

**EAST NASSAU
STEWARDSHIP DISTRICT**

**CONTINUED PUBLIC
HEARINGS AND REGULAR
MEETING AGENDA**

November 15, 2017

East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 8, 2017

Board of Supervisors
East Nassau Stewardship District

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold continued public hearings and a regular meeting on Wednesday, November 15, 2017, at 10:00 a.m., in the Nassau Room (T0126), Building 30, at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097. The agenda is as follows:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Public Comments
6. **Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1**
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Consideration of **Resolution 2018-01**, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes; Confirming the District's Intention to Issue Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

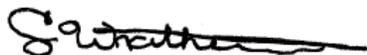
ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. **Continued Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**
 - A. Affidavit/Proof of Publication
 - B. Consideration of **Resolution 2018-02**, Expressing its Intent of the District to Use the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May Be Levied By the East Nassau Stewardship District in Accordance With Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Agreement for Annual Audit Services with Berger, Toombs, Elam, Gaines & Frank
9. Approval of Unaudited Financial Statements as of September 30, 2017
10. Consideration of October 19, 2017 Continued Public Hearings, Public Hearings, and Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Hopping Green & Sam, P.A.*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. **NEXT MEETING DATE: December 14, 2017 at 10:00 A.M.**
12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,


Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

Call-in number: 1-888-354-0094
Conference ID: 2144145

NEWS-LEADER
Published Weekly
511 Ash Street/P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Michael B. Hankins

Who on oath says that he is the Advertising Director of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
advertisement, being a DISPLAY LEGAL NOTICE in the

PUBLIC NOTICE

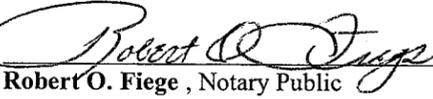
Was published in said newspaper in the issue(s) of

08/30/2017 09/06/2017
LEGAL DISPLAY

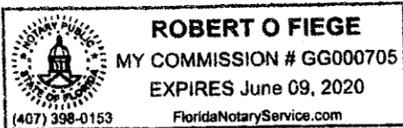
Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.



Sworn to and subscribed to before me
This 6th day of September, A.D. 2017


Robert O. Fiege, Notary Public

 Personally Known



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF REGULAR MEETING OF THE EAST NASSAU STEWARDSHIP DISTRICT

The East Nassau Stewardship District Board of Supervisors ("Board") will hold public hearings on Thursday, September 28, 2017 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the East Nassau Stewardship District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's *Engineers Report for Wildlight Village Phase 1*, dated August 10, 2017 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District's Records Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Assessment Methodology Report for the Wildlight Village Phase 1*, dated August 10, 2017 (the "Assessment Report") which is on file and available during normal business hours at the address provided above. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$58,965,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Wildlight Village Phase 1 Combined Master and Neighborhood Infrastructure Improvements		Annual Assessment Apportionment	
	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Acre/Unit	Neighborhood Infrastructure Improvements ERU per Unit	Combined Total Master and Neighborhood Assessment Apportionment per 1,000 sq. Ft./Acre/Unit	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Commercial				
Village Center	1.47	n/a	\$35,135.63	\$2,802.70
Educational Community				
Elementary School	n/a	n/a	\$0.00	\$0.00
Community Center	n/a	n/a	\$0.00	\$0.00
Wellness Center/Private School	5.91	n/a	\$141,140.07	\$11,258.48
Residential				
SF 30'	0.61	0.58	\$29,521.15	\$2,354.85
SF 45'	0.87	0.86	\$42,948.54	\$3,425.93
SF 55'	1.00	1.00	\$49,662.24	\$3,961.47
SF 70'	1.28	1.36	\$65,628.50	\$5,235.07
Apartment	0.51	0.56	\$26,615.76	\$2,123.09
Undeveloped/Unplatted				
Gross Acre			\$91,937.45	\$7,333.68

*Included costs of collection and assumes payment in November

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Nassau County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on Thursday, September 28, 2017 at 10:00 a.m. at Florida State College, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

EAST NASSAU STEWARDSHIP DISTRICT

RESOLUTION 2017-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the East Nassau Stewardship District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineers Report for Wildlight Village Phase 1*, dated August 10, 2017, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2017-206, Laws of Florida (the "Assessments"); and

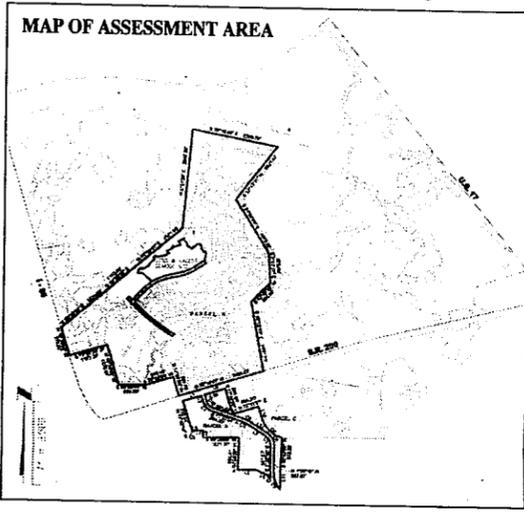
WHEREAS, the District is empowered by Chapter 2017-206, Laws of Florida, and Chapter 189, the Uniform Special District Accountability Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated August 10, 2017, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$45,200,000 (the "Estimated Cost").
4. The Assessments will defray approximately \$58,965,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.



PASSED AND ADOPTED this 10th of August, 2017.

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

/S/Craig Wrathell Secretary/Assistant Secretary /S/Mike Hahaj Chair, Board of Supervisors

Exhibit A: Engineers Report for Wildlight Village Phase 1, dated August 10, 2017

Exhibit B: Master Special Assessment Methodology Report for Wildlight Village Phase 1, dated August 10, 2017



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East Nassau Stewardship District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

NOTICE TO PROPERTY OWNER

August 29, 2017

Transmitted via U.S. Mail - Certified/Return Receipt

RAYONIER EAST NASSAU TIMBER PROPERTIES II, LLC
1 RAYONIER WAY
YULEE, FL 32097

Parcel Number: See Exhibit A

RE: *East Nassau Stewardship District
Notice of Hearing on Assessments to Property (Wildlight Village Phase 1)*

Dear Property Owner:

You are receiving this notice because Nassau County records indicate that you are a property owner within the East Nassau Stewardship District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 2017-206, Laws of Florida, and in accordance with Chapter 189, Florida Statutes. The property that you own that is the subject of this notice is identified above and in **Exhibit A** attached hereto and is within the area known as “Wildlight Village Phase 1.”

At the August 10, 2017, meeting of the District’s Board of Supervisors, the District approved in substantial form the *Engineer’s Report for Wildlight Village Phase 1* (the “Improvement Plan”), that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District, including, but not limited to, Master Infrastructure Improvements consisting of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features, and Neighborhood Infrastructure Improvements consisting of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all as more specifically described in the Capital Improvement Plan (the “Improvements”). A copy of the Improvement Plan is attached hereto as **Exhibit B**.

The District estimates that it will cost approximately \$58,965,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the Wildlight Village Phase 1 of the District, the District intends to assess your property, in the manner set forth in the District’s *Master Special Assessment Methodology Report for the Wildlight Village Phase 1* dated August 10, 2017 (the “Assessment Report”). The purpose of any such assessment is secure special assessment revenue bonds that may be issued to fund the

cost of construction and/or acquisition of the Improvements. For your review, we have enclosed a copy of the Assessment Report as **Exhibit C**.

The Assessment Report allocates the District's total anticipated principal debt over the benefited property within the District. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent assessment unit ("EAU") for the Master Infrastructure Improvements and equivalent residential unit ("ERU") basis for the Neighborhood Infrastructure Improvements at the time that such property is platted or subject to a site plan in accordance with the Assessment Report. The total maximum amount of principal to levied against each parcel and the number of units contained within each parcel is as set forth in the Assessment Report, attached hereto as **Exhibit C** and incorporated herein by reference, as such Assessment Report may be amended at the below referenced hearing.

The total revenue that the District will collect by levying assessments in connection with the issuance of the special assessment notes or bonds for the construction and/or acquisition of the Improvements is estimated to be \$58,965,000, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. These assessments may appear on your regular tax bill issued by the Nassau County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments.

As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **Thursday, September 28, 2017 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig A. Wrathell
District Manager

Enclosures:

- Exhibit A: Property subject to assessment
- Exhibit B: *Engineer's Report for Wildlight Village Phase 1*, dated August 10, 2017
- Exhibit C: *Master Special Assessment Methodology Report for the Wildlight Village Phase 1*, dated August 10, 2017

East Nassau Stewardship District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

NOTICE TO PROPERTY OWNER

August 29, 2017

Transmitted via U.S. Mail - Certified/Return Receipt

TERRAPOINTE LLC
C/O RAYONIER TAX SERVICES
PO BOX 161139
MOBILE, AL 36616

Parcel Number: See Exhibit A

RE: *East Nassau Stewardship District
Notice of Hearing on Assessments to Property (Wildlight Village Phase 1)*

Dear Property Owner:

You are receiving this notice because Nassau County records indicate that you are a property owner within the East Nassau Stewardship District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 2017-206, Laws of Florida, and in accordance with Chapter 189, Florida Statutes. The property that you own that is the subject of this notice is identified above and in **Exhibit A** attached hereto and is within the area known as “Wildlight Village Phase 1.”

At the August 10, 2017, meeting of the District’s Board of Supervisors, the District approved in substantial form the *Engineer’s Report for Wildlight Village Phase 1* (the “Improvement Plan”), that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District, including, but not limited to, Master Infrastructure Improvements consisting of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features, and Neighborhood Infrastructure Improvements consisting of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all as more specifically described in the Capital Improvement Plan (the “Improvements”). A copy of the Improvement Plan is attached hereto as **Exhibit B**.

The District estimates that it will cost approximately \$58,965,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the Wildlight Village Phase 1 of the District, the District intends to assess your property, in the manner set forth in the District’s *Master Special Assessment Methodology Report for the Wildlight Village Phase 1* dated August 10, 2017 (the “Assessment Report”). The purpose of any

such assessment is secure special assessment revenue bonds that may be issued to fund the cost of construction and/or acquisition of the Improvements. For your review, we have enclosed a copy of the Assessment Report as **Exhibit C**.

The Assessment Report allocates the District's total anticipated principal debt over the benefited property within the District. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent assessment unit ("EAU") for the Master Infrastructure Improvements and equivalent residential unit ("ERU") basis for the Neighborhood Infrastructure Improvements at the time that such property is platted or subject to a site plan in accordance with the Assessment Report. The total maximum amount of principal to levied against each parcel and the number of units contained within each parcel is as set forth in the Assessment Report, attached hereto as **Exhibit C** and incorporated herein by reference, as such Assessment Report may be amended at the below referenced hearing.

The total revenue that the District will collect by levying assessments in connection with the issuance of the special assessment notes or bonds for the construction and/or acquisition of the Improvements is estimated to be \$58,965,000, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. These assessments may appear on your regular tax bill issued by the Nassau County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments.

As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **Thursday, September 28, 2017 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear

at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig A. Wrathell
District Manager

Enclosures:

- Exhibit A: Property subject to assessment
- Exhibit B: *Engineer's Report for Wildlight Village Phase 1, dated August 10, 2017*
- Exhibit C: *Master Special Assessment Methodology Report for the Wildlight Village Phase 1, dated August 10, 2017*

East Nassau Stewardship District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

NOTICE TO PROPERTY OWNER

August 29, 2017

Transmitted via U.S. Mail - Certified/Return Receipt

WILDLIGHT LLC
225 WATER ST #1400
JACKSONVILLE, FL 32202

Parcel Number: See Exhibit A

RE: *East Nassau Stewardship District
Notice of Hearing on Assessments to Property (Wildlight Village Phase 1)*

Dear Property Owner:

You are receiving this notice because Nassau County records indicate that you are a property owner within the East Nassau Stewardship District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 2017-206, Laws of Florida, and in accordance with Chapter 189, Florida Statutes. The property that you own that is the subject of this notice is identified above and in **Exhibit A** attached hereto and is within the area known as “Wildlight Village Phase 1.”

At the August 10, 2017, meeting of the District’s Board of Supervisors, the District approved in substantial form the *Engineer’s Report for Wildlight Village Phase 1* (the “Improvement Plan”), that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District, including, but not limited to, Master Infrastructure Improvements consisting of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features, and Neighborhood Infrastructure Improvements consisting of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all as more specifically described in the Capital Improvement Plan (the “Improvements”). A copy of the Improvement Plan is attached hereto as **Exhibit B**.

The District estimates that it will cost approximately \$58,965,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the Wildlight Village Phase 1 of the District, the District intends to assess your property, in the manner set forth in the District’s *Master Special Assessment Methodology Report for the Wildlight Village Phase 1* dated August 10, 2017 (the “Assessment Report”). The purpose of any such assessment is secure special assessment revenue bonds that may be issued to fund the

cost of construction and/or acquisition of the Improvements. For your review, we have enclosed a copy of the Assessment Report as **Exhibit C**.

The Assessment Report allocates the District's total anticipated principal debt over the benefited property within the District. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent assessment unit ("EAU") for the Master Infrastructure Improvements and equivalent residential unit ("ERU") basis for the Neighborhood Infrastructure Improvements at the time that such property is platted or subject to a site plan in accordance with the Assessment Report. The total maximum amount of principal to levied against each parcel and the number of units contained within each parcel is as set forth in the Assessment Report, attached hereto as **Exhibit C** and incorporated herein by reference, as such Assessment Report may be amended at the below referenced hearing.

The total revenue that the District will collect by levying assessments in connection with the issuance of the special assessment notes or bonds for the construction and/or acquisition of the Improvements is estimated to be \$58,965,000, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. These assessments may appear on your regular tax bill issued by the Nassau County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments.

As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **Thursday, September 28, 2017 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig A. Wrathell
District Manager

Enclosures:

- Exhibit A: Property subject to assessment
- Exhibit B: *Engineer's Report for Wildlight Village Phase 1*, dated August 10, 2017
- Exhibit C: *Master Special Assessment Methodology Report for the Wildlight Village Phase 1*, dated August 10, 2017

RESOLUTION 2018-01

A RESOLUTION AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTER 2017-206, LAWS OF FLORIDA, AND CHAPTERS 170, 189 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board of Supervisors (the "Board") of the East Nassau Stewardship District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, and/ or acquire certain infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the Board has noticed and conducted a public hearing pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, the Uniform Special District Accountability Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, including without limitation, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, as amended.

(b) The District is authorized by Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements such as: stormwater management facilities; water and sewer facilities; roadways; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure

projects and services and to issue revenue bonds payable from such special assessments as provided in Chapters 170 and 189, Florida Statutes.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the "Project", the nature and location of which was initially described in Resolution 2017-23 and is set forth in the *Engineer's Report for Wildlight Village Phase 1*, dated August 10, 2017, as revised September 28, 2017, and the plans and specifications on file in the offices of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the District's local office; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District from time to time to sell and issue its Revenue Bonds, in one or more series ("Bonds").

(g) By Resolution 2017-23, the Board determined to provide the Project and to defray the costs thereof by making special assessments on benefited property and expressed an intention to issue Bonds to provide a portion of the funds needed for the Project prior to the collection of such special assessments. Resolution 2017-23 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

(h) As directed by Resolution 2017-23, said Resolution 2017-23 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2017-23, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2017-23 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefor, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On September 28, 2017, the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project is as specified in the *Engineer's Report for Wildlight Village Phase 1*, dated August 10, 2017 (attached as **Exhibit A** hereto and incorporated herein by this reference), which is hereby adopted and approved, and that the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated August 10, 2017 (attached hereto as **Exhibit B** and incorporated herein by this reference) which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in **Exhibit B**;

(iv) it is in the best interests of the District that the special assessments be paid and collected as herein provided; and

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution No. 2017-23, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by special assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The special assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this resolution these Special Assessments as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book". The Special Assessment or Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within

sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of bonds, the District shall credit to each special assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution by the District accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments at any time, or a portion of the remaining balance of the Special Assessment one time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Bonds, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes ("Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Nassau County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, Florida Statutes.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in supplemental assessment methodology reports. As parcels of land or lots are platted, the special assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such supplemental assessment reports, cause such Reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting True-Up Payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that True-Up Payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all True-Up Payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with Wildlight, LLC, that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from True-Up Payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in supplemental assessment resolutions adopted for each series of Bonds actually issued. Each subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT; PROPERTY EXCLUDED BY LAW. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or a home owners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is

sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District. In the event that property owned by a home owners association, which is exempt from Special Assessments under Florida law at the time the imposition of Special Assessments is no longer exempt, such Special Assessments shall be reallocated to include such parcel or parcels.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Nassau County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 15th of November, 2017.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: *Engineers Report for Wildlight Village Phase I*, dated August 10, 2017

**EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
WILDLIGHT VILLAGE PHASE 1**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by

ETM

England-Thim & Miller, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

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I. PURPOSE

This report is to document the infrastructure associated with the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is expected to be designed, permitted, constructed, acquired, operated and maintained by the District. Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of the entire District. Plate 1 depicts the location of the District.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida. The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, parks, street lights, roads, civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District and the state conservation areas that are used for mitigation purposes. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities will be funded by the District. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to schools, parks and the donation of property for public purposes.

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	1,923	11,000,000 S.F.
Employment Center	1,907	
Village Center	449	
Resort Development	1,008	
Residential Tier 1	769	24,000 Units
Residential Tier 2	3,679	
Residential Tier 3	2,720	
Wetland System	7,913	CHN
Upland Conservation	3,862	11,775 Acres
TOTAL	24,230	

This Improvement Plan is specific to Wildlight Village Phase 1, which is a 641 +/- acre subset of the Central Planning Area of the ENCPA. The development within Wildlight Village Phase 1 is currently anticipated to include the following:

TYPE	Acreage (approximate)	Program
Apartments Multi-Family (For Rent)		300 units
Single Family		581 units
Village Center		550,000 S.F.
Elementary School	27	
Community Center	2	
Park and Open Space	350	
Wellness Center/Private School	28	

(Refer to Plate 2 for the limits of Wildlight Village Phase 1 and Plate 3 for its legal description.)

V. PROPOSED UNIT DISTRIBUTION FOR WILDLIGHT VILLAGE PHASE 1

The currently proposed development within Wildlight Village Phase 1 is as tabulated below:

Proposed Unit Distribution for Phase 1 Bonds		
Phase 1 Bonds		
Phase	Approximate Lot Width (Feet)	Number
1a	30	26
1a	45	32
1a	55	15
1a	70	11
1a	Sub-Total	84
1c	30	34
1c	45	209
1c	55	160
1c	70	94
1c	Sub-Total	497
1a, 1c	TOTAL	581

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways (including landscaping and lighting), stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., mobility trails, parks), decorative walls, fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. I-95 Interchange
5. Other roadways affected by the development as may be required by development approval or permit

B. Utilities

The District will construct the potable water, sanitary sewer and reclaim systems necessary to support the District’s residents and industrial and commercial activities. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped, irrigated, and street lights provided. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

E. Recreation

Recreation areas throughout the District may include (but are not limited to) County, community and neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), mobility trails, greenways, and active recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Maintenance
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads	Nassau County/ District
Alleys	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric	Florida Power and Light
Natural Gas	Florida Public Utilities
Mobility Trails	District
Schools	Nassau County
Recreation Facilities	Nassau County/District/YMCA
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

VII. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action.

VIII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for Wildlight Village Phase 1, as described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in this Table, the Engineer estimated the cost to construct the Project based on other projects of similar sizes and types. The following estimates are based upon sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency was added. Initial costs are in 2017 dollars; inflation is applied based upon a 7-year buildout, at 5% per year, averaged with the 2017 cost.

