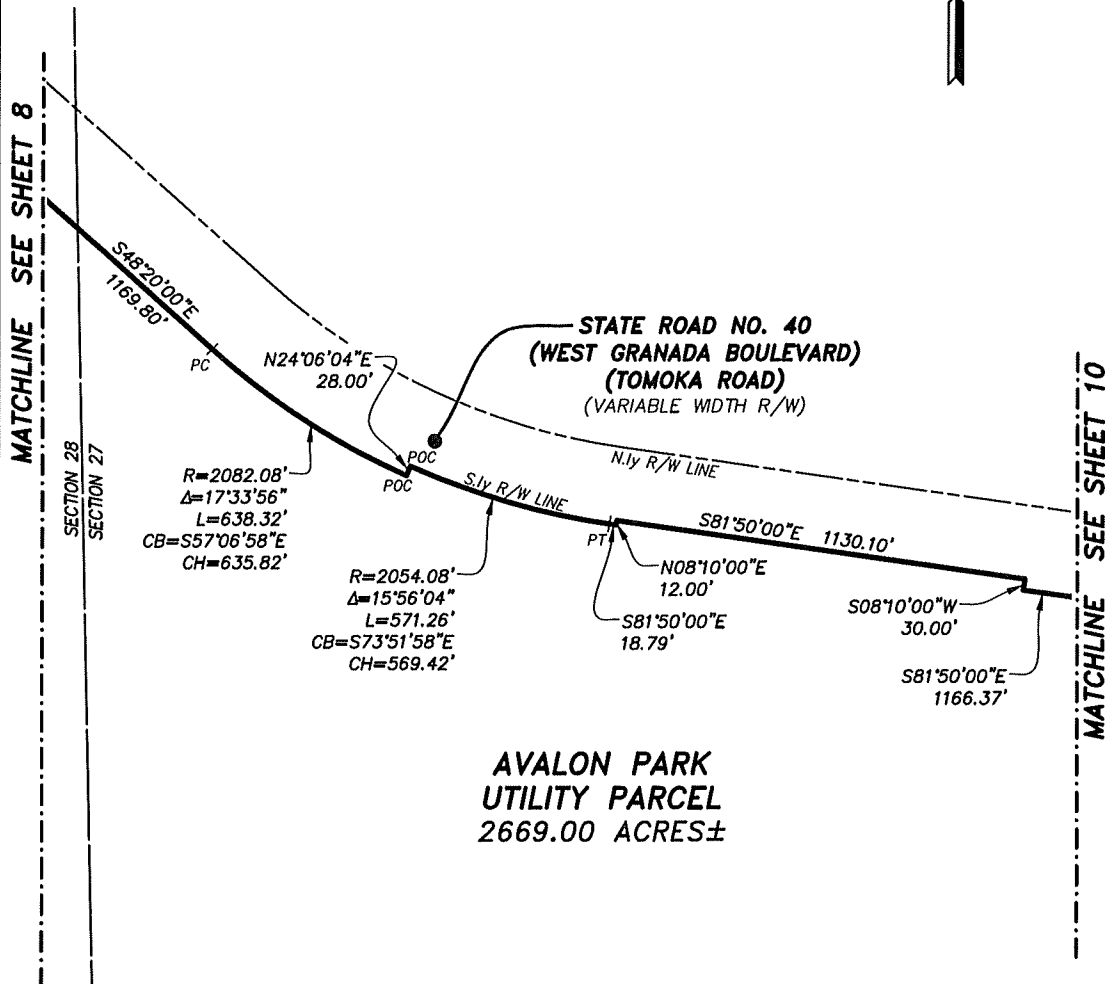
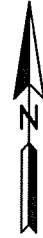
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TOWNSHIP 15 SOUTH, RANGE 31 EAST,
AND TOWNSHIP 15 SOUTH, RANGE 32 EAST,
ALL LYING IN VOLUSIA COUNTY, FLORIDA.



