

This instrument prepared by and
upon recording return to:

Lindsay Whelan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 21, 2026, the Board of County Commissioners of Miami-Dade County, Florida adopted Ordinance No. 26-18, as amended, (the “**Establishing Ordinance**”), which became effective on May 1, 2026, establishing the Le Jeune Gardens Community Development District (the “**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 Commerce in accordance with Section 189.014, *Florida Statutes*.

THE LE JEUNE GARDENS 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[continued on next page]

IN WITNESS WHEREOF, this Notice has been executed on the 18th day of May, 2026,
and recorded in the Official Records of Miami-Dade County, Florida.

Lindsay Whelan

Lindsay Whelan, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

Angie Garcia

Witness
Angie Garcia

Print Name
107 West College Avenue
Tallahassee, Florida 32301

Laurion Monroe

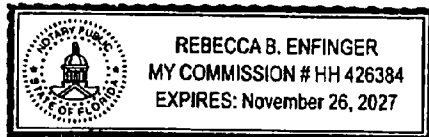
Witness
Laurion Monroe

Print Name
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 18th day of May, 2026, by Lindsay Whelan, of Kutak Rock LLP, who
is personally known to me or who has produced _____ as
identification.

NOTARY SEAL



Rebecca B. Enfinger

Notary Public

My Commission Expires:

November 26, 2027

EXHIBIT A**Property Legal Description****OVERALL PROPERTY****PARCEL 1**

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE TAMiami CANAL, LESS THE EAST 35 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 S87°24'18"W FOR 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°24'18"W FOR 29.98 FEET TO A POINT ON A CURVE, SAID POINT BEARS N88°29'03"E FROM THE CENTER AND IS ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON CITY OF MIAMI MUNICIPAL ATLAS SHEET NO.27D; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 04°00'42" FOR AN ARC DISTANCE OF 102.46 FEET TO A POINT OF TANGENCY THENCE RUN NORTHERLY N02°24'33"E FOR 13 FEET MORE OR LESS TO THE TOP OF BANK OF TAMiami CANAL; THENCE EAST ALONG THE TOP OF BANK OF TAMiami CANAL TO ITS INTERSECTION WITH A LINE 35 WEST AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2

ALL THAT LAND LYING IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°54'35"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 45.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 N88°08'18"E FOR 649.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°53'17"W ALONG THE RIGHT-OF-WAY OF THE LIMITED ACCESS TO LEJEUNE ROAD (NW 42ND AVENUE) FOR 59.96 FEET; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY N48°58'49"W FOR 562.53 FEET TO A POINT ON A CURVE, SAID POINT BEARS N45°24'02"E FROM ITS CENTER; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 41°10'52" FOR AN ARC DISTANCE OF 337.81 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY N03°25'06"W FOR 623.61 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY N07°58'00"W FOR 193.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE

WEST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEJEUNE ROAD (NW 42ND AVENUE) N00°54'35"W FOR 1023.26 TO A POINT; THENCE RUN N88°30'31"E FOR A DISTANCE OF 66.86 FEET TO A POINT; THENCE RUN N77°00'02"E FOR A DISTANCE OF 252.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 32; THENCE RUN ALONG SAID NORTH LINE N87°24'21"E FOR 2228.12 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON SHEET 27D OF THE MUNICIPAL ATLAS OF THE CITY OF MIAMI, SAID POINT OF INTERSECTION BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST AND BEARS N88°23'51"E TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 00°16'48" FOR AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG SAID RIGHT-OF-WAY, TANGENT TO THE LAST DESCRIBED CURVE S01°52'57"E FOR 246.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.78 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID RIGHT-OF-WAY S06°41'11"E FOR 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; SAID POINT BEING 35 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG RIGHT-OF-WAY S01°52'57"E FOR 535.07 FEET TO ITS INTERSECTION WITH A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S87°46'27"W ALONG SAID PARALLEL LINE FOR 700.00 FEET TO A POINT 735 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S01°52'57"E PARALLEL TO SAID EAST LINE FOR 1064.42 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 258.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 80.00 FEET; THENCE S01°52'57"E FOR 213.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 1236.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

LESS OUT PARCEL 1

LEGAL DESCRIPTION

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S 01° 52' 57" E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06° 36' 48", A CHORD BEARING OF N 08° 08' 43" E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18° 57' 36", A CHORD BEARING OF N 06° 27' 40" E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF N 41° 58' 52" E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N 86° 58' 52" E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE

RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29° 20' 44", A CHORD BEARING OF S 18° 20' 45" E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S 03° 40' 23" E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N 86° 19' 37" E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03° 14' 18", A CHORD BEARING OF SOUTH 05° 04' 02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 41' 11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04° 48' 14", A CHORD BEARING OF SOUTH 04° 17' 04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01° 52' 57" EAST FOR A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS OUT PARCEL 2

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, "LEJEUNE GARDEN ESTATES SECTION 4" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55

FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SAID OVERALL PROPERTY PARCEL CONTAINS 5,587,217 SQUARE FEET, MORE OR LESS, OR 128.265 ACRES, MORE OR LESS.