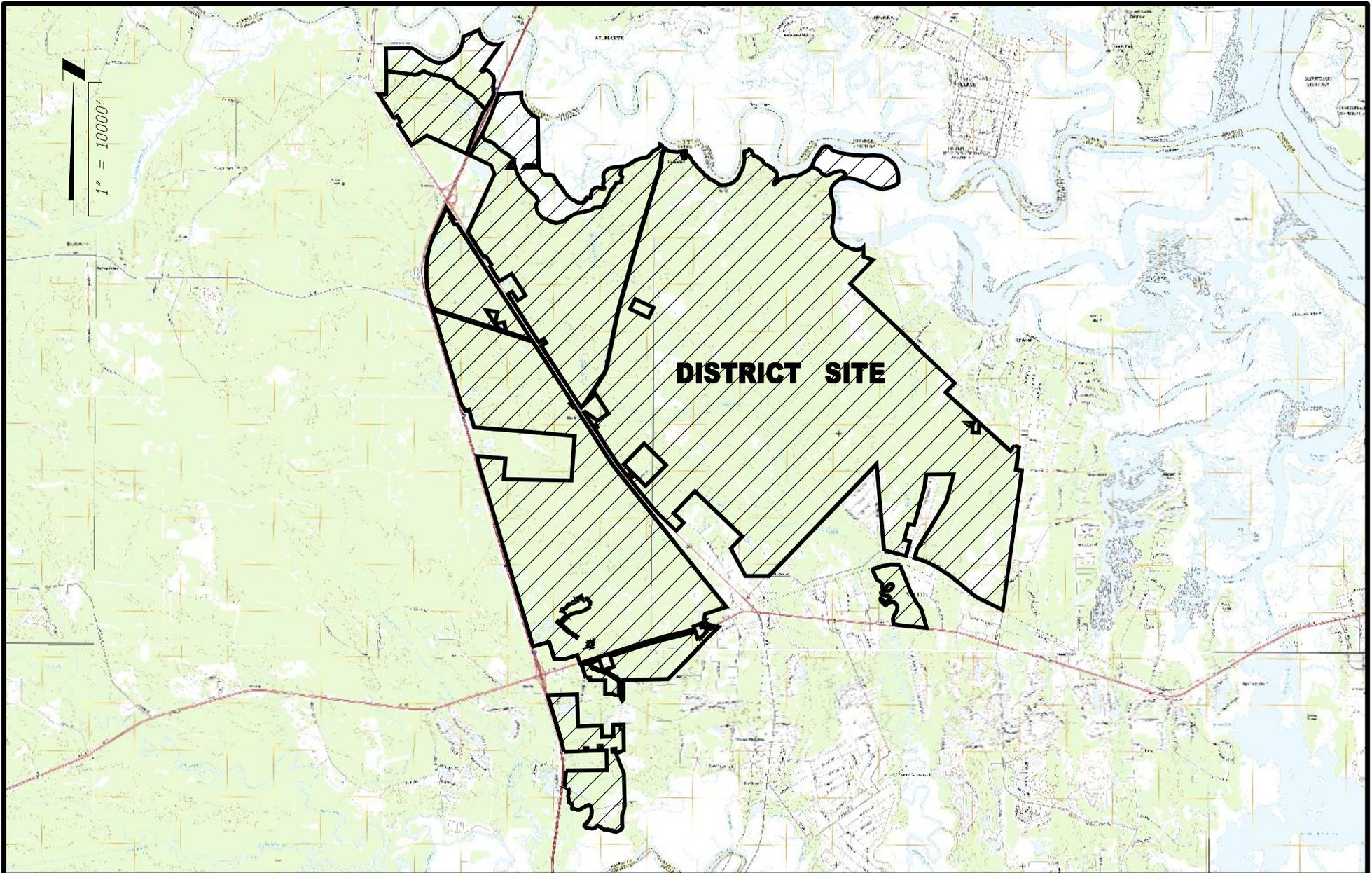
**TABLE 2
PROPOSED IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASE 1**

Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement
Mobility Roads	\$2,300,000	
Local Roads	\$3,400,000	
Neighborhood Roads		\$4,700,000
Mobility/Public Trails	\$1,600,000	
Stormwater Management Facilities	\$4,700,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	\$5,700,000	\$4,300,000
Street Lighting	\$300,000	\$300,000
Landscaping/Irrigation	\$1,200,000	
Entry Feature(s)	\$1,000,000	
SUBTOTAL	\$20,200,000	\$9,300,000
Design, Engineering, Surveying & Permitting (12%)	\$2,430,000	\$1,120,000
Construction Cost Contingency (15%)	\$3,030,000	\$1,400,000
2017 TOTAL	\$25,660,000	\$11,820,000
BUILDOUT TOTAL	\$30,900,000	\$14,300,000

IX. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the Infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



ETM

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 ENGLAND - THIMS & MILLER, INC.

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**EAST NASSAU STEWARDSHIP DISTRICT
 LOCATION MAP**

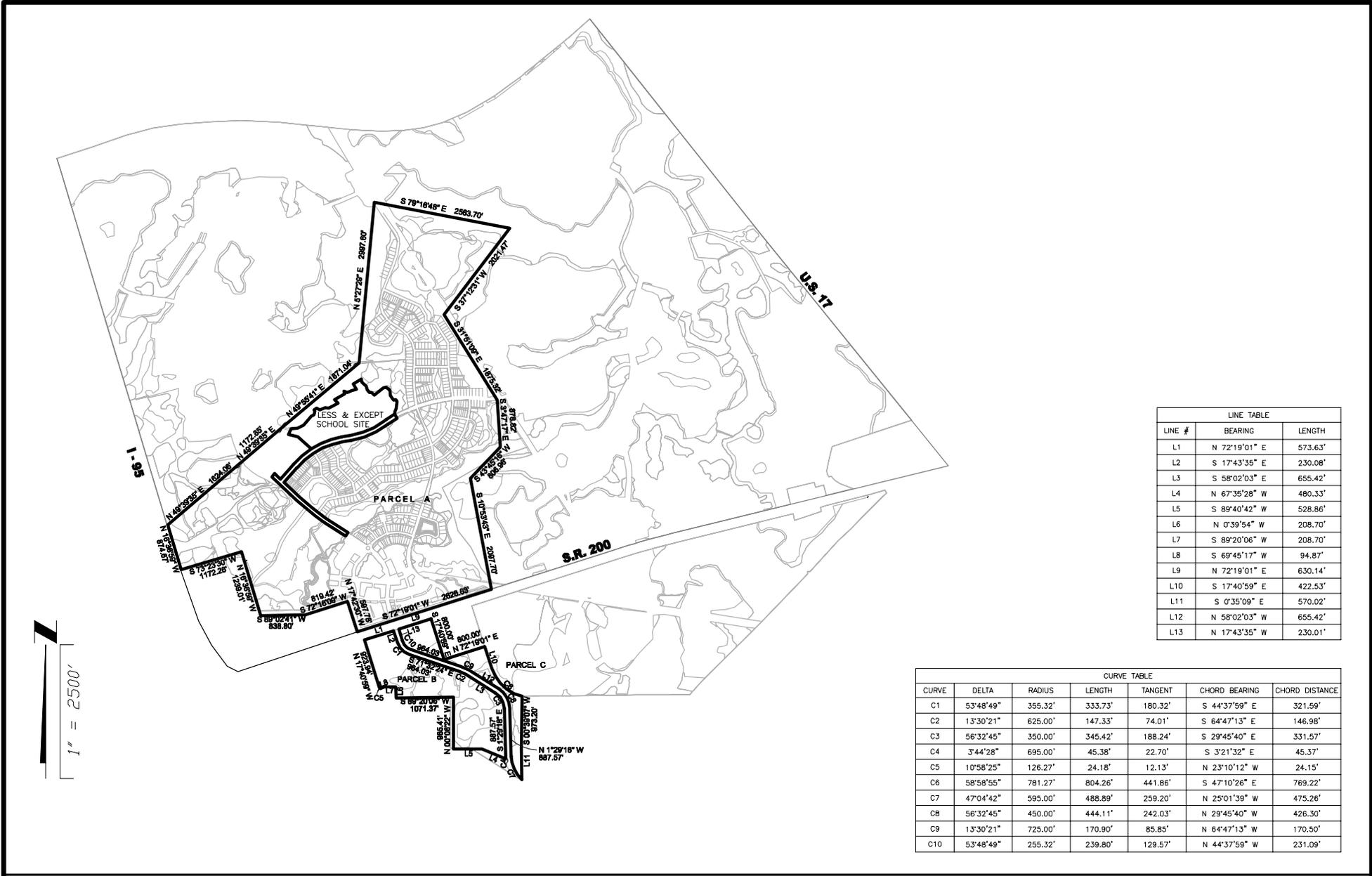
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 1



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 72°19'01" E	573.63'
L2	S 17°43'35" E	230.08'
L3	S 58°02'03" E	655.42'
L4	N 67°35'28" W	480.33'
L5	S 89°40'42" W	528.86'
L6	N 0°39'54" W	208.70'
L7	S 89°20'06" W	208.70'
L8	S 69°45'17" W	94.87'
L9	N 72°19'01" E	630.14'
L10	S 17°40'59" E	422.53'
L11	S 0°35'09" E	570.02'
L12	N 58°02'03" W	655.42'
L13	N 17°43'35" W	230.01'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	53°48'49"	355.32'	333.73'	180.32'	S 44°37'59" E	321.59'
C2	13°30'21"	625.00'	147.33'	74.01'	S 64°47'13" E	146.98'
C3	56°32'45"	350.00'	345.42'	188.24'	S 29°45'40" E	331.57'
C4	3°44'28"	895.00'	45.38'	22.70'	S 3°21'32" E	45.37'
C5	10°58'25"	126.27'	24.18'	12.13'	N 23°10'12" W	24.15'
C6	58°58'55"	781.27'	804.26'	441.86'	S 47°10'26" E	769.22'
C7	47°04'42"	595.00'	488.89'	259.20'	N 25°01'39" W	475.26'
C8	56°32'45"	450.00'	444.11'	242.03'	N 29°45'40" W	426.30'
C9	13°30'21"	725.00'	170.90'	85.85'	N 64°47'13" W	170.50'
C10	53°48'49"	255.32'	239.80'	129.57'	N 44°37'59" W	231.09'



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WILDLIGHT VILLAGE PHASE 1 BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 2

Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17'42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL "A" AND PARCEL "B":

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands, S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.



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WILDLIGHT VILLAGE PHASE 1 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 3A

Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the aforesaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.



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**WILDLIGHT VILLAGE PHASE 1 LEGAL
DESCRIPTION**

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 3B



ETM

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**DEVELOPMENT PLAN - PHASE 1c
 (RESIDENTIAL)**

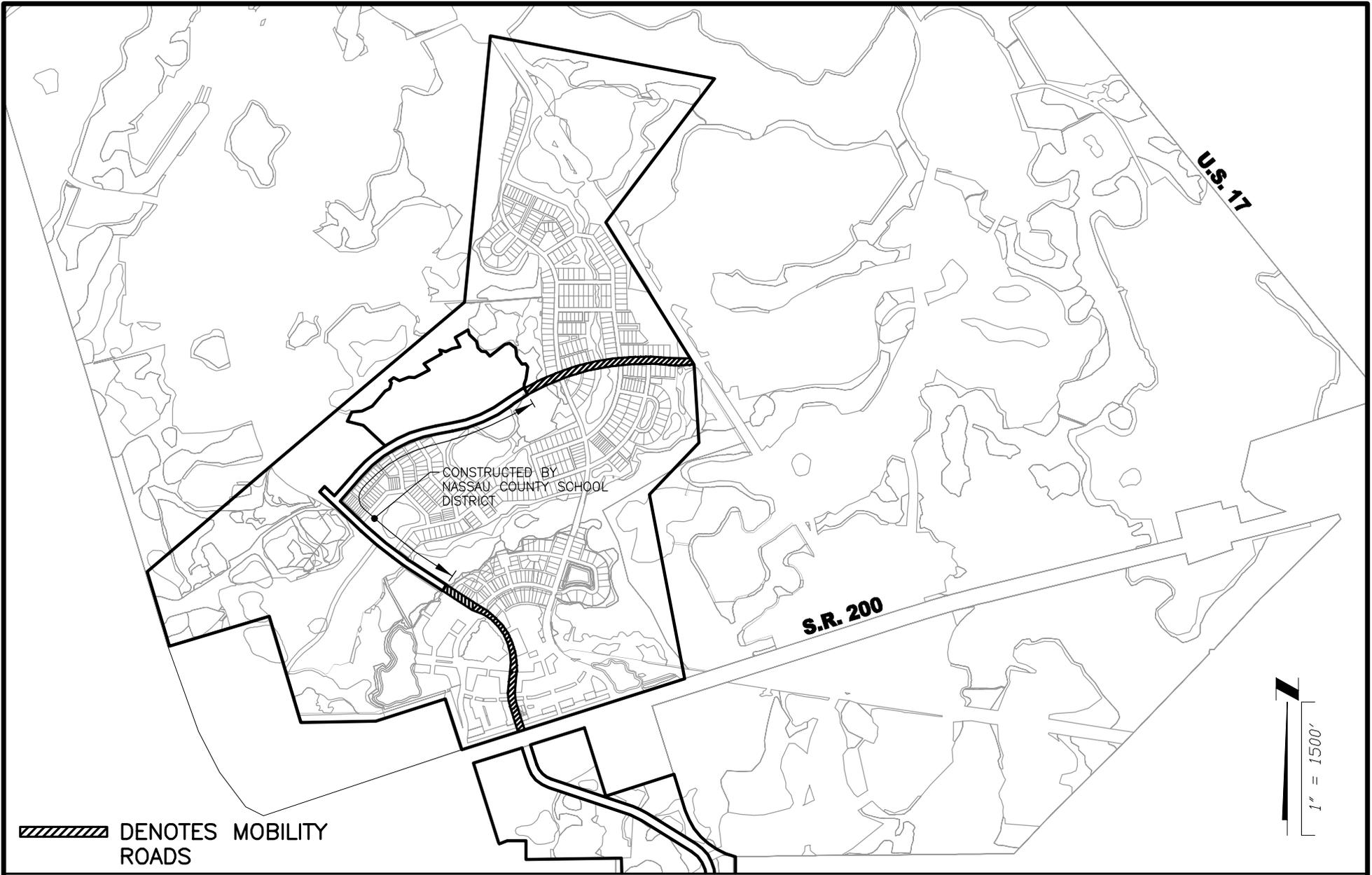
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 4B



 DENOTES MOBILITY
ROADS

ETM

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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

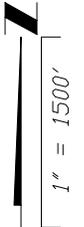
DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 5



 DENOTES LOCAL ROADS



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LOCAL ROADS

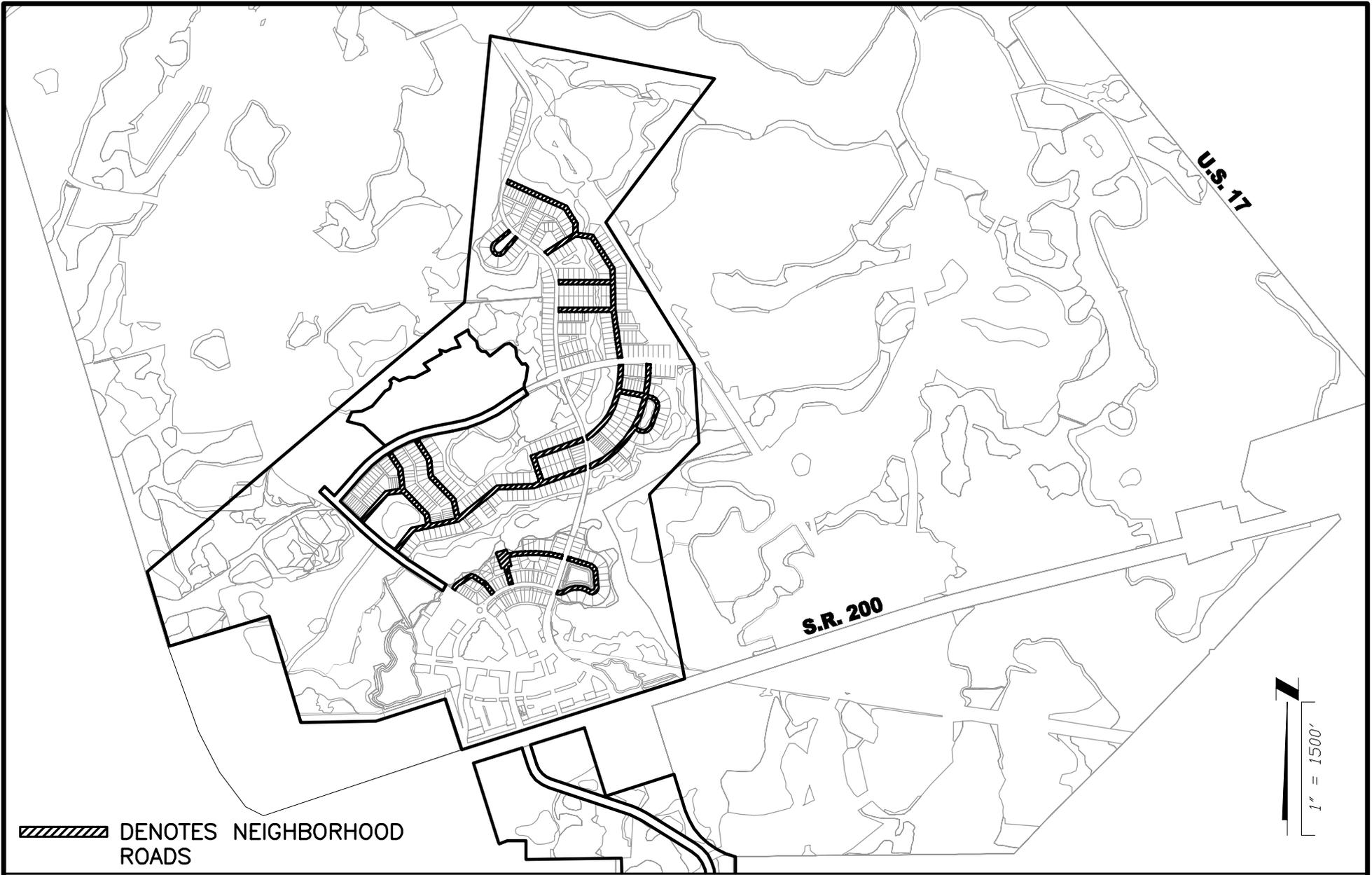
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 6



////// DENOTES NEIGHBORHOOD
ROADS

1" = 1500'



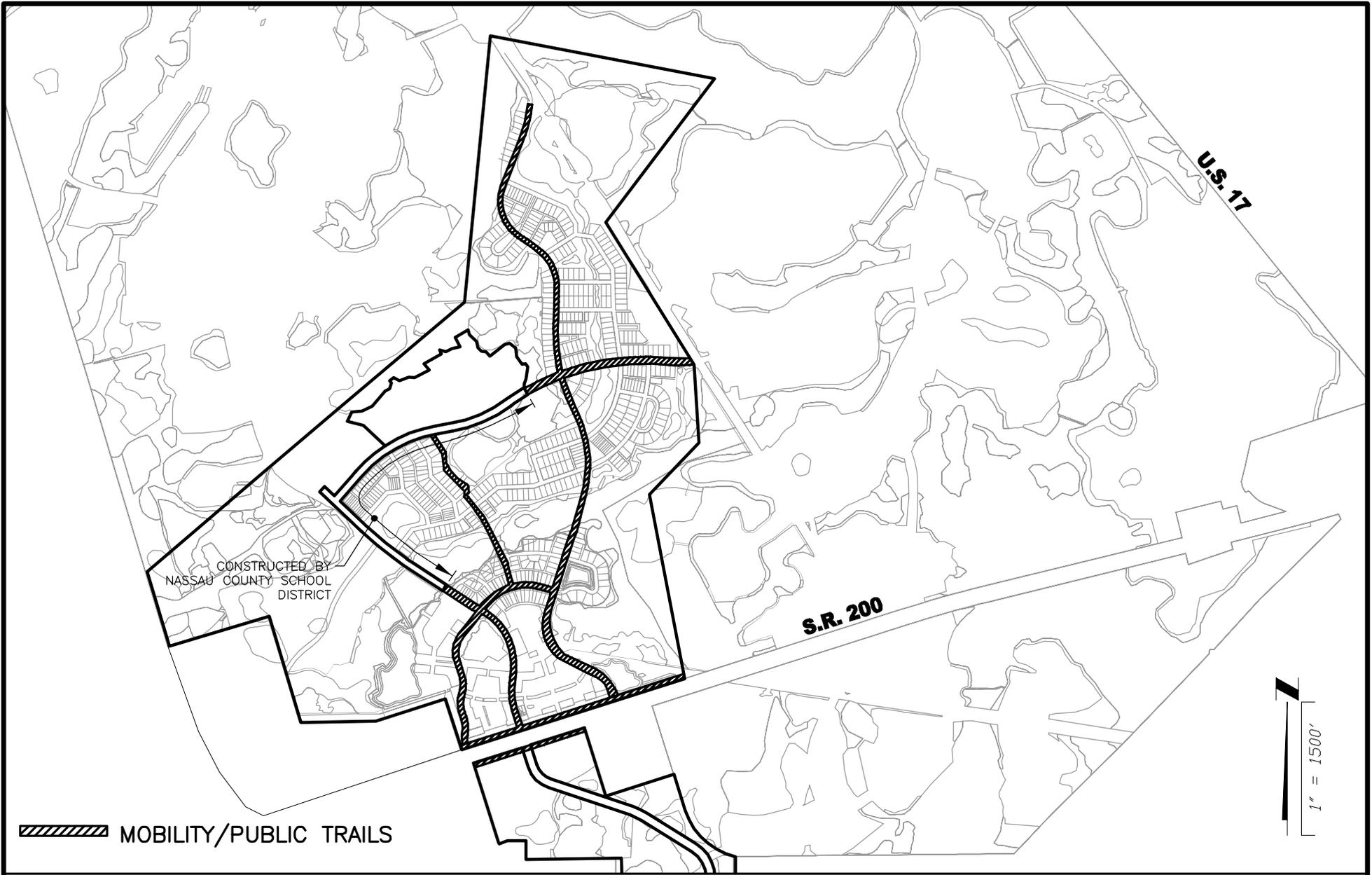
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NEIGHBORHOOD ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 7