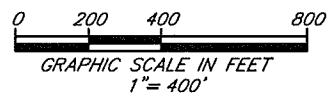
SHEET 8 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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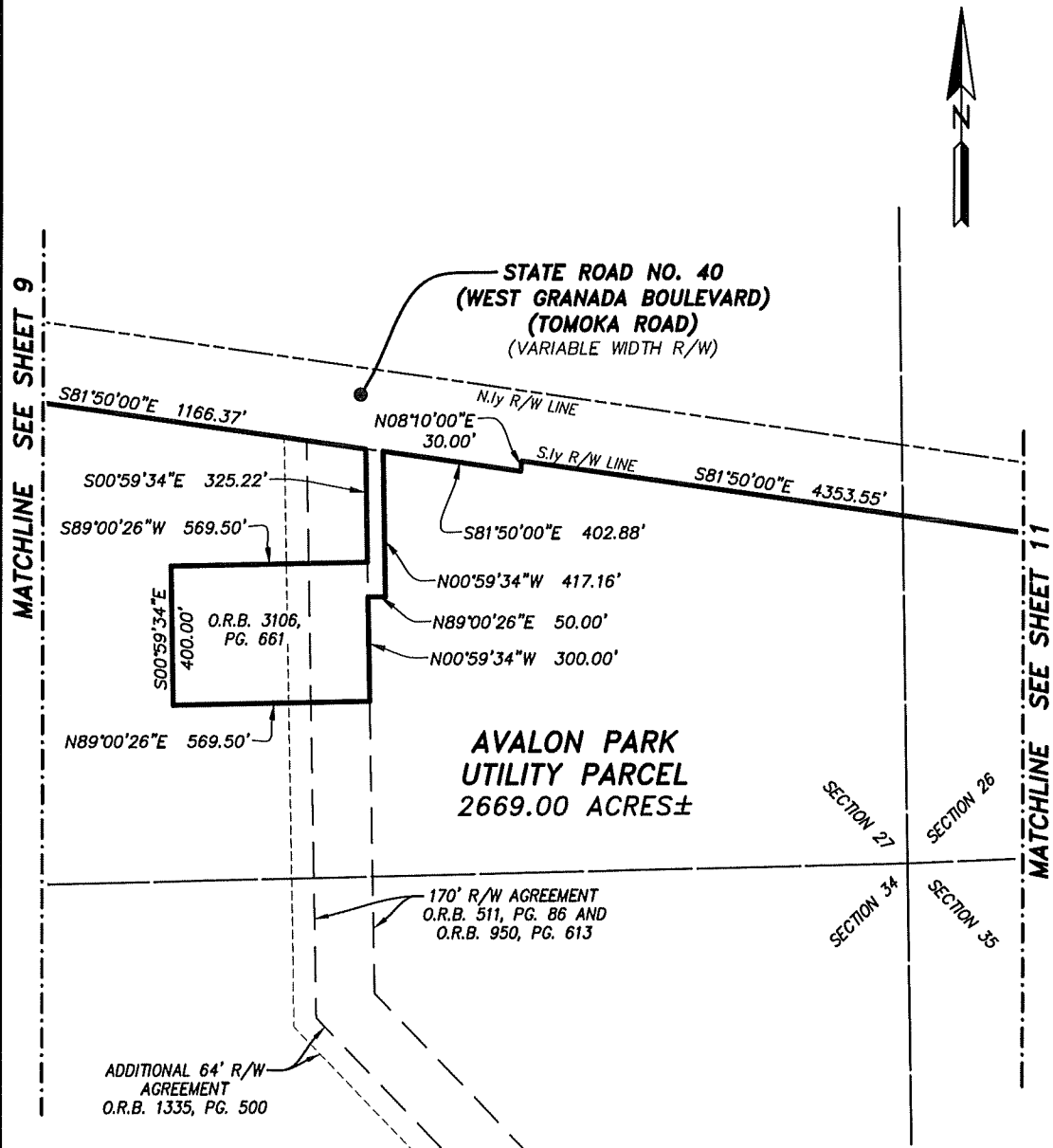
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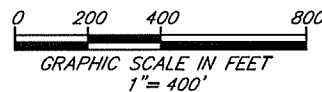
SHEET 9 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