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MOBILITY/PUBLIC TRAILS

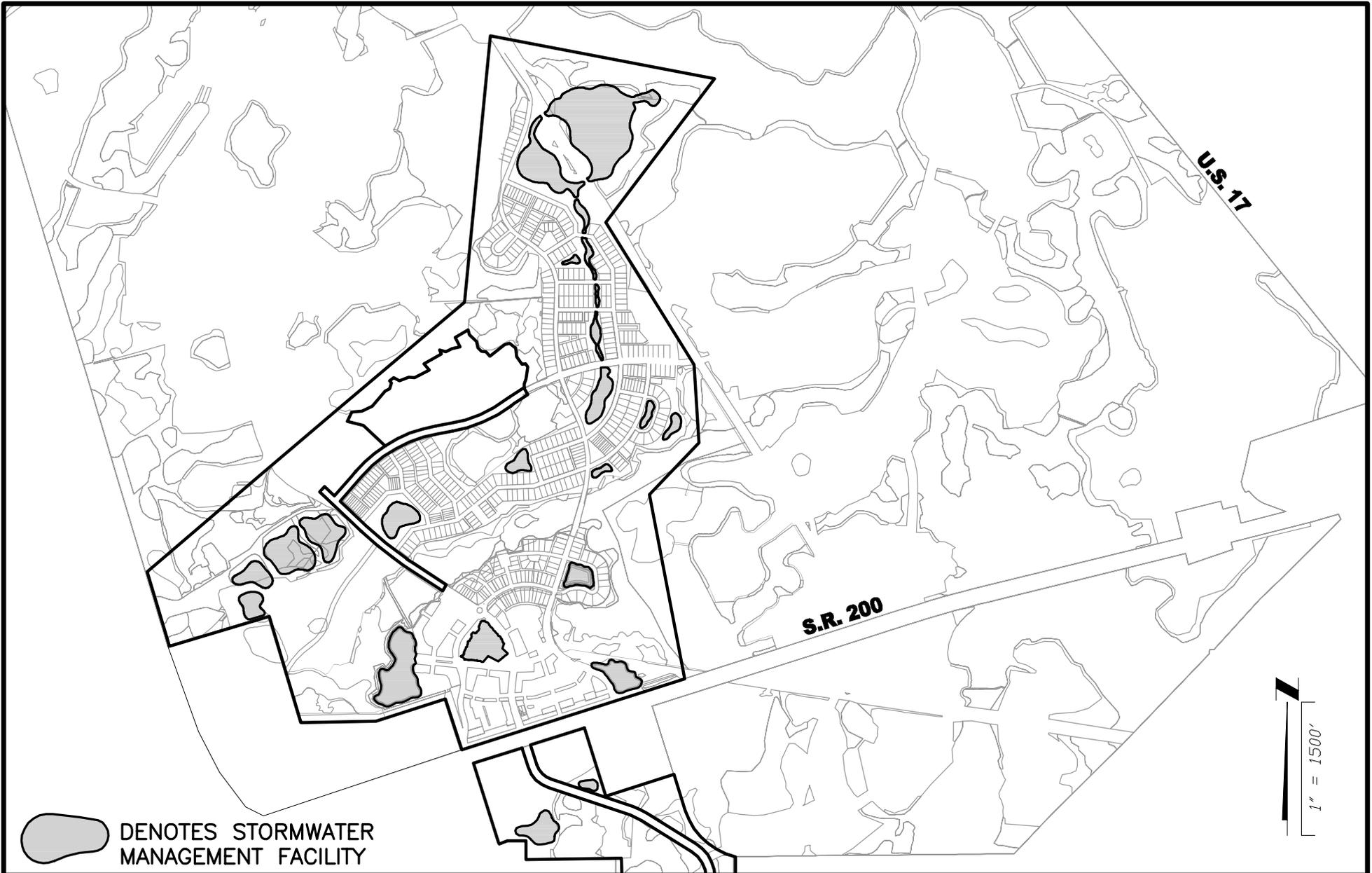
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 8



DENOTES STORMWATER
MANAGEMENT FACILITY

ETM

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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

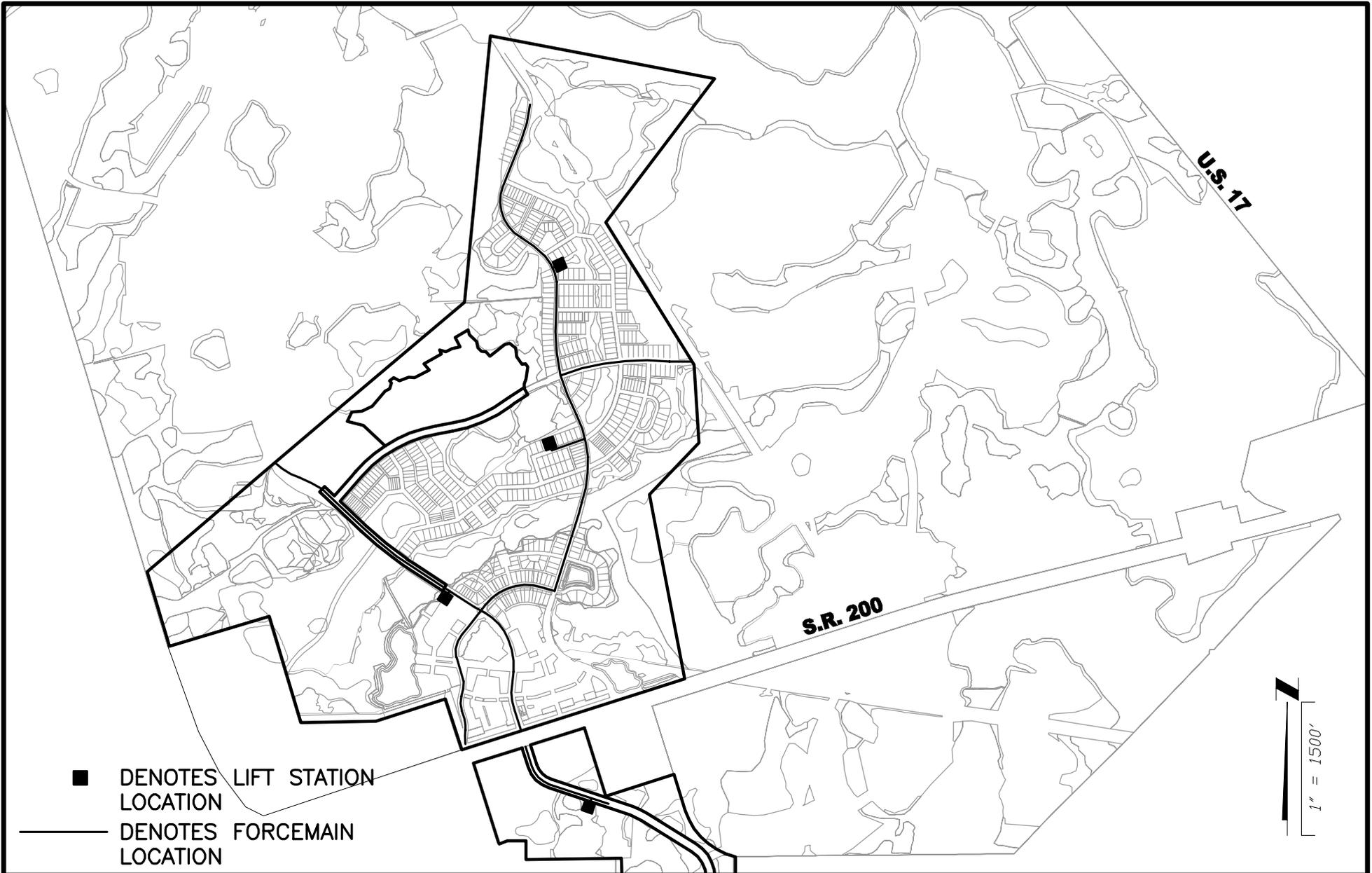
ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 9



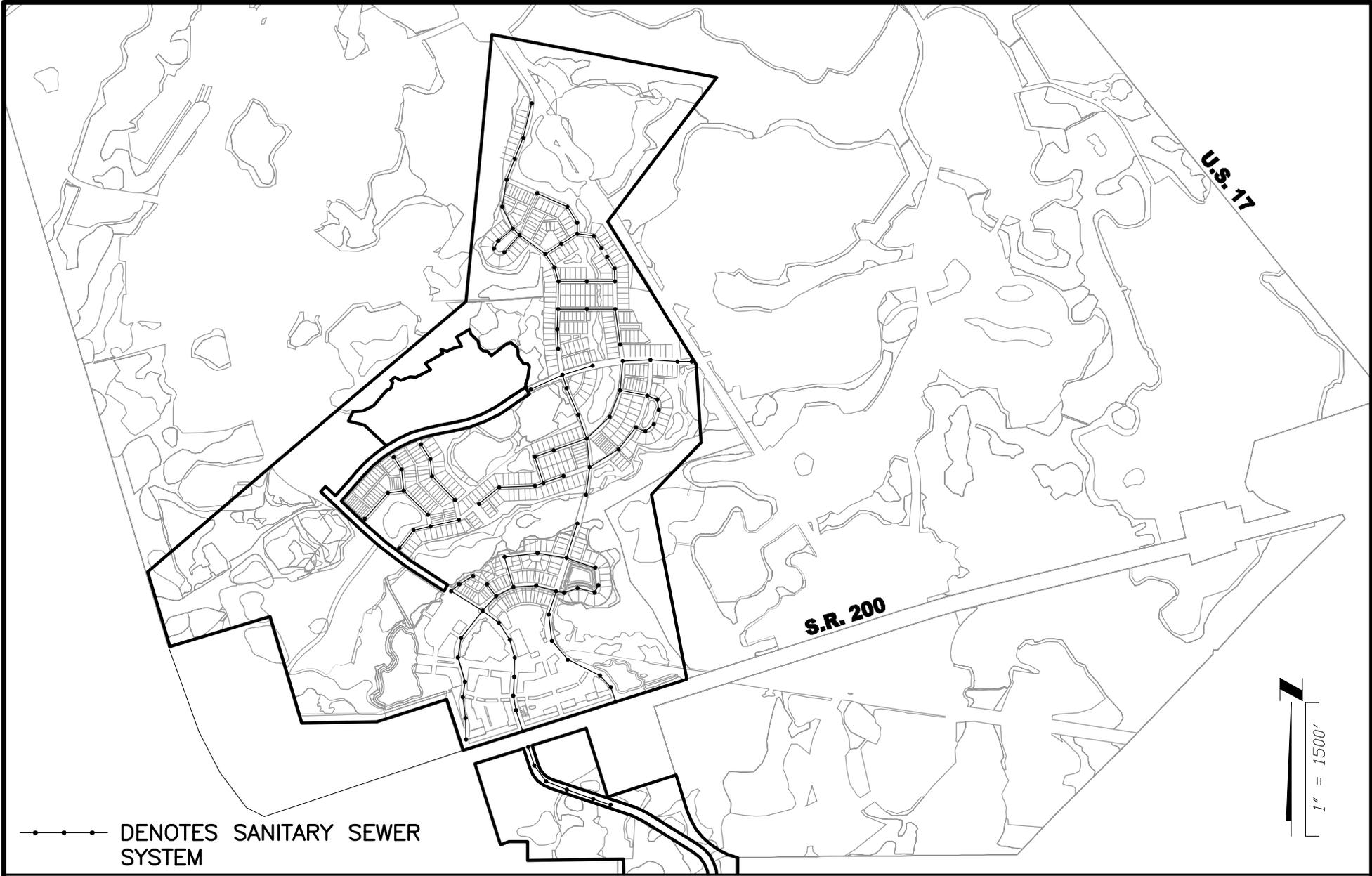


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**SANITARY SEWER LIFT STATIONS
 AND FORCEMANS**

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 10



--- DENOTES SANITARY SEWER SYSTEM

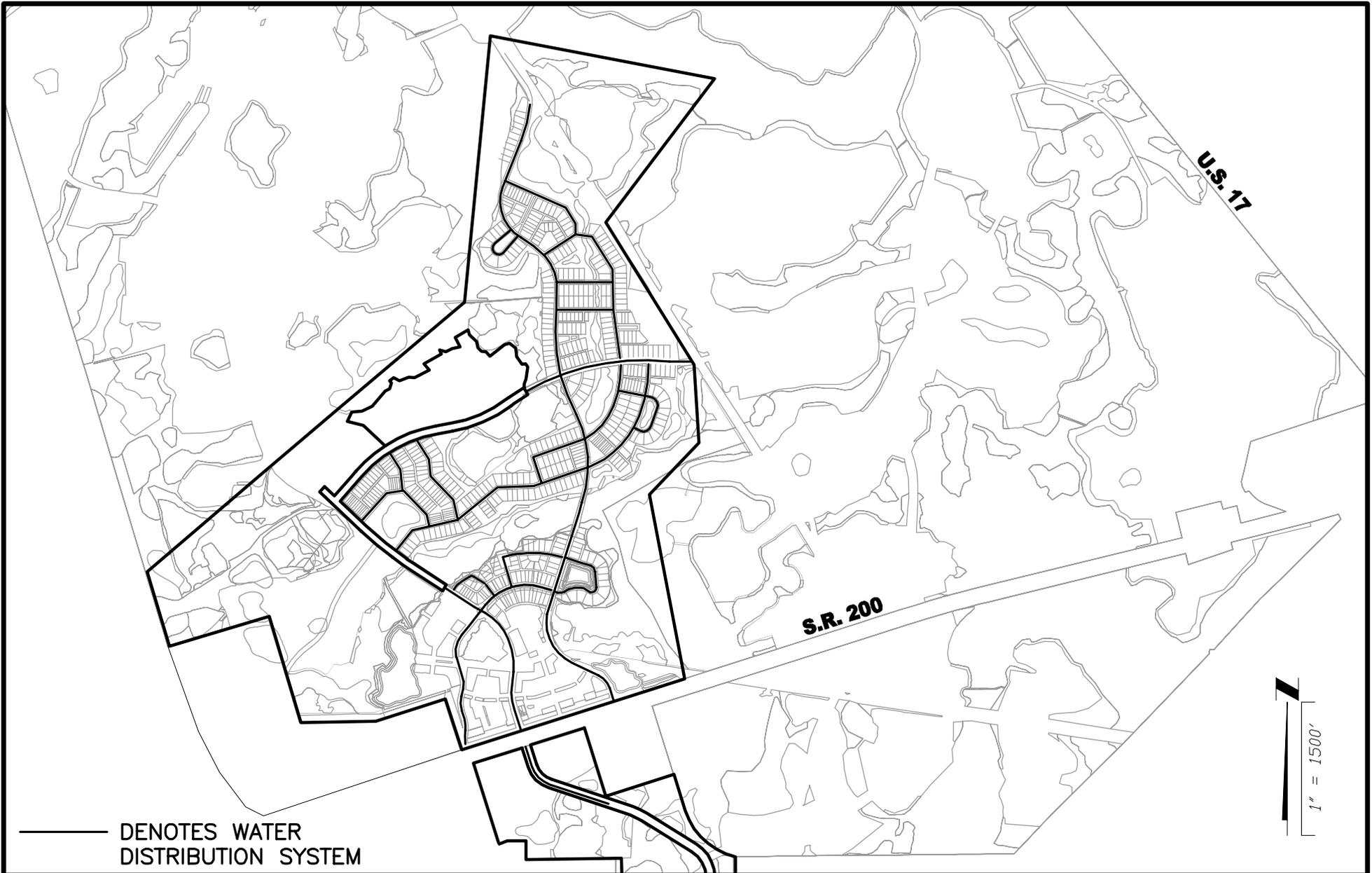
1" = 1500'



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SANITARY SEWER COLLECTION SYSTEM
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
 DRAWN BY: A.J.A.
 DATE: AUGUST 10, 2017
 PLATE NO. 11



— DENOTES WATER DISTRIBUTION SYSTEM

1" = 1500'

ETM

VISION - EXPERIENCE - RESULTS
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POTABLE WATER DISTRIBUTION SYSTEM

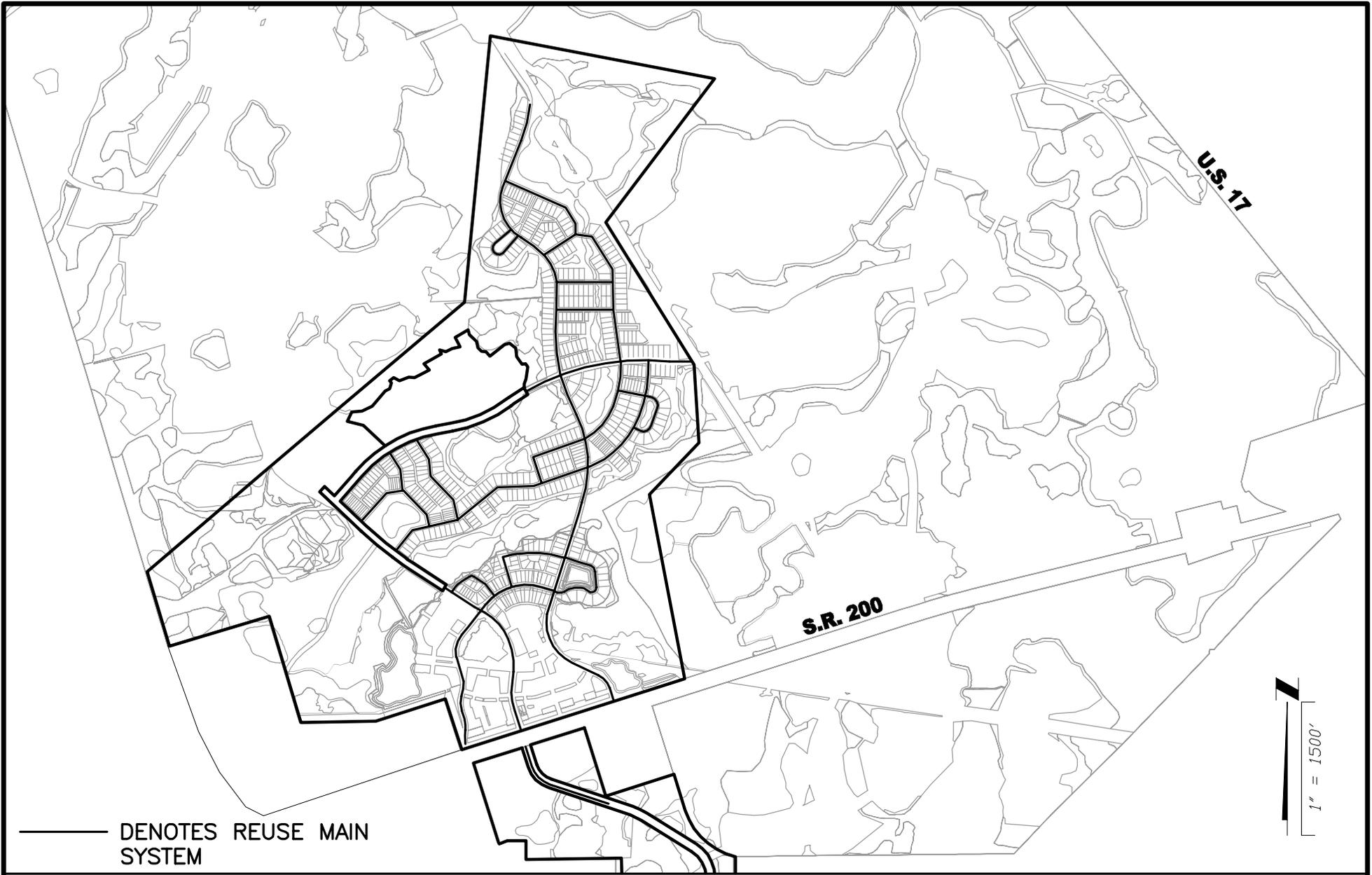
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 12



— DENOTES REUSE MAIN SYSTEM

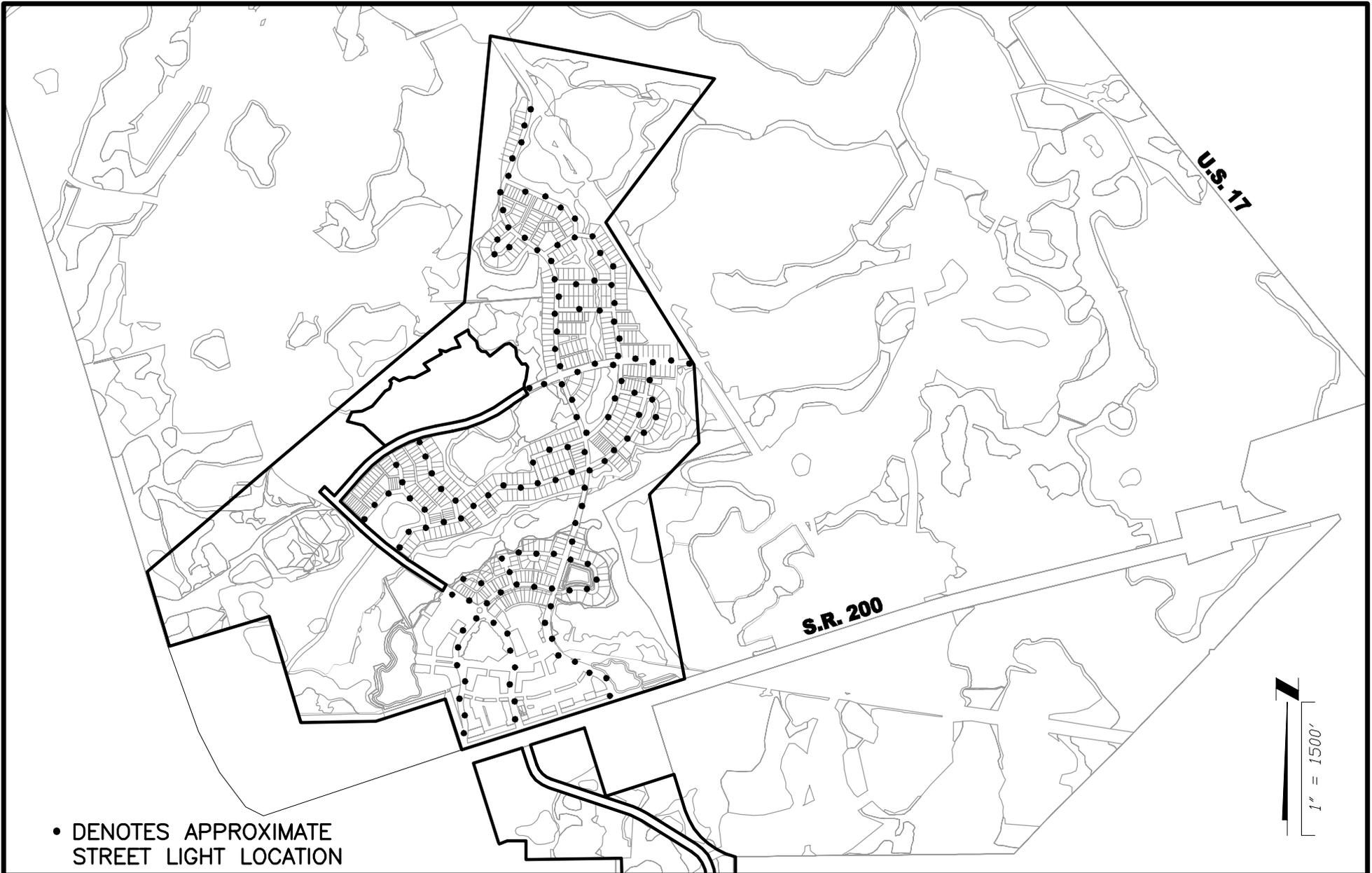


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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 13



• DENOTES APPROXIMATE
STREET LIGHT LOCATION



ETM

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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 14

Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1,*
 dated August 10, 2017, as revised September 28, 2017

EAST NASSAU STEWARDSHIP DISTRICT

Master
Special Assessment
Methodology Report
for the
Wildlight Village Phase 1

August 10, 2017



Provided by:

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Wildlight Village Phase 1 (the "Wildlight Phase 1") portion of the East Nassau Stewardship District (the "District"), located in unincorporated Nassau County, Florida, as related to funding the costs of public infrastructure improvements (the "Wildlight Phase 1 Project") contemplated to be provided for the Wildlight Phase 1 by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Wildlight Phase 1 Project for the Wildlight Phase 1 described in the East Nassau Stewardship District Engineer's Report for Wildlight Village Phase 1 prepared by ETM, Inc. dated August 10, 2017 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Wildlight Phase 1 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Wildlight Phase 1 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the Wildlight Phase 1 well as general benefits to the areas outside Wildlight Phase 1, areas outside the District, and public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the Wildlight Phase 1. The District's Wildlight Phase 1 Project enables properties within the boundaries of the Wildlight Phase 1 to be developed.



There is no doubt that the general public, property owners of property outside the District, and property owners of property outside the Wildlight Phase 1 but inside the District will benefit from the provision of the Wildlight Phase 1 Project. However, these benefits are only incidental since the Wildlight Phase 1 Project is designed solely to provide special benefits peculiar to property within the Wildlight Phase 1. Properties outside the Wildlight Phase 1 are not directly served by the Wildlight Phase 1 Project and do not depend upon the Wildlight Phase 1 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Wildlight Phase 1 properties receive compared to those lying outside of the Wildlight Phase 1, whether inside or outside of the District's boundaries.

The Wildlight Phase 1 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the Wildlight Phase 1 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Wildlight Phase 1 to increase by more than the sum of the financed cost of the individual components of the Wildlight Phase 1 Project. Even though the exact value of the benefits provided by the Wildlight Phase 1 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Wildlight Phase 1 Project as determined by the District Engineer.

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.



2.0 Development Program

2.1 Overview

The Wildlight Phase 1 will serve that portion of the District located within the Central Planning Area of the East Nassau Community Planning Area. The Wildlight Phase 1 is generally located directly east of Interstate I-95 primarily on the north, but to a small degree also on the south side of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of the Wildlight Phase 1 consists of approximately 641.36 +/- acres.

2.2 The Development Program

The development of the Wildlight Phase 1 is anticipated to be conducted by the Wildlight LLC or its affiliates (the "Developer"). Based upon the information provided by the Developer and the Engineer, the current development plan envisions a total of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although land use types and unit/sq. ft./acre numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the Wildlight Phase 1.

3.0 The Wildlight Phase 1 Project

3.1 Overview

The public infrastructure costs to be funded by the District for the Wildlight Phase 1 are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.



3.2 Wildlight Phase 1 Project

The Wildlight Phase 1 Project needed to serve the Wildlight Phase 1 is projected to consist of improvements which will serve all of the lands in the District (the “Master Infrastructure Improvements”) and improvements which will only serve the residential neighborhoods within the District (the “Neighborhood Infrastructure Improvements”).

The Master Infrastructure Improvements will consist of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features. The cost of the Master Infrastructure Improvements is estimated to total approximately \$25,660,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, \$30,900,000 at buildout. According to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses within the Wildlight Phase 1 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1 and Master Infrastructure Improvements will be interrelated such that they will reinforce one another.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately \$11,820,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, \$14,300,000 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the residential land uses within the Wildlight Phase 1.

Table 2 in the *Appendix* illustrates the specific components of the Wildlight Phase 1 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately \$45,200,000 at buildout.



4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the Wildlight Phase 1. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Wildlight Phase 1 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately \$58,965,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately \$40,215,000 in par amount (the "Master Bonds") and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately \$18,750,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Wildlight Phase 1 Project to the various land uses in the Wildlight Phase 1 and based on such benefit allocation to apportion the maximum debt necessary to fund the Wildlight Phase 1 Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for the Wildlight Phase 1 provides for the issuance of the Bonds in the approximate principal amount of \$58,965,000 to finance approximately \$45,200,000 in Wildlight Phase 1 Project costs. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period.



Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$58,965,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Wildlight Phase 1 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Wildlight Phase 1 and general benefits accruing to areas outside of Wildlight Phase 1 but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Wildlight Phase 1 Project. All properties that receive special benefits from the Wildlight Phase 1 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Wildlight Phase 1 Project.



5.2 Benefit Allocation

The most current revised development plan envisions the development of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although unit numbers and land use types may change throughout the development period.

As indicated in *Section 3.2*, according to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1 and Master Infrastructure Improvements will be interrelated such that they will reinforce one another. Additionally, according to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the residential land uses within the Wildlight Phase 1.

By allowing for the land in the Wildlight Phase 1 to be developable, both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within the Wildlight Phase 1 and benefit all land within the Wildlight Phase 1 as an integrated system of improvements. Further, the residential land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the public infrastructure improvements included in the Wildlight Phase 1 Project have a logical connection to the special and peculiar benefits received by the land within the Wildlight Phase 1, as without such improvements, the development of the properties within the Wildlight Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Wildlight Phase 1, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these



special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The development of land in the Wildlight Phase 1 will include an approximately 27-acre elementary school facility that is owned and operated by Nassau County School District and an approximately 2-acre community center site owned and operated by the home owners' association for the Wildlight Phase 1. A portion of the land in the Wildlight Phase 1 was conveyed to Nassau County School District, the local governmental agency responsible for public education within Nassau County. While it is beyond question that such land will benefit from the provision of the District's Wildlight Phase 1 Project, it is proposed that such land be exempted from the assessments levied by the District in connection with issuance of the Bonds. The rationale for this exemption is that such land is owned by a governmental entity providing services to, among others, the property owners and residents of the District.

Additionally, based upon representations of the Developer, the community center will be owned and operated by the home owners' association whose members will be residential landowners within the Wildlight Phase 1. While it is beyond question that the parcels containing the community center will benefit from the provision of the District's Wildlight Phase 1 Project, the District may determine to exempt such property from assessments levied in connection with the issuance of the Bonds provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the cost of any capital assessments will already be borne by the capital assessment-paying residential property owners within the Wildlight Phase 1 in the proportion equivalent to their benefit of public improvements.

The benefit associated with the Master Infrastructure Improvements of the Wildlight Phase 1 Project of the District is proposed to be allocated to the different product types within the Wildlight Phase 1 in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 4 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that are proposed to be assigned to the land uses contemplated to be



developed within the Wildlight Phase 1 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different EAU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of EAU measures serves as a reasonable approximation of the relative amount of benefit received from the District's master improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Master Infrastructure Improvements (the "Master Assessment") in accordance with the EAU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected Master Assessment annual debt service assessments per 1,000 square feet for commercial land uses, acre for the educational/community land uses, and unit for residential land uses and.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the different residential product types within the Wildlight Phase 1 in proportion to the density of development and intensity of use of the neighborhood infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Based on the determination made by the District Engineer that all of the benefit of the Neighborhood Infrastructure Improvements accrues to the residential land uses, only residential products will be assessed for the costs of Neighborhood Infrastructure Improvements.



Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights that are proposed to be assigned to the residential land uses contemplated to be developed within the Wildlight Phase 1 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's neighborhood improvements.

Table 7 in the *Appendix* presents the apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessment") in accordance with the ERU benefit allocation method presented in Table 6. Table 7 also presents the annual levels of the projected Neighborhood Assessment annual debt service assessments per unit.

Finally, Tables 8 and 9 in the *Appendix* present the combined Master Assessment and Neighborhood Assessment levels for the different product types.

5.3 Assigning Debt

The assessment associated with repayment of the Bonds comprises the sum of the Master Assessment and Neighborhood Assessment (cumulatively the "Assessment") and will initially be levied on all of the gross acre land in the Wildlight Phase 1.



Consequently, the Assessment will be levied on approximately 641.36 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$58,965,000 will be preliminarily levied on approximately 641.36 +/- gross acres at a rate of \$91,937.45 per acre.

For residential land uses, as the land is platted, Master Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*, and Neighborhood Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Master Assessment levied on unplatted gross acres within the Wildlight Phase 1 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For non-residential land uses, as they receive a development or site approval, Master Assessment will be allocated to such parcels that received development or site approval based on the planned use for that parcel as reflected in Table 5 in the *Appendix*.

Further, to the extent that any residential land which has not been platted or non-residential land which has not received a development or site approval, is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the Wildlight Phase 1. The District's improvements benefit assessable properties within the Wildlight Phase 1 and accrue to all such assessable properties, with the exceptions described in the previous section, on an EAU and ERU basis.



Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Wildlight Phase 1. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Wildlight Phase 1 Project make the land in the Wildlight Phase 1 developable and saleable and when implemented jointly as parts of the Wildlight Phase 1 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as EAU factors) in the *Appendix* and Table 6 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the Wildlight Phase 1 according to reasonable estimates of the special and peculiar benefits derived from the Wildlight Phase 1 Project by different land uses.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.



5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of EAUs and ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per EAU and ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Master Assessment per EAU preliminarily equals \$23,901.79 (\$40,215,000 in Master Assessment divided by 1,682.51 EAUs), and Neighborhood Assessment per ERU preliminarily equals \$25,760.45 (\$18,750,000 in Neighborhood Assessments divided by 727.86 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of EAUs and ERUs.

As the land for residential land uses is platted or as land for non-residential land uses receives a development or site approval, the Assessment is assigned to platted parcels with respect to land for residential land uses or assigned to parcels based on development or site approval with respect to land for non-residential land uses based on the figures in Tables 8 and 9 in the *Appendix*. If as a result of platting and apportionment of the Assessment to the platted parcel of land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcel of land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted with respect to parcels for residential land uses or does not have development or site approval with respect to parcels for non-residential land uses within the Wildlight Phase 1 remains equal to \$23,901.79, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted within the Wildlight Phase 1 remains equal to \$25,760.45, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or



site approval and apportionment of the Assessment to the parcels for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land within parcels for residential land uses that remain unplatted or land within parcels for non-residential land uses that do not have development or site approval within the Wildlight Phase 1 equals less than \$23,901.79, and the Neighborhood Assessment per ERU (if applicable) for the land that remains unplatted within the Wildlight Phase 1 equals less than \$25,760.45, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within the Wildlight Phase 1 will be lowered if that state persists at the conclusion of platting of all land within the Wildlight Phase 1 with respect to land for residential land uses and obtaining development or site approval with respect to land for non-residential land uses.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted for residential land uses or does not have development or site approval for land for non-residential land uses within the Wildlight Phase 1 equals more than \$23,901.79, and/or the Neighborhood Assessment per ERU (if applicable) for the residential land that remains unplatted within the Wildlight Phase 1 equals more than \$25,760.45, (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting or development or site approval caused the increase of assessment per EAU/ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Assessment per EAU and \$23,901.79, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and \$25,760.45, multiplied by the actual number of EAUs/ERUs plus accrued interest to the next succeeding interest payment date on the respective Series of Bonds, unless such interest payment date occurs within 45 days of



such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the Wildlight Phase 1 or any development or site approval within the Wildlight Phase 1, any planned sale of an unplatted land for residential land uses or sale of land for non-residential land uses that does not have development or site approval by the Developer to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Master Assessment per EAU for land for residential land uses that remains unplatted or land for non-residential land uses that does not have development or site approval and is also unsold by the Developer within the Wildlight Phase 1 remains equal to \$23,901.79, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within the Wildlight Phase 1 remains equal to \$25,760.45. The test will be based upon the development rights as signified by the number of EAUs/ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Final Assessment Roll

The Assessment of \$58,965,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.



6.0 Appendix

Table 1

East Nassau Stewardship District

Wildlight Village Phase 1

Development Plan

Land Use	Unit of Measurement	Number of Sq. Ft./Acres/Units
Commercial		
Village Center	Square Foot	550,000
Total Commercial		550,000
Educational/Community		
Elementary School	Acre	27
Community Center	Acre	2
Wellness Center/Private School	Acre	28
Total Government/Community		57
Residential		
SF 30'	Dwelling Unit	60
SF 45'	Dwelling Unit	241
SF 55'	Dwelling Unit	175
SF 70'	Dwelling Unit	105
Apartment	Dwelling Unit	300
Total Residential		881



Table 2

East Nassau Stewardship District

Wildlight Village Phase 1

Wildlight Phase 1 Project

Improvement	Cost
<u>Master Infrastructure Improvements</u>	
Mobility Roads	\$2,300,000
Local Roads	\$3,400,000
Mobility/Public Trails	\$1,600,000
Stormwater Management Facilities	\$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	\$5,700,000
Street Lighting	\$300,000
Landscaping/Irrigation	\$1,200,000
Entry Features	\$1,000,000
Design, Engineering, Surveying & Permitting	\$2,430,000
Contingency	\$3,030,000
Sub-Total (2017 Dollars)	\$25,660,000
Buildout Total	\$30,900,000
<u>Neighborhood Infrastructure Improvements</u>	
Neighborhood Roads	\$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	\$4,300,000
Street Lighting	\$300,000
Design, Engineering, Surveying & Permitting	\$1,120,000
Contingency	\$1,400,000
Sub-Total (2017 Dollars)	\$11,820,000
Buildout Total	\$14,300,000
Total	\$45,200,000



Table 3

East Nassau Stewardship District Wildlight Village Phase 1

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	\$40,215,000	\$18,750,000	\$58,965,000
Total Sources	\$40,215,000	\$18,750,000	\$58,965,000
Uses			
Project Fund Deposits:			
Project Fund	\$30,900,000	\$14,300,000	\$45,200,000
Other Fund Deposits:			
Debt Service Reserve Fund	\$3,079,562	\$1,435,827	\$4,515,389
Capitalized Interest Fund	\$5,227,950	\$2,437,500	\$7,665,450
	\$8,307,512	\$3,873,327	\$12,180,839
Delivery Date Expenses:			
Costs of Issuance	\$1,007,488	\$576,673	\$1,584,161
Total Uses	\$40,215,000	\$18,750,000	\$58,965,000



Table 4

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Benefit Allocation

Land Use	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Acre/Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
<u>Comercial</u>			
Village Center	1.47	808.50	48.05321%
Total Comercial		808.50	48.05321%
<u>Educational/Community</u>			
Elementary School	n/a	0.00	0.00000%
Community Center	n/a	0.00	0.00000%
Wellness Center/Private School	5.91	165.34	9.82698%
Total Government/Community		165.34	9.82698%
<u>Residential</u>			
SF 30'	0.61	36.60	2.17532%
SF 45'	0.87	209.67	12.46174%
SF 55'	1.00	175.00	10.40113%
SF 70'	1.28	134.40	7.98807%
Apartment	0.51	153.00	9.09356%
Total Residential		708.67	42.11981%
Total		1,682.51	100.00000%



Table 5

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
<u>Commercial</u>			
Village Center	\$19,324,596.88	\$35,135.63	\$2,802.70
Total Commercial	\$19,324,596.88		
<u>Educational/Community</u>			
Elementary School	\$0.00	\$0.00	\$0.00
Community Center	\$0.00	\$0.00	\$0.00
Wellness Center/Private School	\$3,951,921.89	\$141,140.07	\$11,258.48
Total Government/Community	\$3,951,921.89		
<u>Residential</u>			
SF 30'	\$874,805.50	\$14,580.09	\$1,163.03
SF 45'	\$5,011,488.22	\$20,794.56	\$1,658.74
SF 55'	\$4,182,813.18	\$23,901.79	\$1,906.60
SF 70'	\$3,212,400.52	\$30,594.29	\$2,440.45
Apartment	\$3,656,973.81	\$12,189.91	\$972.37
Total Residential	\$16,938,481.23		
Total	\$40,215,000.00		

* Included costs of collection and assumes payment in **November**



Table 6

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Benefit Allocation

Land Use	Neighborhood Infrastructure Improvements ERU per Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential			
SF 30'	0.58	34.80	4.78114%
SF 45'	0.86	207.26	28.47526%
SF 55'	1.00	175.00	24.04309%
SF 70'	1.36	142.80	19.61916%
Apartment	0.56	168.00	23.08136%
Total		727.86	100.00000%

Table 7

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per Unit	Annual Neighborhood Assessment Apportionment per Unit*
Residential			
SF 30'	\$896,463.61	\$14,941.06	\$1,191.82
SF 45'	\$5,339,110.54	\$22,153.99	\$1,767.18
SF 55'	\$4,508,078.48	\$25,760.45	\$2,054.86
SF 70'	\$3,678,592.04	\$35,034.21	\$2,794.61
Apartment	\$4,327,755.34	\$14,425.85	\$1,150.72
Total	\$18,750,000.00		