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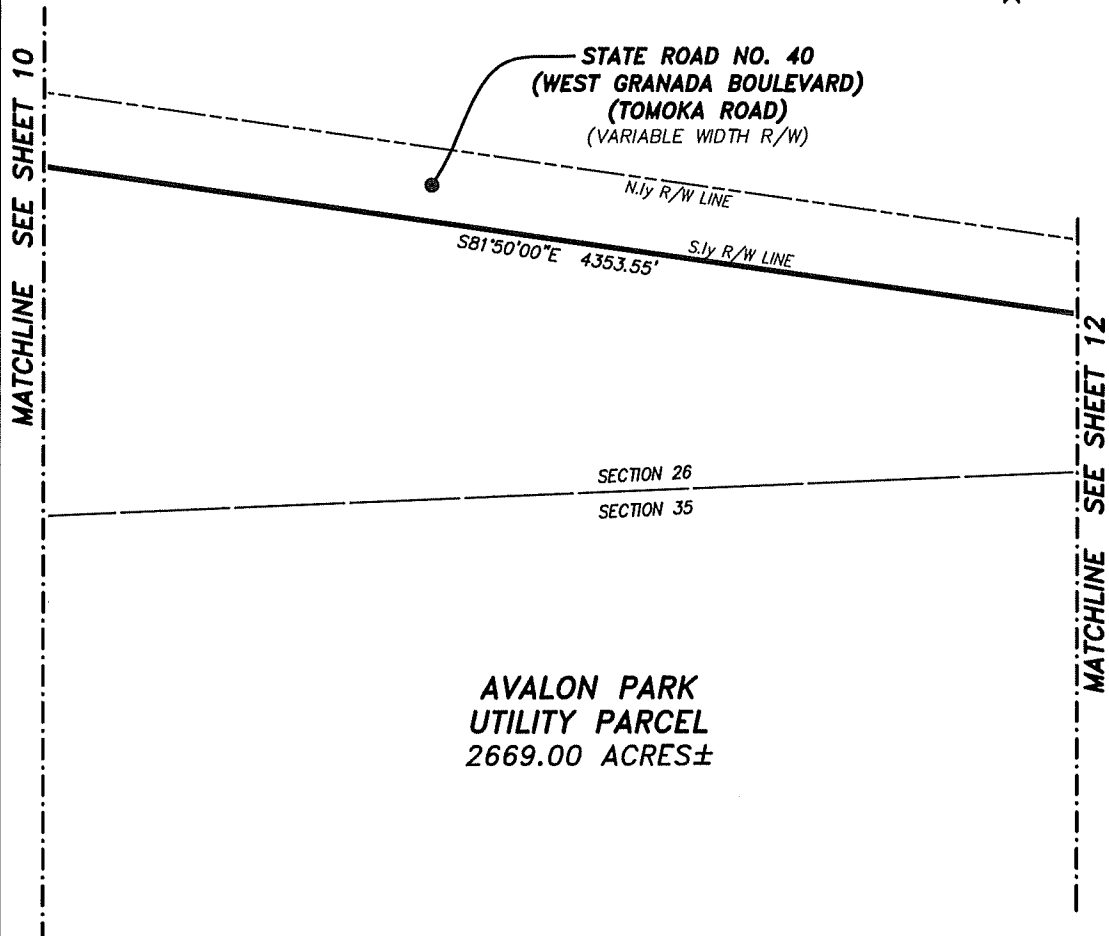
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PRC POINT OF REVERSE CURVATURE
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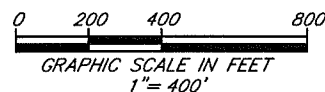
SHEET 10 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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LEGEND:
CB CHORD BEARING
CH CHORD DISTANCE
L ARC LENGTH
L1 TABULATED LINE DATA
O.R.B. OFFICIAL RECORDS BOOK
PC POINT OF CURVATURE
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PRC POINT OF REVERSE CURVATURE
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R/W RIGHT OF WAY
Δ CENTRAL ANGLE