* Included costs of collection and assumes payment in **November**



Table 8

East Nassau Stewardship District

Wildlight Village Phase 1

Combined Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Total Neighborhood Assessment Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessment per 1,000 Sq. Ft./Acre/Unit
Comercial				
Village Center	\$19,324,597	\$0	\$19,324,597	\$35,135.63
Total Commercial	\$19,324,597	\$0	\$19,324,597	
Educational/Community				
Elementary School	\$0	\$0	\$0	\$0.00
Community Center	\$0	\$0	\$0	\$0.00
Wellness Center/Private School	\$3,951,922	\$0	\$3,951,922	\$141,140.07
Total Government/Community	\$3,951,922	\$0	\$3,951,922	
Residential				
SF 30'	\$874,805	\$896,464	\$1,771,269	\$29,521.15
SF 45'	\$5,011,488	\$5,339,111	\$10,350,599	\$42,948.54
SF 55'	\$4,182,813	\$4,508,078	\$8,690,892	\$49,662.24
SF 70'	\$3,212,401	\$3,678,592	\$6,890,993	\$65,628.50
Apartment	\$3,656,974	\$4,327,755	\$7,984,729	\$26,615.76
Total Residential	\$16,938,481	\$18,750,000	\$35,688,481	
Total	\$40,215,000	\$18,750,000	\$58,965,000	



Table 9

East Nassau Stewardship District

Wildlight Village Phase 1

Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessment Apportionment per Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
<u>Comercial</u>			
Village Center	\$2,802.70	\$0.00	\$2,802.70
<u>Educational/Community</u>			
Elementary School	\$0.00	\$0.00	\$0.00
Community Center	\$0.00	\$0.00	\$0.00
Wellness Center/Private School	\$11,258.48	\$0.00	\$11,258.48
<u>Residential</u>			
SF 30'	\$1,163.03	\$1,191.82	\$2,354.85
SF 45'	\$1,658.74	\$1,767.18	\$3,425.93
SF 55'	\$1,906.60	\$2,054.86	\$3,961.47
SF 70'	\$2,440.45	\$2,794.61	\$5,235.07
Apartment	\$972.37	\$1,150.72	\$2,123.09

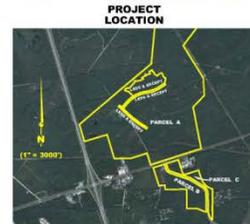
* Included costs of collection and assumes payment in **November**

Exhibit "A"

An Assessment in the amount of \$58,965,000 will be allocated to the following land:

MAP SHOWING SKETCH AND DESCRIPTION
OF
BEING A PORTION OF THE HEIRS OF E. WATERMAN GRANT, SECTION 39
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
SECTIONS 6 & 7 AND THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA

ACREAGE TABLE	
PARCEL A	582.61 ACRES±
PARCEL B	35.49 ACRES±
PARCEL C	23.26 ACRES±
TOTAL	641.36 ACRES±



SURVEYOR'S NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY.
- 2.) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.
- 3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (ATA), BEARING BEING S 72°19'01" W.
- 4.) SOURCES OF INFORMATION:
 - DIRECTOR OF RECORDS
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF INTERSTATE 95, SECTION 74000.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF INTERSTATE 95, SECTION 74190-(249)
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 5 (U.S. HIGHWAY 17), PROJECT NO. 7402

RICHARD J. JENKINS, DATED 08/01/2017
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LD BRADLEY LAND SURVEYORS OneWorldKnowledge... NewAgeTechnology	L. D. BRADLEY LAND SURVEYORS 5773 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32205	
	PHONE (904) 786-6400	FAX (904) 786-1479
W.O. NO. 16-183	DATE: 08/01/2017	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 16183 ALL.DWG	FB PG

Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL "A" AND PARCEL "B":

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S

29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands, S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the

Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

NEWS-LEADER
Published Weekly
511 Ash Street/P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Michael B. Hankins

Who on oath says that he is the Advertising Director of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

**NOI/USE UNIFORM METHOD OF
COLLECTION NON-AD VALOREM**

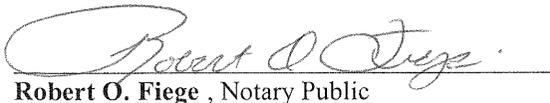
Was published in said newspaper in the issue(s) of

08/30/2017 09/06/2017 09/13/2017 09/20/2017
Ad # 368163

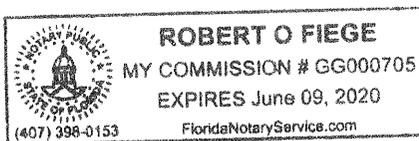
Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.



Sworn to and subscribed to before me
This 20th day of September, A.D. 2017


Robert O. Fiege, Notary Public

 Personally Known



**EAST NASSAU
STEWARDSHIP DISTRICT
NOTICE OF THE DISTRICTS
INTENT TO USE THE UNIFORM
METHOD OF COLLECTION
OF NON-AD VALOREM
SPECIAL ASSESSMENTS**

Notice is hereby given
that the East Nassau Steward-
ship District (the "District") in-
tends to use the uniform
method of collecting non-ad
valorem special assessments
to be levied by the District
pursuant to Section 197.3632,
Florida Statutes. The Board of
Supervisors of the District will
conduct a public hearing on
Thursday, September 28, 2017
at 10:00 a.m. at Florida State
College, Nassau Center,
76346 William Burgess Boule-
vard, Yulee, Florida 32097.

The purpose of the public
hearing is to consider the
adoption of a resolution au-
thorizing the District to use the
uniform method of collecting
non-ad valorem special as-
sessments (the "Uniform
Method") to be levied by the
District on properties located
on land included in the Dis-
trict.

The District may levy non-
ad valorem special assess-
ments for the purpose of fi-
nancing, acquiring, maintain-
ing and/or operating com-
munity development facilities,
services and improvements
within and without the
boundaries of the District, to
consist of, among other
things, roadway improve-
ments, stormwater manage-
ment system, water distribu-
tion system, wastewater sys-
tem, landscaping, hardscap-
ing and irrigation system im-
provements, recreational im-
provements, and any other
lawful improvements or ser-
vices of the District.

Owners of the properties
to be assessed and other in-
terested parties may appear
at the public hearing and be
heard regarding the use of
the Uniform Method. This
hearing is open to the public
and will be conducted in ac-
cordance with the provisions
of Florida law. The public
hearing may be continued to
a date, time and location to
be specified on the record at
the hearing. There may be
occasions when Supervisors
or District Staff may partici-
pate by speaker telephone.

Pursuant to provisions of
the Americans with Disabilities
Act, any person requiring spe-
cial accommodations to par-
ticipate in the hearing and/or
meeting is asked to contact
the District Office at 2300
Glades Road, Suite 410W,
Boca Raton, Florida 33431,
(561) 571-0010, at least forty-
eight (48) hours before the
hearing and/or meeting. If
you are hearing or speech
impaired, please contact the
Florida Relay Service at 1-800-
955-8771 who can aid you in
contacting the District Office.

Each person who decides
to appeal any decision made
by the Board with respect to
any matter considered at the
hearing is advised that person
will need a record of the pro-
ceedings and that accord-
ingly, the person may need
to ensure that a verbatim
record of the proceedings is
made, including the testimo-
ny and evidence upon which
such appeal is to be based.

Craig Wrathell
District Manager
4T 8-30 & 9-06-13-20-2017
#368163

RESOLUTION 2018-02

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE EAST NASSAU STEWARDSHIP DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (“District”) was established pursuant to the provisions of Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Nassau County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 189, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 189, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Nassau County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th of November, 2017.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Legal Description of District

EXHIBIT A

LEGAL DESCRIPTION. The metes and bounds legal description of the District, within which there are no parcels of property owned by those who do not wish their property to be included within the District, includes the lands located within Parcels 1 - 11 as follows:

Parcel 1

A parcel of land, being a portion of Sections 25, 26, 34, 35, 36 and the John Frazier Grant, Section 39, Township 4 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of Section 26, Township 4 North, Range 26 East, Nassau County, Florida; thence on the West line of said Section 26, N 00°30'18" W, a distance of 1648.49 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A"; thence departing said West line and on said Mean High Water Line of the St. Mary's River, Southeasterly a distance of 8022 feet more or less to a point on the Westerly limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way) said point having a tie line of, S 68°37'45" E, a distance of 7483.47 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly limited Access Right of Way line for the next 3 courses, S 30°46'08" W, a distance of 280.03 feet; thence S 24°42'34" W, a distance of 1200.00 feet; thence S 20°45'44" W, a distance of 1895.61 feet to the Northeast corner of those lands described in Official Record Book 1998, Page 970 of the Public Records of Nassau County, Florida; thence departing said Westerly limited Access Right of Way line and on the Northerly

and Westerly lines of said lands for the next 2 courses, N 65°17'05" W, a distance of 3081.32 feet; thence S 57°06'24" W, a distance of 1263.89 feet to a point on the Northeasterly Right of Way line of U. S. Highway No. 17 (variable width Right of Way); thence departing said Westerly line and on said Northeasterly Right of Way line, N 32°53'24" W, a distance of 1725.42 feet to the most Southerly corner of those lands described in Official Record Book 1867, Page 1885 of said Public Records; thence departing said Northeasterly Right of Way line and on the Southerly, Westerly and Northerly lines for the next 5 courses, N 12°06'36" E, a distance of 70.71 feet; thence N 57°06'36" E, a distance of 214.00 feet; thence N 32°53'24" W, a distance of 495.00 feet; thence S 57°06'36" W, a distance of 214.00 feet; thence N 77°53'24" W, a distance of 70.71 feet to a point on the aforesaid Northeasterly Right of Way line; thence departing said Northerly line and on said Northeasterly Right of Way line, N 32°53'24" W, a distance of 1931.47 feet to a point on the North line of Section 34, Township 4 North, Range 26 East, Nassau County, Florida; thence departing said Northeasterly Right of Way line and on said North line, N 88°58'36"

E, a distance of 531.78 feet to the Point of Beginning.

Parcel 2

A parcel of land, being a portion of Section 36 and the William Fox Grant, Section 38, Township 4 North, Range 26 East, and being a portion of Sections 32 and 33, Township 4 North, Range 27 East, and being a portion of Section 1 and the Charles Seton Grant, Section 37 and the William Fox Grant, Section 38 and the Heirs of E. Waterman Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43, the Josiah Smith Grant, Section 44 and the Eugenia Brant Grant, Section 45 and the S. Cashen Grant, Section 46 and the Spicer S. Christopher Grant and J. Smith Grant, Section 47 and the Spicer S. Christopher Grant, Section 48 and the Charles Seton Grant, Section 49 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51 and the John Wingate Grant, Section 53 and the W and J Lofton Grant, Section 54 and the W and J Lofton Grant, Section 55, Township 3

North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, all in Nassau County, Florida and being more particularly described as follows:

Begin at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (a 137.50 foot Right-of-Way at this point) and the Easterly Right-of-Way line of Crandall Road (a 40 foot County Maintained Right-of-Way); thence on said Northeasterly Right-of-Way line for the next 3 courses, thence N 32°52'39" W, a distance 1680.52 feet; thence N 32°57'39" W, a distance 2740.76 feet; thence N 32°53'09" W, a distance 733.22 feet to the Southwest corner of those lands described in Official Record Book 611, Page 651 of the Public Records of Nassau County, Florida; thence departing said Northeasterly Right-of-Way line and on the Southerly line, Easterly line and Northerly line of said lands for the next 3 courses, N 57°06'51" E, a distance 415.00 feet; thence N 32°53'09" W, a distance 315.00 feet; thence S 57°06'51" W, a distance 415.00 feet to the Northwest corner of said lands said point also being on the aforesaid Northeasterly Right-of-Way line of U.S. Highway No. 17; thence departing said Northerly line and on said Northeasterly Right-of-Way line, N 32°53'09" W, a distance 4009.48 feet to the most Southwesterly corner of those lands described in Official Record Book 44, Page 221 of said Public Records; thence departing said Northeasterly Right-of-Way line and on the Southerly line, Westerly line, Southerly line, Easterly line and on the Northwesterly prolongation thereof for the next 4 courses, thence N 57°06'51" E, a distance 349.29 feet; thence S 32°53'09" E, a distance 735.00 feet; thence N 57°06'51" E, a distance 650.71 feet; thence N 32°53'09" W, a distance 1832.50 feet to the Northeasterly corner of those lands described in Official Record Book 1415, Page 574 of said Public Records; thence departing said Northwesterly prolongation line and on the Northerly line of said lands, S 57°06'51" W, a distance 1000.00 feet to the Northwesterly corner of said lands said point also being on the aforesaid Northeasterly Right-of-Way line of U.S. Highway No. 17; thence departing said Northerly line and on said Northeasterly Right-of-Way line for the next 6 courses, N 32°53'09" W, a distance 693.03 feet; thence N 32°54'39" W, a distance 534.04 feet; thence N 33°01'13" E, a distance 164.28 feet; thence N 32°54'39" W, a distance 695.00 feet; thence S 89°26'12" W, a distance 177.55 feet; thence N

32°54'39" W, a distance 2036.94 feet to the Southeast corner of those lands described in Official Record Book 1641, Page 1573 of said Public Records; thence departing said Northeasterly Right-of-Way line and on the Easterly line and on Northerly lines of said lands for the next 3 courses, N 24°41'55" E, a distance 4517.43 feet; thence N 21°05'55" W, a distance 658.43 feet; thence N 65°17'21" W, a distance 1624.14 feet to a point on the Easterly limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way); thence departing said Northerly line and on said Easterly limited Access Right of Way line for the next 2 courses, N 24°42'34" E, a distance 690.82 feet; thence N 31°16'11" E, a distance 1059.18 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A"; thence departing said Easterly limited Access Right of Way line and on said Mean High Water Line, Southeasterly, a distance of 2951 feet more or less to a point on the Easterly line of the William Fox Grant, Section 38, Township 4 North, Range 26 East, Nassau County, Florida said point having a tie line of, S 51°34'50" E, a distance of 2855.64 feet from said reference point "A"; thence departing said Mean High Water Line and on said Easterly line, S 33°27'43" W, a distance 748.66 feet to a point on the North line of the Charles Seton Grant, Section 37, Township 3 North, Range 26 East, Nassau County, Florida; thence departing said Easterly line and on said North line, N 88°44'44" E, a distance 513.75 feet to a point on the aforesaid Mean High Water Line of the St. Mary's River said point being referred to as reference point "B"; thence departing said North line and on said Mean High Water Line, Southeasterly, a distance of 5276 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "C" said point having a tie line of, S 36°30'52" E, a distance of 4828.26 feet from said reference point "B"; thence continue on said Mean High Water Line, Northeasterly, a distance of 7051 feet more or less to a point on the South line of Section 32, Township 4 North, Range 27 East, Nassau County, Florida, said point also being on said Mean High Water Line said point being referred to as reference point "D" said point having a tie line of, N 49°38'32" E, a distance of 6131.74 feet from said reference point "C"; thence continue on said Mean High Water Line, Northeasterly a distance of 3218 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "E" said point having a

tie line of, N 59°42'40" E, a distance of 3066.75 feet from said reference point "D"; thence continue on said Mean High Water Line, Southeasterly and Northeasterly, a distance of 10,304 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "F" said point having a tie line of, S 86°49'56" E, a distance of 6272.48 feet from said reference point "E"; thence continue on said Mean High Water Line, Southeasterly and Northeasterly, a distance of 9016 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "G" said point having a tie line of, S 76°57'13" E, a distance of 6753.01 feet from said reference point "F"; thence continue on said Mean High Water Line, Southeasterly, a distance of 7683 feet more or less to the Northwest corner of those lands described in Official Record Book 1043, Page 181 of said Public Records said point also being on said Mean High Water Line said point having a tie line of, S 15°33'29" E, a distance of 5567.35 feet from said reference point "G"; thence departing said Mean High Water Line and on the Westerly line and Southerly line of said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Northwesterly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Easterly line and on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line

of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 631, Page 31 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the

Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as

recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of the aforesaid Page Hill Unit 1 for the next 7 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 1155.32 feet; thence S 75°30'02" E, a distance 415.78 feet; thence S 15°05'25" W, a distance 1047.82 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 75°11'45" W, a distance 135.69 feet; thence N 76°11'45" W, a distance 1105.99 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 6123.00 feet to the Southwest corner of said Yulee Hills; thence departing said Westerly line and continuing on said Easterly line of Section 50, S 43°54'03" W, a distance 4814.17 feet to a point on the North Right of Way line of Pages Dairy Road (80 foot Right of Way) said point also being on a curve, concave Southeast, having of radius 449.26 feet and a central angle of 1°13'25"; thence departing said Easterly line and on said North Right of Way line and on the arc of said curve a distance of 9.59 feet said arc being subtended by a chord which bears S 75°39'19" W, a distance of 9.59 feet to a point on the North Right of Way line of Jefferson Street (75 foot Right of Way) as shown on North Yulee as recorded in Plat

Book 2, Page 26 of the aforesaid Public Records; thence departing said North Right of Way line of Pages Dairy Road and on said North Right of Way line of Jefferson Street, N 89°26'08" W, a distance 1639.13 feet to the Southeast corner of those lands described in Official Record Book 325, Page 159 of said Public Records; thence departing said North Right of Way line and on the Easterly line of said lands, N 28°15'16" W, a distance 2192.02 feet to the Northeast corner of said lands said point also being on the Easterly line of those lands described in Official Record Book 1629, Page 1511 of said Public Records; thence departing said Easterly line and on said Easterly line of those lands described in Official Record Book 1629, Page 1511 and on the Easterly line of those lands described in Official Record Book 1974, Page 625 of said Public Records, N 44°18'02" E, a distance 1176.85 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northwesterly prolongation thereof, N 46°33'16" W, a distance 4615.27 feet to the Northeast corner of those lands described in Official Record Book 1871, Page 1833 of said Public Records; thence departing said Northwesterly prolongation line and on the Westerly line and Southerly line of said lands for the next 2 courses, S 43°49'29" W, a distance 2150.02 feet; thence S 46°10'48" E, a distance 965.65 feet to the Northwest corner of those lands described in Official Record Book 1560, Page 1741 of said Public Records; thence departing said Southerly line and on the Westerly line of said lands, S 44°45'43" W, a distance 784.92 feet to a point on the Northeasterly Right of Way line of U.S. Highway No. 17 (Variable Width Right of Way); thence departing said Westerly line and on said Northeasterly Right of Way line for the next 3 courses, N 45°55'39" W, a distance 1717.93 feet to the beginning of a curve, concave Northeast, having a radius of 5629.65 feet and a central angle of 7°10'00"; thence on the arc of said curve a distance of 704.17 feet said arc being subtended by a chord which bears N 42°20'39" W, a distance of 703.71 feet to the curves end; thence N 38°45'39" W, a distance 2470.26 feet to a point on the Easterly line of those lands described in Official Record Book 1910, Page 1533 of the aforesaid Public Records; thence departing said Northeasterly Right of Way line and on said Easterly line and on the Northeasterly prolongation thereof, N 49°42'18" E, a distance 446.92 feet to the Southwest corner of those lands described in Official Record Book 697, Page 547 of said Public Records;

thence departing said Northeasterly prolongation line and on the Southerly line of said lands and on the Southeasterly prolongation thereof, S 45°06'08" E, a distance 1089.00 feet to the Southeast corner of those lands described in Official Record Book 2056, Page 790 of said Public Records; thence departing said Southeasterly prolongation line and on the Easterly line of said lands and on the Northeasterly prolongation thereof, N 44°53'52" E, a distance 2046.00 feet to the Northeast corner of those lands described in Official Record Book 762, Page 958 of said Public Records; thence departing said Northeasterly prolongation line and on the Northerly line of said lands and on the Northwesterly prolongation thereof, N 45°06'08" W, a distance 2178.00 feet to the Northwest corner of those lands described in Official Record Book 590, Page 920 of said Public Records; thence departing said Northwesterly prolongation line and on the Westerly line of said lands, S 44°53'52" W, a distance 2046.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands and on the Southeasterly prolongation thereof, S 45°06'08" E, a distance 822.96 feet to a point on the Westerly line of those lands described in Official Record Book 1961, Page 1186 of said Public Records; thence departing said Southeasterly prolongation line and on the Westerly line of said lands and the Southwesterly prolongation thereof, S 50°46'31" W, a distance 417.39 feet to a point on the aforesaid Northeasterly Right of Way line of U.S. Highway No. 17; thence departing said Southwesterly prolongation line and on said Northeasterly Right of Way line for the next 3 courses, N 38°45'39" W, a distance 897.57 feet to the beginning of a curve, concave Northeast, having a radius of 5629.65 feet and a central angle of 5°53'00"; thence on the arc of said curve a distance of 578.07 feet said arc being subtended by a chord which bears N 35°49'09" W, a distance of 577.82 feet to the curves end; thence N 32°52'39" W, a distance 2569.25 feet to the Southeast corner of those lands described in Official Record Book 87, Page 429 of the aforesaid Public Records; thence departing said Northeasterly Right of Way line and on the Easterly line, Northerly line, and the Westerly line of said lands for the next 3 courses, N 57°07'21" E, a distance 208.70 feet; thence N 32°52'39" W, a distance 208.70 feet; thence S 57°07'21" W, a distance 208.70 feet to a point on the aforesaid Northeasterly Right of Way line of U.S.