SHEET 11 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

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ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
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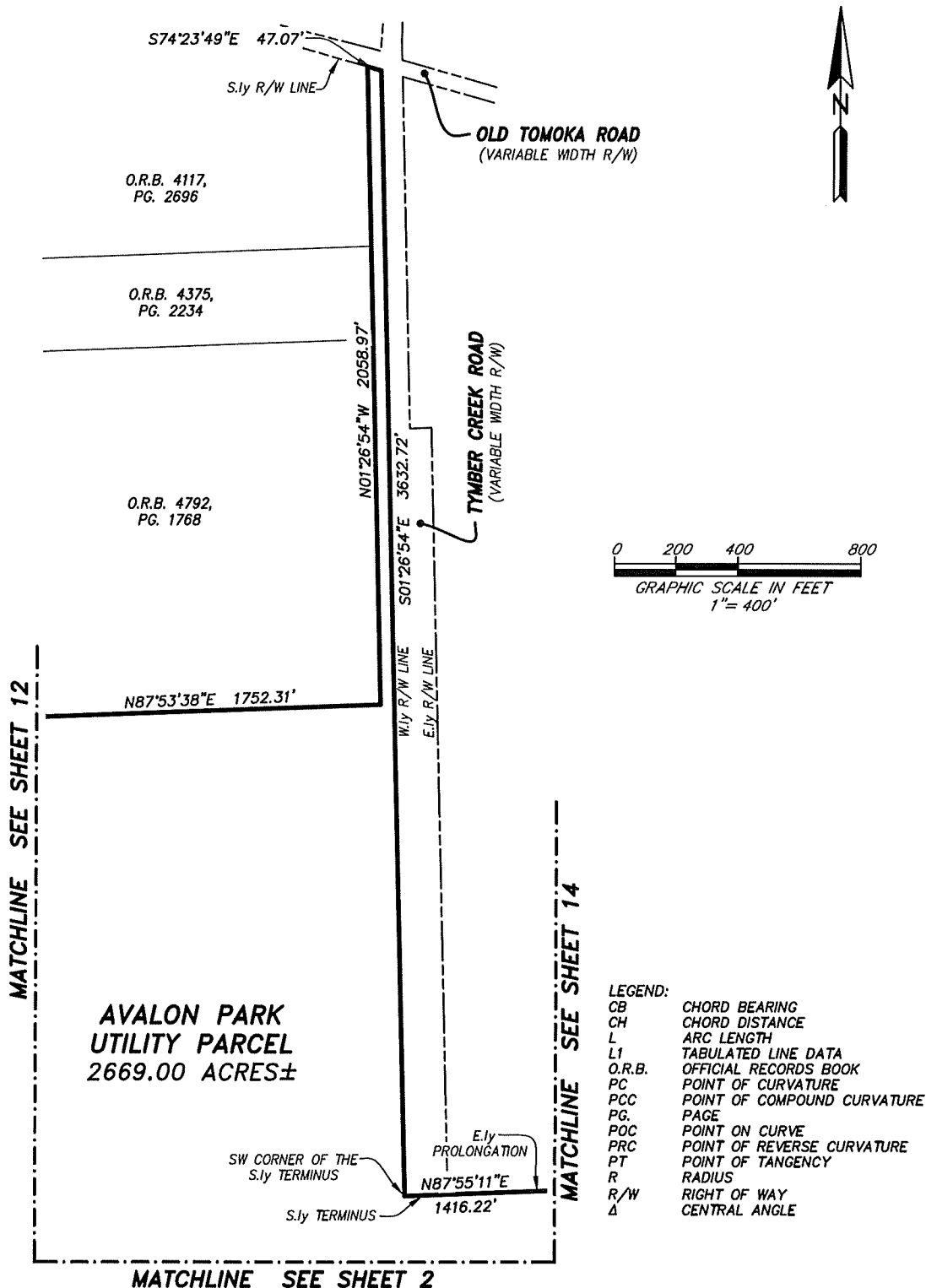
MATCHLINE SEE SHEET 11