Highway No. 17; thence departing said Westerly line and on said Northeasterly Right of Way line, N 32°52'39" W, a distance 1163.92 feet to the Southeast corner of those lands described in Official Record Book 756, Page 587 of the aforesaid Public Records; thence departing said Northeasterly Right of Way line and on the Easterly line of said lands, N 57°07'21" E, a distance 85.00 feet to the Southwest corner of those lands described in Official Record Book 309, Page 673 of said Public Records; thence departing said Easterly line and on the Southerly of said lands and on the Southeasterly prolongation thereof, S 54°09'58" E, a distance 1053.12 feet to the Southeast corner of those lands described in Official Record Book 1131, Page 1698 of said Public Records; thence departing said Southeasterly prolongation line and on the Easterly line of said lands and on the Northeasterly prolongation thereof, N 57°00'06" E, a distance 909.57 feet to the Northeast corner of those lands described in Official Record Book 1171, Page 330 of said Public Records; thence departing said Northeasterly prolongation line and on the Northerly line of said lands and on the Northwesterly prolongation thereof, N 32°52'44" W, a distance 1651.85 feet to the Northwest corner of those lands described in Official Record Book 725, Page 172 of said Public Records; thence departing said Northwesterly prolongation line and on the Westerly line of said lands, S 46°25'51" W, a distance 1401.20 feet to the Point of Beginning.

Together with:

Crandall Road as being described below:

Crandall Road

A parcel of land, being a portion of Sections 31, 32, 33 and the William Fox Grant, Township 4 North, Range 26 East, and being a portion of the Spicer S. Christopher Grant and J. Smith Grant, Section 47, the Spicer S. Christopher Grant, Section 48 and the Heirs of E. Waterman Mill Grant, Section 50, all in Township 3 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

Begin at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (a 137.50 foot Right-of-Way at this point) and the Easterly Right-of-Way line of Crandall Road (a 40 foot County Maintained Right-of-Way); thence on said Northeasterly Right-of-

Way line, thence N 32°52'39" W, a distance 40.71 feet to a point on the Westerly Right-of-Way line of said Crandall Road; thence departing said Northeasterly Right-of-Way line and on said Westerly Right-of-Way line and on the Northerly Right-of-Way line and the Easterly Right-of-Way line of said Crandall Road for the next 29 courses, N 46°25'51" E, a distance of 481.84 feet; thence N 32°05'53" E, a distance of 2418.72 feet to the beginning of a curve, concave Northwest, having a radius of 980.00 feet and a central angle of 20°18'59"; thence on the arc of said curve a distance of 347.50 feet said arc being subtended by a chord which bears N 21°56'23" E, a distance of 345.68 feet to the curves end; thence N 11°46'53" E, a distance of 3953.5 feet; thence N 13°38'05" E, a distance of 600.31 feet; thence N 15°36'12" E, a distance of 2912.08 feet; thence N 16°05'53" E, a distance of 2532.7 feet; thence N 17°11'45" E, a distance of 3439.63 feet; thence N 16°50'41" E, a distance of 1216.59 feet; thence N 13°33'13" E, a distance of 248.97 feet; thence N 05°39'41" E, a distance of 496.30 feet; thence N 11°34'20" E, a distance of 209.7 feet to the beginning of a curve, concave Southeast, having a radius of 320.00 feet and a central angle of 28°06'20"; thence on the arc of said curve a distance of 156.97 feet said arc being subtended by a chord which bears N 25°37'30" E, a distance of 155.40 feet to the curves end; thence N 39°40'40" E, a distance of 158.24 feet; thence S 50°19'20" E, a distance of 40.00 feet; thence S 39°40'40" W, a distance of 158.24 feet to the beginning of a curve, concave Southeast, having a radius of 280.00 feet and a central angle of 28°06'20"; thence on the arc of said curve a distance of 137.35 feet said arc being subtended by a chord which bears S 25°37'30" W, a distance of 135.98 feet to the curves end; thence S 11°34'20" W, a distance of 207.64 feet; thence S 05°39'41" W, a distance of 496.99 feet; thence S 13°33'13" W, a distance of 252.88 feet; thence S 16°50'41" W, a distance of 1217.86 feet; thence S 17°11'45" W, a distance of 3439.37 feet; thence S 16°05'53" W, a distance of 2532.14 feet; thence S 15°36'12" W, a distance of 2911.22 feet; thence S 13°38'05" W, a distance of 598.98 feet; thence S 11°46'53" W, a distance of 3952.85 feet to the beginning of a curve, concave Northwest, having a radius of 1020.00 feet and a central angle of 20°18'59"; thence on the arc of said curve a distance of 361.68 feet said arc being subtended by a chord which bears S 21°56'23" W, a

distance of 359.79 feet to the curves end; thence S 32°05'53" W, a distance of 2423.75 feet; thence S 46°25'51" W, a distance of 494.42 feet to the Point of Beginning.

Less and Except:

Those lands described in Official Records Book 235, Page 149 and Official Records Book 609, Page 780 all of the Public Records of Nassau County, Florida.

Parcel 3

A parcel of land, being a portion of Sections 1, 2, 11 and the Heirs of E. Waterman Grant, Section 41, lying Northerly of County Road No. 108, Westerly of CSX Railroad Right-of-Way, and Easterly of Interstate I-95, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 1; thence on the South line of said Section 1, N 89°47'06" E, a distance of 397.04 feet to a point on the Southwesterly Right-of-Way line of CSX Railroad (a variable width Right-of-Way); said point also being the Point of Beginning; thence departing said South line and on said Southwesterly Right-of-Way line, N 32°54'39" W, a distance of 1660.86 feet, to the Southeast corner of those lands as described in Official Records 260, Page 357, of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right-of-Way line and on the South line of said lands, S 89°14'18" W, a distance of 173.85 feet to a point the Southwest corner of said lands; thence departing said South line and on the West line of said lands, N 32°54'39" W, a distance of 500.00 feet to the Northwest corner of said lands; thence departing said West line and on the North line of said lands, N 89°14'18" E, a distance of 173.85 feet to a point on the aforesaid Southwesterly Right-of-Way line of CSX Railroad; thence departing said North line and on said Southwesterly Right-of-Way line, N 32°54'39" W, a distance of 890.93 feet to a point on the Northeasterly Right-of-Way line of Interstate I-95 (a variable width Limited Access Right-of-Way); thence departing said Southwesterly Right-of-Way and on said Northeasterly Right-of-Way line, for the next 3 courses; thence S 24°42'34" W, a distance of 1926.46 feet to the beginning of a curve, concave Easterly,

having a radius of 6769.49 feet and a central angle of 41°19'33"; thence on the arc of said curve a distance of 4882.64 feet said arc being subtended by a chord which bears S 04°02'47" W, a distance of 4777.49 feet to the curves end; thence S 16°36'59" E, a distance of 531.21 feet to a point on the Northerly Right-of-Way line of County Road No. 108 (a 80 foot Right-of-Way); thence departing said Northeasterly Right-of-Way line and on said Northerly Right-of-Way line for the next 2 courses; thence S 66°36'32" E, a distance of 589.65 feet; thence S 72°26'59" E, a distance of 6784.16 feet to the intersection of said Northerly Right-of-Way line and aforesaid Southwesterly Right-of-Way line of CSX Railroad; thence departing said Northerly Right-of-Way line and on said Southwesterly Right-of-Way line of CSX Railroad for the next 2 courses; N 32°53'09" W, a distance of 5384.64 feet; thence N 32°54'39" W, a distance of 2645.20 feet to the Point of Beginning.

Less and Except:

Those lands as described in Official Records 942, Page 384, Official Records 594, Page 1111, Official Records 883, Page 1590, Official Records 1567, Page 1597, Official Records 279, Page 615, (Official Records 1750, Page 132, Parcel 11) and (Official Records 1750, Page 132, Parcel 12)

Parcel 4

A parcel of land, being a portion of Sections 11, 14, 23 and the N. Wildes Grant, Section 39 and the Heirs of E. Waterman Grant, Section 41, Township 3 North, Range 26 East,

and being a portion of the Heirs of E. Waterman Mill Grant, Section 44 and the E. Waterman Mill Grant, Section 50 and the John Carr Grant, section 56, Township 3 North, Range 27 East, lying Southerly of County Road No. 108, Westerly of CSX Railroad, and Easterly of Interstate I-95, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Heirs of E. Waterman Grant, Section 41, Township 3 North, Range 26 East; thence on the West line of said Section 41, S 01°08'09" E, a distance of 5354.74 feet to a point on the Southerly Right-of-Way line of County Road No. 108 (a 80 foot Right-of-Way) and the Point of Beginning;

thence departing said West line and on said Southerly Right-of-Way line, S 72°26'59" E, a distance of 4950.42 feet to point on the Southwesterly Right-of-Way line of CSX Railroad (a variable width Right-of-Way); thence departing said Southerly Right-of-Way line and on said Southwesterly Right-of-Way line for the next 3 courses, S 32°53'09" E, a distance of 1338.21 feet; thence S 32°57'39" E, a distance of 2740.73 feet; thence S 32°52'39" E, a distance of 1038.25 feet to the Northeast corner of those lands as described in Official Records 1232, Page 954, of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right-of-Way line and on the Northerly line of said lands, S 57°07'21" W, a distance of 158.00 feet to the Northwest corner of said lands; thence departing said Northerly line and on the Westerly line of said lands, and on the Westerly line of those lands as described in Official Records 875, Page 1070, of said Public Records, S 40°05'39" E, a distance of 320.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 57°07'21" E, a distance of 117.80 feet to a point on aforesaid Southwesterly Right-of-Way line of the CSX Railroad; thence departing said Southerly line and on said Southwesterly Right-of-Way line for the next 3 courses, S 32°52'39" E, a distance of 4678.98 feet to the beginning of a curve, concave Northeast, having a radius of 5967.15 feet and a central angle of 5°53'00"; thence on the arc of said curve a distance of 612.73 feet said arc being subtended by a chord which bears S 35°49'09" E, a distance of 612.46 feet to the curves end; thence S 38°45'39" E, a distance of 12456.99 feet to the Northeast corner of those lands described in Official Record Book 715, Page 1293 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line and on the North line of said lands, S 72°16'23" W, a distance of 1557.25 feet to the Northwest corner of said lands; thence departing said North line and on the Westerly of said lands the next 2 courses and on the Westerly line of those lands described in Official Record Book 1205, Page 1158 of said Public Records, thence S 13°25'59" W, a distance of 461.74 feet; thence S 11°04'43" E, a distance of 85.85 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'49" E, a distance of 44.42 feet to a point on the Westerly line of those lands described in Official Record Book 826, Page 1117 of said Public Records;

thence departing said Southerly line and on said Westerly line for the next 2 courses, S 32°37'18" W, a distance of 48.23 feet; thence S 31°02'03" E, a distance of 30.01 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°18'45" E, a distance of 43.74 feet to the Northwest corner of those lands described in Official Record Book 1588, Page 1340 of said Public Records said point being on a curve, concave Northeast, having a radius of 457.48 feet and a central angle of 26°44'58"; thence on the Westerly line of said lands and the arc of said curve for the next 2 courses, a distance of 213.58 feet said arc being subtended by a chord which bears S 50°22'02" E, a distance of 211.65 feet to the curves end; thence S 69°51'30" E, a distance of 259.80 feet to the Southwest corner of said lands said point also being on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said Westerly line and on said Northerly Right of way line, S 76°05'01" W, a distance of 511.09 feet to the Southeast corner of those lands described in Official Record Book 142, Page 441 of the aforesaid Public Records; thence departing said Northerly Right of way line and on the East line of said lands, N 17°43'59" W, a distance of 206.66 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 72°16'01" W, a distance of 99.78 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 17°43'59" E, a distance of 200.00 feet to the Southwest corner of said lands said point also being on the aforesaid Northerly Right of Way line State Road No. 200 (A1A); thence departing said West line and on said Northerly Right of Way line, S 76°05'01" W, a distance of 60.13 feet to the Southeast corner of Tax I.D. No. 44-2N-27-0000-0003-0080 of the Property Appraiser's Office of Nassau County, Florida; thence departing said Northerly Right of Way line and on the East line of Tax I.D. No. 44-2N-27-0000-0003-0080 and Tax I.D. No. 44-2N-27-0000-0003-0000 and Tax I.D. No. 44-2N-27-0000-0003-0010, N 17°43'59" W, a distance of 256.00 feet to the Northeast corner of said Tax I.D. No. 44-2N-27-0000-0003-0000; thence departing said East line and on the North line of said Tax I.D. No. 44-2N-27-0000-0003-0000 and Tax I.D. No. 44-2N-27-0000-0003-0030 and Tax I.D. No. 44-2N-27-0000-0006-0000, S 70°03'50" W, a distance of 522.00 feet to the Northwest corner of said Tax I.D. No. 44-2N-27-0000-0006-0000; thence

departing said North line and on the West line of said Tax I.D. No. 44-2N-27-0000-0006-0000 and Tax I.D. No. 44-2N-27-0000-0008-0000, S 17°05'59" E, a distance of 201.00 feet to the Southeast corner of said Tax I.D. No. 44-2N-27-0000-0008-0000 said point also being on the aforesaid Northerly Right of Way line State Road No. 200 (A1A); thence departing said West line and on said Northerly Right of Way line for the next 3 courses, S 76°05'01" W, a distance of 2180.25 feet to the beginning of a curve, concave Southeast, having a radius of 17312.73 feet and a central angle of 3°46'03"; thence on the arc of said curve a distance of 1138.42 feet said arc being subtended by a chord which bears S 74°11'59" W, a distance of 1138.22 feet to the curves end; thence S 72°19'01" W, a distance of 5100.21 feet to the Southeast corner of those lands described in Official Record Book 408, Page 695 of the aforesaid Public Records; thence departing said Northerly Right of way line and on the Easterly line of said lands, N 17°40'59" W, a distance of 595.24 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1782, Page 1450 and Official Record Book 1484, Page 1762 of the said Public Records for the next 2 courses, S 72°15'36" W, a distance of 818.28 feet; thence S 89°00'37" W, a distance of 840.96 feet to a Northeast corner of last said lands; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1241.54 feet to the most Northeast corner of said lands; thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to the Northwest corner of said lands said point being on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line for the next 3 courses, N 16°36'59" W, a distance of 13466.15 feet; thence N 73°23'01" E, a distance of 25.00 feet; thence N 16°36'59" W, a distance of 518.67 feet to a point on the South line of Henry Young Grant, Section 40, Township 3 North, Range 26 East, Nassau County, Florida; thence departing said Easterly Limited Access Right of Way line and on said South line, S 85°14'18" E, a distance of 2011.92 feet to the Southeast corner of said Section 40 said point also being on the East line of the N. Wildes Grant, Section 39, Township 3 North, Range 26 East, Nassau County, Florida; thence

departing said South line and on said East line, S 04°52'08" W, a distance of 1450.42 feet to the Southwest corner of said Section 39; thence departing said East line and on the South line of said Section 39 and on the South line of N. Wildes Grant, Section 57, Township 3 North, Range 27 East, Nassau County, Florida, S 88°54'50" E, a distance of 4785.65 feet to the Southeast corner of said Section 57; thence departing said South line and on the East line of said Section 57, N 04°00'16" E, a distance of 3135.18 feet to the Northeast corner of said Section 57; thence departing said East line and on the North line of said Section 57, N 84°41'50" W, a distance of 2194.99 feet to Northwest corner of said Section 57 said point also being the Northeast corner of the N. Wildes Grant, Section 39, Township 3 North, Range 26 East, Nassau County, Florida; thence departing said North line, and on the North line of said Section 39, N 85°35'46" W, a distance of 2543.35 feet to the Northwest corner of said Section 39 said point also being the Northeast corner of the Henry Young Grant, Section 40, Township 3 North, Range 26 East; thence departing said North line and on the North line of said Section 40, N 85°07'42" W, a distance of 2359.91 feet to a point on the Northeasterly Right-of-Way line of Interstate I-95 (a variable width Limited Access Right-of-Way); thence departing said North line and on said Northeasterly Right-of-Way line for the next 4 courses, N 16°36'59" W, a distance of 1294.85 feet; thence S 73°23'01" W, a distance of 261.65 feet; thence N 31°39'00" W, a distance of 626.48 feet; thence N 16°36'59" W, a distance of 6817.56 feet to a point on the Southerly Right-of-Way line of aforesaid County Road No. 108; thence departing said Northeasterly Right-of-Way line and on said Southerly Right-of-Way line for the next 2 courses, S 77°22'21" E, a distance of 466.13 feet; thence S 72°26'59" E, a distance of 1930.57 feet to the Point of Beginning.

Less and Except:

Those lands described in Official Records Book 1981, Page 109 (School Site) and Official Records Book 1981, Page 172 (90 foot Roadway Parcel "A" and 81 foot Roadway Parcel "B") all of the Public Records of Nassau County, Florida.

Also Less and Except:

Lot 1 as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156 - 160 of the Public Records of Nassau County, Florida.

Parcel 5

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 44, S 88°51'21" W, a distance of 3142.74 feet to the Northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said South line and on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the Southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the East line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'21" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a

radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to a point on the Southerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said Northeasterly Right of Way line and said Southerly Right of way line N 72°19'01" E, a distance of 629.04 feet to the Northeast corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of way line and on the Westerly line of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southeast corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 17°40'59" W, a distance of 800.00 feet to the Northeast corner of said lands said point being on the aforesaid Southerly Right of way line of State Road No. 200 (A1A); thence departing said Easterly line and on said Southerly Right of way line for the next 3 courses, N 72°19'01" E, a distance of 2918.12 feet to the beginning of a curve, concave Southeast, having a radius of 17128.73 feet; and a central angle of 03°46'00"; thence on the arc of said curve a distance of 1126.06 feet said arc being subtended by a chord which bears N 74°12'01" E, a distance of 1125.85 feet to the curves end; thence N 76°05'01" E, a distance of 2201.73 feet to the Northwest corner of those lands described in Official Record Book 739, Page 1054 of the aforesaid Public Records; thence departing said Southerly Right of way line and on the West line of said lands and on the West line of Parcel No. 100-A as shown on Florida Department of Transportation Right of Way Map, Section No. 74060, State Road No. 200 (A1A), S 17°40'59" E, a distance of 517.51 feet to the Southwest corner of said Parcel 100-A; thence departing said West line and on the South line of said Parcel 100-A, N 72°11'36" E, a distance of 183.67 feet to the Northwest corner of Parcel 100-B of said Florida Department of Transportation Right of Way Map, Section No. 74060; thence departing said South line and on the West line of said Parcel 100-B, S 17°48'24" E, a distance of 73.85 feet to the Southwest corner of said Parcel 100-B; thence departing said West line and on the South line of said Parcel 100-B, N 72°11'36" E,

a distance of 50.00 feet to the Southeast corner of said Parcel 100-B; thence departing said South line and on the East line of said Parcel 100-B, N 17°48'24" W, a distance of 73.85 feet to the Northeast corner of said Parcel 100-B said point also being on the aforesaid South line of Parcel 100-A; thence departing said East line and on said South line and on the Southerly and Easterly lines of said Parcel 100-A for the next 4 courses, N 72°11'36" E, a distance of 52.03 feet; thence N 42°10'12" E, a distance of 531.94 feet; thence N 13°54'59" W, a distance of 160.22 feet; thence N 76°05'01" E, a distance of 675.00 feet; thence N 13°54'59" W, a distance of 40.00 feet to the aforesaid Southerly Right of way line of State Road No. 200 (A1A); thence departing said Easterly line and on said Southerly Right of way line for the next 2 courses, N 76°05'01" E, a distance of 155.31 feet to the beginning of a curve, concave Northwest, having a radius of 1969.86 feet and a central angle of 04°58'03"; thence on the arc of said curve a distance of 170.79 feet said arc being subtended by a chord which bears N 73°36'00" E, a distance of 170.73 feet to a point on the Westerly Right of way line of Oak Tree Lane; thence departing said Southerly Right of way line and on said Westerly Right of way line, S 25°30'41" E, a distance of 53.14 feet to a point on the Easterly line of the aforesaid Section 44, of Heirs of E. Waterman Mill Grant; thence departing said Westerly Right of way line and on said Easterly line of said Section 44 for the next 6 courses, S 45°54'18" W, a distance of 1268.66 feet; thence S 42°41'32" W, a distance of 771.87 feet; thence N 86°46'11" W, a distance of 43.23 feet; thence S 03°05'38" W, a distance of 50.06 feet; thence S 43°57'52" W, a distance of 1279.55 feet; thence S 44°24'05" W, a distance of 1834.86 feet to the Point of Beginning.