LEGEND:		17
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L	ARC LENGTH	
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PCC	POINT OF COMPOUND CURVATURE	
PG.	PAGE	
POC	POINT ON CURVE	
PT	POINT OF REVERSE CURVATURE	
PT	POINT OF TANGENCY	
R	RADIUS	
R/W	RIGHT OF WAY	
Δ	CENTRAL ANGLE	

ORDER NO.: 26-268.00 FILE NO.: 131H-16.00A DRAWN BY: ASH CAD FILE: I:\Survey\RM\Apro\Avalon Park\Sketches\Avalon Park Utilities Parcel.dwg

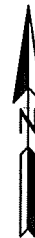
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SHEET 13 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

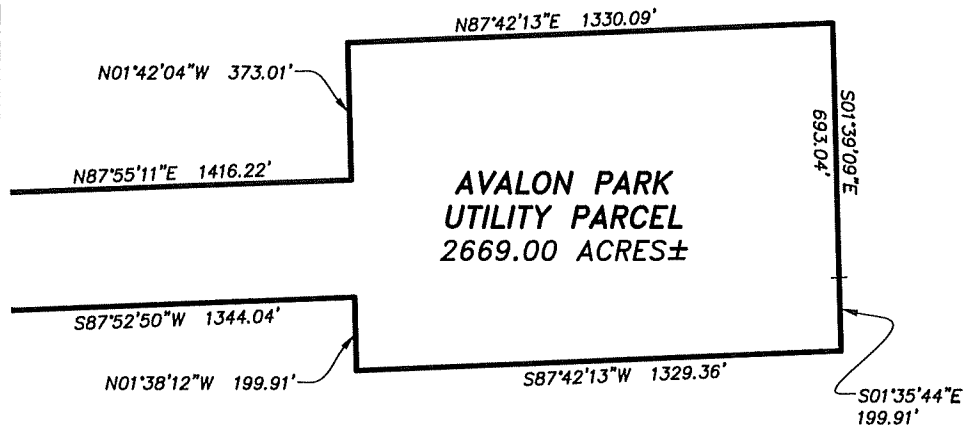
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
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MATCHLINE SEE SHEET 13

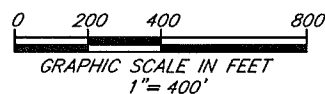
MATCHLINE SEE SHEET 2



SECTION 36
TOWNSHIP 14 SOUTH
TOWNSHIP 15 SOUTH
SECTION 5

LEGEND:

CB CHORD BEARING
CH CHORD DISTANCE
L ARC LENGTH
L1 TABULATED LINE DATA
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SHEET 14 OF 14
SEE SHEET 1 FOR GENERAL NOTES.

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ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

EXHIBIT “E”

LETTER OF PROPERTY OWNERS

Avalon Park Daytona, LLC
3801 Avalon Park East Boulevard
Suite 400
Orlando, Florida 32828
407-658-6565

June 16, 2026

Beat Kahli
Avalon Park Utilities, LLC
3801 Avalon Park East Boulevard
Suite 400
Orlando, Florida 32828

RE: Utility Service Request for Avalon Park Daytona Beach Planned
Development

Dear Mr. Kahli:

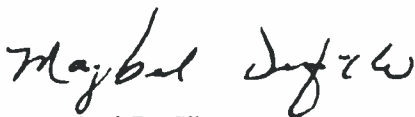
Avalon Park Daytona, LLC is developing the Avalon Park Daytona Beach mixed-use development in Volusia County, Florida. The project is located west of I-95 and south of State Road 40 and east of Tiger Bay State Forest.

Avalon Park Daytona, LLC is respectfully requesting water, sewer, and reuse utility services from Avalon Park Utilities, LLC to serve all of the planned Avalon Park Daytona Beach project.

The Avalon Park Daytona Beach community is expected to have approximately 8,818 residential units and 1,091,150 square feet of commercial and non-residential use. Utility service to the first phase will be needed by August 31, 2028.

We believe that your proposed utility is the only utility in a position to provide these needed utility services in an efficient, timely and cost-efficient manner.

Sincerely,



Marybel Defillo
Vice President, Secretary
sitEX Properties USA, Inc.,
Manager of Avalon Park Daytona, LLC