Parcel 6

A parcel of land, being a portion of Sections 6 and 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Southerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way) with the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way);

thence on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°40'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°40'38"; thence on the arc of said curve a distance of 44.61 feet said arc being subtended by a chord which bears S 03°19'37" E, a distance of 44.60 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line and on said Northeasterly line, N 67°40'22" W, a distance of 479.97 feet to the most Northeasterly corner of said lands said point also being on the South line of Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said Northeasterly line and on the North line of said lands and on said South line of Section 6, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line and said South line, N 00°06'22" W, a distance of 965.41 feet to a point on the North line of said Section 6; thence on said North line, S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the aforesaid Public Records; thence departing said North line and on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northwest corner of said lands said point also being the Northeast corner

of those lands described in Official Record Book 513, Page 91 of said Public Records; thence departing said North line and on the Northerly line of said lands, S 69°45'17" W, a distance of 94.87 feet to the Northwest corner of said lands said point also being on the Easterly Right of Way line of Harper Chapel Road and being on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence on the arc of said curve a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence on said Easterly Right of Way line, N 17°40'59" W' a distance of, 923.94 feet to a point on the aforesaid Southerly Right of way line of State Road No. 200 (A1A); thence departing said Easterly Right of Way line and on said Southerly Right of way line, N 72°19'01" E, a distance of 573.63 feet to the Point of Beginning.

Parcel 7

A parcel of land, being a portion of Section 12, Township 2 North, Range 26 East and being a portion of Sections 7 and 18, Township 2 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 7, N 88°16'03" E, a distance of 1986.88 feet to the Northeast corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 7; thence departing said North line and on the East line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 7 and the Southerly prolongation of said East line, S 02°07'48" E, a distance of 2244.22 feet to the Southwest corner of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southerly prolongation of East line and on the South line of said lands, N 88°02'22" E, a distance of 1654.64 feet to the Northwest corner of those lands described in Official Record Book 1376, Page 651 Well Site 1 of said Public Records; thence departing said South line and on the West line of said lands, S 01°57'38" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said West line and on the South line of said lands, N 88°02'22" E, a distance of 800.00

feet to the Southeast corner of said lands; thence departing said South line and on the East line of said lands, N 01°57'38" W, a distance of 800.00 feet to the Northeast corner of said lands said point also being on the aforesaid South line of those lands described in Official Record Book 936, Page 894; thence departing said East line and on said South line, N 88°02'22" E, a distance of 742.77 feet to the Southeast corner of said lands said point also being on the East line of aforesaid Section 7; thence departing said South line and on said East line of Section 7, S 00°35'09" E, a distance of 98.31 feet to the Northeast corner of those lands described in Official Record Book 1376, Page 651 Well Site 2 of aforesaid Public Records; thence departing said East line and on the North line of said lands, S 89°24'51" W, a distance of 200.00 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 00°35'09" E, a distance of 200.00 feet to the Southwest corner of said lands; thence departing said West line and on the South line of said lands, N 89°24'51" E, a distance of 200.00 feet to the Southeast corner of said lands said point also being on the East line of aforesaid Section 7; thence departing said South line and on said East line of Section 7, S 00°35'09" E, a distance of 1487.09 feet to a point on the Northerly line of the Jno Uptergrove Grant, Section 45, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on said Northerly line, S 67°24'50" W, a distance of 610.19 feet to the Northwest corner of said Section 45; thence departing said Northerly line and on the Westerly line of said Section 45, S 22°35'10" E, a distance of 1511.79 feet to a point on the East line of Section 18, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said Westerly line and on said East line, S 01°03'30" E, a distance of 2228.05 feet to the Northeast corner of those lands described in Official Record Book 1828, Page 47 of the aforesaid Public Records; thence departing said East line and on the North line of said lands, N 89°00'13" W, a distance of 34.73 feet to the Northwest corner of said lands; thence departing said North line and on the Westerly lines of said lands for the next 4 courses, S 00°58'51" W, a distance of 326.17 feet; thence S 18°22'50" W, a distance of 439.28 feet; thence S 00°24'30" W, a distance of 579.16 feet; thence S 10°13'00" E, a distance of 216.58 feet to a point on the Mean High Water Line of the Nassau River said point being referred to as

reference point "A"; thence departing said Westerly line and on said Mean High Water Line of the Nassau River, Westerly and Northerly, a distance of 4797 feet more or less to a point being on the Mean High Water Line of Plummer Creek said point also being referred to as reference point "B" said point having a tie line of, N 57°04'14" W, a distance of 2799.23 feet from said reference point "A"; thence departing said Mean High Water Line of the Nassau River and on said Mean High Water Line of Plummer Creek, Westerly and Northerly a distance of 2852 feet more or less to a point said point having a tie line of, N 52°09'11" W, a distance of 1897.00 feet from said reference point "B"; thence continue on said Mean High Water Line of Plummer Creek, N 62°30'17" W, a distance of 268.44 feet to a point on the Easterly limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way) also said point being on a curve, concave Westerly, having a radius of 7789.44 feet and a central angle of 8°23'40"; thence departing said Mean High Water Line of Plummer Creek and on said Easterly limited Access Right of Way line and on the arc of said curve a distance of 1141.25 feet said arc being subtended by a chord which bears N 03°45'11" E, a distance of 1140.23 feet to the Southwest corner of

those lands described in Official Record Book 364, Page 395 of the aforesaid Public Records; thence departing said Easterly limited Access Right of Way line and on the South line of said lands, N 89°14'13" E, a distance of 2893.20 feet to the Southeast corner of said lands; thence departing said South line and on the East line of said land, N 01°05'19" W, a distance of 1374.08 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 88°28'11" W, a distance of 1330.59 feet to the Southeast corner of those lands described in Official Record Book 1376, Page 651 Well Site 5 of aforesaid Public Records; thence departing said North line and on the East line of said lands, N 01°31'49" W, a distance of 200.00 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 88°28'11" W, a distance of 200.00 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 01°31'49" E, a distance of 200.00 feet to the Southwest corner of said lands said point also being on the North line of the aforesaid lands described in Official Record Book 364, Page 395; thence departing said West line and on said North line S 88°28'11" W, a distance of 1462.62 feet

to the Northwest corner of said lands said point also being on the aforesaid Easterly limited Access Right of Way line of Interstate 95 said point also being on a curve, concave Southwest, having a radius of 7789.44 feet and a central angle of 6°18'57"; thence departing said North line and on said Easterly limited Access Right of Way line and on the arc of said curve for the next 3 courses, a distance of 858.66 feet said arc being subtended by a chord which bears N 13°27'30" W, a distance of 858.23 feet to the curves end; thence N 16°36'59" W, a distance of 3196.48 feet; thence N 11°31'54" W, a distance of 74.27 feet to a point on the North line of Section 12, Township 2 North, Range 26 East, Nassau County, Florida; thence departing said Easterly limited Access Right of Way line and on said North line, N 89°14'31" E, a distance of 67.91 feet to the Point of Beginning.

Less and Except:

Those lands described in Official Records Book 1376, Page 651 (Well Sites 3 and 4) of the Public Records of Nassau County, Florida.

Parcel 8

A parcel of land, being a portion of the John D. Vaughan Grant, Section 38, Township 2 North, Range 27 East and being a portion of the John Lowe Mill Grant, Section 51 and the John D. Vaughan Grant, Section 52, Township 3 North, Range 27 East, all in Nassau County, Florida and being more particularly described as follows:

Begin at the Point of Curvature of CSX Transportation System Railroad (former Seaboard Air Line Railway Company per Right of Way and Track Map, Baldwin Branch, Dated: June 30, 1918, Sheet VO4275, 120 foot Right of Way); thence on the Southerly Right of Way line of said CSX Transportation System Railroad and on a curve, concave Southerly, having radius of 2804.94 feet and a central angle of 26°12'02"; thence on the arc of said curve a distance of 1282.66 feet said arc being subtended by a chord which bears N 85°26'05" E, a distance of 1271.52 feet to the Northwest corner of those lands described in Official Records Book 1577, Page 1447, of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 00°45'05" E, a distance of 51.15 feet to the Northwest corner of

those lands described in Official Records Book 1231, Page 541, Parcel 3, of said Public Records; thence departing said Westerly line and on the Westerly line of said lands described in Official Records Book 1231, Page 541, Parcel 3, S 21°26'44" E, a distance of 1993.18 feet to the Southwest corner of said lands; thence departing said Westerly line, S 29°50'31" E, a distance of 864.91 feet to the Southwest corner of those lands described in Official Records Book 1626, Page 210, of said Public Records; thence S 35°51'31" E, a distance of 566.46 feet to the Northwest corner of those lands described in Official Records Book 1579, Page 453, Parcel 2, of said Public Records; thence on the Westerly line of said lands and also being on the Westerly line of those lands described in Official Records Book 1671, Page 1626, of said Public Records, S 15°59'57" E, a distance of 1375.26 feet to the Southwest corner of said lands described in Official Records Book 1671, Page 1626 said point also being on the Northerly Right of Way line of State Road No. 200 (per Florida Department of Transportation Right of Way Map, Section 74060-2503, a Variable Width Right of Way); thence departing said Westerly line and on said Northerly Right of Way line for the next 3 courses, N 84°44'02" W, a distance of 1740.65 feet; thence N 81°09'27" W, a distance of 400.78 feet; thence N 84°44'02" W, a distance of 207.38 feet to a point on the Mean High Water Line of Lofton Creek said point being referred to as reference point "H"; thence departing said Northerly Right of Way line and on said Mean High Water Line, Northerly a distance of 7551 feet more or less to the Southeast corner of those lands described in Official Records Book 678, Page 699, Parcel C of aforesaid Public Records said point having a tie line of, N 20°34'22" W, a distance of 3357.16 feet from said reference point "H"; thence departing said Mean High Water Line and on the Easterly line of said lands, N 24°03'26" W, a distance of 717.45 feet to the Northeast corner of said lands said point also being on the aforesaid Mean High Water Line; thence departing said lands and on said Mean High Water Line, thence N 22°30'09" E, a distance of 105.39 feet to a point on the aforesaid Southerly Right of Way line of CSX Transportation System Railroad; thence departing said Mean High Water Line and on said Southerly Right of Way line, N 72°20'04" E, a distance of 660.65 feet to the Point of Beginning.

Parcel 9

A parcel of land, being a portion of Sections 25, 26, 36 and the John Frazier Grant, Section 39, Township 4 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 26, Township 4 North, Range 26 East, Nassau County, Florida; thence on the West line of said Section 26, N 00°30'18" W, a distance of 1648.49 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A" and the Point of Beginning; thence departing said West line and on said Mean High Water Line of the St. Mary's River, Southeasterly a distance of 8022 feet more or less to a point on the Westerly Limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way) said point having a tie line of, S 68°37'45" E, a distance of 7483.47 feet from said point being referred to as reference point "A" and the Point of Beginning; thence departing said Mean High Water Line and on said Westerly Limited Access Right of Way line for the next 2 courses, N 30°46'08" E, a distance of 1027.28 feet; thence N 24°42'34" E, a distance of 208.67 feet to a point on the South line of Section 25, Township 4 North, Range 26 East, Nassau County, Florida said point being referred to as reference point "B"; thence departing said Westerly Limited Access Right of Way line and on the Northerly meander lines of Section 25, Township 4 North, Range 26 East, Nassau County, Florida, Northwesterly, a distance of 2344 feet more or less to a point on the Easterly line of the John Frazier Grant, Section 39, Township 4 North, Range 26 East, Nassau County, Florida said point being referred to as reference point "C" said point having a tie line of, N 27°35'34" W, a distance of 1874.93 feet from said point being referred to as reference point "B"; thence departing said Northerly meander line of Section 25 and on the Easterly line of said Section 39, N 36°04'58" E, a distance of 2323.66 feet to a point on the waters of the St. Mary's River said point being referred to as reference point "D"; thence departing said Easterly line and on said waters of the St. Mary's River, Northerly, a distance of 2089 feet more or less to a point said point having a tie line of, N 56°11'22" W, a distance of 1835.09 feet from said point being referred to as reference point "D"; thence departing said waters of the St. Mary's River, S 66°25'16" W, a distance of 1223.70 feet to the waters of the St.

Mary's River said point being referred to as reference point "E"; thence on said waters of the St. Mary's River, Southerly and Westerly, a distance of 6791 feet more or less to the West line of the aforesaid Section 26 said point having a tie line of, S 81°13'49" W, a distance of 5513.84 feet from said point being referred to as reference point "E"; thence departing said waters of the St. Mary's River and on said West line, S 0°30'18" E, a distance of 1575.89 feet to the Point of Beginning.

Parcel 10

A parcel of land, being a portion of Section 36, Township 4 North, Range 26 East and being a portion of the Charles Seton Grant, Section 37, Township 3 North, Range 26 East and being a portion of the Spicer S. Christopher Grant, Section 48, the Charles Seton Grant, Section 49 and the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Section 36, Township 4 North, Range 26 East, Nassau County, Florida; thence on the East line of Section 36, N 00°50'05" W, a distance of 3453.89 feet to a point on the waters of the St. Mary's River said point being referred to as reference point "E"; thence departing said East line and on said waters of the St. Mary's River, Northwesterly, a distance of 2241 feet more or less to a point on the North line of aforesaid Section 36 said point having a tie line of, N 33°02'08" W, a distance of 2109.99 feet from said point being referred to as reference point "E"; thence departing said waters of the St. Mary's River and on said North line, S 87°05'38" W, a distance of 1591.13 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Right of Way); thence departing said North line and on said Easterly Limited Access Right of Way line for the next 3 courses, S 20°56'59" W, a distance of 1683.67 feet; thence S 24°42'34" W, a distance of 1200.00 feet; thence S 31°16'11" W, a distance of 148.73 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A"; thence departing said Easterly Limited Access Right of Way line and on said Mean High Water Line, Southeasterly a distance of 2951 feet more or less to a point on the Easterly line of the William Fox Grant Section 38,

Township 4 North, Range 26 East, Nassau County, Florida also said point being referred to as reference point "F" said point having a tie line of, S 51°34'50" E, a distance of 2855.64 feet from said point being referred to as reference point "A"; thence departing said the Mean High Water Line and on the said Easterly line of Section 38, S 33°27'43" W, a distance of 748.66 feet to a point on the South line of aforesaid Section 36; thence departing said Easterly line and on said South line, N 88°44'44" E, a distance of 513.75 feet to a point on the aforesaid Mean High Water Line of the St. Mary's River said point being referred to as reference point "B"; thence departing said South line and on said Mean High Water Line of the St. Mary's River, Southeasterly, a distance of 5276 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "C" said point having a tie line of, S 36°30'52" E, a distance of 4828.26 feet from said reference point "B"; thence continue on said Mean High Water Line, Northeasterly, a distance of 7051 feet more or less to a point on the North line of Township 3 North, Range 26 East, Nassau County, Florida, said point also being on said Mean High Water Line said point being referred to as reference point "D" said point having a tie line of, N 49°38'32" E, a distance of 6131.74 feet from said reference point "C"; thence departing said Mean High Water Line of the St. Mary's River, Southwesterly and Northwesterly, a distance of 9133 more or less to the Point of Beginning said point having a tie line of, S 89°28'22" W, a distance of 5913.35 feet said tie line being the aforesaid North line of Township 3 North, Range 26 East, from said reference point "D";

Parcel 11

A parcel of land, being a portion of Section 34 and 35, Township 4 North, Range 27 East and being a portion of Section 2 and 3, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida; thence N 15°33'29" W, a distance of 5567.35 feet to the Mean High Water Line of the St. Mary's River said point being referred to as reference point "G" and the Point of Beginning; thence on said Mean High Water Line of the St. Mary's River, Westerly, a distance of 2526

feet more or less to a point being referred to as reference point "I" said point having a tie line of, N 84°33'29" W, a distance of 2256.91 feet from said point being referred to as reference point "G"; thence departing said Mean High Water Line of the St. Mary's River and on the waters of the St. Mary's River, Northerly, a distance of 1723 feet more or less to a point being referred to as reference point "J" said point having a tie line of, N 38°50'53" W, a distance of 2146.27 feet from said point being referred to as reference point "G"; thence continue on said waters of the St. Mary's River, Easterly and Southerly, a distance of 6702 feet more or less to a point being referred to as reference point "K" said point having a tie line of, S 65°04'22" E, a distance of 5854.39 feet from said point being referred to as reference point "J" and said point having a tie line of, S 78°04'37" E, a distance of 4041.88 feet from said point being referred to as reference point "G"; thence departing said waters of the St. Mary's River and on the waters of Bells River, Northwesterly, a distance of 4558 feet more or less to a point being referred to as reference point "L" said point having a tie line of, S 24°12'34" W, a distance of 729.91 feet from said point being referred to as reference point "G"; thence departing

said waters of Bells River and on the Mean High Water Line of Bells River and on the aforesaid Mean High Water Line of the St. Mary's River, Northerly, a distance of 1083 feet more or less the Point of Beginning.

**EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2017**

**EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 39,560	\$ 39,560
Prepaid expense	10,710	10,710
Total assets	\$ 50,270	\$ 50,270
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 33,060	\$ 33,060
Landowner advance	6,500	6,500
Total liabilities	39,560	39,560
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	72	72
Unearned revenue	10,710	10,710
Total deferred inflows of resources	10,782	10,782
 Fund balances:		
Unassigned	(72)	(72)
Total fund balances	(72)	(72)
Total liabilities, deferred inflows of resources and fund balances	\$ 50,270	\$ 50,270

**EAST NASSAU STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 22,278	\$ 22,278	\$ 42,700	52%
Total revenues	<u>22,278</u>	<u>22,278</u>	<u>42,700</u>	52%
EXPENDITURES				
Professional & administrative				
District engineer	-	-	5,000	0%
General counsel	5,039	5,039	16,667	30%
Bond validation	1,363	1,363	-	N/A
District manager	4,000	8,000	8,000	100%
Postage	73	165	500	33%
Printing and binding	166	333	333	100%
Insurance - GL, POL	-	1,497	4,000	37%
Legal advertising	-	5,788	6,000	96%
Miscellaneous- bank charges	-	65	675	10%
Website	-	-	1,350	0%
Annual district filing fee	100	100	175	57%
Total professional & administrative	<u>10,741</u>	<u>22,350</u>	<u>42,700</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	11,537	(72)	-	
Fund balances - beginning	(11,609)	-	-	
Fund balances - ending	<u>\$ (72)</u>	<u>\$ (72)</u>	<u>\$ -</u>	

1 **MINUTES OF MEETING**
2 **EAST NASSAU**
3 **STEWARDSHIP DISTRICT**
4

5 The Board of Supervisors of the East Nassau Stewardship District held continued public
6 hearings, multiple public hearings and a regular meeting on Thursday, October 19, 2017 at 10:00
7 a.m., in the Nassau Room (T0126), Building 30, at Florida State College, Nassau Center, 76346
8 William Burgess Boulevard, Yulee, Florida 32097.
9

10 **Present at the meeting were:**

11		
12	Mike Hahaj	Chair
13	Bob Rhodes	Assistant Secretary
14	Max Hord	Assistant Secretary
15	Rob Fancher	Assistant Secretary
16		

17 **Also present were:**

18		
19	Craig Wrathell	District Manager
20	Jonathan Johnson (<i>via telephone</i>)	Hopping, Green & Sams
21	Sarah Warren (<i>via telephone</i>)	District Counsel
22	Scott Wild	District Engineer
23	Zack Brecht	Interim District Engineer
24	Hugh Mathews	Interim District Engineer
25	Brett Sealy	MBS Capital Markets
26	Justin Rowan	MBS Capital Markets
27	John Stack	Nassau County Planning & Zoning
28	Charles Adams	Landowner Representative
29		

30
31 **FIRST ORDER OF BUSINESS**

Call to Order

32
33 Mr. Wrathell called the meeting to order at 10:04 a.m. Supervisors Hahaj, Fancher,
34 Rhodes and Hord were present, in person. Supervisor Roach was not present.
35

36 **SECOND ORDER OF BUSINESS**

Invocation

37
38 Mr. Hahaj led the group in prayer.
39

40 **THIRD ORDER OF BUSINESS**

Pledge of Allegiance

41
42 All present recited the Pledge of Allegiance.

43 **FOURTH ORDER OF BUSINESS** **Roll Call**

44

45 This item was presented during the First Order of Business.

46 ■ **Miscellaneous Items**47 ******This was an addition to the agenda.******

48 Mr. Wrathell reported that the District issued a press release last week and a copy was
49 provided to the Board. Mr. Hahaj provided a copy of one of the articles that was in the local
50 paper, which would be scanned and emailed to the Board, after the meeting. The press release
51 would be posted on the District's website.

52 Mr. Hahaj stated that he attended three meetings in response to a letter received from
53 Nassau County Commission Chair, Mr. Daniel B. Leeper. The Developer was present and Mr.
54 Hahaj was present on behalf of the Stewardship District together with County Staff, the County
55 Attorney, Manager and the Office of Management and Budget (OMB) Director. Much of the
56 discussion surrounded the public records facilities and what that may be, the East Nassau
57 Community Planning Area (ENCPA) and the footprint of the Stewardship District wanting to
58 program timing, determining what the Developer may be committing to and how the
59 Stewardship District may interact as parties that facilitate these public improvements for the
60 ENCPA. It was a dialogue that began and was part of a process that is part of a Civic Facilities
61 Study (CFS). On October 11th there was a County Public Session to kick off a Memorandum of
62 Understanding (MOU) that would help outline what the public facilities civic uses may be for the
63 ENCPA. It was a discussion that spoke to the needs, the program, what kind of timing would
64 evolve and the commitment by all parties involved. It was anticipated to be a lengthy process
65 and a public process could take up to or over 18 months. As a Stewardship District, one of the
66 District's roles pertains to being a financing tool for public improvements in the ENCPA with an
67 advocate for forming a Public Finance Panel of Experts that could ultimately bring forth what
68 other municipalities and Districts were doing in Florida. It would help educate the Board of what
69 may be occurring in Florida, as it relates to financing public improvements. There would be
70 future meetings in that regard and, with the Board's approval Mr. Hahaj would like to continue
71 to participate and engage in that effort with the Developer and the County.

72 Mr. Rhodes inquired about the 18-month process and asked if there would be a Facilities
73 Needs Study, with a consultant, etc., to put this together. Mr. Hahaj replied affirmatively and
74 stated that was the purpose of the session on October 11 and to begin determining the path for
75 one laying out that scope and what the process may look like. Mr. Rhodes inquired if the County

76 would initiate that and hire the consultant. Mr. Hahaj believed that the consultant would likely
77 be hired by the Developer but it would, essentially, be a tri-party involvement with the County,
78 Stewardship District and the Developer. Mr. Selick, of VHB Consulting (VHB), was the
79 consultant who was in attendance at the meeting on October 11.

80

81 **FIFTH ORDER OF BUSINESS**

Public Comments

82

83 There being no public comments,, the next item followed.

84

85 **SIXTH ORDER OF BUSINESS**

**Continued Public Hearing to Consider
the Adoption of an Assessment Roll and
the Imposition of Special Assessments
Relating to the Financing and Securing of
Certain Public Improvements for
Wildlight Village Phase 1 (staff
recommendation: continue public hearing
to November 16, 2017)**

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Mr. Wrathell stated that, during the last meeting, Items 6 and 7, pertaining to the Public Hearings, were continued to today. Those items related to the Engineer’s Report and the Assessment Methodology, commenced the assessment process and created the framework for the ability to impose assessments and, ultimately, issue bonds to finance public infrastructure, specifically in the Wildlight area of the project. Due to what Mr. Hahaj described today wherein there is a working partnership with the County and, as a courtesy to the County, coupled with recent discussions with Mr. Hahaj, Mr. Wrathell recommended continuing the Public Hearings to the next meeting, assuming the Chair concurred. Originally, the proposed continuance and next meeting were scheduled for November 16 but, due to a conflict, he approved to reschedule the meeting for Wednesday, November 15, 2017 at 10:00 a.m., at this location; Management would pay for the advertisement. Mr. Rhodes indicated that he could be available for approximately 75 minutes on November 15 and that the 10:00 a.m., start time, would work for his schedule.

On MOTION by Mr. Hord and seconded by Mr. Rhodes, with all in favor, authorizing Staff to reschedule the November Regular Meeting and Continued Public Hearings to Wednesday, November 15, 2017 at 10:00 a.m., at this location., and advertise, accordingly, were approved.

114 Mr. Wrathell stated that he would open the Public Hearing but the intent was to continue
115 the Public Hearing to November 15, 2017 at 10:00 a.m., at this location.

116

On MOTION by Mr. Fancher and seconded by Mr. Rhodes, with all in favor, the Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1, was opened.

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No members of the public spoke.

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On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1, was continued to Wednesday, November 15, 2017 at 10:00 a.m., at this location.

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- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

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A. Affidavit/Proof of Publication

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The affidavit of publication for today’s Public Hearing, was provided for informational purposes.

142

B. Mailed Notice to Property Owner(s)

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The Mailed Notices to Property Owners were included for informational purposes.

144

C. Consideration of Resolution 2018-01, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapter 2017-206, Law of Florida, and Chapters 170,189 and 197, Florida Statutes;

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151 **Confirming the District’s Intention to Issue Revenue Bonds; Making Provisions for**
152 **Transfers of Real Property to Governmental Bodies; Providing for the Recording of**
153 **an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

154 This item was deferred.

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156 **SEVENTH ORDER OF BUSINESS**

Continued Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date (staff recommendation: continue public hearing to November 15, 2017)

174 **A. Affidavit/Proof of Publication**

175 The affidavit of publication for today’s Public Hearing, was provided for informational
176 purposes.

177 **B. Consideration of Resolution 2018-02, Expressing its Intent of the District to Use the**
178 **Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem**
179 **Assessments Which May Be Levied By the East Nassau Stewardship District in**
180 **Accordance With Section 197.3632, Florida Statutes; Providing a Severability**
181 **Clause; and Providing for an Effective Date**

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On MOTION by Mr. Hord and seconded by Mr. Hahaj, with all in favor, the Continued Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date, was opened.

200 No members of the public spoke.

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On MOTION by Mr. Rhodes and seconded by Mr. Fancher, with all in favor, the Continued Public Hearing, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date, was continued until Wednesday, November 15, 2017 at 10:00 a.m., at this location.

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This item was deferred.

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EIGHTH ORDER OF BUSINESS

Continued Public Hearing to Hear Public Comment and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54, Florida Statutes

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A. Affidavits of Publication

- 224 • Notice of Rule Development
- 225 • Notice of Rule Making

226 Mr. Wrathell presented the affidavits of publication for today’s Continued Public Hearing
227 and Regular meeting.

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229 **B. Consideration of Resolution 2018-03, Adopting Rules of Procedure; Providing a**
230 **Severability Clause; and Providing an Effective Date**

231 Mr. Wrathell presented Resolution 2018-03. The proposed Rules of Procedure
232 commemorate basic statutes and procedures that are normally followed by Districts, such as
233 running meetings, how public comments would be taken, the responsibilities of officers, bids,
234 etc.

235 Ms. Warren addressed the questions raised by Mr. Rhodes, concerning the District's
236 Compliance as follows:

237 1) The District's Compliance with Chapter 120 of the Florida Statutes. The Stewardship
238 District is subject to Chapter 120, through the reference to the District's authority to
239 adopt Rules in the Special Act. Through that reference, the District is considered to be an
240 Agency, as defined in Chapter 120; however, as a local government within one county,
241 there are certain exceptions that apply to the District and to the standard rulemaking
242 procedures such as:

- 243 a) The District was required to publish the Rulemaking Notices in the Florida
244 Administrative Register.
- 245 b) The District is only required to publish the Rulemaking Notices in a newspaper of
246 general circulation within the County of the District.
- 247 c) The District is not required to include the full proposed text of the Rules within
248 those Notices, which is sometimes required for other agencies in the rulemaking
249 procedures.
- 250 d) The District is not required to submit its Rules to the Florida Administrative
251 Committee for review, which is sometimes a requirement for executive agencies
252 and so forth.

253 Ms. Warren stated that the Notices of the Public Hearing were published in compliance
254 with the requirements of Chapter 120.

255 Ms. Warren stated that the second question raised, at the last meeting, was related to
256 conflict of interest. The Rules were revised to address that concern. The first change was
257 reflected on Page 5, Rule 1.1, which added subsection "(6) Conflict of Interest". That section
258 reflects the language from the Special Act, which states it is not a conflict of interest for a Board
259 Member, the District Manager or an employee of the District to be a stock holder, officer or
260 employee of a Landowner or entity affiliated with a Landowner within the District. The second

261 revision was relocating language to Section 1.1, subsection (7)(a), which states, “pursuant to
262 Section 112.3143, of the Florida Statutes, a Board member elected on a one-acre, one-vote basis,
263 is not prohibited from voting, when voting in said capacity.”

264 Mr. Rhodes stated that the problem was not with the Rules but with the Statute. The
265 Statute was articulated and his interpretation was the same as District Counsel; the key point was
266 that there is not a conflict of interest for an employee of the Landowner to vote in such a way
267 that would benefit the Landowner. It is the same standard that applied to local officials and
268 planning commissions, etc. Mr. Rhodes was comfortable with the language and the issue raised
269 was answered by Ms. Warren’s revision, based on the law. Discussion ensued regarding Chapter
270 190.

271 *****Mr. Wrathell opened the Public Hearing.*****

272 No members of the public spoke.

273 *****Mr. Wrathell closed the Public Hearing.*****

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275 **On MOTION by Mr. Hahaj and seconded by Mr. Hord, with**
276 **all in favor, Resolution 2018-03, Adopting Rules of Procedure;**
277 **Providing a Severability Clause; and Providing an Effective**
278 **Date, was adopted.**

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281 Ms. Warren asked that the Public Hearing be closed by a motion.

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283 **On MOTION by Mr. Rhodes and seconded by Mr. Fancher,**
284 **with all in favor, the Continued Public Hearing to Hear Public**
285 **Comment and Objections to the Adoption of the Rules of**
286 **Procedure, Pursuant to Sections 120.54, Florida Statutes, was**
287 **closed.**

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290 **NINTH ORDER OF BUSINESS**

Affidavit of Publication

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292 The affidavit of publication for today’s Public Hearings related to the Fiscal Year 2017
293 and Fiscal Year 2018 budgets and the Regular Meeting was provided for informational purposes.

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295 **TENTH ORDER OF BUSINESS**

Public Hearing to Hear Public Comments
and Objections on Adoption of Fiscal
Year 2016/2017 Budget

299 A. Consideration of Resolution 2018-04, Relating to the Annual Appropriations and
300 Adopting the Budgets for the Fiscal Year Beginning October 1, 2016, and Ending
301 September 30, 2017; Authorizing Budget Amendments; and Providing an Effective
302 Date

303 Mr. Wrathell presented Resolution 2018-04.
304

305 **On MOTION by Mr. Rhodes and seconded by Mr. Hord, with**
306 **all in favor, the Public Hearing to Hear Public Comments and**
307 **Objections to the Adoption of Fiscal Year 2016/2017 Budget,**
308 **was opened.**

310 No members of the public spoke.
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313 **On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with**
314 **all in favor, the Public Hearing to Hear Public Comment and**
315 **Objections to the Adoption of Fiscal Year 2016/2017 Budget,**
316 **was closed.**

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319 **On MOTION by Mr. Fancher and seconded by Mr. Rhodes,**
320 **with all in favor, Resolution 2018-04, Relating to the Annual**
321 **Appropriations and Adopting the Budgets for the Fiscal Year**
322 **Beginning October 1, 2016, and Ending September 30, 2017;**
323 **Authorizing Budget Amendments; and Providing an Effective**
324 **Date, was adopted.**

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327 **ELEVENTH ORDER OF BUSINESS**

Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2017/2018 Budget

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331 A. Consideration of Resolution 2018-05, Relating to the Annual Appropriations and
332 Adopting the Budgets for the Fiscal Year Beginning October 1, 2017 and Ending
333 September 30, 2018; Authorizing Budget Amendments; and Providing an Effective
334 Date

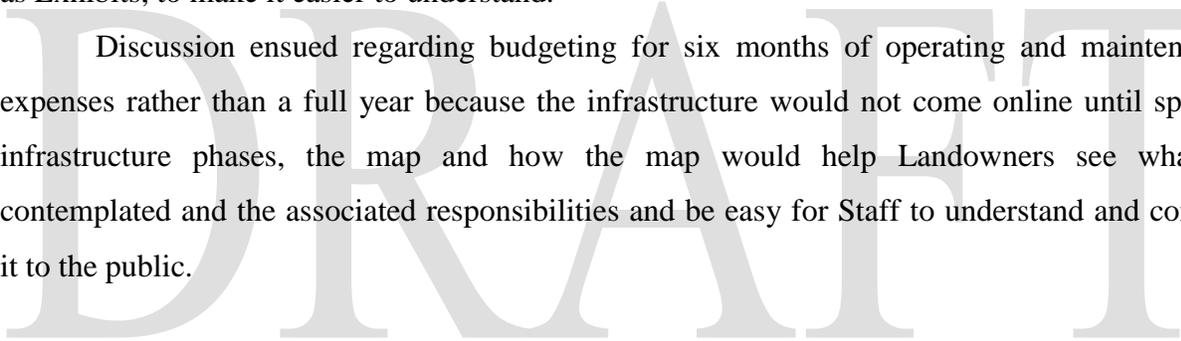
335 Mr. Wrathell presented Resolution 2018-05. The operational costs associated with
336 Wildlight would be Landowner-funded, at this time.

337 Mr. Rhodes asked if the Special Revenue for Wildlight was an ongoing responsibility of
338 this District or if the District was waiting for bond issuance to then execute. Mr. Wrathell

339 replied that the District was waiting for a bond issue to execute, in the context that,
 340 hypothetically, the District could be taking ownership of the improvements but would not until
 341 bonds are issued, infrastructure improvements would be acquired or purchased from the
 342 developer for actual costs or go out to bid or alternative types of arrangements could be
 343 evaluated. It was a timing issue; the District would assume the maintenance responsibility once
 344 the infrastructure improvements were taken over. Until the improvements are owned, the
 345 District does not take it over. Discussion ensued. Mr. Wrathell recommended adopting this as
 346 part of the budget since he was confident that the numbers were realistic.

347 Mr. Hahaj suggested a map so the Board could better understand what the District
 348 contemplated owning and maintaining, versus what the Wildlight Property Owners' Association
 349 (POA) would maintain, and understand, graphically, what those obligations are, as they relate to
 350 the Fiscal Year 2018 budget assessment. Mr. Wrathell agreed with the idea of including maps,
 351 as Exhibits, to make it easier to understand.

352 Discussion ensued regarding budgeting for six months of operating and maintenance
 353 expenses rather than a full year because the infrastructure would not come online until spring,
 354 infrastructure phases, the map and how the map would help Landowners see what is
 355 contemplated and the associated responsibilities and be easy for Staff to understand and convey
 356 it to the public.



On MOTION by Mr. Fancher and seconded by Mr. Hord, with all in favor, the Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget, was opened.

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No members of the public spoke.

On MOTION by Mr. Hord and seconded by Mr. Fancher, with all in favor, the Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget, was closed.

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On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with all in favor, Resolution 2018-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Professional Engineering Services Agreement with England-Thims & Miller, Inc.

Mr. Wrathell stated that, at a prior meeting, the Board authorized Staff to advertise a Request for Qualifications (RFQ) for District Engineering Services. England-Thims & Miller, Inc. (ETM) was already engaged as the Interim District Engineer. Chapter 287.055, of the Florida Statutes, requires the RFQ process if engineering services exceeded \$35,000 per fiscal year; ETM was the only respondent to the RFQ and was ranked the #1. Mr. Wrathell discussed the role that the District Engineer would have with the District.

Regarding Engineering expenses, Ms. Warren stated that, in this case, defined projects would occur at particular points and it would be easy to bring forward a specific authorization order for Board approval. Discussion ensued regarding hourly fees in other Districts, the level of strategic analysis that ETM brings and the business acumen of a quality Engineer.

On MOTION by Mr. Rhodes and seconded by Mr. Hahaj, with all in favor, the Professional Engineering Services Agreement and Fee Schedule with England-Thims & Miller, Inc., was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of September 28, 2017 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the September 28, 2017 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with all in favor, the September 28, 2017 Public Hearings and Regular Meeting Minutes, as presented, were approved.

413 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

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415 **A. District Counsel: *Hopping Green & Sam, P.A.***

416 There being no report, the next item followed.

417 **B. Interim District Engineer: *England-Thims & Miller, Inc.***

418 Mr. Mathews stated that he was working with the District and the County to accomplish
419 two tasks. One was related to questions raised by the County about the original Engineer's
420 Report, such as what was included in it and the basis of the cost. He would continue to work
421 with the County helping them to understand what was included and the basis of the estimates.
422 The second was related to questions raised by the County about Wildlight Park. He was working
423 with County Staff, the Developer and District Staff to determine if there are any components of
424 the park that could be brought forward into Phase 1. Location-wise, the park was right on the
425 edge, between Phase 1 and Phase 2, so it made sense to bring it into Phase 1. Discussion ensued
426 regarding the County questioning the cost estimates, the County looking at the recreation budget,
427 limited details on the report comprising the recreation budget, reviewing the numbers and backup
428 with the County, implications of moving the park from Phase 2 to Phase 1 and impacting the
429 Fiscal Year 2018 budget, construction and timing, accelerating the park, etc.

430 Mr. Charles Adams, a Landowner representative, stated that one of the reasons the
431 County was confused was because the County did not see the park on the map associated with
432 the Engineer's Report for Phase 1 of Wildlight. Mr. Wrathell and his team explained that the
433 map represented the boundaries of what liens would be placed upon, if liens were issued. It was
434 not the scope of what is included in it but what liens could be placed upon it. Typically, this is
435 not put on what is considered to be under the existing Development Order; therefore, it would
436 not be assessed. The County began asking when that would occur, could it be done early on
437 since it is a public park and yet to be determined as a Stewardship District owned and operated
438 park, which is a public accessible asset or is it a County Park. The County had not made up its
439 mind about what it would be. A portion of the Wildlight Community Park area is contained
440 within the first EDP that is approved for Wildlight. In terms of the business plan, from
441 improvements made to the property perspective, park improvements would be made during the
442 beginning of Phase 2, which would be included in EDP #2. Discussions were had regarding
443 what could be done, if anything. It was a developer expense; not a District expense. It was
444 unlikely to affect this budget.

445

446 C. **District Manager: Wrathell, Hunt and Associates LLC**

447 i. **NEXT MEETING DATE: November 16, 2017 at 10:00 A.M.**

448 The next meeting will be held on November 15, 2017 at 10:00 a.m., at this location,
449 rather than as originally scheduled for November 16.

450 Mr. Wrathell stated that the website was operational and Ms. Daphne Gillyard, of his
451 office, sent emails last night. Hopefully each Board Member has their new email address, which
452 corresponds with the District's website. Email address questions should be directed to Ms.
453 Gillyard.

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455 **FIFTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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457 Mr. Rhodes inquired if Mr. Wrathell reached an agreement with the auditor. Mr.
458 Wrathell replied affirmatively; it would probably be considered at the next meeting. Mr. Hahaj
459 had wanted assurance that the auditor never had any type of disciplinary actions in the past and
460 the auditor affirmed that he had not. This matter would be considered at the next meeting and, as
461 long as the auditor was engaged by the December meeting, the District would be in good shape
462 to complete the Fiscal Year 2017 audit by June 30th.

463 Mr. Hahaj stated that there was a good article about the District in the News Leader a few
464 weeks ago. Mr. Wrathell had a copy and a press release was given to him for inclusion on the
465 District's website.

466

467 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

468

469 Mr. John Stack, of 67128 Craig Isle Court, Yulee, Florida, stated that it was good that the
470 News Leader article was on the front page. A lot of people were very interested in what was
471 happening in the District and he was looking forward to the communications with the Planning
472 Board and the public. They needed to be updated about what is happening.

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474 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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476 There being nothing further to discuss, the meeting adjourned.

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478 **On MOTION by Mr. Rhodes and seconded by Mr. Fancher,**
479 **with all in favor, the meeting adjourned at 11:19 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT