EAST NASSAU STEWARDSHIP DISTRICT

December 18, 2023

GOVERNING BOARD

REGULAR MEETING AGENDA

EAST NASSAU
STEWARDSHIP DISTRICT

AGENDA
LETTER

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

Decmber 11, 2023

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

NOTE: MEETING TIME

Board of Supervisors
East Nassau Stewardship District

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold a Regular Meeting on December 18, 2023 at 12:00 p.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order
2. Roll Call
3. Chairman's Opening Remarks
4. Consent Agenda
   A. Acceptance of Unaudited Financial Statements as of October 31, 2023
   B. Approval of November 16, 2023 Regular Meeting and Audit Selection Committee Meeting Minutes
   C. Ratification Items
5. Public Comments *(limited to 3 minutes per person)*
6. Presentation of Amended and Restated Engineer's Report for Wildlight Village Phase 3, *dated December 18, 2023*
7. Presentation of Amended and Restated Master Special Assessment Methodology Report for Wildlight Village Phase 3, *dated December 18, 2023*
8. Consideration of Resolution 2024-07, Rescinding and Replacing Resolution 2024-01 in Their Entirety; Declaring Special Assessments as it Relates to Certain Lands Within the District Known as Wildlight Village Phase 3; 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

9. Consideration of Resolution 2024-08, Rescinding and Replacing Resolution 2024-02 in Their Entirety; Setting a Public Hearing to be Held on Thursday, January 18, 2024, at 10:00 A.M., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Lands Within the District Generally Described as Wildlight Village Phase 3 in Accordance with Chapters 170, 189, and 197, Florida Statutes

10. Consideration of Amended and Restated Engineer's Report for Preliminary Development Plan #4, *dated December 18, 2023*

11. Consideration of Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan #4, *dated December 18, 2023*

12. Consideration of Resolution 2024-09, Rescinding and Replacing Resolution 2024-04 in Their Entirety; Declaring Special Assessments as it Relates to Certain Lands Within the District Known as Preliminary Development Plan (PDP) #4; 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

13. Consideration of Resolution 2024-10, Rescinding and Replacing Resolution 2024-05 in Their Entirety; Setting a Public Hearing to be Held on Thursday, January 18, 2024, at 10:00 A.M., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, For the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Lands Within the District Generally Described as Preliminary Development Plan (PDP) #4 in Accordance with Chapters 170, 189, and 197, Florida Statutes

14. Consideration of Resolution 2024-11, Amending and Supplementing Resolution 2022-10 Authorizing Acquisition of Conservation Lands; Authorizing Acquisition and Reimbursement Agreement; Providing for Severability and an Effective Date

A. Exhibit A: Acquisition and Reimbursement Agreement (Supplemental Acquisition and Monitoring-Activities Funding Agreement [Conservation Lands and Mobility Trails])

B. Exhibit B: SJRWMD's Form 62-330.340(1) for Request to Transfer of Environmental Resource and/or State 404 Program Permit

15. Consideration of Acquisition of Conservation Tracts and Related Improvements for Portions of DSAP 1, Pods 4 and 5, Phase 1C-1, Phase 1C-2 and Other Areas

16. Consideration of Utility Cart

17. Discussion: Capital Reserve Study

18. Consideration of Acquisition of Roadway, Landscape, Pond and Open Space Tracts in DSAP 1, PDP 3, Pods 4 and 5 and Subsequent Conveyance of County Roadways

19. Consideration of Tax Bill Corrections [Skinner Properties]

20. Consideration of Conveyance of Portions of Crosstown Boulevard, Curiosity Avenue, and Wildlight Avenue and Related Improvements to Nassau County, Florida

21. Consideration of Quote for Speed Hump Installation

22. Development Update/Staff Reports

A. Developer

B District Counsel: *Kutak Rock LLP*

C. District Engineer: *England-Thims & Miller, Inc.*

D. Field Operations: *CCMC*

E. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: January 18, 2024 at 10:00 AM
  - QUORUM CHECK

SEAT 1	MIKE HAHAJ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ROB FANCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TOMMY JINKS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JAIME NORTHRUP	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MAX HORD	☐ IN PERSON	☐ PHONE	☐ NO

23. Board Members' Comments/Requests

24. Public Comments

25. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,

Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

EAST NASSAU
STEWARDSHIP DISTRICT

CONSENT AGENDA

EAST NASSAU
STEWARDSHIP DISTRICT

UNAUDITED FINANCIAL STATEMENTS

EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2023

EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2023

	General Fund	Special Revenue Fund DSAP #1	Special Revenue Fund DSAP #2	Special Revenue Fund Commerce Park	Debt Service Fund 2018	Debt Service Fund 2021	Capital Projects Fund 2018	Capital Projects Fund 2021	Total Governmental Funds
ASSETS									
Cash	$ 888,692	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 888,692
SunTrust debit	421	-	-	-	-	-	-	-	421
Investments									
Revenue	-	-	-	-	155,260	465,184	-	-	620,444
Reserve	-	-	-	-	161,438	337,200	-	-	498,638
Prepayment	-	-	-	-	28,576	2,019	-	-	30,595
Construction	-	-	-	-	-	-	9,367	11,887	21,254
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	635,734	635,734
Sinking	-	-	-	-	-	95	-	-	95
Undeposited funds	-	-	-	-	19,459	-	-	-	19,459
Due from Developer	-	-	-	-	-	-	-	242,309	242,309
Due from FPL 2022	-	1,813	-	-	-	-	-	-	1,813
Due from Wildlight LLC	-	110,753	-	20,666	-	78,762	-	-	210,181
Due from Wildlight Residential	4,257	-	-	-	-	-	-	-	4,257
Due from Wildlight Commercial	4,257	-	-	-	-	-	-	-	4,257
Due from general fund	-	837,990	-	41,333	1,071	528	-	-	880,922
Due from capital projects fund	-	-	-	-	-	-	-	9,367	9,367
Prepaid expense	3,475	-	-	-	-	-	-	-	3,475
Security deposit	-	3,000	-	-	-	-	-	-	3,000
Utility deposits	-	50	-	-	-	-	-	-	50
Buildout deposits	-	42,088	-	-	-	-	-	-	42,088
Total assets	$ 901,102	$ 995,694	$ -	$ 61,999	$ 365,804	$ 883,788	$ 9,367	$ 899,297	$ 4,117,051
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	$ 3,302	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,302
Accounts payable on-site	-	60	-	-	-	-	-	-	60
Contracts payable	-	-	-	-	-	-	-	242,309	242,309
Retainage payable	-	-	-	-	-	-	-	802,399	802,399
Due to special revenue fund - DSAP #1	837,990	-	-	-	-	-	-	-	837,990
Due to special revenue fund - Commerce Park	41,333	-	-	-	-	-		-	41,333
Due to debt service fund - series 2018	1,071	-	-	-	-	-	-	-	1,071
Due to debt service fund - series 2021	528	-	-	-	-	-	-	-	528
Due to capital projects fund	-	-	-	-	-	-	9,367	-	9,367
Landowner advance	6,500	-	-	-	-	-	-	-	6,500
Total liabilities	890,724	60	-	-	-	-	9,367	1,044,708	1,944,859
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	-	112,566	-	20,666	-	78,762	-	242,309	454,303
Total deferred inflows of resources	-	112,566	-	20,666	-	78,762	-	242,309	454,303
Fund balances:									
Restricted for:									
Debt service	-	-	-	-	365,804	805,026	-	-	1,170,830
Capital projects	-	-	-	-	-	-	-	(387,720)	(387,720)
Unassigned	10,378	883,068	-	41,333	-	-	-	-	934,779
Total fund balances	10,378	883,068	-	41,333	365,804	805,026	-	(387,720)	1,717,889
Total liabilities, deferred inflows of resources and fund balances	$ 901,102	$ 995,694	$ -	$ 61,999	$ 365,804	$ 883,788	$ 9,367	$ 899,297	$ 4,117,051

*Construction Reserve for Wildlight Ave obligations

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ -	$ 20,565	0%
Assessment levy: off-roll	-	-	214,271	0%
Lease reimbursements	-	-	34,343	0%
Total revenues	-	-	269,179	0%
EXPENDITURES				
Professional & administrative				
District engineer	-	-	12,000	0%
General counsel	-	-	50,000	0%
UF environmental	-	-	40,000	0%
District manager	4,000	4,000	48,000	8%
Audit	-	-	7,000	0%
Postage	-	-	500	0%
Printing and binding	83	83	1,000	8%
Insurance - GL, POL	13,338	13,338	14,000	95%
Legal advertising	1,226	1,226	6,500	19%
Miscellaneous - bank charges	20	20	1,000	2%
Office lease	3,475	3,475	43,003	8%
Office utilities	-	-	6,000	0%
Office supplies	-	-	2,563	0%
Meeting room	-	-	500	0%
Website	-	-		
Hosting & maintenance	-	-	705	0%
ADA compliance	210	210	210	100%
Annual district filing fee	-	-	175	0%
Property taxes	-	-	900	0%
Total professional & administrative	22,352	22,352	234,056	10%
Other fees & charges				
Property appraiser and tax collector	-	-	642	0%
Total other fees & charges	-	-	642	0%
Total expenditures	22,352	22,352	234,698	10%
Excess/(deficiency) of revenues over/(under) expenditures	(22,352)	(22,352)	34,481	
Fund balances - beginning	32,730	32,730	105,121	
Fund balances - ending				
Assigned:				
3 months working capital	69,175	69,175	69,175	
Unassigned	(58,797)	(58,797)	70,427	
Fund balances - ending	$ 10,378	$ 10,378	$ 139,602	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ -	$ 599,466	0%
Assessment levy: off-roll	-	-	324,290	0%
Total revenues	-	-	923,756	0%
EXPENDITURES				
Field operations				
Field operations	1,000	1,000	116,893	1%
Administration and accounting	833	833	10,000	8%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape	46,695	46,695	694,064	7%
Lake maintenance	-	-	19,108	0%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	-	-	111,150	0%
Repairs & maintenance	-	-	25,000	0%
Electricity	-	-	984	0%
Irrigation (potable)	-	-	41,169	0%
Landscape replacement	-	-	69,406	0%
Parts & supplies	-	-	3,000	0%
Contingency	-	-	250	0%
Insurance	-	-	5,000	0%
Debt service fund accounting: series 2018	625	625	7,500	8%
Debt service fund accounting: series 2021	625	625	7,500	8%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	167	2,000	8%
Trustee (series 2018 bonds)	-	-	4,000	0%
Trustee (series 2021 bonds)	-	-	4,000	0%
Total field operations	49,945	49,945	1,145,024	4%
Other fees & charges				
Property appraiser and tax collector	-	-	18,733	0%
Total other fees & charges	-	-	18,733	0%
Total expenditures	49,945	49,945	1,163,757	4%
Excess/(deficiency) of revenues over/(under) expenditures	(49,945)	(49,945)	(240,001)	
Fund balances - beginning	933,013	933,013	624,494	
Assigned:				
3 months working capital	294,689	294,689	294,689	
Disaster recovery	75,000	75,000	75,000	
Unassigned	513,379	513,379	14,804	
Fund balances - ending	$ 883,068	$ 883,068	$ 384,493	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ -	$ -	$ 9,000	0%
Total revenues	-	-	9,000	0%
EXPENDITURES				
Field operations				
Administration and accounting	-	-	7,500	0%
Contingency	-	-	500	0%
Dissemination agent	-	-	1,000	0%
Total expenditures	-	-	9,000	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	-	-	4,250	
Fund balances - ending	$ -	$ -	$ 4,250	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - COMMERCE PARK
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ -	$ 64,434	0%
Assessment levy: off-roll	-	-	101,269	0%
Total revenues	-	-	165,703	0%
EXPENDITURES				
Field operations				
Field operations	-	-	17,018	0%
Administration and accounting	-	-	250	0%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape	-	-	74,024	0%
Lake maintenance	-	-	8,522	0%
Pest control	-	-	500	0%
Street cleaning	-	-	4,200	0%
Street light lease	-	-	17,160	0%
Repairs & maintenance	-	-	5,000	0%
Electricity	-	-	1,800	0%
Irrigation (potable)	-	-	11,058	0%
Landscape replacement	-	-	7,402	0%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Insurance	-	-	5,000	0%
Total expenditures	-	-	163,684	0%
Other fees & charges				
Property appraiser and tax collector	-	-	2,014	0%
Total other fees & charges	-	-	2,014	0%
Total expenditures	-	-	165,698	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	5	
Fund balances - beginning	41,333	41,333	4	
Fund balances - ending	$ 41,333	$ 41,333	$ 9	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	$ -	$ -	$ 340,148	0%
Assessment prepayments	19,459	19,459	-	N/A
Interest	1,350	1,350	-	N/A
Total revenues	20,809	20,809	340,148	6%
EXPENDITURES				
Debt service				
Principal	-	-	90,000	0%
Interest	-	-	234,149	0%
Total debt service	-	-	324,149	0%
Other fees & charges				
Property appraiser	-	-	3,543	0%
Tax collector	-	-	7,086	0%
Total other fees and charges	-	-	10,629	0%
Total expenditures	-	-	334,778	0%
Excess/(deficiency) of revenues over/(under) expenditures	20,809	20,809	5,370	
Fund balances - beginning	344,995	344,995	287,568	
Fund balances - ending	$ 365,804	$ 365,804	$ 292,938	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	$ -	$ -	$ 351,047	0%
Special assessment: off-roll	-	-	337,780	0%
Interest	3,250	3,250	-	N/A
Total revenues	3,250	3,250	688,827	0%
EXPENDITURES				
Debt service				
Principal	-	-	260,000	0%
Interest	-	-	419,730	0%
Total debt service	-	-	679,730	0%
OTHER FINANCING SOURCES/(USES)				
Property appraiser	-	-	3,657	0%
Tax collector	-	-	7,313	0%
Total other financing sources/(uses)	-	-	10,970	0%
Total expenditures	-	-	690,700	0%
Excess/(deficiency) of revenues over/(under) expenditures	3,250	3,250	(1,873)	
Fund balances - beginning	801,776	801,776	556,569	
Fund balances - ending	$ 805,026	$ 805,026	$ 554,696	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	-	-
Fund balances - ending	$ -	$ -

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2023

	Current Month	Year To Date
REVENUES		
Interest	$ 2,669	$ 2,669
Total revenues	2,669	2,669
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2,669	2,669
Fund balances - beginning	(390,389)	(390,389)
Fund balances - ending	$ (387,720)	$ (387,720)

EAST NASSAU
STEWARDSHIP DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT

The Board of Supervisors and the Auditor Selection Committee of the East Nassau Stewardship District held a Regular Meeting and Auditor Selection Committee Meeting on November 16, 2023 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Max Hord	Assistant Secretary
Jaime Northrup	Assistant Secretary
Rob Fancher	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Michelle Rigoni (via telephone)	District Counsel
Zach Brecht	District Engineer
Amy Norsworthy (via telephone)	Operations Manager
Todd Haskett	CCMC
Carol Brown	Landowner Representative

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Torres called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS **Roll Call**

All Supervisors were present.

THIRD ORDER OF BUSINESS **Chairman's Opening Remarks**

Mr. Hahaj thanked all meeting attendees, including Ms. Rigoni and Ms. Norsworthy, who attended via telephone. He stated that Staff has been processing a great deal of data and the agenda was pared down ahead of today's meeting for the Board to consider several items, particularly the items in the Sixth, Seventh and Eighth Orders of Business. Mr. Hahaj stated it will be a busy time of year for the District and voiced his appreciation for everyone's hard work.

Mr. Torres stated the Chair, some of the other Board Members and Staff have been working through the agenda for several days.

FOURTH ORDER OF BUSINESS **Consent Agenda**

Mr. Torres presented the following:

A. Acceptance of Unaudited Financial Statements as of September 30, 2023

B. Approval of October 19, 2023 Regular Meeting and Audit Selection Committee Meeting Minutes

C. Ratification Items

I. ETM, Inc. Work Authorization No. 5 [2023/2024 General Consulting Engineering Services]

On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the Consent Agenda Items, as presented, were accepted, approved and ratified, respectively.

FIFTH ORDER OF BUSINESS **Public Comments (limited to 3 minutes per person)**

There were no members of the public present.

SIXTH ORDER OF BUSINESS **Consideration of Amended and Restated Capital Improvement Plan for Detailed Specific Area Plan #2, dated November 16, 2023**

Mr. Brecht stated a few changes were made in the narrative of the Amended and Restated Capital Improvement Plan for Detailed Specific Area Plan #2 after the previous meeting to reflect current development plans, as further refined. The substantive changes mostly relate to cost; the units and acreages are all still consistent with what was previously reviewed, approved and considered; however, the costs changed based on recent data that Staff received for other projects of similar nature. The costs have been updated to reflect a total buildout cost over 40 years of just shy of $5 billion.

Mr. Torres asked if the Engineer's and Methodology Reports should be considered in conjunction with adoption of Resolution 2024-06 during the Eighth Order of Business or by

separate motions. Ms. Rigoni stated, if the Board is amenable, she prefers separate motions and a vote for each Report because the bond resolution does not necessarily include the Reports. She asked the following questions of Mr. Brecht:

Ms. Rigoni: Are the cost estimates in your Amended and Restated Report reasonable and proper for the project size and scope?

Mr. Brecht: Yes.

Ms. Rigoni: Are you aware of any reason the District cannot carry out the improvement program in the Report as it is currently contemplated?

Mr. Brecht: Not at this time.

Ms. Rigoni: Thank you.

Mr. Hahaj expressed his appreciation for Staff's efforts revising and refining the Reports.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, the Amended and Restated East Nassau Stewardship District Capital Improvement Plan for Detailed Specific Area Plan #2, dated November 16, 2023, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Amended and Restated Master Validation Report for Detailed Specific Area Plan #2, dated November 16, 2023**

Mr. Torres stated District Management updated the numbers to match the capital improvement numbers that were updated in Mr. Brecht's Report. Based on the current estimated total buildout cost for capital improvements related to Detailed Specific Area Plan #2, it is anticipated that the District would have to have issue indebtedness in the total estimated amount of $6,886,076,000. He reviewed the other items in the Amended and Restated Master Validation Report for Detailed Specific Area Plan #2, which were updated to reflect the new Reports for the Capital Improvement Plan (CIP).

On MOTION by Mr. Jinks and seconded by Mr. Hahaj, with all in favor, the Amended and Restated Master Validation Report for Detailed Specific Area Plan #2, dated November 16, 2023, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Authorizing the Issuance of Not to exceed $6,886,076,000 Aggregate Principal Amount of East Nassau Stewardship District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Roadways, Stormwater Management Systems, Recreation, Decorative Walls, Fences, Water, Sewer, and Reclaim Facilities, and Other Improvements Permitted by Chapter 2017-206, Laws of Florida and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 2017-206, Laws of Florida, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation Of East Nassau Stewardship District, Nassau County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within The District Benefited By The Improvements And Subject to Assessment; Providing for the Judicial Validation of Such Bonds; Repealing Resolution No. 2024-03 Adopted October 19, 2023; and Providing for Other Related Matters**

Ms. Rigoni presented Resolution 2024-06, which accomplishes the following:

- Supersedes Resolution 2024-03, which was adopted at the October 19, 2023 meeting.
- Changes the aggregate principal amount to $6,886,076,000 to correspond with the changes made to the Engineer's and the Master Validation Reports that were just approved.
- This begins the first step in the bond issuance process for the area of development referred to as Detailed Specific Area Plan #2 (DSAP2).

- These bonds for DSAP #2 represent additional bonding capacity over and above the bonding capacity for DSAP #1.
- When it is time to issue an actual Series of Bonds the Board will consider a delegation resolution detailing the first series of Bonds for the DSAP #2. I want to bring your attention to certain sections of the Resolution:
  - Florida Statutes (Chapter 2017-206) requires any bonds to be secured by a trust agreement (Master Indenture, which is the agreement between the District and the Trustee) for certain Projects. Section 5 authorizes and approves the execution and delivery of the Master Indenture also attached to this Resolution as Exhibit A.
  - Section 7: The District is appointing US Bank Trust Company, National Association as the Trustee under the trust agreement.
  - Florida Statutes also requires any bonds maturing after 5 years to be validated; Section 8 authorizes and directs District Counsel and Bond Counsel to the District to continue in their effort to validate the bonds and Section 9 approves, ratifies and confirms all actions taken to date in that regard.
  - Section 12: Repeals Resolution No. 2024-03 in its entirety and is replaced by the provisions of this Resolution No. 2024-06.

On MOTION by Mr. Hord and seconded by Mr. Hahaj, with all in favor, Resolution 2024-06, Authorizing the Issuance of Not to exceed $6,886,076,000 Aggregate Principal Amount of East Nassau Stewardship District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Roadways, Stormwater Management Systems, Recreation, Decorative Walls, Fences, Water, Sewer, and Reclaim Facilities, and Other Improvements Permitted by Chapter 2017-206, Laws of Florida and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 2017-206, Laws of Florida, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation Of East Nassau Stewardship District, Nassau County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within The District Benefited By The Improvements And Subject to Assessment; Providing for the Judicial Validation of Such Bonds; Repealing Resolution No. 2024-03 Adopted October 19, 2023; and Providing for Other Related Matters, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Acquisition of Wildlight PDP 3 / Pod 4 North Landscape, Pond, Mobility Trail and Recreation Tracts and Related Improvements and Authorization for Staff and Chairperson to Prepare and Finalize Acquisition Documents**

A. Map of Tracts and Improvements Location

B. Description of Improvements and Parcel Information

Mr. Torres presented the Acquisition of Wildlight PDP 3/Pod 4 North Landscape, Pond, Mobility Trail and Recreation Tracts and Related Improvements and Authorization for Staff and Chairperson to Prepare and Finalize Acquisition Documents.

Referencing the map in the agenda packet, Ms. Rigoni stated the Developer completed construction of the tracts and improvements located in those areas, pursuant to the Acquisition Agreement that the CDD already has with the Developer. At this time the District is acquiring these items at no cost.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the Acquisition of Wildlight PDP 3 / Pod 4 North Landscape, Pond, Mobility Trail and Recreation Tracts and Related Improvements and Authorizing District Staff to coordinate with the Board Chair and Developer to prepare and finalize the Acquisition Documents, was approved.

TENTH ORDER OF BUSINESS **Consideration of Acquisition of Trails Tract and Improvements from Fellowship and Wildlight and Acquisition of Trails Improvements from Wildlight**

Ms. Rigoni explained that Fellowship is a third-party entity within the District who owns and develops their land, including mobility trails that the District will eventually own and maintain, and Fellowship is looking to convey to the District the portions of land on which the mobility trails are located. There are two separate components to the acquisition; the acquisition of lands from Fellowship and the acquisition of improvements from Wildlight.

Ms. Rigoni stated there are proposed forms associated with this item and recommended approval of the forms, in substantial form, in order to allow Fellowship and Wildlight to review them, and to authorize Staff and the Board Chair to finalize the same.

On MOTION by Ms. Northrup and seconded by Mr. Hord, with all in favor, the Acquisition of Trails Tract and Improvements from Fellowship and Wildlight and Acquisition of Trails Improvements from Wildlight, in substantial form, and authorizing Staff and the Board Chair to finalize the forms, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Advance Acquisition Agreement Regarding Commerce Park**

Ms. Rigoni presented the Advance Acquisition Agreement regarding Commerce Park. Because the District lacks the funds to pay for the master improvements in the commercial area, the Developer generously offered to provide the improvements at no cost. The Acquisition Agreement provides that it will not be for reimbursement purposes.

Mr. Hahaj stated this is consistent with the Special Revenue Fund that is in the budget and it is an additional step in the process.

On MOTION by Mr. Hord and seconded by Ms. Northrup, with all in favor, the Advance Acquisition Agreement Regarding Commerce Park, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of Amended and Restated Cost Share Agreement for the Use of Bulk Reclaimed Water**

Mr. Torres presented the Amended and Restated Cost Share Agreement for the Use of Bulk Reclaimed Water. The Agreement is being amended to add an additional water meter.

Ms. Norsworthy stated the Agreement lists the commercial association and the meter that is being added is with the residential association, so Staff needs to add the residential association to the Agreement. Ms. Rigoni recommended approval in substantial form, subject to incorporation of the residential association, as a party to the Agreement.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the Amended and Restated Cost Share Agreement for the Use of Bulk Reclaimed Water, in substantial form, was approved.

THIRTEENTH ORDER OF BUSINESS **Consideration of License Agreement to Nassau County Regarding Bicentennial Event**

Mr. Torres presented the License Agreement to Nassau County Regarding Bicentennial Event. Staff is working with the District's insurance to make sure the County provides the proper coverage for the District to be indemnified properly for the event.

Ms. Rigoni clarified that the special events insurance will be coming from the County and Staff is working with the District's insurance to see what they recommend the CDD require under the coverage that the County provides. The general form of the license is being negotiated between Developer's Counsel and the County Attorney. The idea is for each of the landowners to have license agreements based on one set of license agreement forms. Staff is working on streamlining the license agreement process. She recommended approval in substantial form and authorizing the Chair to execute the final agreement.

Mr. Hahaj voiced his appreciation to District Staff for their work ensuring that all the businesses and the District are appropriately-protected.

On MOTION by Mr. Fancher and seconded by Mr. Hord, with all in favor, the License Agreement to Nassau County Regarding Bicentennial Event, in substantial form, and authorizing the Chair to execute the final agreement, was approved.

FOURTEENTH ORDER OF BUSINESS **Consideration of Proposal for Environment Consultant Services for Conservation Habitat Network Monitoring and Maintenance**

Mr. Jinks presented the Proposal for Environment Consultant Services for Conservation Habitat Network Monitoring and Maintenance. Asked if the cost estimates associated with the proposal are for the current fiscal year, Mr. Jinks stated the monitoring is performed once per year and the costs are for the entire duration of the monitoring.

Ms. Rigoni asked for approval, subject to her firm preparing a professional services agreement.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the Proposal for Environment Consultant Services for Conservation Habitat

Network Monitoring and Maintenance and authorizing District Counsel to prepare a professional services agreement, was approved.

FIFTEENTH ORDER OF BUSINESS **Discussion Regarding Updates to the Conservation Habitat Network, Conservation Land Acquisition and Acceptance of Permit Responsibilities, and Authorizing Staff to Proceed to Preparing Related Documents**

Ms. Rigoni reminded the Board that, sometime in 2022, the Board adopted a Conservation Habitat Maintenance Manual that spoke to the types of monitoring and other activities that need to occur based on the Environment Resource Permit (ERP) requirements and to be compliant with the various permit responsibilities and requirements for proper maintenance of the Conservation Habitat Network. Part of the District's purpose is to perpetually own and maintain the various conservation lands throughout the District, which are numerous. After a review of the maintenance process and upon further discussions with the Developer, they would like for the District to acquire the land at the monitoring stage of the conservation mitigation process and have requested that the District take over the conservation lands for the monitoring and perpetual maintenance. The Developer has agreed to pay for the monitoring activities. She voiced her plan to update the Board on what is going on and prepare the paperwork, evidencing the first tracts of the conservation lands that are ready for monitoring. She asked for further authorization to work with the Environmental Consultant, the Developer and District Staff to prepare the conservation land acquisition documents, as well as enter into a funding agreement for the monitoring activities.

In response to Mr. Hahaj's question regarding whether the funding agreement will include Agenda Items 15 and 16, Ms. Rigoni stated that is being discussed with the Developer; however, the scope of the funding and if the Environmental Consultant's fee as it relates to the monitoring activity is covered but Staff will request clarification of these items.

Discussion ensued regarding the $15,000 invoice from Dewayne Crews, Inc., the Florida Waterways Inc. proposal for pond maintenance and a cost-share for a portion of the monitoring.

Asked if a motion is needed for the Conservation Habitat Network, Ms. Rigoni stated she would like authorization to continue to prepare the acquisition and related documents.

On MOTION by Mr. Hord and seconded by Mr. Jinks, with all in favor, authorizing District Counsel to continue preparing acquisition and related documents for the conservation lands, was approved.

SIXTEENTH ORDER OF BUSINESS **Consideration of Florida Waterways Inc., Quote to Add Additional Pond to Routine Monthly Service**

Mr. Torres presented the Florida Waterways Inc., Quote adding Pond #13 to the Routine Monthly Service, for $66.25, and Invoice #6913 from Dewayne Crews, Inc., in the amount of $15,410. The expenditures are already within budget and District Counsel will prepare an amendment to the current agreement.

On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the Florida Waterways Inc., Quote adding Pond #13 to the Routine Monthly Service, and Dewayne Crews, Inc., Invoice #6913, in the amount of $15,410, were approved.

SEVENTEENTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Proposals**

Mr. Torres presented The Greenery Inc, Proposal, in the amount of $1,386 per month, which is an addendum to the Commercial Landscape contract.

Ms. Rigoni stated the proposal might need an additional amendment to include a small tract on the east side of the entrance road, to remove Tract 5. The contract does not include pine straw and/or palm tree trimming. Ms. Rigoni will complete and formalize the amendment and present it at the next meeting for ratification. The amendment will go into effect upon completion of the acquisition of underlying tracts, which was authorized by the Board earlier in the meeting.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the Landscape Maintenance Proposal, adding an additional proposed area that was not included, and authorizing the Chair to execute the formal amendment to the existing agreement, subject to the changes discussed, was approved.

EIGHTEENTH ORDER OF BUSINESS **Consideration of Request for Run Wild 2024 5K/10K Event from Road Runners Club of America and Authorization to Staff to Coordinate Same**

Mr. Torres presented the Request for Run Wild 2024 5K/10K Event from Road Runners Club of America.

Ms. Rigoni stated, once the mobility trails in the conservation areas come online, the Road Runners Club of America requests holding the "Run Wild" event on the trails. She asked for approval of the request for the event, subject to proper documentation of license agreements, retainage of the proper insurance and the consent waiver forms.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the Request for Run Wild 2024 5K/10K Event, authorizing District Counsel to prepare the necessary documentation and for Staff to coordinate the event, was approved.

NINETEENTH ORDER OF BUSINESS **Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement**

Ms. Rigoni presented the MBS Capital Markets, LLC Supplement to the Investment Banking Agreement.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the MBS Capital Markets, LLC Supplement to the Investment Banking Agreement, was approved.

TWENTIETH ORDER OF BUSINESS **Recess Regular Meeting/Commencement of Auditor Selection Committee Meeting**

Mr. Torres recessed the Regular Meeting and the Auditor Selection Committee Meeting commenced.

A. Review of Audit Proposals Received in Response to RFP for Annual Audit Services

I. Affidavit of Publication

II. RFP Package

III. Respondents

a. Berger, Toombs, Elam, Gaines & Frank

b. Grau & Associates

Mr. Torres stated Berger, Toombs, Elam, Gaines & Frank (BTEGF) prepared the CDD's Fiscal Year 2022 audit, which did not meet the June 30th submittal deadline.

Mr. Torres reviewed the fee schedules for each respondent.

Mr. Torres and Ms. Rigoni responded to questions regarding if BTEGF responded to the timeliness issue of the prior year's audit, the bond issuance fees, the length of two contracts, a termination provision and advertising costs.

A Board Member stated the BTEGF proposal is incomplete as it does not include bond fees.

B. Auditor Evaluation Matrix/Ranking

The Committee completed the Auditor Evaluation Matrix.

The Committee's recommendation is to select Grau & Associates.

TWENTY-FIRST ORDER OF BUSINESS **Termination of Auditor Selection Committee Meeting/Reconvene Regular Meeting**

Mr. Torres terminated the Auditor Selection Committee Meeting and reconvened the Regular Meeting.

TWENTY-SECOND ORDER OF BUSINESS **Consideration of Recommendation of Auditor Selection Committee and Ranking of Proposals from Auditors**

Mr. Torres announced the Auditor Selection Committee's recommended rankings and total score for each respondent, as follows:

#1	Grau & Associates	98 points
#2	BTEGF	87 points

The Auditor Selection Committee's recommendation is to proceed with an engagement letter to Grau & Associates. Ms. Rigoni will issue a notice of intent to award the contract for Annual Audit Services.

On MOTION by Mr. Jinks and seconded by Mr. Hord with all in favor, accepting the Auditor Selection Committee's recommendation and awarding the Audit

Services contract to Grau & Associates, the #1 ranked respondent to the RFP for Annual Audit Services, and authorizing District Counsel to prepare and send an Engagement Letter to Grau & Associates, was approved.

TWENTY-THIRD ORDER OF BUSINESS Development Update/Staff Reports

A. Developer

Ms. Brown stated that she will be coordinating with the Board and District Staff in the preparation of the conveyances to be completed and finalized by the December meeting and additional conveyances, including the Conservation Habitat Network, which is ready to be conveyed will be presented at the next meeting as well.

B District Counsel: Kutak Rock LLP

Ms. Rigoni stated the Bond Validation Hearing for DSAP 2 is scheduled for December 19, 2023. The Chair, District Manager and District Engineer will need to attend in case any testimony is requested. Immediately following the meeting, Staff will file an amended complaint to reflect the revised bond validation amount. Staff is coordinating with all parties to meet all publishing/noticing deadlines. In response to Mr. Hahaj's question, Ms. Rigoni stated a first draft of the Joint Stipulation Agreement should be ready by late November-early December.

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

Mr. Brecht stated Engineering is working on obtaining approvals and submitting plans for the next phase of development of master infrastructure for the Wildlight expansion, and on setting up a website portal strictly for the District to monitor the conveyances, track mapping and all its assets.

C. Field Operations: CCMC

Mr. Haskett presented the Operations Report dated October 2023 and discussed an erosion issue on the dock near St. Claire and a recent request by homeowners for speed bump installation on Daydream Avenue between Floco and Wildlight Avenues.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: December 21, 2023 at 10:00 AM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the December, meeting with the exception of Mr. Fancher.

TWENTY-FOURTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Mr. Hahaj thanked everyone for their hard work.

TWENTY-FIFTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

TWENTY-SIXTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Fancher and seconded by Mr. Hord, with all in favor, the meeting adjourned at 11:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

510
511
512
513
514 _____ _____
515 Secretary/Assistant Secretary Chair/Vice Chair

EAST NASSAU
STEWARDSHIP DISTRICT

6

AMENDED AND RESTATED

EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
WILDLIGHT VILLAGE PHASE 3

Prepared for

Board of Supervisors
East Nassau
Stewardship District

Prepared by

ENGLAND-THIMS & MILLER

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

E 19-239-02-003 December 18, 2023

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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/or maintained by the District ("Improvement Plan"). 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 ("County"). 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, common areas, 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	456	
Resort Development	943	
Residential Tier 1	799	24,000 Units
Residential Tier 2	4,517	
Residential Tier 3	1,947	
Wetland System	7,219	CHN 10,386 Acres
Upland Conservation	3,167	
TOTAL	22,887	

This Improvement Plan is specific to Wildlight Village Phase 3, which is a 468 +/- acre subset of the Central Planning Area of the ENCPA ("Project"). The development within Wildlight Village Phase 3 is currently anticipated to include a mix of single family, multi-family, and neighborhood center development. Refer to Plates 2 and 2A for the limits of Wildlight Village Phase 3 and for its associated legal description.

V. PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR WILDLIGHT VILLAGE PHASE 3

The currently proposed development within Wildlight Village Phase 3 consisting of 152 multi-family (townhome) units, 411 single family units, and 80,000 square feet of neighborhood center, is anticipated to be distributed as follows:

Proposed Unit Distribution for Phase 3 Bonds		
Phase 3 Bonds		
Phase	Approximate Lot Width (Feet)	Number
3	22' (MF)	152
3	40'	120
3	50'	227
3	60'	64
TOTAL UNITS		563
3	Neighborhood Center	80,000 S.F.

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire and/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. Other roadways affected by the development as may be required by development approval or permit

Mobility Roads, including Mobility Roads for Wildlight Phase 1 and Wildlight Phase 2 as identified below in Table 3, consist of the extension of Wildlight Avenue, which may be eligible for mobility fee credits issued by the County (also referred to as "Arterial/Collector Roads"). Mobility fee credits issued for District-funded improvements will be addressed in a separate agreement(s) between the District, the County, and/or a landowner or developer, as appropriate.

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 and irrigated; and the incremental cost of undergrouding the electrical system to provide power will be funded. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Maintenance[1]
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads[2]	Nassau County/ District/ Property Owners Assoc.
Alleys[2]	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric[3]	Florida Power and Light
Natural Gas	FPU
Mobility Trails	District
Sidewalks	District/ Property Owners Association
Schools	Nassau County
Recreation Facilities	Nassau County/District
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

[1] *In the District's discretion, the District may elect to enter into an agreement with a third-party or an applicable property owner's association(s) to maintain any District-owned improvements as long as such agreement fits within the safe harbor of IRS Rev. Proc. 2017-13, or any successor guidance.*

[2] *Road and alleys and related landscape/hardscape/irrigation improvements, if behind hard-gates, will not be part of the District-financed improvements*

[3] *only the differential cost of undergrounding of conduit will be financed by the 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 3, as described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in Table 2, 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 2023 dollars; inflation is applied based upon a 7-year buildout, at 5% per year, averaged with the 2023 cost.

Additionally, the District previously adopted it's Engineer's Reports for Wildlight Village Phase 1 dated August 10, 2017, Revised December 12, 2018, as supplemented by Engineers Report – First Addendum for Wildlight Village Phase 1, dated August 6, 2018 and Supplemental Engineers Report for Series 2018 Project Wildlight Village Phase 1, dated August 6, 2018 and Supplemental Engineers Report for Series 2018 Project Wildlight Village Phase 1, dated October 18, 2018, Revised December 12, 2018, and Engineers Report for Wildlight Village Phase 2 dated February 18, 2021, Revised March 26, 2021, as supplemented by Supplemental Engineer's Report for Series 2021 Project, Wildlight Village Phase 2, dated March 26, 2021 (collectively, the "Engineer's Report"), with subsequent revisions, which identified certain infrastructure improvements necessary for the development of those areas of the District referred to as Wildlight Village Phases 1 & 2 and was partially funded by the District. Following issuance of those Engineer's Reports, additional master infrastructure improvements within Wildlight Village Phases 1 & 2 that were originally contemplated by the Engineer's Report but not funded by the District have been constructed. The costs for these unfunded master infrastructure improvements may be reimbursed by the District. Table 3 presents a summary of the costs of the unfunded master infrastructure improvements not directly funded by the District.

TABLE 2
PROPOSED IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASE 3

Improvement Category	Master Infrastructure Improvement*	Neighborhood Infrastructure Improvement**
Mobility Roads	$1,104,000	
Local Roads	$1,035,000	
Neighborhood Roads		$11,028,000
Mobility/Public Trails	$183,000	
Stormwater Management Facilities	$1,921,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$4,524,000	$11,444,000
Street Lighting***	$150,000	$1,268,000
Landscaping/Hardscape/Irrigation	$524,000	
SUBTOTAL	$9,441,000	$23,740,000
Design, Engineering, Surveying & Permitting (12%)	$1,132,920	$2,848,800
Construction Cost Contingency (15%)	$1,416,150	$3,561,000
2023 TOTAL	$11,990,070	$30,149,800
BUILDOUT TOTAL	$14,430,651	$36,286,798

**Master Infrastructure Improvement Costs are based on the proposed master improvements associated with the mobility roadways, local roadways, and overall stormwater management facilities within the Wildlight Village Phase 3 project as depicted on Plates 5, 6, and 9 and benefit the proposed neighborhood center as well as areas adjacent to those improvements.*
***Proposed Neighborhood Infrastructure Improvement Costs are based on the proposed residential improvements associated with the neighborhood roadways within the Wildlight Village Phase 3 project as depicted on Plate 7.*
****District will enter into a Lighting Agreement with FPL for the street light poles and lighting service. Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance of the streetlights or associated equipment.*

Note: Due to the interior location and likely developed uses within the proposed neighborhood center referenced herein, it is anticipated that the neighborhood center would have a less intensive use of public capital improvements than the village center land uses within Wildlight Village Phases 1 & 2.

TABLE 3
EXISTING MASTER INFRASTRUCTURE IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASES 1 &2

Improvement Category	WILDLIGHT VILLAGE PHASE 1	WILDLIGHT VILLAGE PHASE 2
Anticipated Construction Costs (Per Engineer's Reports)		
Mobility Roads	$2,300,000	$7,345,000
Local Roads	$3,400,000	$1,865,000
Mobility/Public Trails	$1,600,000	$1,220,000
Stormwater Management Facilities	$4,700,000	$4,340,000
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$5,700,000	$5,295,000
Street Lighting[4]	$300,000	$1,555,000
Landscaping/Hardscape/Irrigation	$1,200,000	$3,110,000
Park and Recreation Facilities	$500,000	
Entry Features	$1,000,000	$2,500,000
Design, Engineering, Surveying & Permitting	$2,485,000	$3,267,600
Construction Cost Contingency	$3,105,000	$4,084,500
TOTAL	$26,290,000	$34,582,100
Master Infrastructure Financed[1]	$4,696,934	$11,270,308
Required Contribution	$16,816,515[2]	$19,496,000[3]
TOTAL COSTS REMAINING FOR REIMBURSEMENT	$4,776,551	$3,815,792

[1] *previously paid for by prior bond proceeds*

[2] *pursuant to the Master Special Assessment Methodology Report for the Wildlight Village Phase 1, dated December 14, 2017, Revised January 23, 2018, as supplemented by the First Addendum to the Master Special Assessment Methodology Report for the Wildlight Village Phase 1, dated August 6, 2018, and the Supplemental Special Assessment Methodology Report for the Wildlight Village Phase 1, dated December 12, 2018.*

[3] *pursuant to the Master Special Assessment Methodology Report for the Wildlight Village Phase 2, dated February 18, 2021, Revised March 26, 2021, as supplemented by the Final Supplemental Assessment Methodology Report for the Series 2021 Project of the Wildlight Village Phase 2*

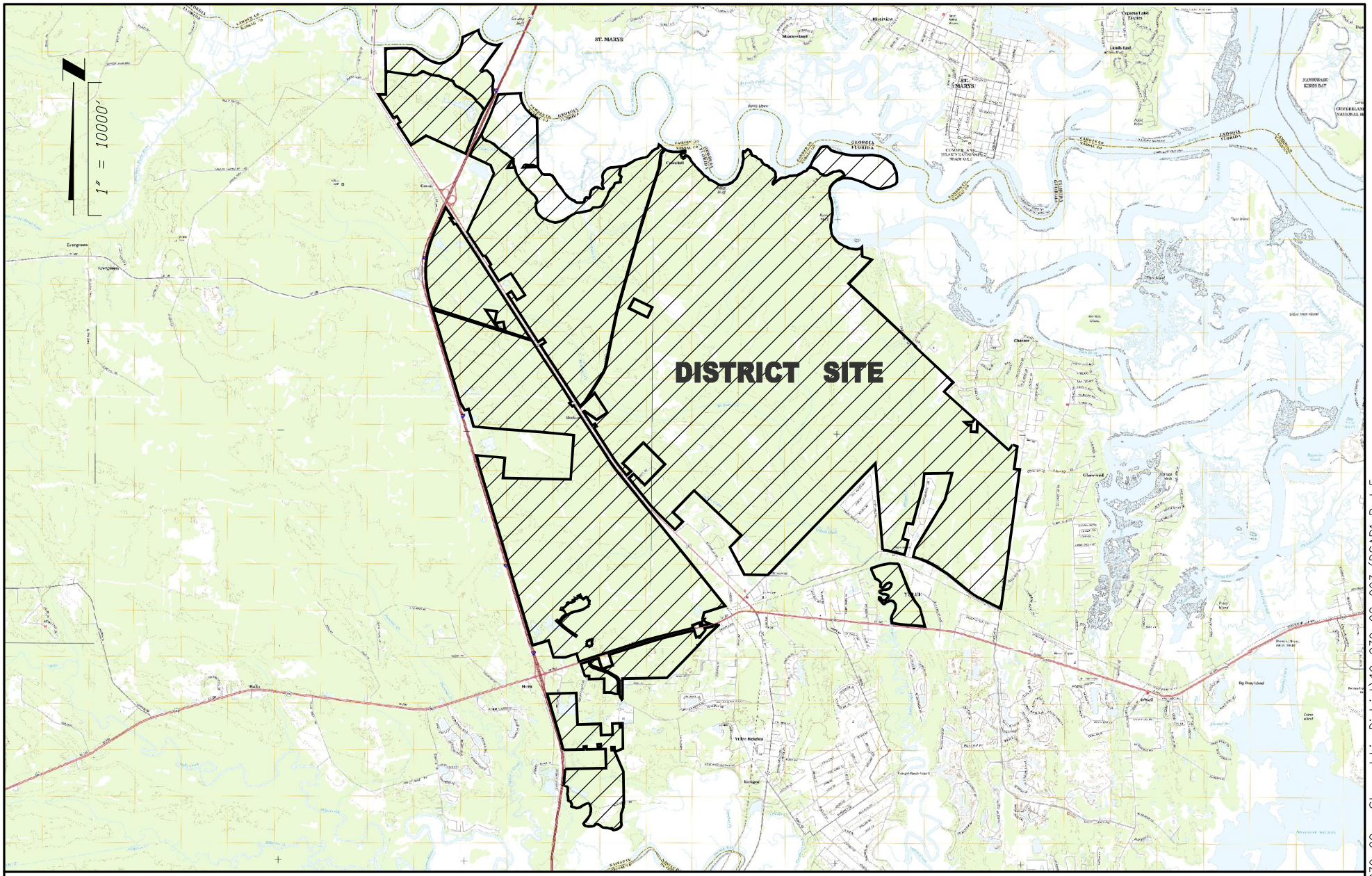
[4] *Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance of the street lights or associated equipment*

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.

All improvements funded by the District will be owned by the District or other governmental units and such improvements are intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the improvements funded by the District are or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity.

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.



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LOCATION MAP

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
DRAWN BY:	LOL
DATE:	OCTOBER 19, 2023
PLATE NO.	1

PLOTTED: October 5, 2023 - 12:23 PM, BY: Zach Brecht

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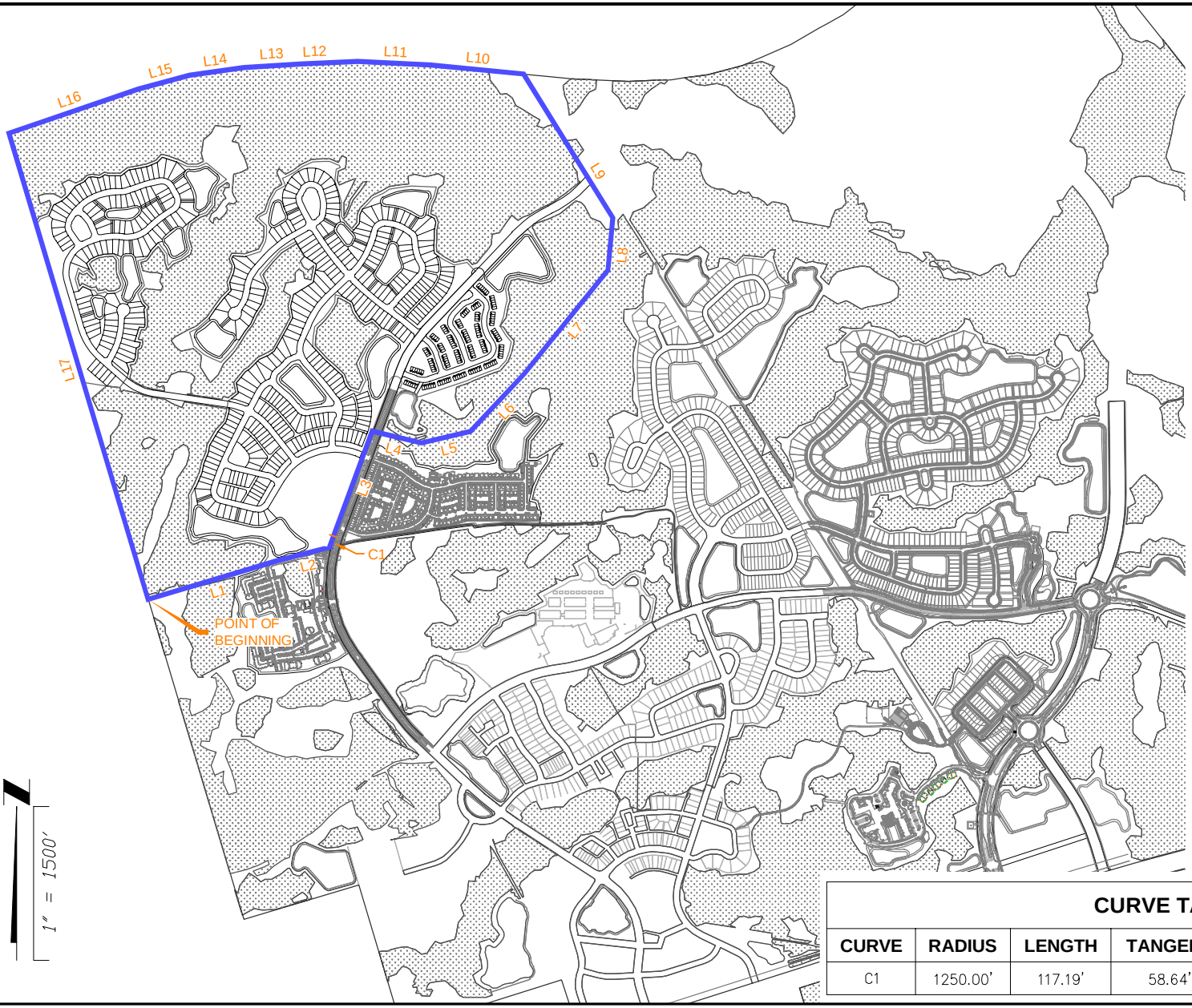

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1341.77'	S73°23'01"W
L2	500.39'	S75°50'31"W
L3	1089.22'	S20°17'28"W
L4	493.63'	N76°21'39"W
L5	490.57'	S76°54'31"W
L6	771.95'	S42°56'19"W
L7	1295.53'	S38°57'19"W
L8	512.38'	S5°27'29"W
L9	1650.94'	S31°50'36"E
L10	911.49'	S84°23'26"E
L11	710.48'	S87°08'15"E
L12	550.58'	N87°13'47"E
L13	559.93'	N86°22'01"E
L14	535.59'	N81°45'51"E
L15	517.12'	N75°13'02"E
L16	1331.18'	N71°08'35"E
L17	4740.70'	N16°36'54"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	1250.00'	117.19'	58.64'	S17°36'19"W	117.15'	5°22'18"

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WILDLIGHT VILLAGE PHASE 3 BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003
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DATE: OCTOBER 19, 2023
PLATE NO. 2

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DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID SECTION 41, S 89°13'32" W, A DISTANCE OF 1546.78 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (300 FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'54" W, A DISTANCE OF 1305.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'54" W, A DISTANCE OF 4740.70 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 71°08'35" E, A DISTANCE OF 1331.18 FEET; THENCE N 75°13'02" E, A DISTANCE OF 517.12 FEET; THENCE N 81°45'51" E, A DISTANCE OF 535.59 FEET; THENCE N 86°22'01" E, A DISTANCE OF 559.93 FEET; THENCE N 87°13'47" E, A DISTANCE OF 550.58 FEET; THENCE S 87°08'15" E, A DISTANCE OF 710.48 FEET; THENCE S 84°23'26" E, A DISTANCE OF 911.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110' EASEMENT FOR RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORD BOOK 273, PAGE 551 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON SAID WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY, S 31°50'36" E, A DISTANCE OF 1650.94 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S 05°27'29" W, A DISTANCE OF 512.38 FEET; THENCE S 38°57'19" W, A DISTANCE OF 1295.53 FEET; THENCE S 42°56'19" W, A DISTANCE OF 771.95 FEET; THENCE S 76°54'31" W, A DISTANCE OF 490.57 FEET; THENCE N 76°21'39" W, A DISTANCE OF 493.63 FEET; THENCE S 20°17'28" W, A DISTANCE OF 1089.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 5°22'18"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 117.19 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 17°36'19" W, A DISTANCE OF 117.15 FEET TO THE CURVES END; THENCE S 75°50'31" W, A DISTANCE OF 500.39 FEET; THENCE S 73°23'01" W, A DISTANCE OF 1341.77 FEET TO THE POINT OF BEGINNING.

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WILDLIGHT VILLAGE PHASE 3 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003
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DATE: OCTOBER 19, 2023
PLATE NO. 2A

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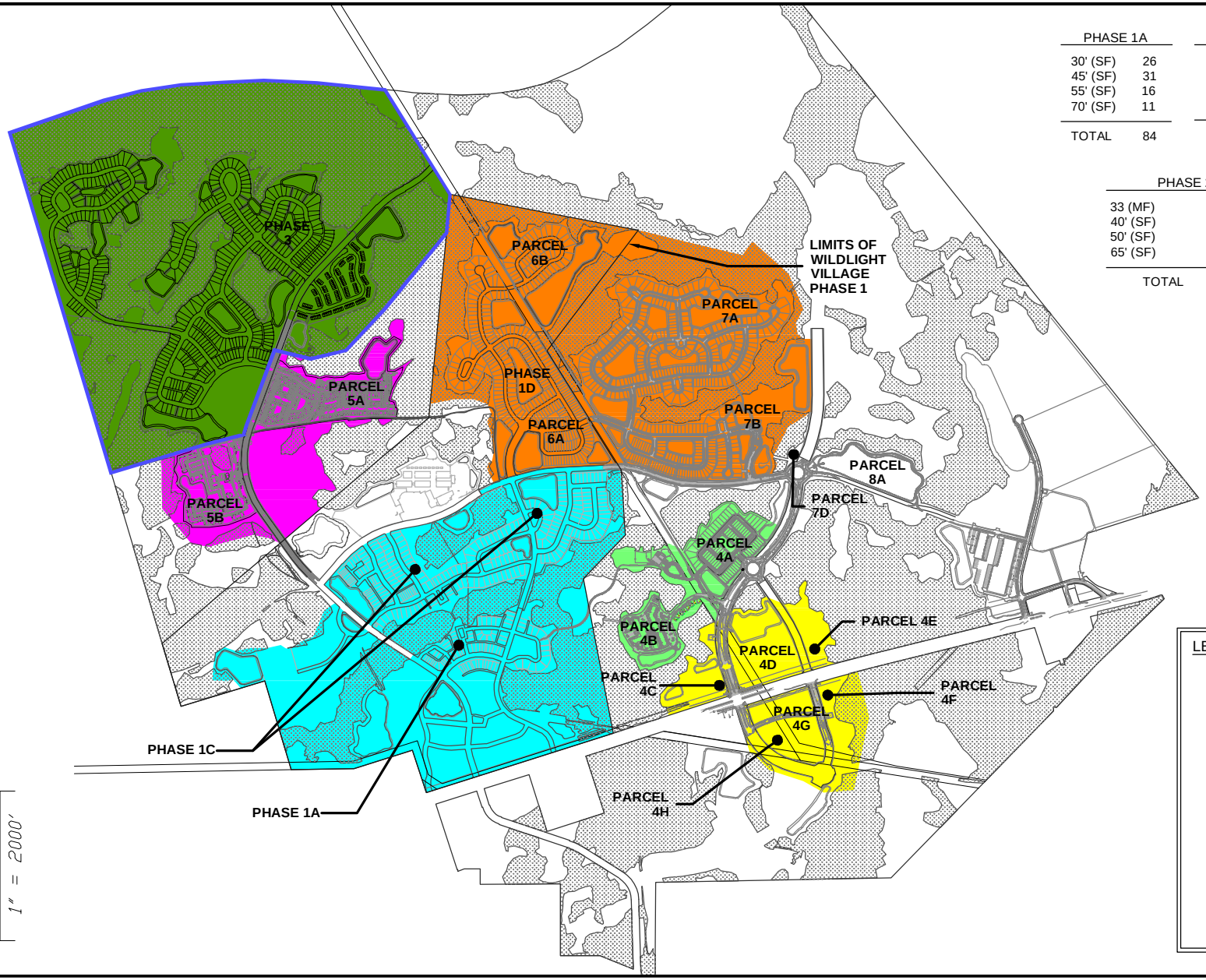

PHASE 1A	
30' (SF)	26
45' (SF)	31
55' (SF)	16
70' (SF)	11
TOTAL	84

PHASE 1C	
30' (SF)	47
45' (SF)	77
55' (SF)	100
70' (SF)	16
TOTAL	240

PHASE 1D*	
45' (SF)	122
55' (SF)	34
70' (SF)	101
TOTAL	257

PHASE 2A	
33 (MF)	134
40' (SF)	184
50' (SF)	220
65' (SF)	122
TOTAL	660

PHASE 2B	
33' (MF)	186
50' (SF)	44
TOTAL	230

PHASE 2C	
Multi-Family Attached	300
Multi-Family Detached	250
TOTAL	550

PHASE 3	
22' (MF)	152
40' (SF)	120
50' (SF)	227
60' (SF)	64
TOTAL	563

*NOTE: THE PREVIOUSLY IDENTIFIED 257 LOTS IN PHASE 1D PLANNED WITHIN PARCELS 6A & 6B ARE NOW INCLUDED AS PART OF THE 660 LOTS WITHIN PHASE 2A.

LEGEND:

- PHASE 3 BOUNDARY
- WILDLIGHT VILLAGE PHASE 1 LIMITS
- PHASE 2A
- PHASE 2B
- PHASE 2C
- PHASE 2D
- PHASE 3

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WILDLIGHT VILLAGE MASTER DEVELOPMENT PLAN

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003
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DATE: OCTOBER 19, 2023
PLATE NO. 3

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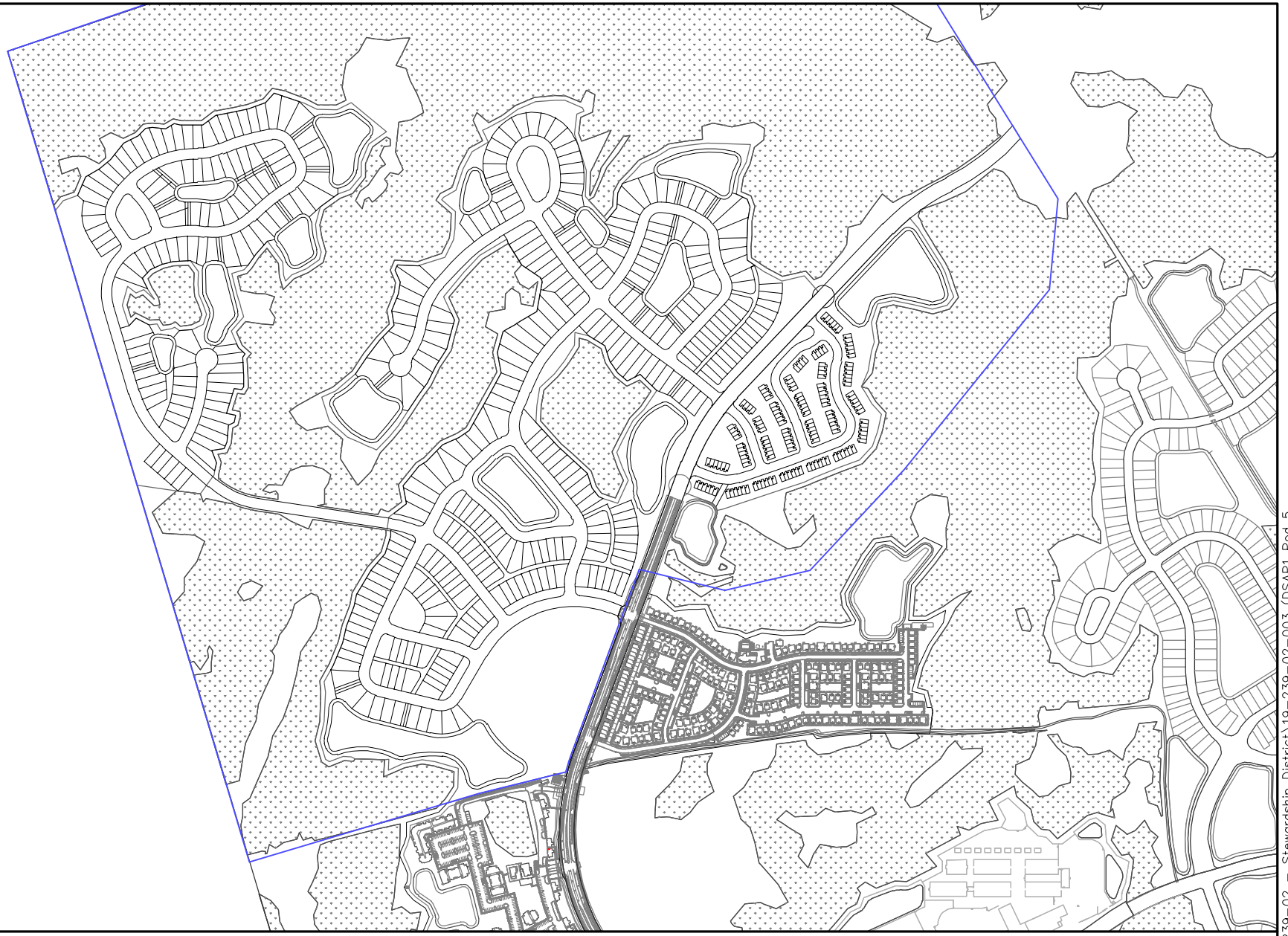

1" = 800'

ETM

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DEVELOPMENT PLAN - PHASE 3

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	4

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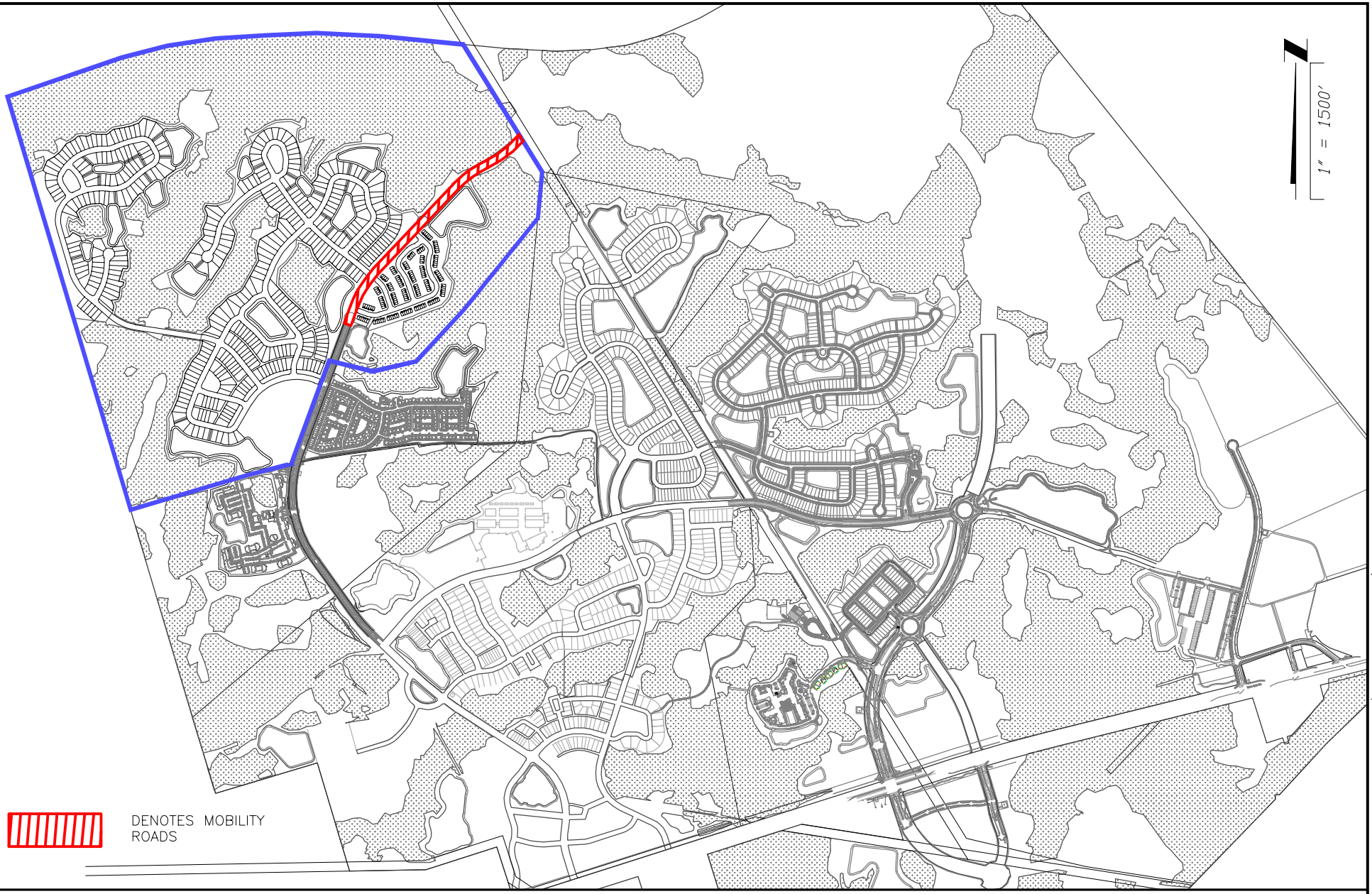

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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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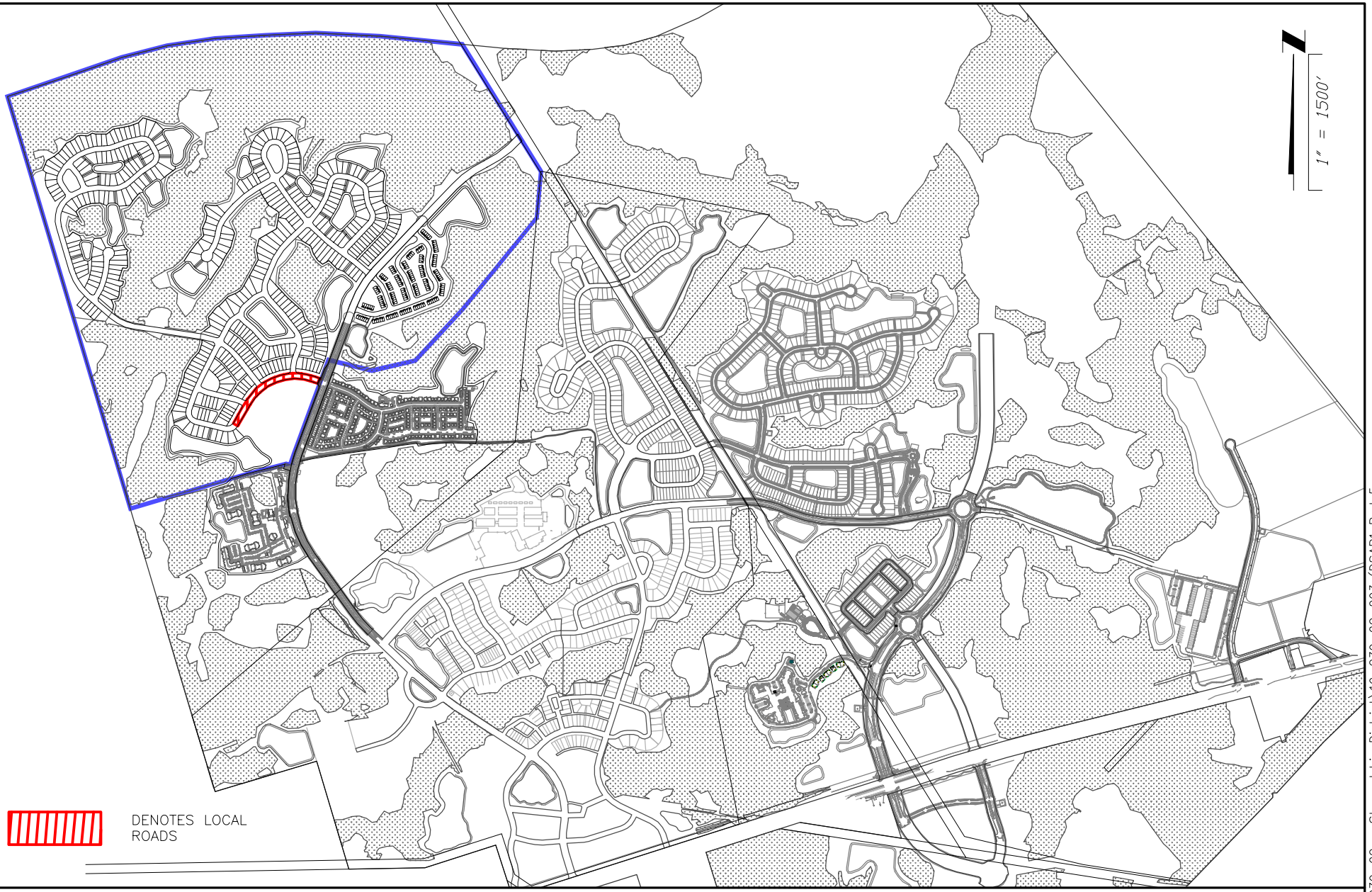
DATE:	OCTOBER 19, 2023
PLATE NO.	5



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LOCAL ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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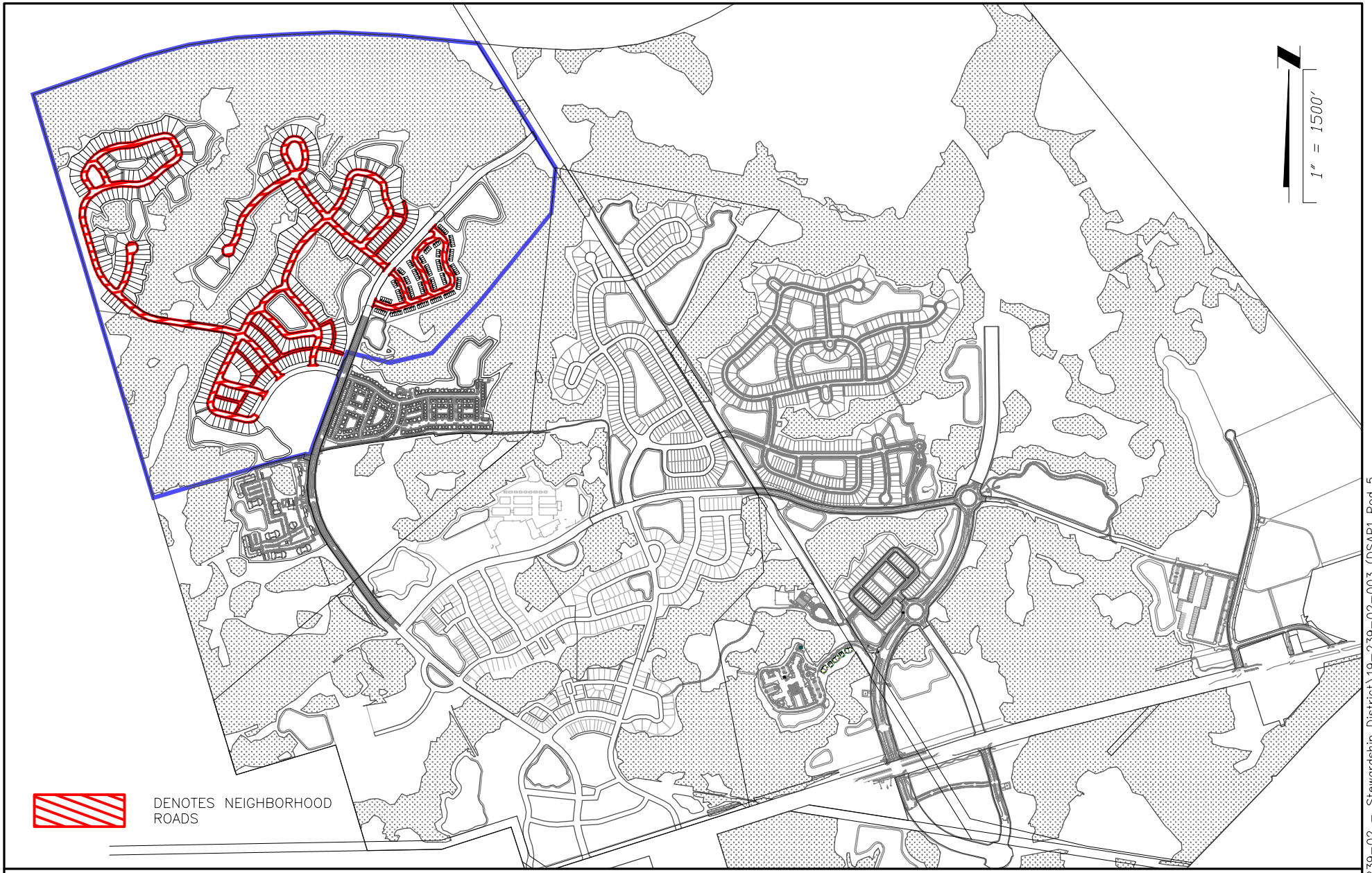
DATE:	NOVEMBER 30, 2023
PLATE NO.	6



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NEIGHBORHOOD ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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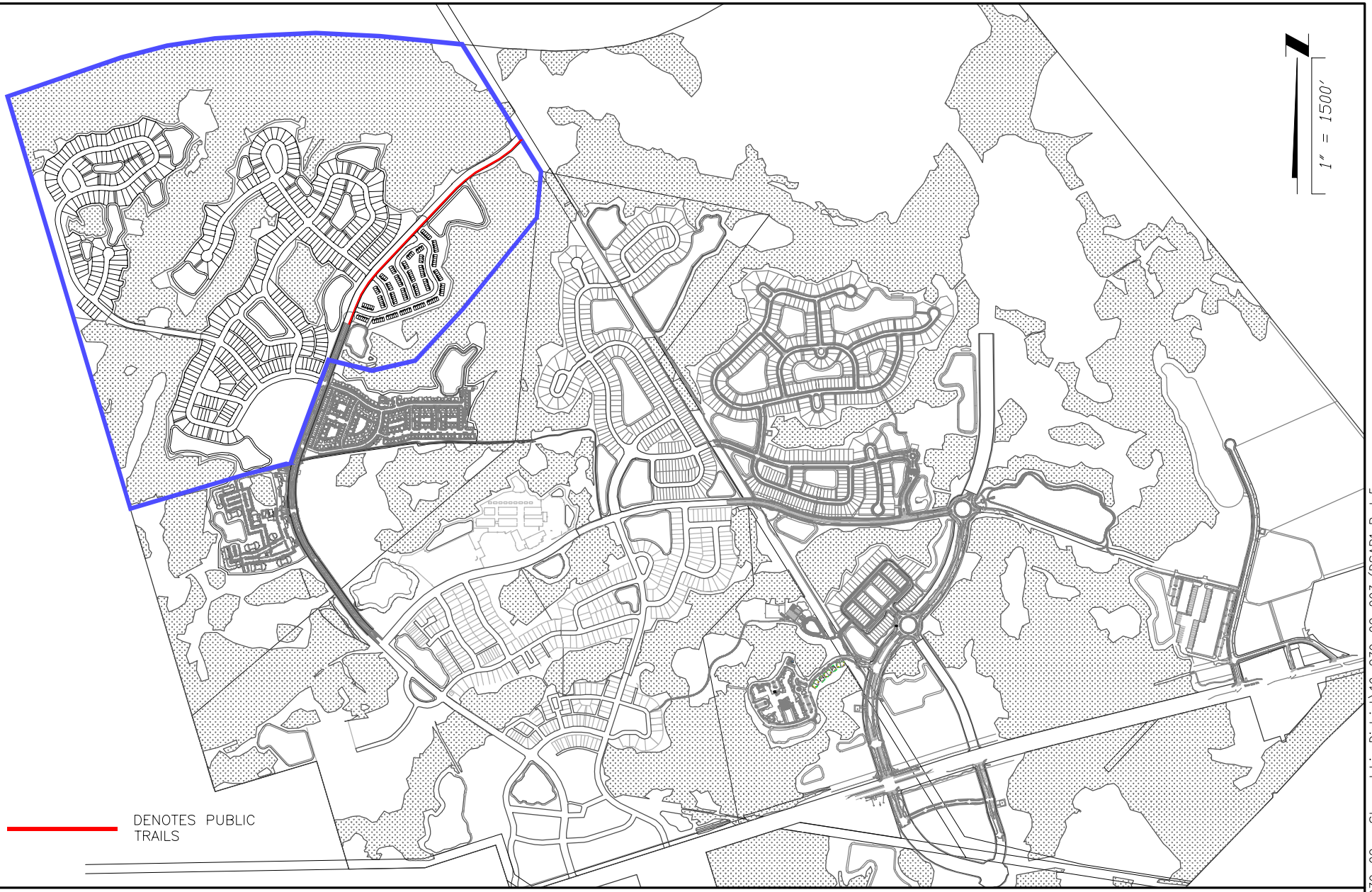
DATE:	NOVEMBER 30, 2023
PLATE NO.	7



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MOBILITY - PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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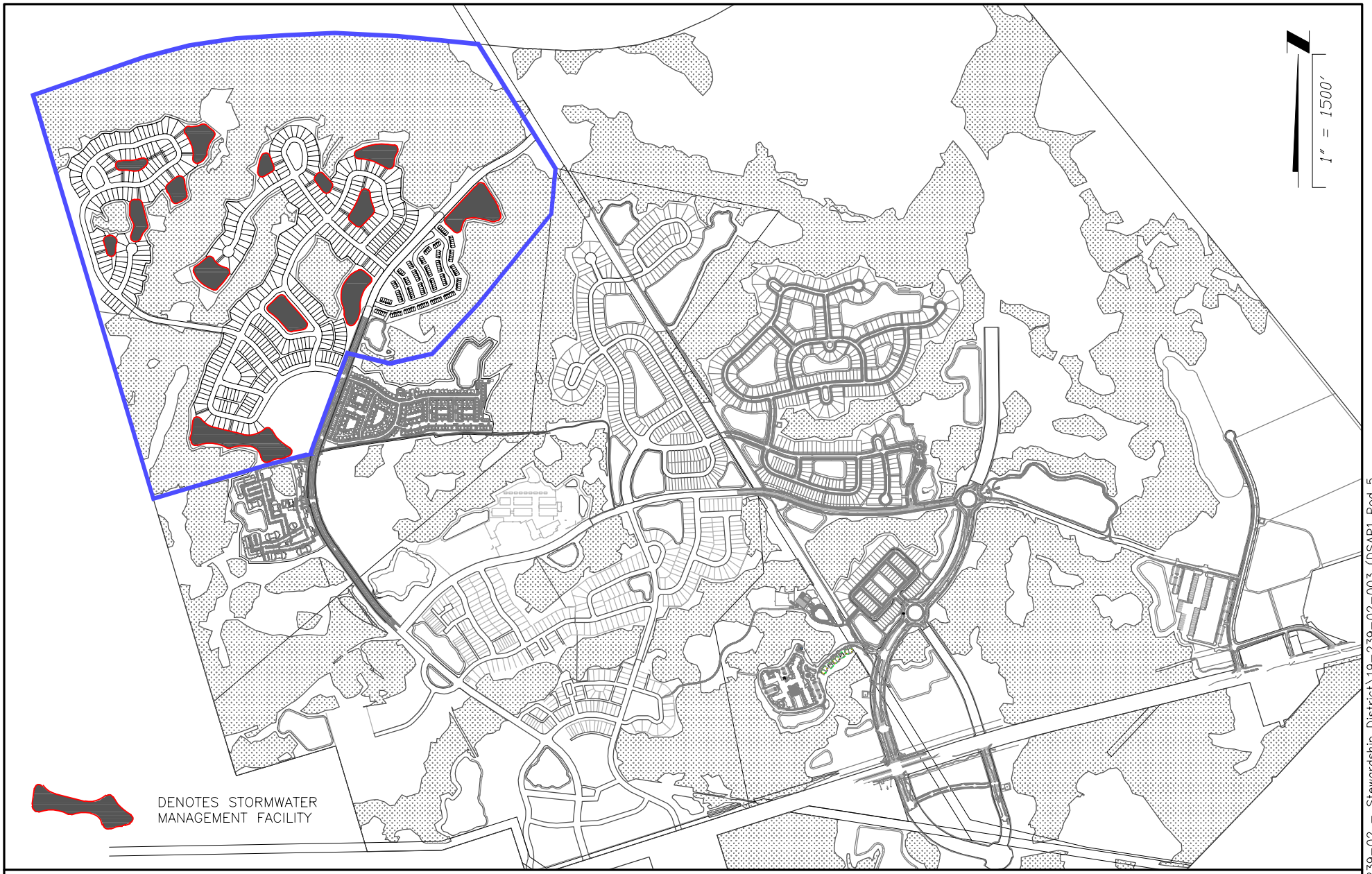
DATE:	OCTOBER 19, 2023
PLATE NO.	8



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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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DATE:	OCTOBER 19, 2023
PLATE NO.	9

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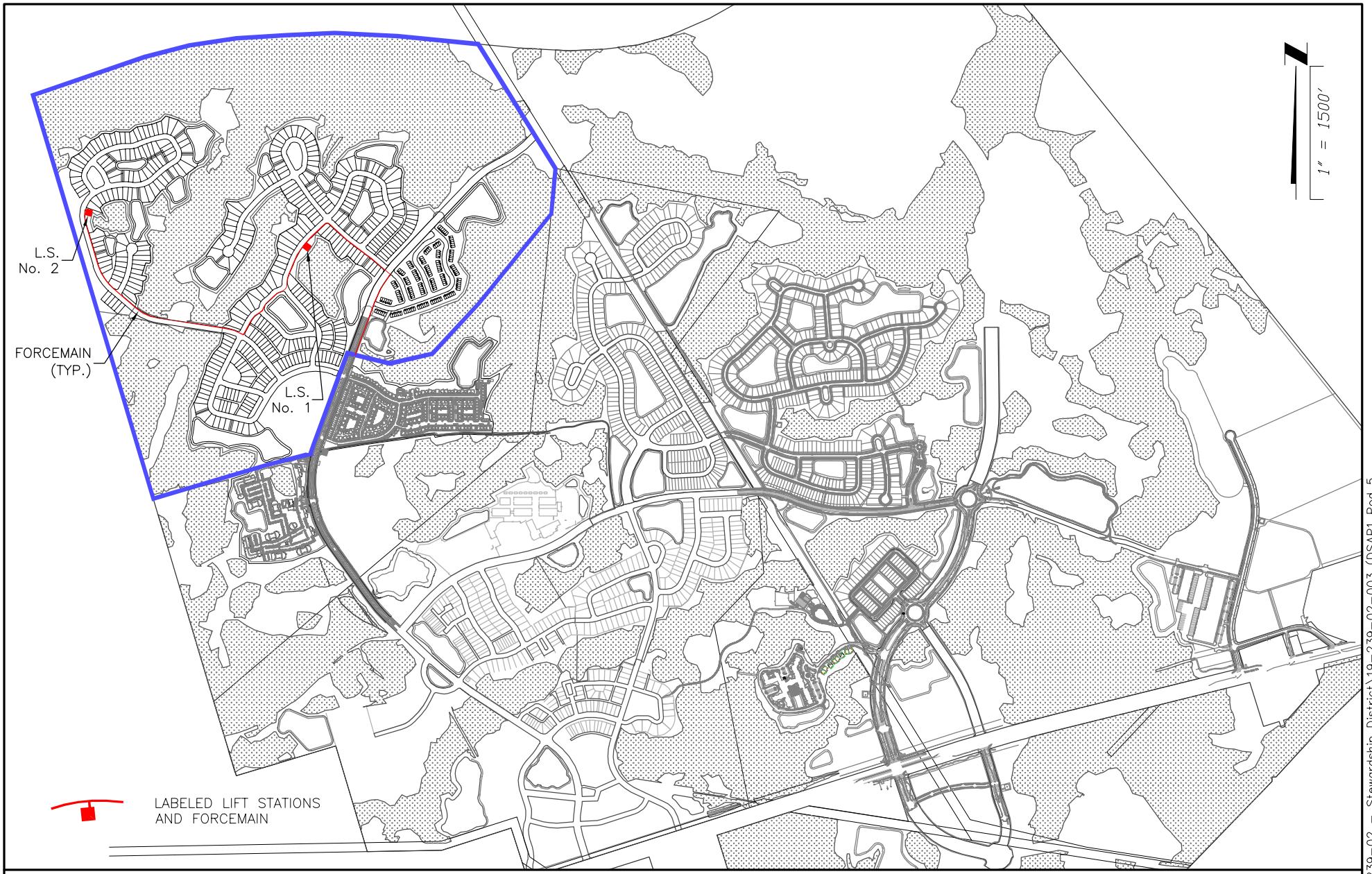

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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003

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PLATE NO. 10

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SANITARY SEWER COLLECTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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DATE:	OCTOBER 19, 2023
PLATE NO.	11

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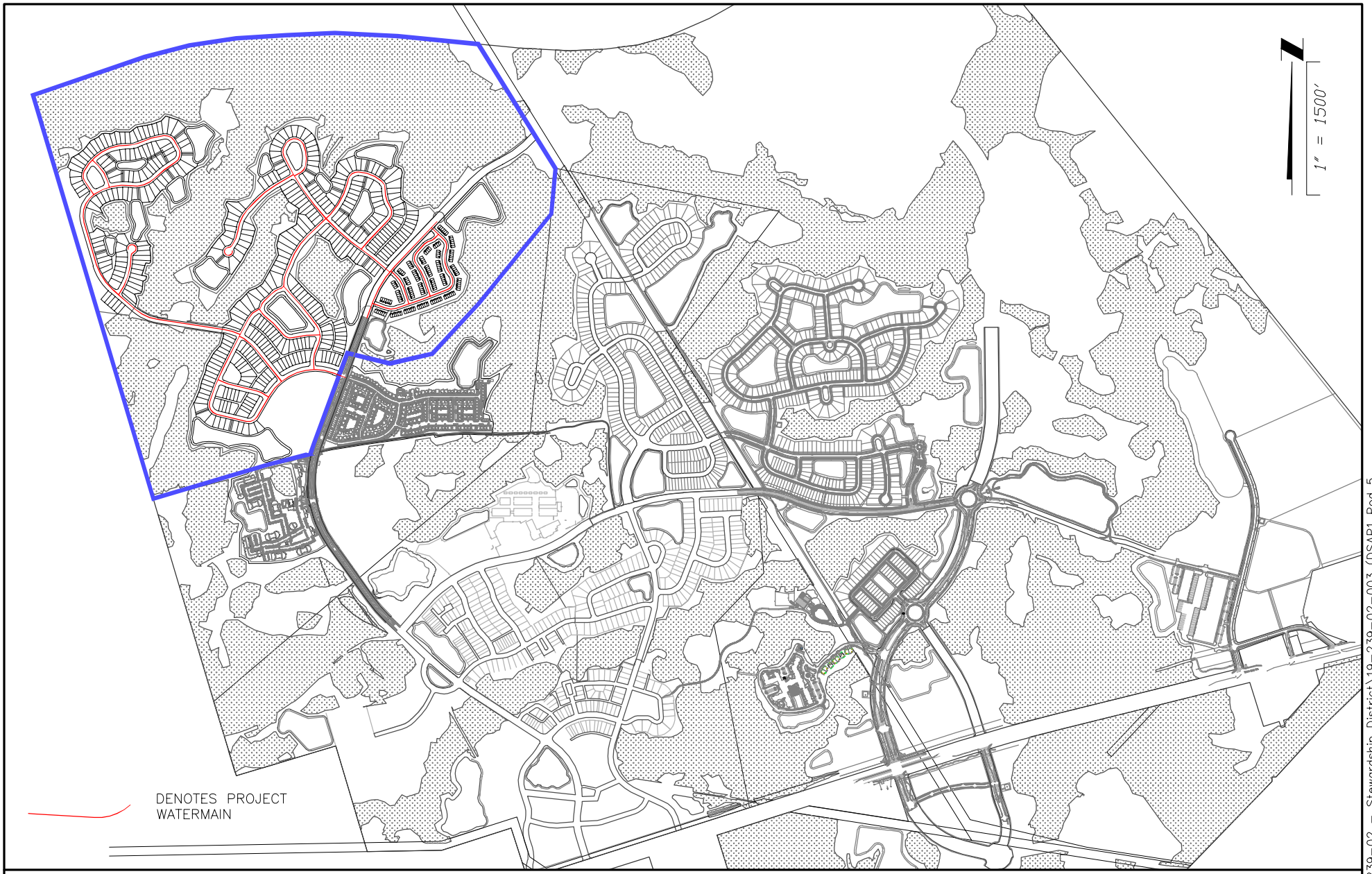

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POTABLE WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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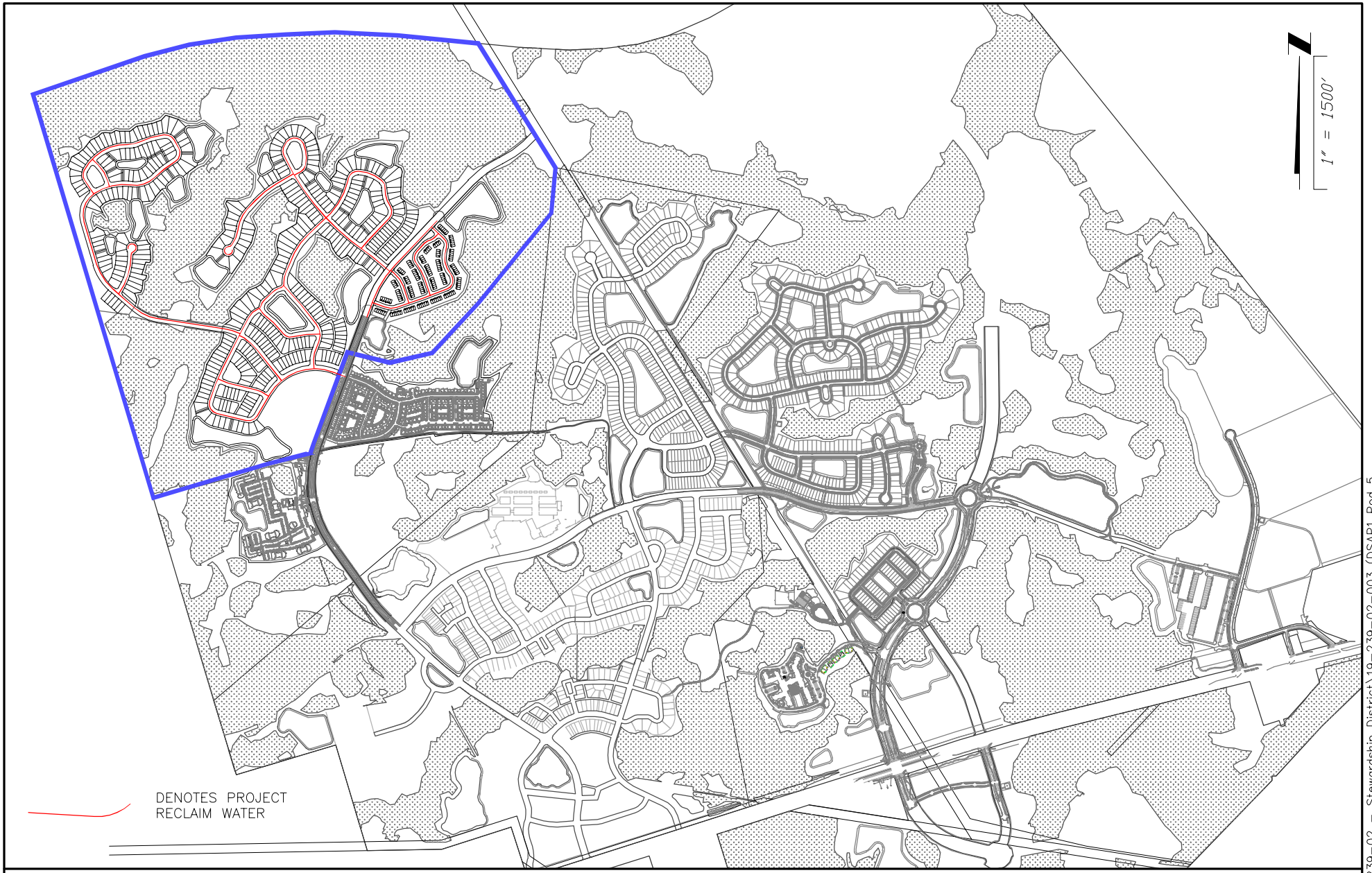
DATE:	OCTOBER 19, 2023
PLATE NO.	12



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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
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PLATE NO.	13

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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-003
DRAWN BY:	LOL
DATE:	OCTOBER 19, 2023
PLATE NO.	14

EAST NASSAU STEWARDSHIP DISTRICT

7

EAST NASSAU STEWARDSHIP DISTRICT

Amended and Restated
Master Special Assessment
Methodology Report
for the
Wildlight Village Phase 3

December 18, 2023

Provided by:

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report the Wildlight Village Phase 3 (the "Report") was developed to provide a master financing plan and a master special assessment methodology for Wildlight Village Phase 3 (“Wildlight Phase 3” or “Phase 3”) portion of the East Nassau Stewardship District (the “District”), located in unincorporated Nassau County, Florida, for the District’s funding of Master Infrastructure Improvements (defined below) contemplated to be provided for the lands within the District including Wildlight Phase 3 (the “Wildlight Phase 3 Project”).

1.2 Scope of the Report

This Report presents the projections for financing the District's Wildlight Phase 3 Project described in the Amended and Restated East Nassau Stewardship District Engineer’s Report for Wildlight Village Phase 3 prepared by England Thims & Miller, Inc. (the “District Engineer”) dated December 18, 2023 (the “Engineer's Report”), and 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 3 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Wildlight Phase 3 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Wildlight Phase 3, as well as general benefits to the areas outside Wildlight Phase 3, 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 Wildlight Phase 3. The District’s Wildlight Phase 3 Project enables properties within its boundaries to be developed.

Generally speaking, there is no doubt that the general public, property owners of property outside the District, and property owners of property outside Wildlight Phase 3 will benefit from the provision of the Wildlight Phase 3 Project. However, these benefits are only incidental since the Wildlight Phase 3 Project is designed solely to provide special benefits peculiar to property within Wildlight Phase 3. Most properties outside the Wildlight Phase 3 are not directly

served by the Wildlight Phase 3 Project and do not depend upon the Wildlight Phase 3 Project to obtain or to maintain their development entitlements. This clearly distinguishes the special benefits which Wildlight Phase 3 properties receive compared to those lying outside of Wildlight Phase 3.

The Wildlight Phase 3 Project will provide the public infrastructure improvements necessary to make the lands within Wildlight Phase 3 and the District developable and saleable. Even though the exact value of the benefits provided by the Wildlight Phase 3 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 for Wildlight Phase 3 as proposed by the Developer, as defined below.

Section Three provides a summary of the Wildlight Phase 3 Project as determined by the District Engineer.

Section Four discusses the financing program for Wildlight Phase 3.

Section Five introduces the master special assessment methodology for Wildlight Phase 3.

2.0 Development Program

2.1 Overview

Wildlight Phase 3 will serve a portion of the Central Planning Area of the East Nassau Community Planning Area within the District. Wildlight Phase 3 is generally located directly east of Interstate I-95, north of Wildlight Village Phase 1 and primarily north of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of Wildlight Phase 3 consists of approximately 468 +/- acres.

2.2 The Development Program

The development of Wildlight Phase 3 is anticipated to be conducted by Wildlight, LLC, or its affiliates (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for Wildlight Phase 3 envisions a total of approximately 80,000 square feet of neighborhood center non-

residential uses, 411 single-family residential units and 152 multi-family residential units, although land use and product types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Wildlight Phase 3.

3.0 The Wildlight Phase 3 Project

3.1 Overview

The public infrastructure costs to be funded by the District for Wildlight Phase 3 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 2017-206, Laws of Florida, Chapter 189, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Wildlight Phase 3 Project

The Wildlight Phase 3 Project needed to serve Wildlight Phase 3 is projected to consist of remaining unfunded improvements of prior project areas which will serve all of the lands within the District and improvements in Wildlight Phase 3 (collectively, the "Master Infrastructure Improvements") and improvements which will only serve the Phase 3 neighborhood within Wildlight Phase 3 (the "Neighborhood Infrastructure Improvements").

The Master Infrastructure Improvements will consist of mobility roads, local roads, neighborhood roads, mobility/public trails, stormwater management facilities, utilities (water mains, force mains, reclaim mains and lift stations), street lighting park and recreation facilities, entry features, and landscaping/hardscape/irrigation. The cost of the Wildlight Phase 3 Master Infrastructure Improvements is estimated to total approximately $11,990,070 in 2023 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, $14,430,651 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 Wildlight Phase 3 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 3.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water mains, force mains, reclaim mains and lift stations), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately $30,149,800 in 2023 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, $36,286,798 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to Phase 3 residential neighborhoods only.

Table 2 in the *Appendix* illustrates the specific components of the Wildlight Phase 3 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately $50,717,449 at buildout. Please note that the District Engineer has identified an additional $4,776,551 for Phase 1 and $3,815,792 for Phase 2 in public capital improvement costs which are providing benefit to the Phase 3 and have neither been funded by the District with any previous bonds or have been allocated to infrastructure which has been constructed by the Developer and contributed to the District to offset public capital improvements that benefit any lands located within the Phases 1 and 2 and not subject to any previous assessments levied by the District in connection with any previous bonds issued by the District.

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 Wildlight Phase 3. 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 3 Project as described in *Section 3.2*, the District would have to issue approximately $81,810,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements

totaling approximately $31,835,000 in par amount (the "Master Bonds"), and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately $49,975,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Wildlight Phase 3 Project to the various land uses in Wildlight Phase 3 and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Wildlight Phase 3 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 Wildlight Phase 3 provides for the issuance of the Bonds in the approximate principal amount of $81,810,000 to finance approximately $59,309,792 in Wildlight Phase 3 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 either on May 1 or November 1.

In order to finance the improvements and related costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately $81,810,000. 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 3 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements provide special and general benefits, with special benefits accruing to the assessable properties within the boundaries of Wildlight Phase 3 and general benefits accruing to areas outside of Wildlight Phase 3 and being only incidental in nature. The debt incurred in financing the Wildlight Phase 3 Project will be secured by assessing properties that derive special and peculiar benefits from the Wildlight Phase 3 Project. All properties that receive special benefits from the Wildlight Phase 3 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Wildlight Phase 3 Project.

5.2 Benefit Allocation

The most current revised development plan for Wildlight Phase 3 envisions the development of approximately 80,000 square feet of neighborhood center non-residential uses, 411 single-family residential units and 152 multi-family residential units, although land use and product types and unit numbers 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 3, and such public 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 Wildlight Phase 3 residential neighborhoods.

By allowing for the land in Wildlight Phase 3 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 Wildlight Phase 3 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within Wildlight Phase 3 and benefit all land within Wildlight Phase 3 as an integrated system of improvements. Further, the residential land uses within the Phase 3 residential neighborhoods will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the Wildlight Phase 3 Project has a logical connection to the special and peculiar benefits received by the land within Wildlight Phase 3, as without such improvements, the development of the properties within Wildlight Phase 3 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Wildlight Phase 3, 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 benefit associated with the Master Infrastructure Improvements is proposed to be allocated to the different land uses within Wildlight Phase 3 in proportion to the density of development and intensity of use of the Master Infrastructure Improvements 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 Wildlight Phase 3 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. As the exact amount of the benefit 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 Infrastructure Improvements. The EAU weights are based on the current best estimate of the impact that the different unit types and land uses will have on the use of the infrastructure categories within Wildlight Phase 3.

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 neighborhood center non-residential land uses and dwelling unit for residential land uses.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the residential land uses within Phase 3 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 the benefit of the Neighborhood Infrastructure Improvements accrues only to the residential land uses within Phase 3 residential neighborhoods, only residential land uses within Phase 3 will be assessed for the costs of Neighborhood Infrastructure Improvements.

Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights proposed to be assigned to the different residential land uses within Phase 3 contemplated within Wildlight Phase 3 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 may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. As the exact amount of the benefit 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 Infrastructure 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 dwelling unit.

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

5.3 Assigning Debt Assessments

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 Wildlight Phase 3. Consequently, the Assessment will be levied on approximately 468 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $81,810,000 will be preliminarily levied on approximately 468 +/- gross acres at a maximum of $174,807.69 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 (if applicable) 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 Wildlight Phase 3 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For neighborhood center 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, the Wildlight Phase 3 Project creates special and peculiar benefits to certain properties within Wildlight Phase 3. The Wildlight Phase 3 Project benefits assessable properties within Wildlight

Phase 3 and accrues to all such assessable properties on an EAU and ERU basis.

Wildlight Phase 3 Project can be shown to be creating special and peculiar benefits to the property within Wildlight Phase 3. 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 Wildlight Phase 3 Project makes the land in Wildlight Phase 3 developable and saleable and provides 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.

As noted herein, the Wildlight Phase 3 Project functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property within Wildlight Phase 3 Project of the District, regardless of where the Assessments are levied, provided that Assessments are fairly and reasonably allocated across all benefitted properties.

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 Wildlight Phase 3 Project 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 Assessment is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* initially across all assessable property within Wildlight Phase 3 according to reasonable estimates of the special and peculiar benefits derived from the Wildlight Phase 3 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 maximum assessment levels in Tables 8 and 9 in the *Appendix*. Master Assessment per EAU preliminarily equals $54,456.04 ($31,835,000 in Master Assessment divided by 584.60 EAUs), and Neighborhood Assessment per ERU preliminarily equals $100,682.97 ($49,975,000 in Neighborhood Assessments divided by 496.36 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Assessment 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 shown in Table 4 and 6 in the *Appendix*.

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 Wildlight Phase 3 remains equal to $54,456.04, and the Neighborhood Assessment per ERU (if applicable, that is for units in the Phase 3 residential neighborhoods only) for land that remains unplatted within Wildlight Phase 3 remains equal to $100,682.97, 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 Wildlight Phase 3 equals less than $54,456.04, and the Neighborhood Assessment per ERU (if applicable, that is for units in the Phase 3 residential neighborhoods only) for the land that remains unplatted within Wildlight Phase 3 equals less than $100,682.97, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within Wildlight Phase 3 will be lowered if that state persists at the conclusion of platting of all land within Wildlight Phase 3 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 Wildlight Phase 3 equals more than $54,456.04, and/or the Neighborhood Assessment per ERU (if applicable, that is for units in the Phase 3 residential neighborhoods only) for the residential land that remains unplatted within Wildlight Phase 3 equals more than $100,682.97, (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 $54,456.04, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and $100,682.97, 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 Wildlight Phase 3 or any development or site approval within Wildlight Phase 3, 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 Wildlight Phase 3 remains equal to $54,456.04, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within Wildlight Phase 3 (if applicable, that is for units in the Phase 3 residential neighborhoods only) remains equal to $100,682.97. 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 $81,810,000 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 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Wildlight Phase 3 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt

and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

East Nassau Stewardship District

Wildlight Village Phase 3

Development Plan for the Wildlight Phase 3

Land Use	Unit of Measurement	Total Number of Sq. Ft./Dwelling Units
Commercial		
Neighborhood Center	Square Foot	80,000
Total Commercial		**80,000**
Residential		
MF 22'	Dwelling Unit	152
SF 40'	Dwelling Unit	120
SF 50'	Dwelling Unit	227
SF 66'	Dwelling Unit	64
Total Residential		**563**

Table 2

East Nassau Stewardship District

Wildlight Village Phase 3

Proposed Improvement Costs - Wildlight Village Phase 3

Improvement	Master Infrastructure Improvements	Neighborhood Infrastructure Improvements	Total Cost
Mobility Roads	$1,104,000		$1,104,000
Local Roads	$1,035,000		$1,035,000
Neighborhood Roads	$0	$11,028,000	$11,028,000
Mobility/Public Trails	$183,000		$183,000
Stormwater Management Facilities	$1,921,000		$1,921,000
Utilities (Water Mains, Force Mains, Services and Lift Stations)	$4,524,000	$11,444,000	$15,968,000
Street Lighting	$150,000	$1,268,000	$1,418,000
Landscaping/Hardscape/Irrigation	$524,000		$524,000
Design, Engineering, Surveying & Permitting	$1,132,920	$2,848,800	$3,981,720
Construction Cost Contingency	$1,416,150	$3,561,000	$4,977,150
2023 Total	**$11,990,070**	**$30,149,800**	**$42,139,870**
Buildout Total	**$14,430,651**	**$36,286,798**	**$50,717,449**

Existing Master Infrastructure Improvement Costs - Wildlight Village Phases 1 & 2

Improvement	Wildlight Village Phase 1	Wildlight Village Phase 2	Total Cost
Mobility Roads	$2,300,000	$7,345,000	$9,645,000
Local Roads	$3,400,000	$1,865,000	$5,265,000
Mobility/Public Trails	$1,600,000	$1,220,000	$2,820,000
Stormwater Management Facilities	$4,700,000	$4,340,000	$9,040,000
Utilities (Water Mains, Force Mains, Services and Lift Stations)	$5,700,000	$5,295,000	$10,995,000
Street Lighting	$300,000	$1,555,000	$1,855,000
Landscaping/Irrigation	$1,200,000	$3,110,000	$4,310,000
Park and Recreation Facilities	500,000		$500,000
Entry Features	$1,000,000	$2,500,000	$3,500,000
Design, Engineering, Surveying & Permitting	$2,485,000	$3,267,600	$5,752,600
Construction Cost Contingency	$3,105,000	$4,084,500	$7,189,500
Total	**$26,290,000**	**$34,582,100**	**$60,872,100**
Master Infrastructure Financed	$4,696,934	$11,270,308	$15,967,242
Required Contribution	$16,816,515	$19,496,000	$36,312,515
Total Costs Remaining for Reimbursement	**$4,776,551**	**$3,815,792**	**$8,592,343**

Wildlight Village Phase 3 Improvement Costs plus Remaining Costs for Reimbursement	Master Infrastructure Improvements	Neighborhood Infrastructure Improvements	Total
	$23,022,994	**$36,286,798**	**$59,309,792**

Table 3

East Nassau Stewardship District

Wildlight Village Phase 3

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	$31,835,000	$49,975,000	$81,810,000
Total Sources	**$31,835,000**	**$49,975,000**	**$81,810,000**
Uses			
Project Fund Deposits:			
Project Fund	$23,022,994	$36,286,798	$59,309,792
Other Fund Deposits:			
Debt Service Reserve Fund	$2,827,821	$4,439,151	$7,266,972
Capitalized Interest Fund	$5,093,600	$7,996,000	$13,089,600
	$7,921,421	$12,435,151	$20,356,572
Delivery Date Expenses:			
Costs of Issuance	$886,700	$1,249,500	$2,136,200
Rounding	$3,885	$3,551	$7,436
Total Uses	**$31,835,000**	**$49,975,000**	**$81,810,000**

Financing Assumptions:

Coupon Rate:	8.00%
Length of Capitalized Interest Period:	24 Months
Debt Service Reserve:	Max Annual Debt Service
Underwriter's Discount:	2.00%
Costs of Issuance:	$250,000.00

Table 4

East Nassau Stewardship District

Wildlight Village Phase 3

Master Infrastructure Improvements Benefit Allocation for Wildlight Phase 3

Land Use	Number of Sq. Ft./Dwelling Units	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Dwelling Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial				
Neighborhood Center	80,000	1.21	96.80	16.55833%
Total Commercial	**80,000**		**96.80**	**16.55833%**
Residential				
MF 22'	152	0.50	76.00	13.00034%
SF 40'	120	0.90	108.00	18.47417%
SF 50'	227	1.00	227.00	38.82997%
SF 66'	64	1.20	76.80	13.13719%
Total Residential	**563**		**487.80**	**83.44167%**
Total			**584.60**	**100.00000%**

Table 5

East Nassau Stewardship District

Wildlight Village Phase 3 Project

Master Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	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*
Commercial				
Neighborhood Center	80,000	$5,271,344.51	$65,891.81	$6,041.81
Total Commercial	**80,000**	**$5,271,344.51**		
Residential				
MF 22'	152	$4,138,658.91	$27,228.02	$2,496.61
SF 40'	120	$5,881,252.14	$49,010.43	$4,493.91
SF 50'	227	$12,361,520.70	$54,456.04	$4,993.23
SF 66'	64	$4,182,223.74	$65,347.25	$5,991.87
Total Residential	**563**	**$26,563,655.49**		
Total		**$31,835,000.00**		

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

Table 6

East Nassau Stewardship District

Wildlight Village Phase 3

Neighborhood Infrastructure Improvements Benefit Allocation for Wildlight Phase 3

Land Use	Number of Sq. Ft./Dwelling Units	Neighborhood Infrastructure Improvements ERU per 1,000 Sq. Ft./Dwelling Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential				
MF 22'	152	0.55	83.60	16.84261%
SF 40'	120	0.94	112.80	22.72544%
SF 50'	227	1.00	227.00	45.73294%
SF 66'	64	1.14	72.96	14.69901%
Total Residential	**563**		**496.36**	**100.00000%**
Total			**496.36**	**100.00000%**

Table 7

East Nassau Stewardship District

Wildlight Village Phase 3 Project

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Residential				
MF 22'	152	$8,417,096.46	$55,375.63	$5,077.55
SF 40'	120	$11,357,039.25	$94,641.99	$8,677.99
SF 50'	227	$22,855,034.65	$100,682.97	$9,231.91
SF 66'	64	$7,345,829.64	$114,778.59	$10,524.37
Total Residential	**563**	**$49,975,000.00**		
Total		**$49,975,000.00**		

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

Table 8

East Nassau Stewardship District

Wildlight Village Phase 3

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 Apportionment per 1,000 Sq. Ft./Acre/Unit
Commercial				
Neighborhood Center	$5,271,345	$0	$5,271,345	$65,891.81
Total Commercial	**$5,271,345**	**$0**	**$5,271,345**	
Residential				
MF 22'	$4,138,659	$8,417,096	$12,555,755	$82,603.65
SF 40'	$5,881,252	$11,357,039	$17,238,291	$143,652.43
SF 50'	$12,361,521	$22,855,035	$35,216,555	$155,139.01
SF 66'	$4,182,224	$7,345,830	$11,528,053	$180,125.83
Total Residential	**$26,563,655**	**$49,975,000**	**$76,538,655**	
Total	**$31,835,000**	**$49,975,000**	**$81,810,000**	

Table 9

East Nassau Stewardship District

Wildlight Village Phase 3

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 1,000 Sq. Ft./Acre/Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
Commercial			
Neighborhood Center	$6,041.81	$0.00	$6,041.81
Residential			
MF 22'	$2,496.61	$5,077.55	$7,574.16
SF 40'	$4,493.91	$8,677.99	$13,171.90
SF 50'	$4,993.23	$9,231.91	$14,225.14
SF 66'	$5,991.87	$10,524.37	$16,516.25
Total Residential			

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

Exhibit "A"

Bond Assessments in the amount of $81,810,000 are proposed to be levied over the area described below:

DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID SECTION 41, S 89°13'32" W, A DISTANCE OF 1546.78 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (300 FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'54" W, A DISTANCE OF 1305.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'54" W, A DISTANCE OF 4740.70 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 71°08'35" E, A DISTANCE OF 1331.18 FEET; THENCE N 75°13'02" E, A DISTANCE OF 517.12 FEET; THENCE N 81°45'51" E, A DISTANCE OF 535.59 FEET; THENCE N 86°22'01" E, A DISTANCE OF 559.93 FEET; THENCE N 87°13'47" E, A DISTANCE OF 550.58 FEET; THENCE S 87°08'15" E, A DISTANCE OF 710.48 FEET; THENCE S 84°23'26" E, A DISTANCE OF 911.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110' EASEMENT FOR RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORD BOOK 273, PAGE 551 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON SAID WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY, S 31°50'36" E, A DISTANCE OF 1650.94 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S 05°27'29" W, A DISTANCE OF 512.38 FEET; THENCE S 38°57'19" W, A DISTANCE OF 1295.53 FEET; THENCE S 42°56'19" W, A DISTANCE OF 771.95 FEET; THENCE S 76°54'31" W, A DISTANCE OF 490.57 FEET; THENCE N 76°21'39" W, A DISTANCE OF 493.63 FEET; THENCE S 20°17'28" W, A DISTANCE OF 1089.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 5°22'18"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 117.19 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 17°36'19" W, A DISTANCE OF 117.15 FEET TO THE CURVES END; THENCE S 75°50'31" W, A DISTANCE OF 500.39 FEET; THENCE S 73°23'01" W, A DISTANCE OF 1341.77 FEET TO THE POINT OF BEGINNING.

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA – 00002584 LC – 0000316

WILDLIGHT VILLAGE PHASE 3 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2A

PLOTTED: October 5, 2023 – 12:24 PM, BY: Zach Brecht
T:\2019\19-239\19-239-02 – Stewardship District\19-239-02-003 (DSAP1 Pod 5 Bonds)\LandDev\Design\Plots\Exhibits\CDD\CDD-PLATES_1-4.dwg

EAST NASSAU STEWARDSHIP DISTRICT

8

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-01 IN THEIR ENTIRETY; DECLARING SPECIAL ASSESSMENTS AS IT RELATES TO CERTAIN LANDS WITHIN THE DISTRICT KNOWN AS WILDLIGHT VILLAGE PHASE 3; 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 *Amended and Restated Engineer's Report for Wildlight Village Phase 3*, dated December 18, 2023, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the District has previously adopted Resolution 2024-01 declaring the imposition of special assessment, which the District desires to rescind and replace, in its entirety, with this Resolution 2024-06; 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 *Amended and Restated Master Special Assessment Methodology Report for Wildlight Village Phase 3*, dated December 18, 2023 ("Assessment Report"), 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 $_____ (the "Estimated Cost").

4. The Assessments will defray approximately $_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

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 thirty (30) 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, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, 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.

13. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. Any prior resolution in conflict with this Resolution shall be rescinded, superseded and replaced in its entirety by this Resolution 2024-06.

PASSED AND ADOPTED this 18th of December 2023.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Engineers Report for Wildlight Village Phase 3*, dated December 18, 2023

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report for Wildlight Village Phase 3*, dated December 18, 2023

EAST NASSAU STEWARDSHIP DISTRICT

9

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-02 IN THEIR ENTIRETY, SETTING A PUBLIC HEARING TO BE HELD ON THURSDAY, JANUARY 18, 2024, AT 10:00 A.M., AT THE FERNANDINA BEACH MUNICIPAL AIRPORT, 700 AIRPORT ROAD, FERNANDINA BEACH, FLORIDA 32034, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT GENERALLY DESCRIBED AS WILDLIGHT VILLAGE PHASE 3 IN ACCORDANCE WITH CHAPTERS 170, 189, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the East Nassau Stewardship District ("Board") previously adopted Resolution 2024-07, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-01 IN THEIR ENTIRETY; DECLARING SPECIAL ASSESSMENTS AS IT RELATES TO CERTAIN LANDS WITHIN THE DISTRICT KNOWN AS WILDLIGHT VILLAGE PHASE 3; 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, in accordance with Resolution 2024-07, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 2017-206, Laws of Florida, and Chapters 170 and 189, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office").

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

SECTION 1. There is hereby declared a public hearing to be held at **10:00 a.m., on Thursday, January 18, 2024, at Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that

hearing or submit their comments in writing prior to the meeting to the office of the District Manager at the District Records Office.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 189, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two publications one week apart with the first publication at least twenty (20) days before and the last publication at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

SECTION 4. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. Any prior resolution in conflict with this Resolution, including Resolution 2024-02, shall be rescinded, superseded and replaced in its entirety by this Resolution 2024-08.

PASSED AND ADOPTED this 18th of December 2023.

Attest:

EAST NASSAU
STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

EAST NASSAU
STEWARDSHIP DISTRICT

10

AMENDED AND RESTATED

EAST NASSAU STEWARDSHIP DISTRICT
ENGINEER'S REPORT
For
PRELIMINARY DEVELOPMENT PLAN #4

Prepared for

Board of Supervisors
East Nassau
Stewardship District

Prepared by

ENGLAND-THIMS & MILLER

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

E 19-239-02-004 December 18, 2023

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Plate 2	PDP #4 BOUNDARY
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Plate 3	PDP #4 MOBILITY ROADWAYS

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/or maintained by the District ("Improvement Plan"). 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 ("County"). 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, common areas, 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. 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. All improvements to be funded by the District will be owned by the District or other governmental entity and will be on land owned by, or subject to a permanent easement in favor of, the District or other governmental entity. Any improvements funded by the District that are maintained or operated by utility companies, property owners associations, or any other private parties must be operated and maintained pursuant to an agreement that complies with the applicable IRS management contract safe harbor (currently Revenue Procedure 2017-13).

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 AND PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR PDP #4

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	456	
Resort Development	943	
Residential Tier 1	799	24,000 Units
Residential Tier 2	4,517	
Residential Tier 3	1,947	
Wetland System	7,219	CHN
Upland Conservation	3,167	10,386 Acres
TOTAL	22,887	

This Improvement Plan is specific to the Preliminary Development Plan (PDP) #4 area, which is 4,720 +/- acres within DSAP #2 and a subset of the ENCPA. The mix of land uses within the PDP #4 area is anticipated to include the following:

TYPE	Acreage (approximate)	Residential Units* (approximate)	Non-Res. Sq. Ft. (approximate)
Village Center	44	0	49,000
Residential Tier 1	133	240 (SF) 250 (MF)	101,000
Residential Tier 2	1,517	2,460 (SF) 200 (MF) 850 (AA)	40,000
Residential Tier 3	721	100 (SF)	
Conservation Habit Network	2,247	0	N/A
Recreation/Open Space	58	N/A	N/A
TOTAL	4,720	4,100	190,000

**SF = Single Family; MF = Multi-family; AA = Active Adult*

Proposed Unit Distribution within PDP #4 Residential Tiers**		
Residential Tier	Approximate Lot Width (Feet)	Number
1	22' (MF)	250
1	40'	144
1	50'	96
2	22' (MF)	200
2	40'	738
2	50'	1,230
2	60'	492
2	40' (AA)	255
2	50' (AA)	425
2	60' (AA)	170
3	60'	100
TOTAL UNITS		4,100

**SF = Single Family; MF = Multi-family; AA = Active Adult*

***Unit Distribution is approximate and subject to change based on final land plans*

(Refer to Plate 2 for the limits of PDP #4 area and Plates 2A and 2B for its associated legal description.)

V. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire and/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, buffer 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. Other roadways affected by the development as may be required by development approval or permit

Mobility Roads as identified below in Table 2 may be eligible for mobility fee credits issued by the County (also referred to as "Arterial/Collector Roads"). Mobility fee credits issued for District-funded improvements will be addressed in a separate agreement(s) between the District, the County, and/or a landowner or developer, as appropriate.

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) 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[1]
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads[2]	Nassau County/ District/ Property Owners Assoc.
Alleys[2]	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric[3]	Florida Power and Light
Natural Gas	FPU
Mobility Trails	District
Sidewalks	District/ Property Owners Association
Schools	Nassau County
Recreation Facilities	Nassau County/District
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

[1] *In the District's discretion, the District may elect to enter into an agreement with a third-party or an applicable property owner's association(s) to maintain any District-owned improvements*

[2] *Road and alleys and related landscape/hardscape/irrigation improvements, if behind hard-gates, will not be part of the District-financed improvements*

[3] *only the differential cost of undergrounding of conduit will be financed by the District*

VI. 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.

VII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for the PDP #4 area, as described in Section V. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in Table 2, 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 2023 dollars; inflation is applied based upon a 10-year buildout, at 5% per year, averaged with the 2023 cost.

TABLE 2
PROPOSED IMPROVEMENT COSTS – PDP #4

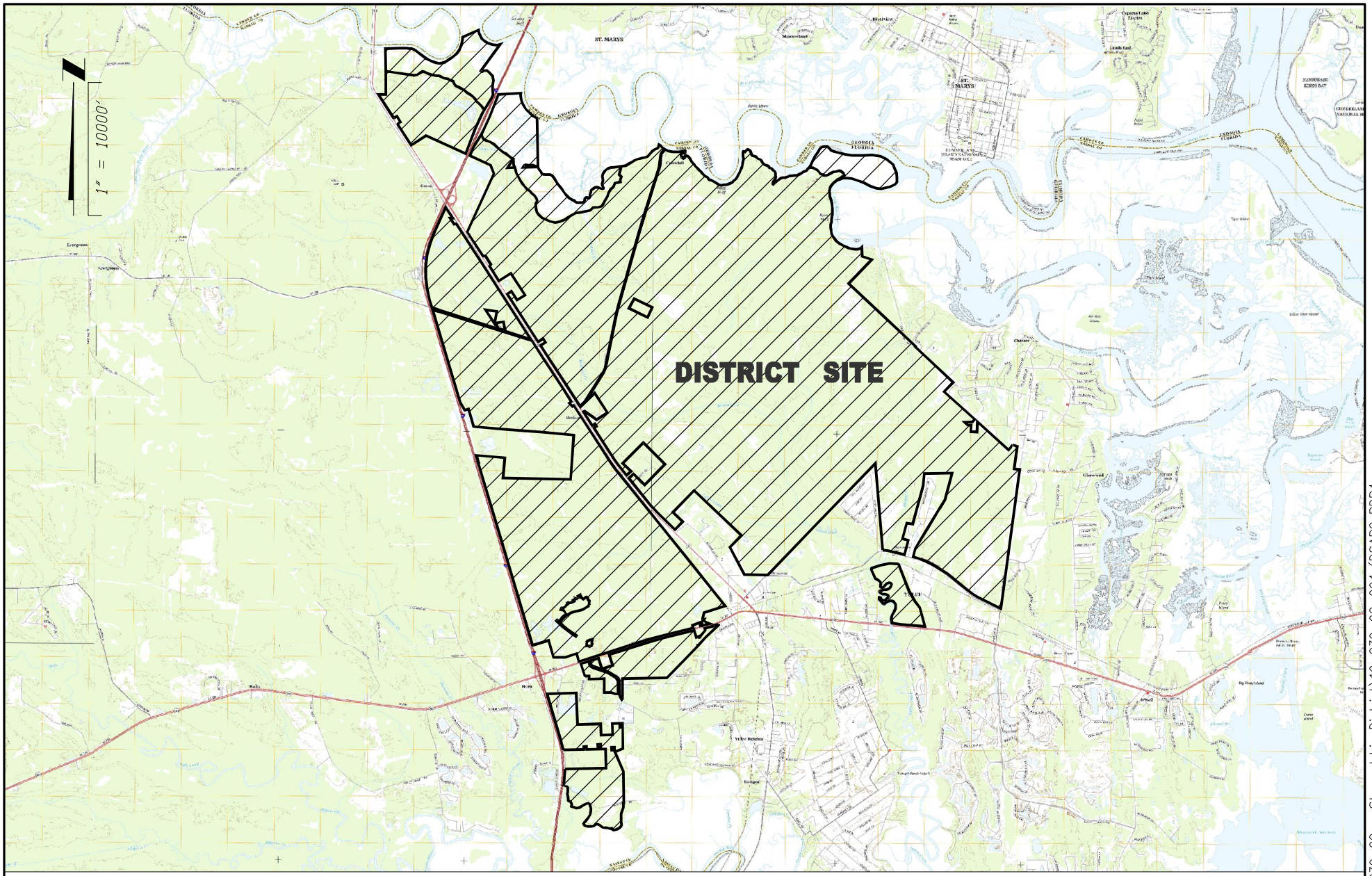
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement*
Mobility Roads***	$21,571,000	
Local Roads***	$8,921,000	
Neighborhood Roads***		$71,440,000
Mobility/Public Trails***	$4,300,000	
Stormwater Management Facilities	$19,150,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$50,951,000	$74,137,000
Street Lighting**	$1,687,000	$8,211,000
Landscaping/Hardscape/Irrigation***	$1,840,000	
Recreation	$20,000,000	
Entry Features/Signage	$5,000,000	
SUBTOTAL	$133,420,000	$153,788,000
Design, Engineering, Surveying & Permitting (12%)	$16,010,400	$18,454,560
Construction Cost Contingency (15%)	$20,013,000	$23,068,200
2023 TOTAL	$169,443,400	$195,310,760
BUILDOUT TOTAL	$216,153,000	$249,151,000

**Proposed Neighborhood Infrastructure Improvement Costs are based on the proposed residential improvements associated with the alleyways within PDP #4*
***District will enter into a Lighting Agreement with FPL for the street light poles and lighting service. Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance of the street lights or associated equipment.*
****Only roads, mobility/public trails and landscaping/hardscape/irrigation that are open to and accessible by the public (and not behind any hard gates) will be funded by the District.*

VIII. 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.



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LOCATION MAP

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-004
DRAWN BY:	LOL
DATE:	OCTOBER 19, 2023
PLATE NO.	1

PLOTTED: October 9, 2023 - 3:19 PM, BY: Zach Brecht

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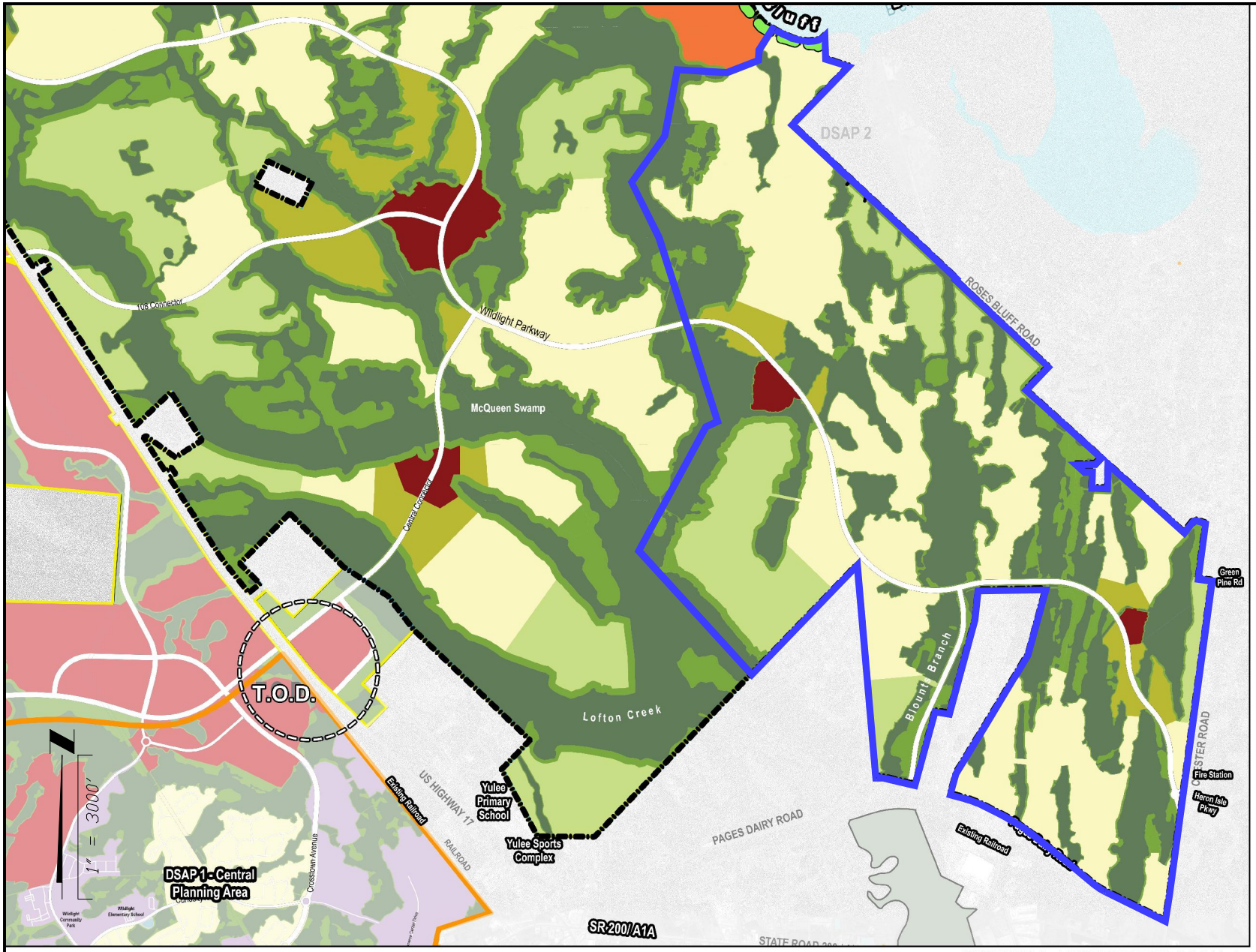

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PDP #4 AREA

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-004
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DATE:	OCTOBER 19, 2023
PLATE NO.	2

Description:

A parcel of land, 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 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, 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 Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence 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 line 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 1263, Page 677 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 Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 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 2205.85 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 76°11'45" W, a distance 824.27 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 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A";

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PDP #4 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2A

PLOTTED: October 9, 2023 – 3:17 PM, BY: Zach Brecht
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thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last 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 Point of Beginning.

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PDP #4 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

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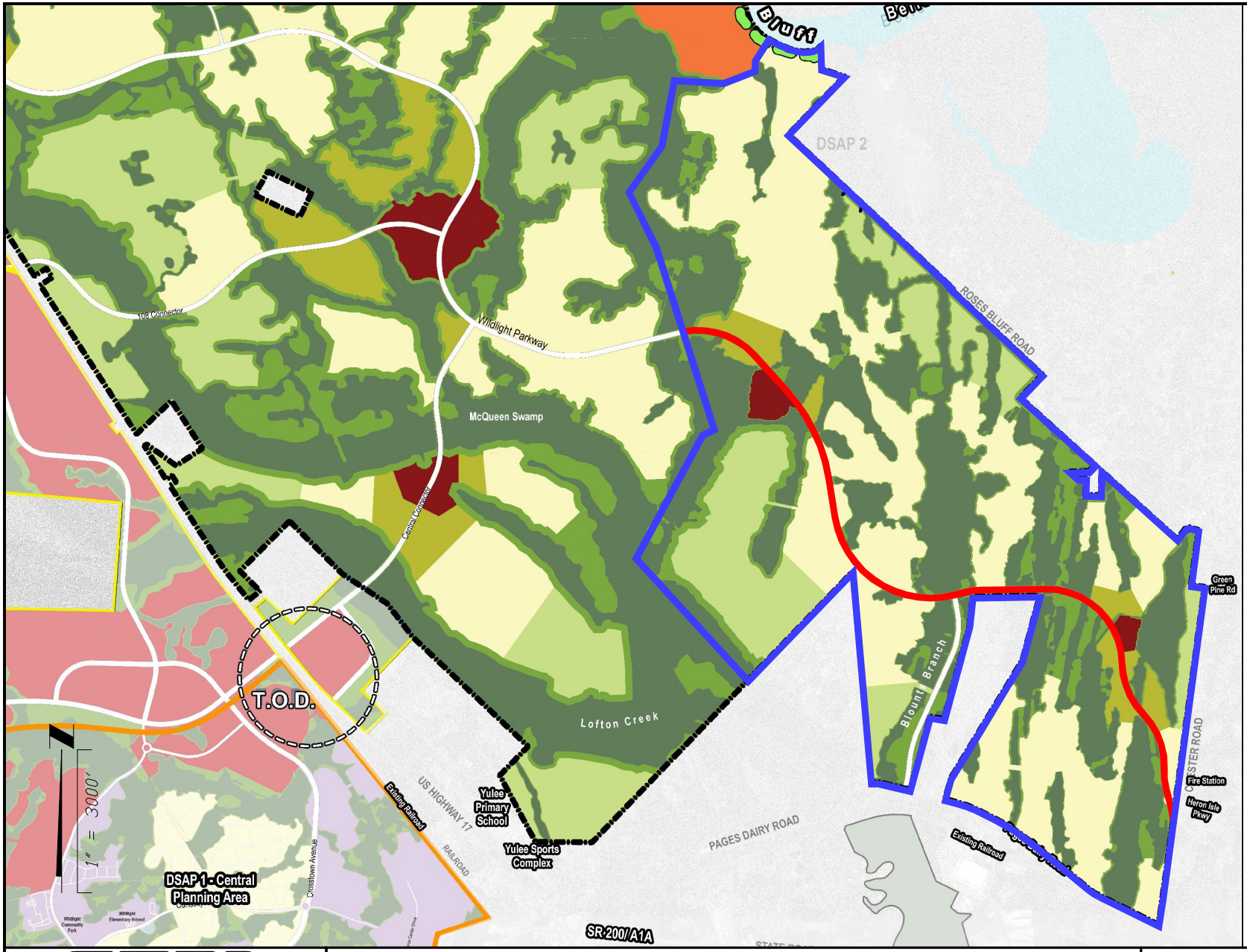

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PDP #4 MOBILITY ROADWAYS

EAST NASSAU STEWARDSHIP DISTRICT

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EAST NASSAU
STEWARDSHIP DISTRICT

11

EAST NASSAU STEWARDSHIP DISTRICT

Amended and Restated
Master Special Assessment
Methodology Report
for the
Preliminary Development Plan #4

December 18, 2023

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report the Preliminary Development Plan #4 (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Preliminary Development Plan #4 (“PDP #4”) portion of the East Nassau Stewardship District (the “District”), located in unincorporated Nassau County, Florida, for the District’s funding of Master Infrastructure Improvements (defined below) contemplated to be provided for the lands within the District including Preliminary Development Plan #4 (the “PDP #4 Project”).

1.2 Scope of the Report

This Report presents the projections for financing the District's PDP #4 Project described in the Amended and Restated East Nassau Stewardship District Engineer’s Report for Preliminary Development Plan #4 prepared by England Thims & Miller, Inc. (the “District Engineer”) dated December 18, 2023 (the “Engineer's Report”), and describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the PDP #4 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the PDP #4 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within PDP #4, as well as general benefits to the areas outside PDP #4, 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 PDP #4. The District’s PDP #4 Project enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners of property outside the District, and property owners of property outside PDP #4 will benefit from the provision of the PDP #4 Project. However, these benefits are only incidental since the PDP #4 Project is designed solely to provide special benefits peculiar to property within PDP #4. Properties outside the PDP #4 are not directly served by the PDP #4 Project and do not depend upon the PDP #4 Project to obtain or to maintain their development entitlements. This fact alone clearly

distinguishes the special benefits which PDP #4 properties receive compared to those lying outside of PDP #4.

The PDP #4 Project will provide the public infrastructure improvements necessary to make the lands within PDP #4 and the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within PDP #4 and the District to increase by more than the sum of the financed cost of the individual components of the PDP #4 Project. Even though the exact value of the benefits provided by the PDP #4 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 for PDP #4 as proposed by the Developer, as defined below.

Section Three provides a summary of the PDP #4 Project as determined by the District Engineer.

Section Four discusses the financing program for PDP #4.

Section Five introduces the master special assessment methodology for PDP #4.

2.0 Development Program

2.1 Overview

PDP #4 will serve a portion of the Detailed Specific Area Plan #2 of the East Nassau Community Planning Area within the District. PDP #4 is generally located directly east of Interstate I-95 and primarily north of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of PDP #4 consists of approximately 4,720 +/- acres.

2.2 The Development Program

The development of PDP #4 is anticipated to be conducted by Wildlight, LLC, or its affiliates (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for PDP #4 envisions a total of approximately 49,000 square feet of village center and 141,000 square feet of residential-tier commercial uses, 450 MF 22’

residential units, 882 SF 40’ residential units, 1,326 SF 50' residential units, 592 SF 60' residential units, 255 SF 40' Active Adult residential units, 425 SF 50' Active Adult residential units and 170 SF 60' Active Adult residential units, although land use and product types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for PDP #4.

3.0 The PDP #4 Project

3.1 Overview

The public infrastructure costs to be funded by the District for PDP #4 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 2017-206, Laws of Florida, Chapter 189, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 PDP #4 Project

The PDP #4 Project needed to serve PDP #4 is projected to consist of improvements in PDP #4 (collectively, the “Master Infrastructure Improvements”) and improvements which will only serve the PDP #4 residential neighborhood within PDP #4 (the “Neighborhood Infrastructure Improvements”).

The Master Infrastructure Improvements will consist of mobility roads, local roads, neighborhood roads, mobility/public trails, stormwater management facilities, utilities (water mains, force mains, reclaim mains and lift stations), street lighting, landscaping/hardscape/irrigation, recreation facilities and entry features/signage. The cost of the PDP #4 Master Infrastructure Improvements is estimated to total approximately $169,443,400 in 2023 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, $216,153,000 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 PDP #4 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire PDP #4.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water mains, force mains, reclaim mains and lift stations), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure

Improvements is estimated to total approximately $195,310,760 in 2023 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, $249,151,000 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to PDP #4 residential neighborhoods only.

Table 2 in the *Appendix* illustrates the specific components of the PDP #4 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately $465,304,000 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 PDP #4. 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 PDP #4 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately $637,070,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately $295,970,000 in par amount (the "Master Bonds"), and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately $341,100,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the PDP #4 Project to the various land uses in PDP #4 and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the PDP #4 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 PDP #4 provides for the issuance of the Bonds in the approximate principal amount of $637,070,000 to finance approximately $465,304,000 in PDP #4 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 either on May 1 or November 1.

In order to finance the improvements and related costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately $637,070,000. 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 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 PDP #4 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements provide special and general benefits, with special benefits accruing to the assessable properties within the boundaries of PDP #4 and general benefits accruing to areas outside of PDP #4 and being only incidental in nature. The debt incurred in financing the PDP #4 Project will be secured by assessing properties that derive special and peculiar benefits from the PDP #4 Project. All properties that receive special benefits from the PDP #4 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the PDP #4 Project.

5.2 Benefit Allocation

The most current revised development plan for PDP #4 envisions the development of approximately 49,000 square feet of village center and 141,000 square feet of residential-tier commercial uses, 450 MF 22’ residential units, 882 SF 40’ residential units, 1,326 SF 50' residential units, 592 SF 60' residential units, 255 SF 40’ Active Adult residential units, 425 SF 50’ Active Adult residential units and 170 SF 60’ Active Adult residential units, although land use and product types and unit numbers 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 PDP #4, and such public 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 PDP #4 residential neighborhoods.

By allowing for the land in PDP #4 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 PDP #4 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within PDP #4 and benefit all land within PDP #4 as an integrated system of improvements. Further, the residential land uses within the PDP #4 residential neighborhoods will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the PDP #4 Project has a logical connection to the special and peculiar benefits received by the land within PDP #4, as without such improvements, the development of the properties within PDP #4 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within PDP #4, 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 benefit associated with the Master Infrastructure Improvements is proposed to be allocated to the different land uses within PDP #4 in proportion to the density of development and intensity of use of the Master Infrastructure Improvements 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 PDP #4 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 Infrastructure Improvements. The EAU weights are based on the current best estimate of the impact that the different unit types and land uses will have on the use of the infrastructure categories within PDP #4.

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 and dwelling unit for residential land uses.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the residential land uses within PDP #4 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 the benefit of the Neighborhood Infrastructure Improvements accrues only to the residential land uses within PDP #4 residential neighborhoods, only residential land uses within PDP #4 will be assessed for the costs of Neighborhood Infrastructure Improvements.

Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights proposed to be assigned to the different residential land uses within PDP #4 contemplated within PDP #4 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 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 Infrastructure 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 dwelling unit.

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

5.3 Assigning Debt Assessments

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 PDP #4. Consequently, the Assessment will be levied on approximately 4,720 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $637,070,000 will be preliminarily levied on approximately 4,720 +/- gross acres at a maximum of $134,972.46 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 (if applicable) 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 PDP #4 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For commercial 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, the PDP #4 Project creates special and peculiar benefits to certain properties within PDP #4. The PDP #4 Project benefits assessable properties within PDP #4 and accrues to all such assessable properties on an EAU and ERU basis.

The PDP #4 Project can be shown to be creating special and peculiar benefits to the property within PDP #4. 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 PDP #4 Project makes the land in PDP #4 developable and saleable and provides 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.

As noted herein, the PDP #4 Project functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property within the PDP #4 Project of the District, regardless of where the Assessments are levied, provided that Assessments are fairly and reasonably allocated across all benefitted properties.

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 PDP #4 Project 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 Assessment is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* initially across all assessable property within PDP #4 according to reasonable estimates of the special and peculiar benefits derived from the PDP #4 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 maximum assessment levels in Tables 8 and 9 in the *Appendix*. Master Assessment per EAU preliminarily equals $71,651.64 ($295,970,000 in Master Assessment divided by 4,130.68 EAUs), and Neighborhood Assessment per ERU preliminarily equals $86,667.75 ($341,100,000 in Neighborhood Assessments divided by 3,935.72 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Assessment 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 shown in Table 4 and 6 in the *Appendix*.

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 PDP #4 remains equal to $71,651.64, and the Neighborhood Assessment per ERU (if applicable, that is for units in the PDP #4 residential neighborhoods only) for land that remains unplatted within PDP #4 remains equal to $86,667.75, 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 PDP #4 equals less than $71,651.64, and the Neighborhood Assessment per ERU (if applicable, that is for units in the PDP #4 residential neighborhoods only) for the land that remains unplatted within PDP #4 equals less than $86,667.75, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within PDP #4 will be lowered if that state persists at the conclusion of platting of all land within PDP #4 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 PDP #4 equals more than $71,651.64, and/or the Neighborhood Assessment per ERU (if applicable, that is for units in the PDP #4 residential neighborhoods only) for the residential land that remains unplatted within PDP #4 equals more than $86,667.75, (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 $71,651.64, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and $86,667.75, 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 PDP #4 or any development or site approval within PDP #4, 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 PDP #4 remains equal to $71,651.64, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within PDP #4 (if applicable, that is for units in the PDP #4 residential neighborhoods only) remains equal to $86,667.75. 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 Assessment Roll

The Assessment of $637,070,000 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 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Wildlight Phase 3 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt

and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

East Nassau Stewardship District

Preliminary Development Plan #4

Development Plan for PDP#4

Land Use	Unit of Measurement	Total Number of Sq. Ft./Dwelling Units
Commercial		
Village Center	Square Foot	49,000
Residential Tier 1 - Non-Res. Sq. Ft.	Square Foot	101,000
Residential Tier 2 - Non-Res. Sq. Ft.	Square Foot	40,000
Total Commercial		**190,000**
Residential		
MF 22'	Dwelling Unit	450
SF 40'	Dwelling Unit	882
SF 40' (AA)	Dwelling Unit	255
SF 50'	Dwelling Unit	1,326
SF 50' (AA)	Dwelling Unit	425
SF 60'	Dwelling Unit	592
SF 60' (AA)	Dwelling Unit	170
Total Residential		**4,100**

Table 2

East Nassau Stewardship District

Preliminary Development Plan #4

Proposed Improvement Costs - PDP#4

Improvement	Master Infrastructure Improvements	Neighborhood Infrastructure Improvements	Total Cost
Mobility Roads	$21,571,000		$21,571,000
Local Roads	$8,921,000		$8,921,000
Neighborhood Roads	$0	$71,440,000	$71,440,000
Mobility/Public Trails	$4,300,000		$4,300,000
Stormwater Management Facilities	$19,150,000		$19,150,000
Utilities (Water Mains, Force Mains, Services and Lift Stations)	$50,951,000	$74,137,000	$125,088,000
Street Lighting	$1,687,000	$8,211,000	$9,898,000
Landscaping/Hardscape/Irrigation	$1,840,000		$1,840,000
Recreation	$20,000,000		$20,000,000
Entry Features/Signage	$5,000,000		$5,000,000
Design, Engineering, Surveying & Permitting	$16,010,400	$18,454,560	$34,464,960
Construction Cost Contingency	$20,013,000	$23,068,200	$43,081,200
2023 Total	**$169,443,400**	**$195,310,760**	**$364,754,160**
Buildout Total	**$216,153,000**	**$249,151,000**	**$465,304,000**

Table 3

East Nassau Stewardship District

Preliminary Development Plan #4

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	$295,970,000	$341,100,000	$637,070,000
Total Sources	**$295,970,000**	**$341,100,000**	**$637,070,000**
Uses			
Project Fund Deposits:			
Project Fund	$216,153,000	$249,151,000	$465,304,000
Other Fund Deposits:			
Debt Service Reserve Fund	$26,290,255	$30,299,038	$56,589,293
Capitalized Interest Fund	$47,355,200	$54,576,000	$101,931,200
	$73,645,455	$84,875,038	$158,520,493
Delivery Date Expenses:			
Costs of Issuance	$6,169,400	$7,072,000	$13,241,400
Rounding	$2,145	$1,962	$4,107
Total Uses	**$295,970,000**	**$341,100,000**	**$637,070,000**

Financing Assumptions:

Coupon Rate:	8.00%
Length of Capitalized Interest Period:	24 Months
Debt Service Reserve:	Max Annual Debt Service
Underwriter's Discount:	2.00%
Costs of Issuance:	$250,000.00

Table 4

East Nassau Stewardship District

Preliminary Development Plan #4

Master Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Dwelling Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial				
Village Center	49,000	1.13	55.37	1.34046%
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	0.99	99.99	2.42067%
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	0.99	39.60	0.95868%
Total Commercial	**190,000**		**194.96**	**4.71980%**
Residential				
MF 22'	450	0.60	270.00	6.53645%
SF 40'	882	0.92	811.44	19.64422%
SF 40' (AA)	255	0.92	234.60	5.67945%
SF 50'	1,326	1.00	1,326.00	32.10125%
SF 50' (AA)	425	1.00	425.00	10.28886%
SF 60'	592	1.14	674.88	16.33823%
SF 60' (AA)	170	1.14	193.80	4.69172%
Total Residential	**4,100**		**3,935.72**	**95.28020%**
Total			**4,130.68**	**100.00000%**

Table 5

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Master Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	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*
Commercial				
Village Center	49,000	$3,967,351.36	$80,966.35	$7,424.03
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	$7,164,447.57	$70,935.12	$6,504.24
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	$2,837,404.98	$70,935.12	$6,504.24
Total Commercial	**190,000**	**$13,969,203.91**		
Residential				
MF 22'	450	$19,345,943.04	$42,990.98	$3,941.97
SF 40'	882	$58,141,007.49	$65,919.51	$6,044.35
SF 40' (AA)	255	$16,809,474.95	$65,919.51	$6,044.35
SF 50'	1,326	$95,010,075.82	$71,651.64	$6,569.94
SF 50' (AA)	425	$30,451,947.38	$71,651.64	$6,569.94
SF 60'	592	$48,356,259.41	$81,682.87	$7,489.73
SF 60' (AA)	170	$13,886,088.00	$81,682.87	$7,489.73
Total Residential	**4,100**	**$282,000,796.09**		
Total		**$295,970,000.00**		

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

Table 6

East Nassau Stewardship District

Preliminary Development Plan #4

Neighborhood Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Neighborhood Infrastructure Improvements ERU per 1,000 Sq. Ft./Dwelling Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential				
MF 22'	450	0.55	247.50	6.28817%
SF 40'	882	0.94	829.08	21.06424%
SF 40' (AA)	255	0.94	239.70	6.09000%
SF 50'	1,326	1.00	1,326.00	33.68937%
SF 50' (AA)	425	1.00	425.00	10.79787%
SF 60'	592	1.14	674.88	17.14652%
SF 60' (AA)	170	1.14	193.80	4.92383%
Total Residential	**4,100**		**3,935.96**	**100.00000%**
Total			**3,935.96**	**100.00000%**

Table 7

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Residential				
MF 22'	450	$21,448,960.36	$47,664.36	$4,370.48
SF 40'	882	$71,850,117.38	$81,462.72	$7,469.55
SF 40' (AA)	255	$20,772,993.12	$81,462.72	$7,469.55
SF 50'	1,326	$114,914,430.02	$86,662.47	$7,946.33
SF 50' (AA)	425	$36,831,548.08	$86,662.47	$7,946.33
SF 60'	592	$58,486,765.11	$98,795.21	$9,058.81
SF 60' (AA)	170	$16,795,185.93	$98,795.21	$9,058.81
Total Residential	**4,100**	**$341,100,000.00**		
Total		**$341,100,000.00**		

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

Table 8

East Nassau Stewardship District

Preliminary Development Plan #4 Project

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 Apportionment per 1,000 Sq.
Commercial				
Village Center	$3,967,351	$0	$3,967,351	$80,966.35
Residential Tier 1 - Non-Res. Sq. Ft.	$7,164,448	$0	$7,164,448	$70,935.12
Residential Tier 2 - Non-Res. Sq. Ft.	$2,837,405	$0	$2,837,405	$70,935.12
Total Commercial	**$13,969,204**	**$0**	**$13,969,204**	
Residential				
MF 22'	$19,345,943	$21,448,960	$40,794,903	$90,655.34
SF 40'	$58,141,007	$71,850,117	$129,991,125	$147,382.23
SF 40' (AA)	$16,809,475	$20,772,993	$37,582,468	$147,382.23
SF 50'	$95,010,076	$114,914,430	$209,924,506	$158,314.11
SF 50' (AA)	$30,451,947	$36,831,548	$67,283,495	$158,314.11
SF 60'	$48,356,259	$58,486,765	$106,843,025	$180,478.08
SF 60' (AA)	$13,886,088	$16,795,186	$30,681,274	$180,478.08
Total Residential	**$282,000,796**	**$341,100,000**	**$623,100,796**	
Total	**$295,970,000**	**$341,100,000**	**$637,070,000**	

Table 9

East Nassau Stewardship District

Preliminary Development Plan #4 Project

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 1,000 Sq. Ft./Acre/Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
Commercial			
Village Center	$7,424.03	$0.00	$7,424.03
Residential Tier 1 - Non-Res. Sq. Ft.	$6,504.24	$0.00	$6,504.24
Residential Tier 2 - Non-Res. Sq. Ft.	$6,504.24	$0.00	$6,504.24
Residential			
MF 22'	$3,941.97	$4,370.48	$8,312.45
SF 40'	$6,044.35	$7,469.55	$13,513.89
SF 40' (AA)	$6,044.35	$7,469.55	$13,513.89
SF 50'	$6,569.94	$7,946.33	$14,516.27
SF 50' (AA)	$6,569.94	$7,946.33	$14,516.27
SF 60'	$7,489.73	$9,058.81	$16,548.55
SF 60' (AA)	$7,489.73	$9,058.81	$16,548.55
Total Residential			

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

Exhibit “A”

Bond Assessments in the amount of $637,070,000 are proposed to be levied over the area described below:

Description:

A parcel of land, 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 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, 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 Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence 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 line 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 1263, Page 677 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 Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 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 2205.85 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 76°11'45" W, a distance 824.27 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 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A";

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA – 00002584 LC – 0000316

PDP #4 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2A

PLOTTED: October 9, 2023 – 3:17 PM, BY: Zach Brecht
T:\2019\19-239\19-239-02 – Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\CDD\PDP4\CDD-PLATES_1-4.dwg

thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last 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 Point of Beginning.

ETM
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CA - 00002584 LC - 0000316

PDP #4 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2B

PLOTTED: October 9, 2023 - 3:17 PM, BY: Zach Brecht
T:\2019\19-239\19-239-02 - Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\CDD\PDP4\CDD-PLATES_1-4.dwg

EAST NASSAU
STEWARDSHIP DISTRICT

12

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-04 IN THEIR ENTIRETY; DECLARING SPECIAL ASSESSMENTS AS IT RELATES TO CERTAIN LANDS WITHIN THE DISTRICT KNOWN AS PRELIMINARY DEVELOPMENT PLAN (PDP) #4; 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 *Amended and Restated Engineer's Report for Preliminary Development Plan (PDP) #4*, dated December 18, 2023, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the District has previously adopted Resolution 2024-04 declaring the imposition of special assessment, which the District desires to rescind and replace in its entirety, with this Resolution 2024-09; 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 *Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan (PDP) #4*, dated December 18, 2023 ("Assessment Report"), 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 $_____ (the "Estimated Cost").

4. The Assessments will defray approximately $_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

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 thirty (30) 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, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, 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.

13. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. Any prior resolution in conflict with this Resolution shall be rescinded, superseded and replaced in its entirety by this Resolution 2024-09.

PASSED AND ADOPTED this 18th of December 2023.

Attest:

EAST NASSAU
STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Engineers Report for Preliminary Development Plan (PDP) #4*, dated December 18, 2023

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan (PDP) #4*, dated December 18, 2023

EAST NASSAU
STEWARDSHIP DISTRICT

13

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-05 IN THEIR ENTIRETY, SETTING A PUBLIC HEARING TO BE HELD ON THURSDAY, JANUARY 18, 2024, AT 10:00 A.M., AT THE FERNANDINA BEACH MUNICIPAL AIRPORT, 700 AIRPORT ROAD, FERNANDINA BEACH, FLORIDA 32034, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT GENERALLY DESCRIBED AS PRELIMINARY DEVELOPMENT PLAN (PDP) #4 IN ACCORDANCE WITH CHAPTERS 170, 189, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the East Nassau Stewardship District ("Board") previously adopted Resolution 2024-09, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-04 IN THEIR ENTIRETY; DECLARING SPECIAL ASSESSMENTS AS IT RELATES TO CERTAIN LANDS WITHIN THE DISTRICT KNOWN AS PRELIMINARY DEVELOPMENT PLAN (PDP) #4; 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, in accordance with Resolution 2024-09 a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 2017-206, Laws of Florida, and Chapters 170 and 189, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office").

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

SECTION 1. There is hereby declared a public hearing to be held at **10:00 a.m., on Thursday, January 18, 2024, at Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that

hearing or submit their comments in writing prior to the meeting to the office of the District Manager at the District Records Office.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 189, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two publications one week apart with the first publication at least twenty (20) days before and the last publication at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

SECTION 4. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. Any prior resolution in conflict with this Resolution, including Resolution 2024-05, shall be rescinded, superseded and replaced in its entirety by this Resolution 2024-10.

PASSED AND ADOPTED this 18th of December 2023.

Attest:

EAST NASSAU
STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

EAST NASSAU
STEWARDSHIP DISTRICT

14

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION 2022-10 AUTHORIZING ACQUISITION OF CONSERVATION LANDS; AUTHORIZING ACQUISITION AND REIMBURSEMENT AGREEMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the East Nassau Stewardship District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated entirely within Nassau County, Florida ("**Act**"); and

WHEREAS, pursuant to the Act and Resolution 2022-19, the District previously adopted the *Stewardship District Manual for Land Management of Conservation Lands for The East Nassau Community Planning Area Sector Plan*, as the same may be amended from time to time ("**Habitat Management Plan**") to provide for the management of, among others, an integrated Conservation and Habitat Network ("**CHN**") including lands which are reserved and set aside for perpetual conservation use ("**Conservation Lands**"); and

WHEREAS, upon request from Wildlight LLC ("**Landowner**"), the primary developer and landowner of lands within the District including the Conservation Lands, further review of the Habitat Management Plan, and recommendation of the District's environmental consultant, the District finds it is in the best interests of the District to acquire the Conservation Lands at the beginning of the monitoring stage to provide for proper management of CHN lands and to monitor the Conservation Lands to be consistent with and planning for the perpetual maintenance of same, all in accordance with the Habitat Management Plan and the applicable permit requirements; and

WHEREAS, in order to allow the District to proceed at this time with the monitoring of Conservation Lands, Landowner desires to provide the funds necessary to enable the District to proceed with such monitoring activities in connection with the acquisition of Conservation Lands; and

WHEREAS, the Board of Supervisors of the District ("**Board**") now desires to amend Resolution 2022-19 to provide for and authorize acquisition of the Conservation Lands at the monitoring stage, transfer of permit related to same, entering into an acquisition and reimbursement agreement related to the monitoring activities, and take related actions to implement the Habitat Management Plan; and

WHERAS, the implementation of the Habitat Management Plan shall be at the sole discretion and final decision of the District based upon available resources to the District.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Resolution.

SECTION 2. Pursuant to the Act and the Habitat Management Plan, the Board hereby declares and finds that it is in the best interests of the District to acquire the Conservation Lands and provide for monitoring activities. Resolution 2022-19 is hereby amended and supplemented to state that the District will provide for monitoring of Conservation Lands consistent with the Act, the Habitat Management Plan and applicable permit requirements; all other provisions of Resolution 2022-19 shall continue in full force and effect and are incorporated herein by this reference as if fully recited herein. Further, the Board authorizes staff and District Chair to finalize the acquisition and reimbursement agreement with the Landowner for conveyance of the Conservation Land and reimbursement of costs associated with the monitoring activities, in substantially the form attached hereto as **Exhibit A**. The Board further authorizes coordination with the Landowner for the transfer of portions of applicable St. Johns River Water Management District ("**SJRWMD**") permits, which includes but may not be limited to SJRWMD's Form 62-330.340(1) for Request to Transfer of Environmental Resource and/or State 404 Program Permit, example form of which is attached hereto as **Exhibit B**, as the same may be amended from time to time, in order to effectuate acquisition and subsequent monitoring and maintenance of the Conservation Lands.

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 adoption.

PASSED AND ADOPTED this 18th day of December 2023.

ATTEST: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Craig Wrathell
Secretary

Mike Hahaj
Chairman, Board of Supervisors

Exhibit A: Acquisition and Reimbursement Agreement
Exhibit B: SJRWMD's Form 62-330.340(1) for Request to Transfer of Environmental Resource and/or State 404 Program Permit

EAST NASSAU
STEWARDSHIP DISTRICT

14A

COMPOSITE EXHIBIT A

Acquisition and Reimbursement Agreement

SUPPLEMENTAL ACQUISITION AND MONITORING-ACTIVITIES FUNDING AGREEMENT [CONSERVATION LANDS AND MOBILITY TRAILS][1]

THIS AGREEMENT ("**Agreement**") is made and entered into this 18th day of December 2023, by and between:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, *Florida Statutes*, and located entirely within Nassau County, Florida (the "**District**"); and

WILDLIGHT LLC, a Delaware limited liability company, and an owner of lands within the boundaries of the District, whose address is 1 Rayonier Way, Wildlight, Florida 32097, and its affiliates (the "**Landowner**"; together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, and being situated entirely within Nassau County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements including a conservation and habitat network reserved for mitigation, monitoring and maintenance as perpetual conservation areas ("**Conservation Lands**") and the mobility trail and related improvements ("**Conservation Land Improvements**"); and

WHEREAS, the Landowner is the owner of certain lands in Nassau County, Florida, located within the boundaries of the District (the **"Development**") including the Conservation Lands; and

WHEREAS, the District presently intends to finance the planning, design, acquisition, construction, and installation of the Conservation Land Improvements as detailed in the *Engineers Report for Central Planning Area* dated August 10, 2017, and *Amended and Restated East Nassau Stewardship District Capital Improvement Plan for Detailed Specific Area Plan #2* dated November 16, 2023, attached hereto as **Composite Exhibit A**, as such applicable reports may be amended or supplemented from time to time (collectively, including any amendments, supplements or other related improvement plans of the District, the "**Improvement Plan**") and the anticipated costs of the Conservation Land Improvements described in the Improvement Plan are identified therein; and

[1] This Agreement supplements the *Agreement by and between the East Nassau Stewardship District and Wildlight LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property,* dated August 10, 2017, and the *Agreement by and between East Nassau Stewardship District and Wildlight LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property [Wildlight Village Phase 2]*, dated April 30, 2021 (collectively, "Acquisition Agreements") to provide for specific terms related to the acquisition of Conservation Land and Conservation Land Improvements, consistent with current plans for implementation of the Mitigation Plan.

WHEREAS, pursuant to the Act and District's Resolution 2022-19, as amended, the District previously adopted the *Stewardship District Manual for Land Management of Conservation Lands for The East Nassau Community Planning Area Sector Plan*, as the same may be amended from time to time ("**Habitat Management Plan**") to provide for the management of, among others, an integrated conservation and habitat network including the Conservation Lands; and

WHEREAS, the Conservation Lands are also subject to a mitigation plan (the "**Mitigation Plan**") in accordance with a permit approved by the St. Johns River Water Management District ("**SJRWMD**") under SJRWMD Permit No. _____ issued to Landowner, as portion(s) of same may be transferred to the District as related to the Conservation Lands (collectively, the "**Permit**"), which Mitigation Plan activities generally can be categorized into three (3) phases and include (i) initial mitigation implementation activities, (ii) subsequent monitoring for a period of approximately five (5) years, and (iii) perpetual operation and maintenance of such mitigation areas; and

WHEREAS, the District does not have sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related third-party development documents, as applicable, which would allow the timely commencement and completion of initial mitigation implementation activities and subsequent monitoring for the Conservation Lands (the **"Work Product**"); and

WHEREAS, the District will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the Conservation Land Improvements described in Composite Exhibit A until such time as the District has closed on the sale of its proposed East Nassau Stewardship District (Nassau County, Florida) Revenue Bonds, which may be issued in one or more series (the **"Bonds**"), the proceeds of which may be utilized as payment for the Work Product and the Conservation Land Improvements contemplated by this Agreement; and

WHEREAS, in order to avoid a delay in the commencement of the Mitigation Plan and the construction of the Conservation Land Improvements, which delay would also delay the Landowner from implementing its planned Development program, the Landowner will advance, fund, commence, and complete and/or cause third parties to commence and complete certain work to enable the District to expeditiously commence the Mitigation Plan and provide the related infrastructure; and

WHEREAS, the Landowner, as the owner of a network of Conservation Lands, is the initial obligated permittee, and now wishes to transfer the Conservation Lands to the District prior to the start of the five-year monitoring and subsequent perpetual maintenance periods; and

WHEREAS, in order to induce the District to acquire the Conservation Lands prior to the start of the five-year monitoring and subsequent perpetual maintenance periods and in recognition that the District will not have sufficient monies on hand in order to allow the District

to take on the necessary monitoring activities, the Landowner desires to fund the District's monitoring activities in order to enable to District to conduct monitoring activities in compliance with the Mitigation Plan; and

WHEREAS, as of each Acquisition Date (as hereinafter defined), Landowner desires to convey, or assign as applicable, to the extent permitted, and the District desires to acquire, the Work Product, the Conservation Land Improvements, and the Conservation Lands sufficient to allow the District to perform the monitoring activities and the perpetual operation and maintenance of the Conservation Lands and Conservation Land Improvements described in Composite Exhibit A, as such conveyances are appropriate, upon the terms and conditions contained herein; and

WHEREAS, the Landowner acknowledges and agrees that all initial mitigation implementation activities of the Conservation Lands to be conveyed pursuant to this Agreement have been completed pursuant to all applicable regulatory Permit requirements, the Mitigation Plan and the Habitat Management Plan; and

WHEREAS, the Landowner further acknowledges and agrees to timely initiate and diligently pursue transfer of applicable portion of the Permit to the District in order for the District to obtain requisite authority from the SJRWMD to take on the monitoring and maintenance activities; and

WHEREAS, the District and the Landowner are entering into this Agreement to ensure the timely provision of the Mitigation Plan and Conservation Land Improvements as it relates to the completion of the Development.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Landowner agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ACQUISITION DATE. The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date as the Parties may jointly agree upon ("**Acquisition Date**"). The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement.

3. DISTRICT ENGINEER'S REVIEW. The District Engineer shall review each request from Landowner for acquisition of portions of Conservation Lands, Conservation Land Improvements, and related Work Product, defined below, and shall certify to the District, among other requirements within this Agreement, that the (i) initial mitigation implementation activities have been completed on such Conservation Lands in compliance with applicable regulatory and Permit requirements and are ready for the monitoring and maintenance stage; (ii) Conservation Land

Improvements are consistent with the District's overall capital improvement plan including but not limited to the Improvement Plan, and relate to future ownership, operation, and maintenance of the related Conservation Lands; (iii) associated Work Product being conveyed represent all known plans, permits, and specifications necessary for such future ownership, operation, and maintenance of the related Conservation Land Improvements; and (iv) the Conservation Land Improvements and related Work Product were prepared and/or installed in accordance with respective specifications, subject to all applicable design specifications and are capable of performing the intended functions, all as appropriate and/or applicable to each acquisition request.

4. ACQUISITION OF WORK PRODUCT. Subject to the terms and conditions of this Agreement, the District agrees to pay the actual reasonable costs incurred by the Landowner in preparation of the Work Product in accordance with the provisions of this Agreement. The Landowner shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Landowner for the Work Product acquired with proceeds from the Bonds. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors the total actual amount of cost, which in the District Engineer's sole opinion, is reasonable for the Work Product. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's bond trustee. In the event that the Landowner disputes the District Engineer's opinion as to cost, the District and the Landowner agree to use good faith efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the Parties. Such a decision by a third party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for the funds from the District's bond trustee. The foregoing engineering review and certification process shall hereinafter be referred to as the "Review Process." The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the Conservation Land Improvements.

a. CONVEYANCE. The Landowner agrees to convey to the District any and all of its right, title and interest in the Work Product (except as otherwise provided for in this Agreement) upon payment of the sums determined to be reasonable by the District Engineer, or a third party engineer selected pursuant to this Section, or prior to payment of such as provided for herein, and approved by the District's Board of Supervisors pursuant to and as set forth in this Agreement.

b. RELEASE AND ACCEPTANCE. Except as otherwise provided for in this Agreement, the Landowner agrees to release, or assign as applicable, to the District all transferrable right, title, and interest which the Landowner may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights of Landowner in and to the Work Product, including any and all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised if

owned by Landowner. To the extent determined necessary by the District, the Landowner shall use good faith efforts to obtain all releases from any professional providing services in connection with the Work Product acquired with the proceeds of the Bonds to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.

c. LANDOWNER REPRESENTATION AND WARRANTY. Notwithstanding anything to the contrary contained herein: (i) Landowner's conveyance or assignment of the Work Product is made without representation or warranty whatsoever, and Landowner, its predecessors in interest, and affiliates, shall not be held liable for the Work Product or any defect therein and (ii) Landowner reserves a license to use the Work Product as set forth below, including reliance upon and enforcement thereof. The District agrees to seek recovery for any loss with respect to the Work Product from any person or entity who created the Work Product or who has provided an applicable warranty that has been assigned to the District pursuant to Section 3.D. of this Agreement.

d. ASSIGNMENT OF WARRANTY. The Landowner agrees to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, any transferable warranty for the person or entity who created the Work Product which is in favor of Landowner that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Improvement Plan.

e. ACCESS. The District hereby grants to Landowner, and Landowner hereby reserves, access to and the right to use the Work Product, without the payment of any fee by the Landowner, its successors, and affiliates. However, to the extent that such access to and use of the Work Product causes the District to incur any de minimus cost, such as copying costs, the Landowner agrees to pay such cost or expense.

5. ACQUISITION OF CONSERVATION LAND IMPROVEMENTS. The Landowner owns or will own certain Conservation Land Improvements to be installed on Conservation Lands, such as the mobility trails. Subject to the terms and conditions of this Agreement, the District agrees to acquire those completed portions of the Conservation Land Improvements along with the Conservation Lands at the time of Conservation Land conveyance, which were undertaken by the Landowner prior to the issuance of the District's Bonds intended to finance such Conservation Land Improvements. When a portion of the Conservation Lands ready for conveyance by the Landowner to the District, the Landowner shall notify the District in writing, describing the nature of the Conservation Land Improvement installed therein, their general location, and its estimated cost. Landowner agrees to provide, at or prior to each Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as special warranty bills of sale or such other instruments necessary to convey such portion of the Conservation Land Improvements as may be reasonably requested by the District in accordance (but not in conflict) with this Agreement, and (iii) any other reasonable releases or documentation as may be reasonably requested by the District or Landowner in accordance (but not in conflict) with this

Agreement. Any Conservation Land interests necessary for the functioning of the Conservation Land Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 6. The District Engineer, in consultation with counsel for the District, shall determine in writing whether or not the infrastructure to be conveyed is a part of the Conservation Land Improvements contemplated by the District's Improvement Plan and if so, shall provide Landowner with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the District Engineer's review described in Section 3 above. The District's Manager (the "**District Manager**") shall determine, in writing, whether the District has, based on the Landowner's estimate of monitoring, operation and maintenance cost, sufficient unencumbered funds to own, operate, and maintain the Conservation Land Improvement; in the event that the District Manager determines there are insufficient unencumbered funds to own, operate, and maintain the Conservation Land Improvements requested to be conveyed, Landowner agrees to fund the reasonable costs associated with same, until such time as the District can generate such necessary funds at its earliest opportunity.

a. **CONVEYANCE**. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to a third party governmental body, then the Landowner agrees to cooperate and provide such certifications or documents as may reasonably be required by that governmental body, if any.

b. **ENGINEER'S CERTIFICATION**. The District Engineer shall certify as to the actual cost of any Conservation Land Improvement, and the District shall pay no more than the actual cost incurred, as determined by the District Engineer.

6. **ACQUISITION OF REAL PROPERTY - CONSERVATION LANDS.** Subject to the terms and conditions of this Agreement, the Landowner may request for the District to acquire portions of Conservation Lands for which initial mitigation implementation activities have been completed.

a. **CONVEYANCE**. Landowner agrees that it will convey to the District, at or prior to each Acquisition Date as reasonably determined by the District and Landowner. Conveyance of appropriate Conservation Lands shall be by a special warranty deed (or, if less than a fee estate, by easement or other instrument) reasonably acceptable to the District's Board of Supervisors together with a metes and bounds or other description. Conservation Lands may or may not include Conservation Land Improvements, conveyance and acquisition for which shall be governed by Section 6 of this Agreement; to the extent that the Conservation Lands include Conservation Land Improvements, the Landowner shall convey such lands which are necessary for the operation and maintenance of, and access to, the Conservation Land Improvements. The District may determine in its reasonable discretion that fee title is not necessary and, in such cases, shall accept such other interest in the lands upon which the Conservation Land Improvements are constructed as the District deems acceptable. Such special warranty deed (or, if less than fee estate, other instrument) may be subject to a reservation by

Landowner of its and its successors and assigns right and privilege to use the area conveyed and/or grant to third parties the right to construct other District improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof and in compliance with applicable Permit requirements. Landowner expressly agrees that all initial mitigation implementation activities for the Conservation Lands being requested to be conveyed has been completed, or will be completed prior to the relevant Acquisition Date, pursuant to all applicable regulatory and Permit requirements. The Landowner shall pay all required closing costs (i.e., documentary stamps) if any, for the conveyance of the lands upon which the Conservation Land Improvements are constructed. The Landowner shall be responsible for all taxes and assessments levied on the lands, if any, subject to the conveyance contemplated herein until such time as the Landowner conveys all said lands to the District. At the time of conveyance, and if desired by the District, the Landowner shall provide, at its expense, an owner's title insurance policy satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the Landowner shall have the right but not the obligation to cure such defects at no expense to the District, failing which the District shall have the right to not acquire such interest.

b. BOUNDARY OR OTHER ADJUSTMENTS. Landowner and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both Parties in order to accurately describe lands conveyed to the District and lands which remain in Landowner's ownership. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Party requesting such adjustment shall pay any third-party transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other third-party transfer costs.

7. TRANSFER OF PERMITS. The Landowner agrees to cooperate fully in the transfer of any permits to the District or any governmental entity with maintenance obligations for any Conservation Land and Conservation Land Improvements conveyed pursuant to this Agreement.

8. LANDOWNER'S FUNDING OBLIGATION. The Landowner agrees to make available to the District any monies necessary to fund the monitoring activities as required by the Permit and other applicable regulations, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual cost of the monitoring activities, including but not limited to cost to retain an environmental consultant to effectuate monitoring in compliance with regulatory and Permit requirements. The Landowner agrees to fund the actual expenses of the District incurred as a result of any monitoring activities required by regulatory and/or Permit requirements. Landowner agrees that all fees, costs, or other expenses incurred by the District for the services related to the monitoring activities as required by the Permit shall be paid solely from the funds provided by Landowner pursuant to

this Agreement, and the District that any funds provided by the Landowner pursuant to this agreement shall be used solely for such fees, costs, or other expenses arising from or related to the monitoring activities as required by the Permit and contemplated by this Agreement. Such payment shall be made in accordance with the District's normal invoice and payment procedures. The Landowner's payment of funds pursuant to this Agreement in no way affects Landowner's obligation to pay its proportionate share of the operation and maintenance assessments levied on lands it owns within the District.

9. TAXES, ASSESSMENTS, AND COSTS.

a. TAXES, ASSESSMENTS, AND COSTS RESULTING FROM AGREEMENT. The Landowner agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise) and non-ad valorem assessments, which may be imposed upon the District, or which the District is legally obligated to pay, as a result of the Parties entering into this Agreement, if any, whether such taxes or assessments are imposed upon the District's property or property interest, or the Landowner's property or property interest. As to any parcel of Conservation Lands conveyed by Landowner pursuant to this Agreement, the potential obligations of the Landowner to either indemnify the District or pay such taxes and assessments that may be incurred as a result of the Parties entering into this Agreement shall terminate one (1) year after conveyance of such parcel of Conservation Lands. Notwithstanding the foregoing, the Parties represent to each other that they are not aware of any such taxes or assessments imposed upon the District as of the Effective Date of this Agreement.

b. TAXES AND ASSESSMENTS ON PROPERTY BEING ACQUIRED. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Landowner agrees to reserve an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

i. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Landowner agrees to reimburse the District for payment, or pay on its behalf, the prorated portion of any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed. For example, if the District acquires property in October 2023, the Landowner shall escrow the pro rata amount of taxes due for the tax bill payable in November 2023. If any additional taxes are imposed on the District's property in 2023 for a period which property was owned by Landowner, then the Landowner agrees to reimburse the District for that additional amount.

ii. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

c. NOTICE. The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes assessments or costs imposed on the property acquired by the District as described in subsection B above. The Landowner covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Landowner fails to make timely payment of any such taxes or costs, the Landowner acknowledges the District's right to make such payment. If the District makes such payment, the Landowner agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

d. TAX LIABILITY NOT CREATED. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Landowner or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

10. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS. The District and Landowner hereby agree that an acquisition by the District may be completed prior to the District obtaining proceeds from the Bonds (**"Prior Acquisitions"**). The District agrees to pursue the issuance of the Bonds in good faith, and, within thirty (30) days from the issuance of such Bonds, to make payment for any Prior Acquisitions completed pursuant to the terms of this Agreement; provided, however, that in the event bond counsel determines that any such Prior Acquisitions are not properly compensable for any reason, including, but not limited to, federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Prior Acquisitions. Interest shall not accrue on the amounts owed for any Prior Acquisitions. In the event the District does not or cannot issue the Bonds within ten (10) years from the date of this Agreement, and, thus does not make payment to the Landowner for the Prior Acquisitions, then the Parties agree that the District shall have no reimbursement obligation.

11. DEFAULT. A default by either Party under this Agreement, which continues for a period of thirty (30) days after notice of such default, shall entitle the other Party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or, if applicable, specific performance.

12. ENFORCEMENT OF AGREEMENT. In the event that either of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the

prevailing Party shall be entitled to recover from the other Party, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Landowner relating to the subject matter of this Agreement.

14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Landowner. The District and the Landowner have complied with all the requirements of law. The District and the Landowner have full power and authority to comply with the terms and provisions of this instrument.

16. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to Landowner: Wildlight LLC
1 Rayonier Way
Wildlight, Florida 32097
Attn: Wes Hinton

With a copy to: Office of General Counsel
1 Rayonier Way
Wildlight, Florida 32097
Attn: Mark Bridwell

B. If to District: East Nassau Stewardship District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Jonathan Johnson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business

day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Landowner may deliver Notice on behalf of the District and the Landowner. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

17. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Landowner as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party hereto.

18. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Landowner and their respective representatives, successors, and assigns.

19. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either Party only upon the written consent of the other, which consent shall not be unreasonably withheld, conditioned, or delayed.

20. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Nassau County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective upon the later of the execution by the District and the Landowner.

22. TERMINATION. This Agreement may be terminated by the District or the Landowner without penalty in the event that the District does not issue its proposed Bonds.

23. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

25. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written above.

Attest:	**EAST NASSAU STEWARDSHIP DISTRICT**
Name:	Mike Hahaj
Secretary/Assistant Secretary	Chairperson, Board of Supervisors
Witness:	**WILDLIGHT LLC**, a Delaware limited liability company
Name:	John R. Campbell, Vice President

Comp. Exhibit A: *Engineers Report for Central Planning Area* dated August 10, 2017, and *Amended and Restated East Nassau Stewardship District Capital Improvement Plan for Detailed Specific Area Plan #2* dated November 16, 2023

Comp. Exhibit A: *Engineers Report for Central Planning Area* dated August 10, 2017, and *Amended and Restated East Nassau Stewardship District Capital Improvement Plan for Detailed Specific Area Plan #2* dated November 16, 2023

EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
CENTRAL PLANNING AREA

Prepared for

Board of Supervisors
East Nassau
Stewardship District

Prepared by

England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

E 17-042

August 10, 2017
Revised September 28, 2017

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Plate 4 BASIS OF DEVELOPMENT COST

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 the Central Planning Area, which is a 2,938 acre +/- subset of the ENCPA. The development within the Central Planning Area is currently anticipated to include the following:

TYPE	Acreage (approximate)	Program
Multi-Family (For Rent)	72	1,114 units
Multi-Family (For Sale)	30	299 units
Single Family	451	1,803 units
Office	329	3,900,000 S.F.
Retail	131	1,500,000 S.F.
Industrial	127	1,400,000 S.F.
Civic/Amenity	89	

(Refer to Plate 2 for the limits of the Central Planning Area and Plate 3A and 3B for its legal description.)

V. 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

VI. 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.

VII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for the Central Planning Area, 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 25-year buildout, at 5% per year, averaged with the 2017 cost.

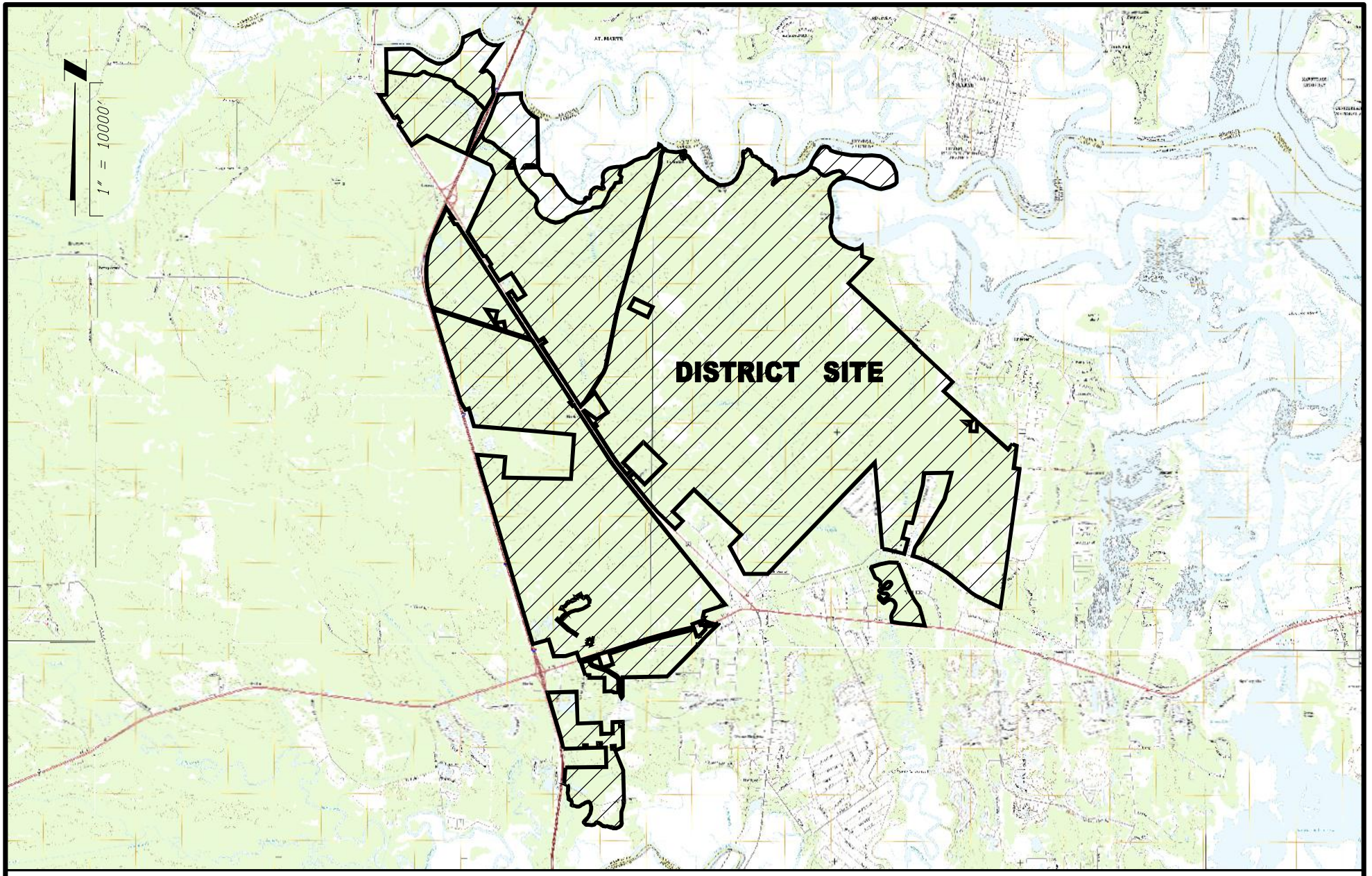
TABLE 2
PROPOSED IMPROVEMENT COSTS – CENTRAL PLANNING AREA

Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement
Mobility Roads	$12,700,000	
Local Roads	$19,100,000	
Neighborhood Roads		$26,400,000
Mobility/Public Trails	$8,700,000	
Stormwater Management Facilities	$26,700,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$31,200,000	$24,100,000
Street Lighting	$1,400,000	$1,600,000
Landscaping/Irrigation	$6,900,000	
Parks and Recreation Facilities	$10,000,000	
Entry Feature(s)	$2,000,000	
SUBTOTAL	**$118,700,000**	**$52,100,000**
Design, Engineering, Surveying & Permitting (12%)	$14,250,000	$6,250,000
Construction Cost Contingency (15%)	$17,810,000	$7,820,000
2017 TOTAL	**$150,760,000**	**$66,170,000**
BUILDOUT TOTAL	**$330,700,000**	**$145,200,000**

VIII. 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.



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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

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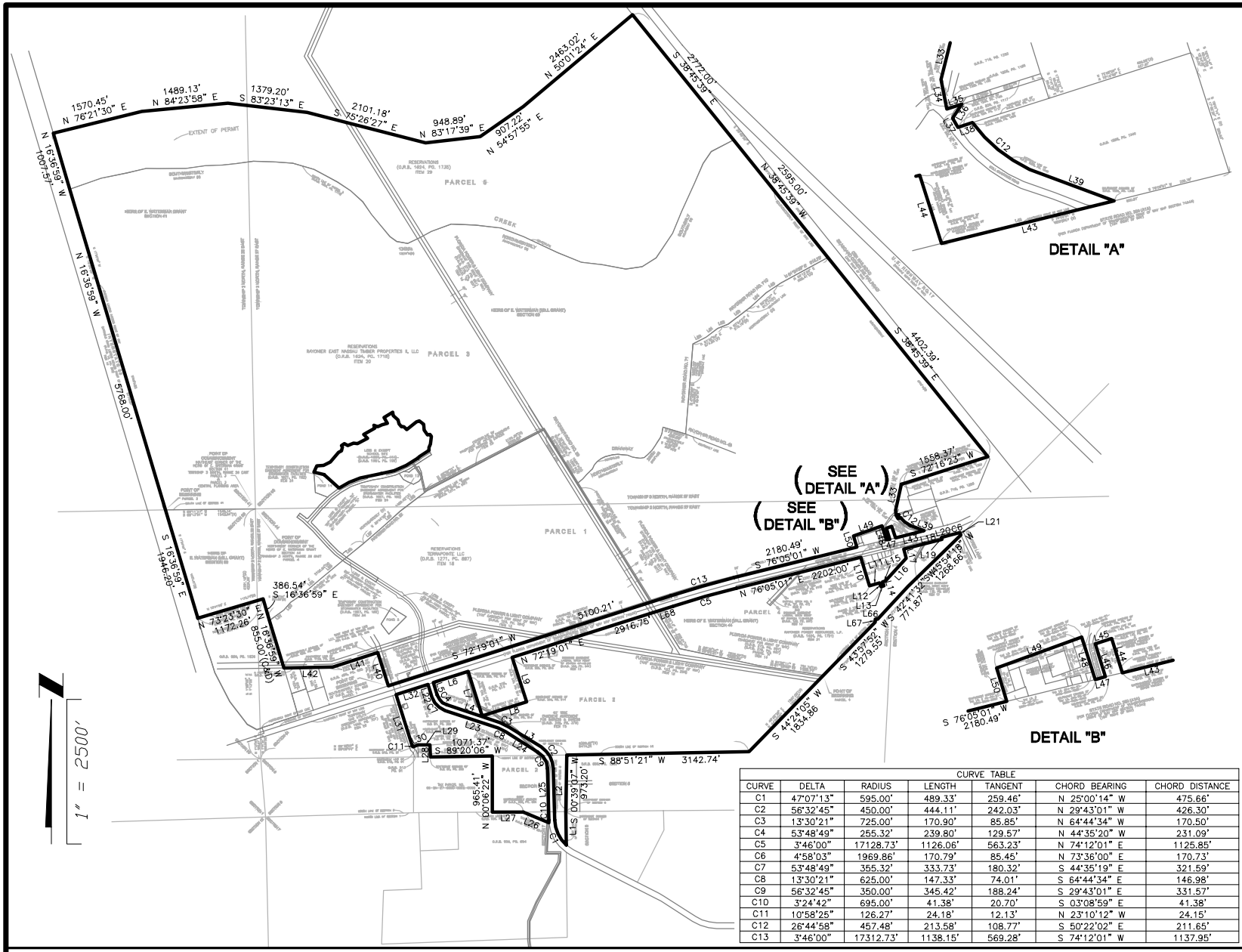

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°35'09" E	574.38'
L2	N 01°26'38" W	887.57'
L3	N 57°59'23" W	655.42'
L4	N 71°29'44" W	964.03'
L5	N 17°40'55" W	229.95'
L6	N 72°19'01" E	629.04'
L7	S 17°40'59" E	800.00'
L8	N 72°19'01" E	800.00'
L9	N 17°40'59" W	800.00'
L10	S 17°40'59" E	517.51'
L11	N 72°11'36" E	183.67'
L12	S 17°48'24" E	73.85'
L13	N 72°11'36" E	50.00'
L14	N 17°48'24" W	73.85'
L15	N 72°11'36" E	52.03'
L16	N 42°10'12" E	531.94'
L17	N 13°54'59" W	160.22'
L18	N 76°05'01" E	675.00'
L19	N 13°54'59" W	40.00'
L20	N 76°05'01" E	155.31'
L21	S 25°30'41" E	50.46'
L22	S 17°40'55" E	229.95'
L23	S 71°29'44" E	964.03'
L24	S 57°59'23" E	655.42'
L25	S 01°26'38" E	887.57'
L26	N 67°35'28" W	479.97'
L27	S 89°40'42" W	528.86'
L28	N 00°39'54" W	208.70'
L29	S 89°20'06" W	208.70'
L30	S 69°45'17" W	94.87'
L31	N 17°40'59" W	921.12'
L32	N 72°19'01" E	574.73'
L33	S 13°25'59" W	461.74'
L34	S 11°04'43" E	85.85'
L35	N 72°19'49" E	44.42'
L36	S 32°37'18" W	48.23'
L37	S 31°02'03" E	30.01'
L38	N 72°18'45" E	43.74'
L39	S 69°51'30" E	259.80'
L40	N 17°40'59" W	598.05'
L41	S 72°15'36" W	818.28'
L42	S 89°00'37" W	840.96'
L43	S 76°05'01" W	511.09'
L44	N 17°43'59" W	206.66'
L45	S 72°16'01" W	99.78'
L46	S 17°43'59" E	200.00'
L47	S 76°05'01" W	60.13'
L48	N 17°43'59" W	256.00'
L49	S 70°03'50" W	522.00'
L50	S 17°05'59" E	201.00'
L51	N 54°13'06" E	303.81'
L52	N 40°27'41" E	175.94'
L53	N 56°04'17" E	259.38'
L54	N 49°36'57" E	432.18'
L55	N 50°16'44" E	578.76'
L56	N 50°34'30" E	313.93'
L57	N 49°56'51" E	412.54'
L58	N 47°54'07" E	471.11'
L59	N 52°26'46" E	575.16'
L60	N 62°31'45" E	254.25'
L61	N 52°25'59" E	246.51'
L62	N 69°09'53" E	196.81'
L63	N 52°17'44" E	484.96'
L64	N 48°08'42" E	366.19'
L65	N 56°18'19" E	305.28'
L66	N 86°46'11" W	43.23'
L67	S 03°05'38" W	50.06'
L68	N 72°19'01" E	308.29'
L69	S 17°40'59" E	134.27'
L70	N 72°11'36" E	523.68'
L71	N 17°43'59" W	98.67'
L72	N 76°05'01" E	1066.06'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	47°07'13"	595.00'	489.33'	259.46'	N 25°00'14" W	475.66'
C2	56°32'45"	450.00'	444.11'	242.03'	N 29°43'01" W	426.30'
C3	13°30'21"	725.00'	170.90'	85.85'	N 64°44'34" W	170.50'
C4	53°48'49"	255.32'	239.80'	129.57'	N 44°35'20" W	231.09'
C5	3°46'00"	17128.73'	1126.06'	563.23'	N 74°12'01" E	1125.85'
C6	4°58'03"	1969.86'	170.79'	85.45'	N 73°36'00" E	170.73'
C7	53°48'49"	355.32'	333.73'	180.32'	S 44°35'19" E	321.59'
C8	13°30'21"	625.00'	147.33'	74.01'	S 64°44'34" E	146.98'
C9	56°32'45"	350.00'	345.42'	188.24'	S 29°43'01" E	331.57'
C10	3°24'42"	695.00'	41.38'	20.70'	S 03°08'59" E	41.38'
C11	10°58'25"	126.27'	24.18'	12.13'	N 23°10'12" W	24.15'
C12	26°44'58"	457.48'	213.58'	108.77'	S 50°22'02" E	211.65'
C13	3°46'00"	17312.73'	1138.15'	569.28'	S 74°12'01" W	1137.95'

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CENTRAL PLANNING AREA BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 2

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PARCEL 1 (NASSAU A1A TRACT – NORTH, AS DESCRIBED IN ORB 1372 PG 1572):

LEGAL DESCRIPTION OF PART OF THE RAYONIER YULEE TRACT LYING NORTHERLY OF A–1–A / SR 200 AND BETWEEN I–95 AND U.S. 17, NASSAU COUNTY, FLORIDA.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE E. WATERMAN GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST AND THE E. WATERMAN GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL IN NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A–1–A I SR 200 AT THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 408, PAGE 695 AND RUN NORTH 17°42'30" WEST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 598.06 FEET TO THE NORTHEASTERLY CORNER THEREOF; RUN THENCE SOUTH 72°14'05" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 819.49 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 89°00'37" WEST, CONTINUING ALONG LAST MENTIONED NORTHERLY LINE, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 1136, PAGE 260 AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 932, PAGE 1824, A DISTANCE OF 839.41 FEET TO THE NORTHWESTERLY CORNER OF THE LAST MENTION LANDS; RUN THENCE NORTH 16°36'59" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 956, PAGE 1636, A DISTANCE OF 855 FEET, MORE OR LESS, TO A POINT ALONG THE SOUTHERN MOST PORTION OF RAYONIER ROAD NO. 52; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG LAST MENTIONED SOUTHERN MOST PORTION OF ROAD NO. 52, TO A POINT WHERE THE SOUTHERN MOST PORTION OF RAYONIER ROAD NO. 52 INTERSECTS THE WESTERN MOST PORTION RAYONIER ROAD NO. 50; RUN THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE WESTERN MOST PORTION OF SAID RAYONIER ROAD NO. 50, A DISTANCE OF 1,085 FEET, MORE OR LESS, TO THE CENTER OF A SOUTHWESTERLY TO NORTHEASTERLY DRAINWAY; RUN THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE MEANDERINGS OF LAST MENTIONED DRAINWAY TO A POINT ALONG THE SOUTHERN MOST PORTION OF RAYONIER ROAD NO. 48, SAID POINT LIES WESTERLY 405 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE EASTERN MOST PORTION RAYONIER ROAD NO. 71 AND SOUTHERN MOST PORTION OF SAID RAYONIER ROAD NO. 48; RUN THENCE IN A SOUTHEASTERNLY DIRECTION, ALONG THE SOUTHERN MOST PORTION OF SAID RAYONIER ROAD NO. 48, A DISTANCE OF 405 FEET, MORE OR LESS, TO LAST MENTIONED INTERSECTION; RUN THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERN MOST PORTION OF SAID RAYONIER ROAD NO. 71, A DISTANCE OF 1,545 FEET, MORE OR LESS, TO A POINT WHERE THE EASTERN MOST PORTION OF RAYONIER ROAD 71 INTERSECTS THE SOUTHERN MOST PORTION OF RAYONIER ROAD NO. 71–C; RUN THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE SOUTHERN MOST PORTION OF SAID RAYONIER ROAD NO. 71–C TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; RUN THENCE IN A SOUTHEASTERLY DIRECTION, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 4,430 FEET, MORE OR LESS, TO A RAYONIER CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LANDS OF RAYONIER TIMBERLANDS OPERATING COMPANY; RUN THENCE THE FOLLOWING 2 COURSES ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS: COURSE NO. 1– SOUTH 72°12'53" WEST, A DISTANCE OF 1,558.64 FEET TO A RAYONIER CONCRETE MONUMENT; COURSE NO. 2– SOUTH 13°22'51" WEST, A DISTANCE OF 461.33 FEET TO A RAYONIER CONCRETE MONUMENT; THENCE SOUTH 11° 16' 32" WEST 70.75 FEET TO AN IRON PIN; THENCE NORTH 72° 08' 00" EAST 315.27 FEET TO AN IRON PIN; THENCE SOUTH 17° 53' 21" EAST 60 FEET TO A RAYONIER CONCRETE MONUMENT; THENCE NORTH 72°08'00" EAST 400.05 FEET TO A RAYONIER CONCRETE MONUMENT; THENCE SOUTH 18°01'14" EAST 60 FEET TO A RAYONIER CONCRETE MONUMENT; THENCE SOUTH 18°01'14" EAST TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 200/A–1–A; RUN THENCE IN A WESTERLY DIRECTION, ALONG LAST MENTIONED NORTHERLY RIGHT OF WAY LINE, TO A RAYONIER CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF NUMEROUS PRIVATELY OWNED PARCELS OF LAND; RUN THENCE IN A NORTHERLY DIRECTION ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 200 FEET , MORE OR LESS, TO A RAYONIEER CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF SAID NUMEROUS PRIVATELY OWNED PARCELS OF LAND; RUN THENCE IN A WESTERLY DIRECTION, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, TO THE NORTHWESTERLY CORNER THEREOF; RUN THENCE IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS TO A RAYONIER CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID A–1–A I SR200; RUN THENCE IN A WESTERLY DIRECTION, ALONG LAST MENTIONED NORTHERLY RIGHT–OFWAY LINE TO THE POINT OF BEGINNING.

BEARING REFERENCE: THE BEARINGS CITED IN THE ABOVE PROPERTY DESCRIPTION ARE BASED ON THE DEED BEARING OF NORTH 72°19'01" EAST FOR THE CENTERLINE OF SURVEY FOR A–1–A I SR 200 AS MENTIONED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 932, PAGE 1824.

PARCEL 2 (NASSAU A1A/SR 200 SOUTH TRACT, AS DESCRIBED IN ORB 1372 PG 1572):

ALL PROPERTY IN SECTION 44, TO\VNSHIP 2 NORTH, RAN GE 27 EAST, NASSAU COUNTY, FLORIDA, TITLED IN RAYONIER FOREST RESOURCES, L.P. (F/K/A RAYONIER TIMBERLANDS OPERATING COMPANY, LP), LYING AND BEING SOUTH OF A LA/SR200; EAST OF HARPER CHAPEL ROAD; WEST OF FLORIDA POWER AND LIGHT EASEMENT AS MORE PARTICULARLY DESCRIBED IN OR BOOK 278, PAGE 507, ET SEQ., SAID EASEMENT RUNS CONCURRENTLY ALONG THE WESTERLY SIDE OF RAYONIER WOODS ROAD 50 TO A POINT INTERSECTING WITH THE CENTERLINE OF FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OR BOOK 123, PAGE 284 AND SOUTH OF FLORIDA POWER AND LIGHT EASEMENT DESCRIBED IN OR BOOK 123, PAGE 284; IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

ALL PROPERTY IN SECTION 6 AND 7, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, TITLED IN RAYONIER FOREST RESOURCES, L.P. (F/K/A RAYONIER TIMBERLANDS OPERATING COMPANY, LP), LYING AND BEING EAST OF HARPER CHAPEL ROAD; AND NORTH OF PROPERTY DESCRIBED IN OR BOOK 936, PAGE 894, ET SEQ.; IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, NOW OR FORMERLY LANDS OF THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

LESS AND EXCEPT:

WILLIAM BURGESS ROAD RIGHT OF WAY, A LA/SR200.ROAD RIGHT OF WAY, AND HARPER CHAPEL ROAD RIGHT OF WAY.

PARCEL 3 (WORKPLACE CENTRAL AREA, AS DESCRIBED IN ORB 1624 PG 1718):

A PARCEL OF LAND LYING CONJOINTLY IN THE E. WATERMAN GRANT (SECTION 50), TOWNSHIP 3 NORTH, RANGE 27 EAST, E. WATERMAN GRANT (SECTION 44), TOWNSHIP 2 NORTH, RANGE 27 EAST, E. WATERMAN GRANT (SECTION 39), TOWNSHIP 2 NORTH, RANGE 26 EAST AND E. WATERMAN GRANT (SECTION 41), TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE E. WATERMAN GRANT (SECTION 41), TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID SECTION 41, S 89°13'01" W, A DISTANCE OF 1543.94 FEET, TO A POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID SOUTH LINE AND ON SAID EASTERLY RIGHT OF WAY LINE, S 17°24'00" E, A DISTANCE OF 1937.41 FEET, TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS 956, PAGE 1636, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY LINE, N 72°41 '05" E, A DISTANCE OF 1172.74 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS 956, PAGE 1636; THENCE DEPARTING SAID NORTHERLY LINE AND ON THE EASTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS 956, PAGE 1636, S 17°19'24" E, A DISTANCE OF 397.86 FEET, TO A POINT ON THE SOUTHERLY LINE OF RAYONIER ROAD NO. 52, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1372, PAGE 1572 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE AND ON SAID SOUTHERLY LINE OF RAYONIER ROAD NO. 52, THROUGH THE FOLLOWING COURSES, N 50°18'29" E, A DISTANCE OF 2102.84 FEET; THENCE N 49°44'00" E, A DISTANCE OF 1458.42 FEET; THENCE N 60°59'32" E, A DISTANCE OF 2165.39 FEET, TO A POINT ON THE WESTERLY LINE OF RAYONIER ROAD NO. 50; THENCE DEPARTING SAID RAYONIER ROAD NO. 52 AND ON SAID WESTERLY LINE OF RAYONIER ROAD NO. 50, S 32°50'39" E, A DISTANCE OF 1085 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WESTERLY LINE OF RAYONIER ROAD NO. 50 WITH THE CENTERLINE OF AN EXISTING DRAINWAY; THENCE DEPARTING SAID WESTERLY LINE OF RAYONIER ROAD NO. 50 AND ON THE CENTERLINE OF SAID EXISTING DRAINWAY, NORTHEASTERLY, A DISTANCE OF 2088 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF RAYONIER ROAD NO. 48; THENCE DEPARTING SAID CENTERLINE AND ON THE SOUTHERLY LINE OF SAID RAYONIER ROAD NO. 48, S 72°32'35" E, A DISTANCE OF 369 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF RAYONIER ROAD NO. 71; THENCE DEPARTING SAID RAYONIER ROAD NO. 48 AND ON THE EASTERLY LINE OF SAID RAYONIER ROAD NO. 71, N 03°40'14" E, A DISTANCE OF 1580.86 FEET, TO A POINT ON THE SOUTHERLY LINE OF RAYONIER ROAD NO. 71C; THENCE, DEPARTING SAID EASTERLY LINE OF RAYONIER ROAD NO. 71 AND ON THE SOUTHERLY LINE OF SAID RAYONIER ROAD NO. 71C THROUGH THE FOLLOWING COURSES, N 61°32'04" E, A DISTANCE OF 574.82 FEET; THENCE N 53°34'27" E, A DISTANCE OF 572.78 FEET; THENCE N 50°26'37" E, A DISTANCE OF 613.77 FEET; THENCE N 59°12'40" E, A DISTANCE OF 995.41 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE DEPARTING THE SOUTHERLY LINE OF SAID RAYONIER ROAD NO. 71C AND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD; THENCE N 39°27'41" W, A DISTANCE OF 2595 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF A CREEK; THENCE DEPARTING THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD AND ON THE CENTERLINE OF SAID CREEK, SOUTHERLY, NORTHWESTERLY AND SOUTHWESTERLY, A DISTANCE OF 13218 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF AFORESAID INTERSTATE 95; THENCE DEPARTING THE CENTERLINE OF SAID CREEK AND ON AFORESAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95, S 17°24'00" E, A DISTANCE OF 5768 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4 (PORTION OF THE WORK PLACE SOUTH AREA, AS DESCRIBED IN ORB 1624 PG 1751):

A PARCEL OF LAND LYING WITHIN THE E. WATERMAN GRANT (SECTION 44), TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMNENCE AT THE NORTHWEST CORNER OF SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, OF SAID COUNTY, SAID CON1ER ALSO BEING THE SOUTHEAST CORNER OF SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID SECTION 44 A BEARING OF S 01°29'05" E, A DISTANCE OF 4291.18 FEET TO THE SOUTHWEST CON1ER OF SAID SECTION 44) TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 44, N 89°18'07" E, A DISTANCE OF 8399.62 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 44; THENCE ALONG THE EAST LINE OF SAID SECTION N 44°35'26" E, A DISTANCE OF 1897.03 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE, N 81°52'11" W, A DISTANCE OF 751.78 FEET; THENCE N 80°39'54" W, A DISTANCE OF 1808.29 FEET; THENCE N 32°08'14" W, A DISTANCE OF 802.01 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200, ALSO KNOWN AS A–1–A HAVING A RIGHT OF WAY WIDTH OF 100 FEET AS NOW ESTABLISHED; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES; N 72°19'35" E, A DISTANCE OF 441.33 FEET, TO A POINT OF CURVE IN SAID RIGHT OF WAY LINE; SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 14,410.73 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE

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CENTRAL PLANNING AREA LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 3A

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OF 970.47 FEET, THROUGH A CENTRAL ANGLE OF 03°51'31"; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N 74°19'35" E, A DISTANCE 970.28 FEET; THENCE DEPARTING SAID CURVE, N 76°15'16" E, A DISTANCE OF 2,257. 99 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 739, PAGE 1054 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST LINE, S 13°44'41" E, A DISTANCE OF 128.75 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LANDS AND ALSO ALONG THE SOUTH LINE OF THE LANDS AS RECORDED IN OFFICIAL RECORDS 10, PAGE 206, OFFICIAL RECORDS 834, PAGE 1971, OFFICIAL RECORDS 143, PAGE 450, OFFICIAL RECORDS 1275, PAGE 703 AND OFFICIAL RECORDS 1369, PAGE 680, ALL BEING IN SAID NASSAU COUNTY, N 70°46'59" E, A DISTANCE OF 2642.92 FEET, TO THE SOUTHEAST CORNER OF THE SAID LANDS DESCRIBED IN OFFICIAL 1369, PAGE 680 OF SAID COUNTY; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LANDS N 13°44'41" W) A DISTANCE OF 78.75 FEET, TO ITS INTERSECTION WITH THE HEREIN MENTIONED SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 200; THENCE DEPARTING SAID EAST LINE AND ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES; N 76°15'17" E, A DISTANCE OF 106.02 FEET; THENCE N 75°35'56" E, A DISTANCE OF 914.40 FEET, TO A POINT OF CURVE IN SAID RIGHT OF WAY LINE; SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,975.09 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 225.81 FEET, THROUGH A CENTRAL ANGLE OF 04°20'55"; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N 73°25'28" E, DISTANCE OF 225.75 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S 26°51 '50" E, A DISTANCE OF 75.37 FEET, TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF FLOOD ACRES, AN UNRECORDED PLAT; SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 44; THENCE ALONG SAID EAST LINE THROUGH THE FOLLOWING COURSES; S 45°56'13" W, A DISTANCE OF 1268.66 FEET; THENCE S 42°43'27" W, A DISTANCE OF 771.87 FEET; THENCE N 86°44'16" W, A DISTANCE OF 43.23 FEET; THENCE S 03°07'33" W, A DISTANCE OF 50.06 FEET; THENCE S 43°59'47" W, A DISTANCE OF 1,234.87 FEET, TO THE POINT OF BEGINNING;

LESS AND EXCEPT ANY PORTION OF PARCELS 1 THROUGH 4 CONVEYED TO THE DISTRICT SCHOOL BOARD OF NASSAU COUNTY, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JULY 11, 2014 IN O.R. BOOK 1927, PAGE 111, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PORTION OF PARCELS 1 THROUGH 4 LYING WITHIN A STREET ROAD RIGHT OF WAY, OR LYING WITHIN A RAILROAD RIGHT OF WAY.

PARCEL 5:

A PORTION OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 16, 2009 IN O.R. BOOK 1624, PAGE 1735, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF THE PROPERTY ASSESSED UNDER TAX I.D. NUMBERS 41 -3N-26-0000-0001 -0030 AND 50-3N-27-0000-0001 -0300, AND WHICH LIES ADJACENT AND BETWEEN THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (I-95) AND THE WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, AND WHICH LIES ADJACENT AND NORTH OF THE NORTH BOUNDARY OF THE PROPERTY DESCRIBED AS PARCEL 3 HEREIN (AND BEING RECORDED IN O.R. BOOK 1624, PAGE 1718, PUBLIC RECORDS AFORESAID), AND WHICH LIES ADJACENT AND SOUTH OF THE NORTHERLY BOUNDARY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 3 CENTRAL PLANNING AREA

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 GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 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:

COMMENCE AT THE SOUTHEAST CORNER OF THE HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID SECTION 41, S 89°11'37" W, A DISTANCE OF 1545.14 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE AND ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'59" W, A DISTANCE OF 6775.57 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 76°21'30" E, A DISTANCE OF 1570.45 FEET; THENCE N 84°23'58" E, A DISTANCE OF 1489.13 FEET; THENCE S 83°23'13" E, A DISTANCE OF 1379.20 FEET; THENCE S 75°26'27" E, A DISTANCE OF 2101.18 FEET; THENCE N 83°17'38" E, A DISTANCE OF 948.89 FEET; THENCE N 54°57'55" E, A DISTANCE OF 907.22 FEET; THENCE N 50°01'24" E, A DISTANCE OF 2463.02 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CSX RAILROAD (200 FOOT RIGHT OF WAY); THENCE ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, S 38°45'39" E, A DISTANCE OF 9769.39 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 1558.37 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, 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; THENCE DEPARTING SAID WEST LINE AND ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE, S 76°05'01" W, A DISTANCE OF 2180.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17312.73 FEET AND A CENTRAL ANGLE OF 3°46'00"; THENCE ON THE WESTERLY LINE OF SAID LANDS AND THE ARC OF SAID CURVE A DISTANCE OF 1138.15 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 74°12'01" W, A DISTANCE OF 1137.95 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 598.05 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 AFORESAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95; THENCE DEPARTING SAID MOST NORTHERLY LINE AND ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'59" W, A DISTANCE OF 1946.20 FEET TO THE POINT OF BEGINNING.

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CENTRAL PLANNING AREA LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 3B

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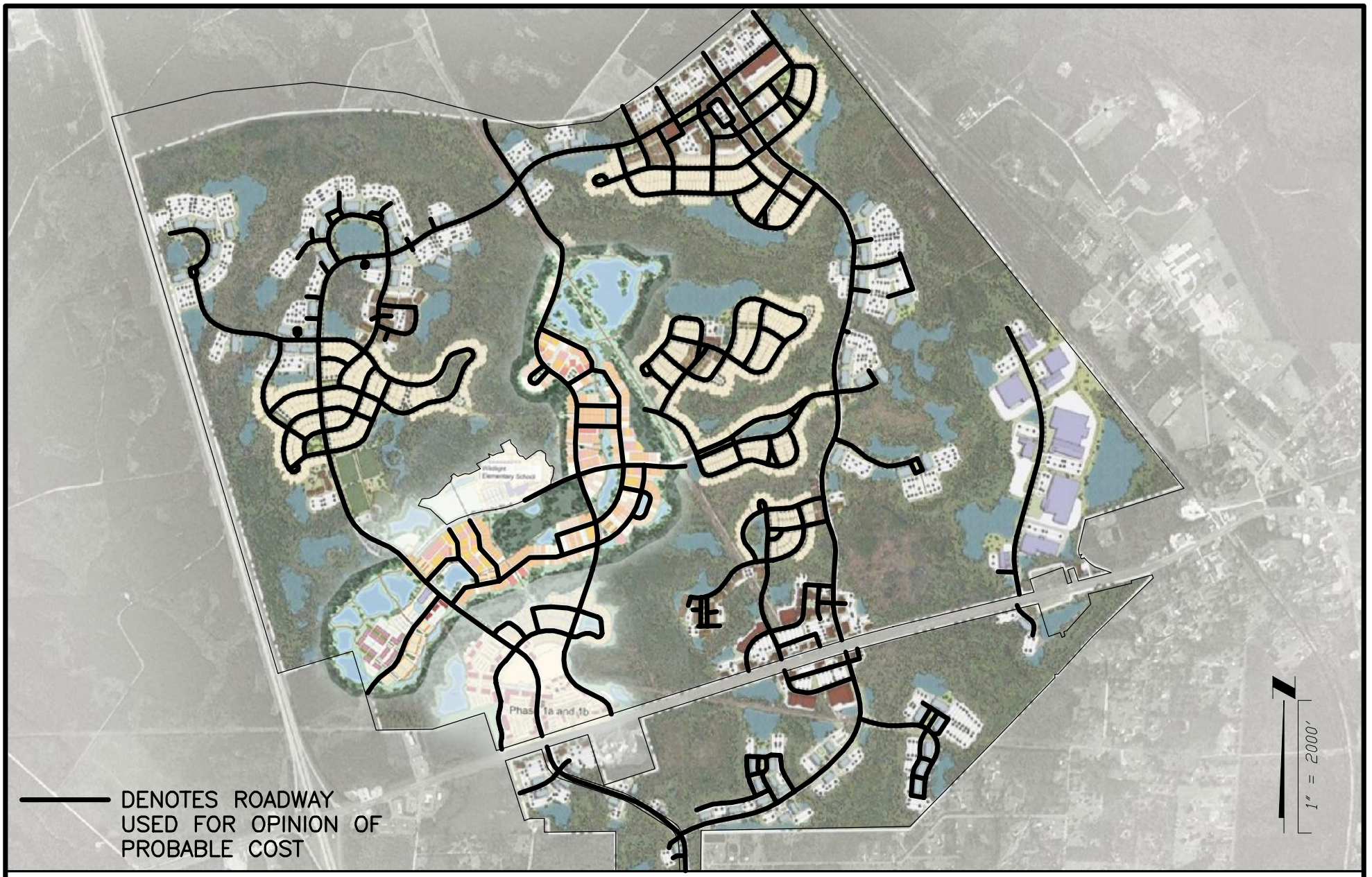

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BASIS OF DEVELOPMENT COST

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	June 20, 2017
PLATE NO.	4

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AMENDED AND RESTATED

EAST NASSAU STEWARDSHIP DISTRICT
CAPITAL IMPROVEMENT PLAN
For
DETAILED SPECIFIC AREA PLAN #2

Prepared for

Board of Supervisors
East Nassau
Stewardship District

Prepared by

ENGLAND-THIMS & MILLER

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

E 19-239-02-004 November 16, 2023

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LIST OF EXHIBITS

Plate 1 EAST NASSAU STEWARDSHIP DISTRICT LOCATION MAP

Plate 2 DSAP #2 PLAN

Plate 2A-2C DSAP #2 LEGAL DESCRIPTION

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/or maintained by the District ("Improvement Plan"). 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 ("County"). 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, common areas, 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. 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 land dedication for schools, community/regional parks and other property for public purposes and the proposed construction of neighborhood parks, trails and other civic type uses. All improvements to be funded by the District will be owned by the District or other governmental entity and will be on land owned by, or subject to a permanent easement in favor of, the District or other governmental entity. Any improvements funded by the District that are maintained or operated by utility companies, property owners associations, or any other private parties must be operated and maintained pursuant to an agreement that complies with the applicable IRS management contract safe harbor (currently Revenue Procedure 2017-13).

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 (as applicable) 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	456	
Resort Development	943	
Residential Tier 1	799	24,000 Units
Residential Tier 2	4,517	
Residential Tier 3	1,947	
Wetland System	7,219	CHN 10,386 Acres
Upland Conservation	3,167	
TOTAL	22,887	

*Approximate acreage based on data received as of the date of this report for final anticipated development areas.

This Improvement Plan is specific to Detailed Specific Area Plan (DSAP) #2 area, which is a 14,879 +/- acre subset of the ENCPA. The mix of land uses within the DSAP #2 area is anticipated to include the following:

TYPE	Acreage (approximate)	Residential Units (approximate)	Min. Non-Res. Sq. Ft.
Village Center	429	2,331	700,000
Resort Development	943	3,289	400,000
Residential Tier 1	744	1,886	150,000
Residential Tier 2	3,855	6,972	
Residential Tier 3	1,859	466	
Conservation Habit Network	7,049	0	N/A
TOTAL	14,879	14,944	1,250,000

(Refer to Plate 2 for the limits of DSAP #2 area and Plates 2A through 2C for its associated legal description.)

V. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, reconstruct, acquire or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways and mobility trails (including landscaping and lighting), stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., trails, neighborhood 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. Other roadways affected by the development as may be required by development approval or permit
5. Mobility trails (as part of a Mobility Road or standalone)

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) neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), trails, greenways, and active and passive recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Maintenance[1]
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads[2]	Nassau County/ District/ Property Owners Assoc.
Alleys[2]	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric[3]	Florida Power and Light
Natural Gas	FPU
Mobility Trails	District / County
Sidewalks	District/ Property Owners Association
Schools	Nassau County School Board
Recreation Facilities	Nassau County/District
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

[1] *In the District's discretion, the District may elect to enter into an agreement with a third-party or an applicable property owner's association(s) to maintain any District-owned improvements*

[2] *Road and alleys and related landscape/hardscape/irrigation improvements, if behind hard-gates, will not be part of the District-financed improvements*

[3] *only the differential cost of undergrounding of conduit will be financed by the District*

VI. 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.

VII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for the DSAP #2 area, as described in Section V. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in Table 2, 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 2023 dollars; inflation is applied based upon a 40-year buildout, at 5% per year, averaged with the 2023 cost.

TABLE 2
PROPOSED IMPROVEMENT COSTS – DSAP #2

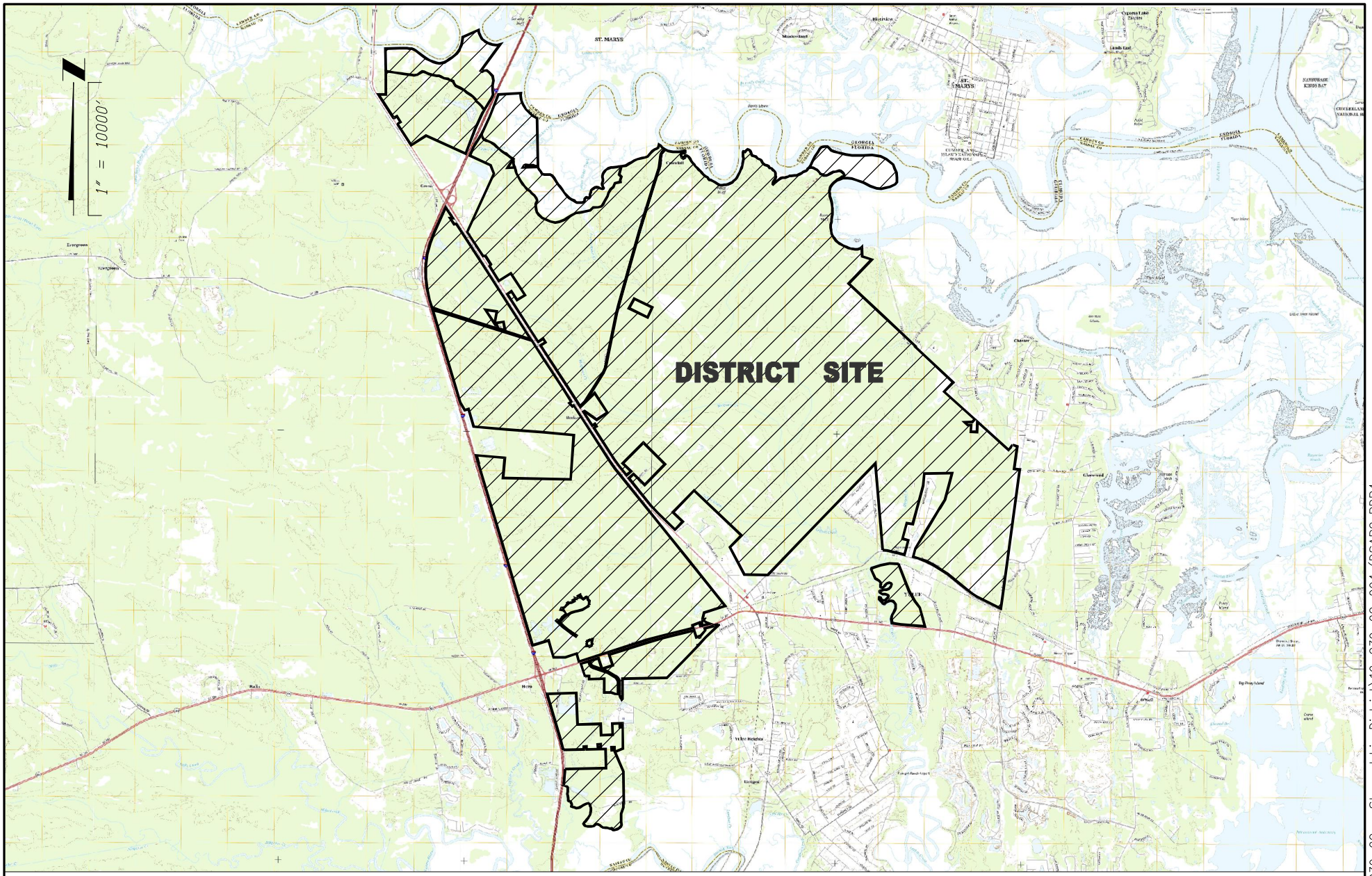
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement
Mobility Roads**	$77,141,000	
Local Roads**	$83,429,000	
Neighborhood Roads**	$168,497,000	$42,305,000
Mobility/Public Trails**	$11,600,000	
Stormwater Management Facilities	$57,445,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$391,293,000	$21,368,000
Street Lighting*	$47,334,000	$8,665,000
Landscaping/Hardscape/Irrigation**	$37,406,000	
Recreation	$50,000,000	
Entry Features/Signage	$12,500,000	
SUBTOTAL	$936,645,000	$72,338,000
Design, Engineering, Surveying & Permitting (12%)	$112,397,400	$8,680,560
Construction Cost Contingency (15%)	$140,496,750	$10,850,700
2023 TOTAL	$1,189,539,150	$91,869,260
BUILDOUT TOTAL	$4,582,552,000	$353,915,000

**District will enter into a Lighting Agreement with FPL for the street light poles and lighting service. Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance of the street lights or associated equipment.*
***Only roads, mobility/public trails and landscaping/hardscape/irrigation that are open to and accessible by the public (and not behind any hard gates) will be funded by the District.*

VIII. 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.



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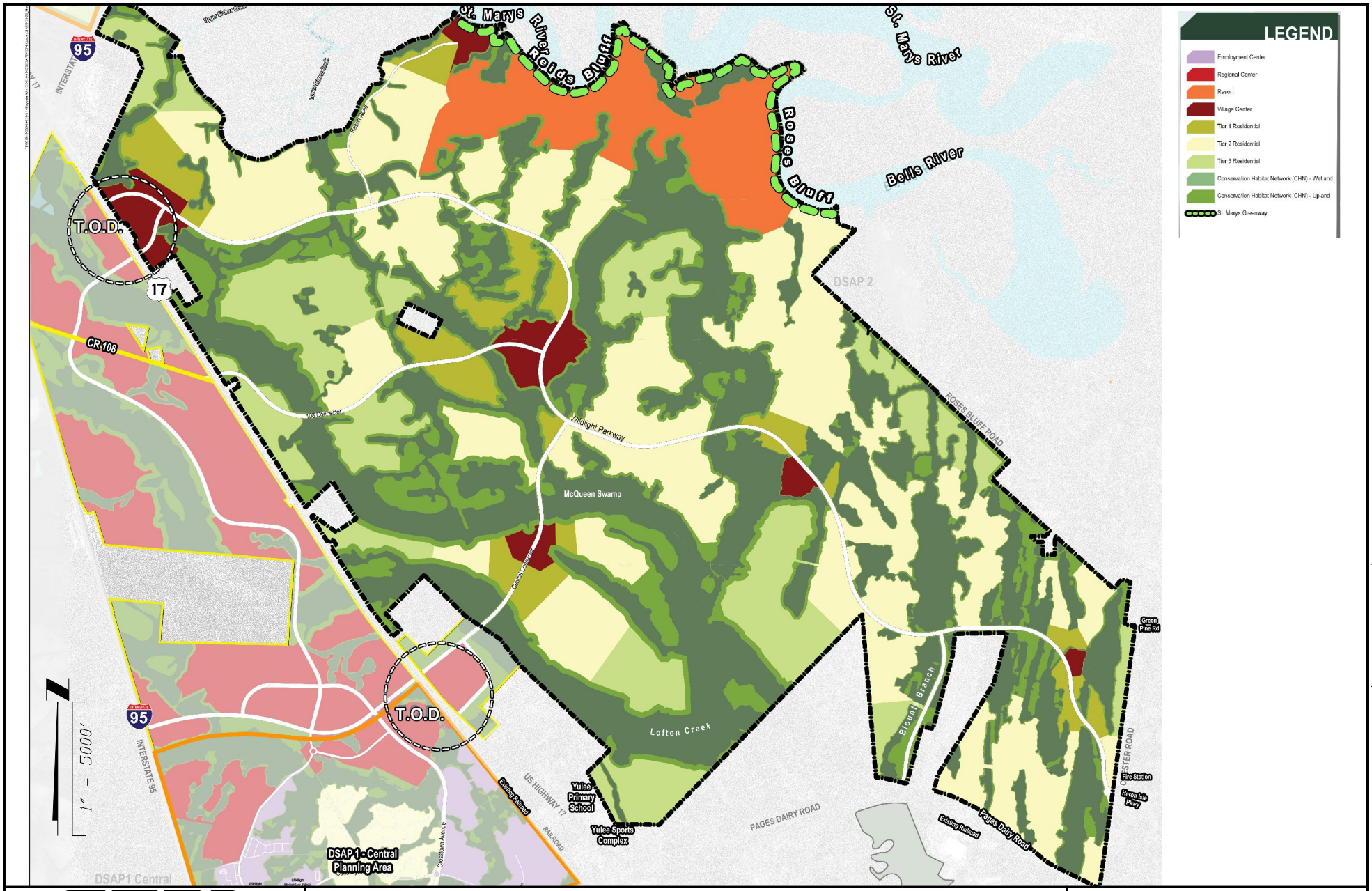
LOCATION MAP

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-004
DRAWN BY:	LOL
DATE:	OCTOBER 19, 2023
PLATE NO.	1



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DSAP #2 AREA

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-004
DRAWN BY:	LOL
DATE:	OCTOBER 19, 2023
PLATE NO.	2

PLOTTED: October 8, 2023 – 4:37 PM, BY: Zach Brecht

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Description:

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, and the John Carr Grant, Section 56, 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;

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DSAP #2 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2A

PLOTTED: October 8, 2023 – 4:37 PM, BY: Zach Brecht
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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 Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Record and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 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 2205.85 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 76°11'45" W, a distance 824.27 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, N 37°23'25" W, a distance 1233.89 feet; thence N 56°35'19" W, a distance 1550.05 feet to the Northeast corner of those lands described in Official Record Book 762, Page 958 of said Public Records; thence 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";

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA – 00002584 LC – 0000316

DSAP #2 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2B

PLOTTED: October 8, 2023 – 4:38 PM, BY: Zach Brecht
T:\2019\19-239\19-239-02 – Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\CDD\DSAP2\CDD-PLATES_1-4.dwg

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.

Less and Except:

Crandall Road as being described below:

Crandall Road

A parcel of land, being a portion of Section 32, Township 4 North, Range 27 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 209.70 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.

ETM
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ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

DSAP #2 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004
DRAWN BY: LOL
DATE: OCTOBER 19, 2023
PLATE NO. 2C

PLOTTED: October 8, 2023 - 4:39 PM, BY: Zach Brecht
T:\2019\19-239\19-239-02 - Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\CDD\DSAP2\CDD-PLATES_1-4.dwg

EAST NASSAU
STEWARDSHIP DISTRICT

14B

EXHIBIT B

SJRWMD's Form 62-330.340(1) for Request to Transfer of Environmental Resource and/or State 404 Program Permit

Request to Transfer
Environmental Resource and/or State 404 Program Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid ERP permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or email, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No(s): Application No(s).: Acres to be Transferred:

Permitted Project: Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit(s) be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

EAST NASSAU
STEWARDSHIP DISTRICT

15

CONSERVATION LAND AND MOBILITY TRAIL IMPROVEMENTS
Phases 1c-1, 1c-West, 1c-2, and PDP 3, Pod 4 and Pod 5
FOR REIMBURSEMENT?

DESCRIPTION OF IMPROVEMENTS TO BE ACQUIRED:

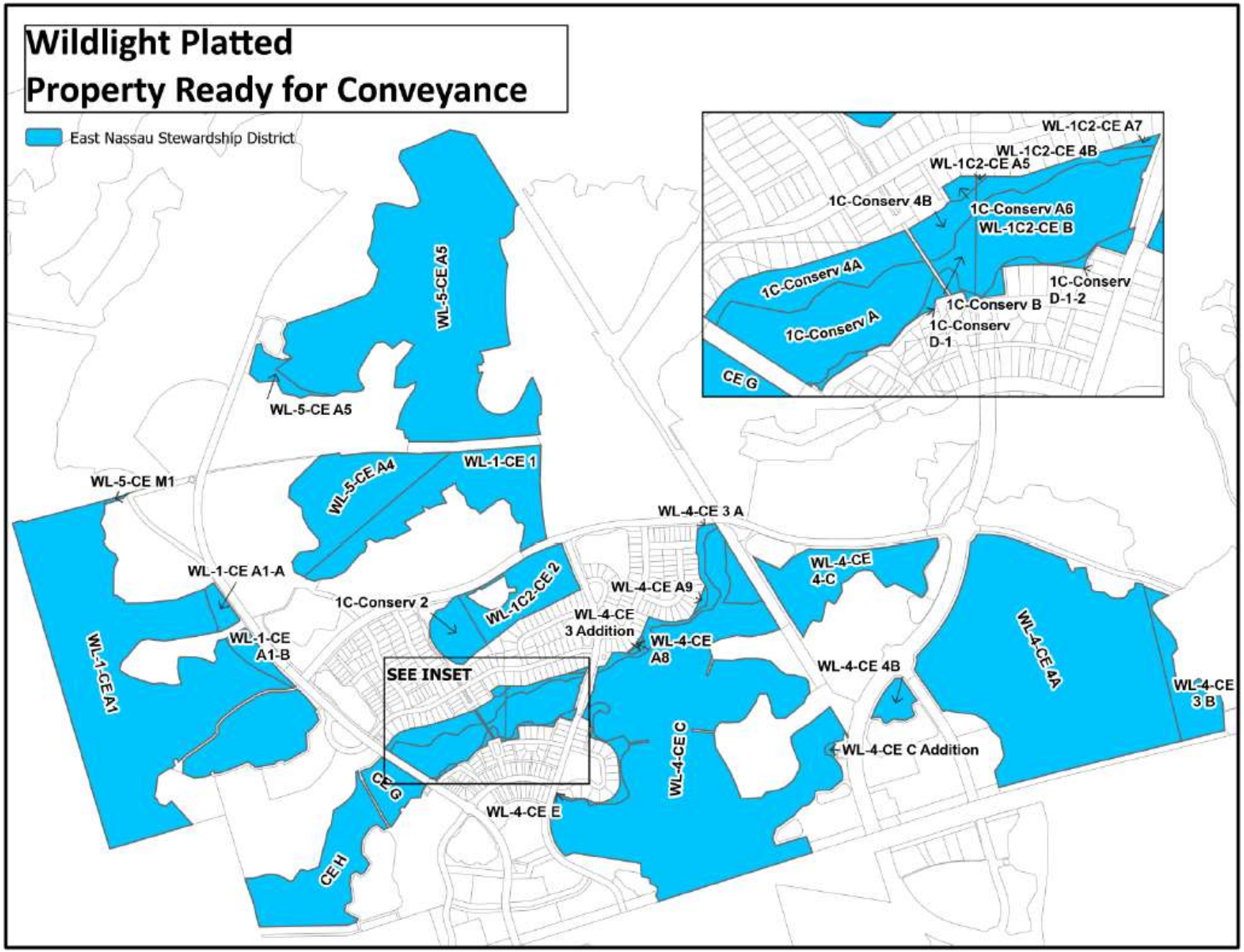
MOBILITY TRAIL: All multi-use trail system infrastructure improvements, hardscape features, plants, trees, timber, shrubbery, and other landscaping and related facilities constructed in and for the development of Wildlight Phase 1c-1, Phase 1c-West, Phase 1c-2, PDP 3 / Pod 4 North and PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

[TBD from Wildlight]

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

General (for bill of sale from Developer to CDD): Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above-described improvements.

ACQUISITION COSTS: [TBD]; acquisition not for reimbursement; Acquisition pursuant to *Supplemental Acquisition Agreement and Monitoring-Activities Funding Agreement [Conservation Lands and Mobility Trails]* dated December 18, 2023 (Series 2024 Project).


Wildlight Platted
Property Ready for Conveyance
East Nassau Stewardship District
WL-5-CE A5
WL-5-CE A5
WL-5-CE A4
WL-1-CE 1
WL-5-CE M1
WL-1-CE A1-A
WL-1-CE A1-B
WL-1-CE A1
1C-Conserv 2
WL-1C2-CE 2
SEE INSET
WL-4-CE 3 A
WL-4-CE A9
WL-4-CE 3 Addition
WL-4-CE A8
WL-4-CE 4-C
WL-4-CE 4B
WL-4-CE 4A
WL-4-CE 3 B
WL-4-CE C
WL-4-CE C Addition
WL-4-CE E
CE G
CE H
WL-1C2-CE A7
WL-1C2-CE 4B
WL-1C2-CE A5
1C-Conserv 4B
1C-Conserv A6
WL-1C2-CE B
1C-Conserv 4A
1C-Conserv D-1-2
1C-Conserv B
1C-Conserv A
1C-Conserv D-1
CE G

EAST NASSAU
STEWARDSHIP DISTRICT

16

57 Homegrown Way Suite 303
Wildlight, FL 32097

Date: December 5, 2023

To: ENSD Board of Supervisors

From: Todd Haskett, Field Operations Manager

Re: Utility Vehicle Purchase

The need has arisen to purchase a utility vehicle to serve the daily operations of the Wildlight Community. Staff researched several types of vehicles and concluded that an electric utility vehicle would be an appropriate choice.

Due to the shared utilization of staff between the Wildlight Residential and Commercial Associations, it seems appropriate that each entity share in the cost of the vehicle. We suggest that a one-third share structure be established whereby both Associations would contribute in the form of a monthly rental fee. The rental fee would be based on a five-year useful life of the vehicle and would include the costs of routine maintenance and insurance. At the end of the five-year term, the rental fee would be evaluated and adjusted to cover the purchase of a replacement vehicle and maintenance or termination of the shared use agreement.

The following are price quotes received for comparable vehicles:

Dealer	Vehicle Model	Total Cost
eWheelz	Evolution Turfman 800	$12,989.00
XL Carts, Inc	EZ-Go S2 Express Elite	$12,564.45
Icon Epic	Icon C20LU	$16,702.35

Based on the quality and dealer service, staff recommends the purchase of the Evolution Turfman 800 at a cost of $12,989.00

Cost share calculations:

$4,329.67 = 1/3 of the purchase price.

Based on a 5-year term, the Residential and Commercial Associations would pay a monthly rental fee of $92.00.

eWheelz Amelia Island
501 South 8th Street
Fernandina Beach, FL 32034
(904) 310-4432
service@ewheelz.us

Estimate #5048

09/19/2023

East Nassau Stewardship District
2300 Glades Rd Suite 202E
Boca Raton, FL 33431
rkintz@ccmcnet.com
+1 904-776-6027

Evolution Turfman 800
Engine: 48V
Plate:
Odometer In:

Advisor: Amelia Island
Technician: Amelia Island

GRAND TOTAL: $12,989.00
PENDING DOWN PAYMENT
Requested: $500.00
Received: $0.00

SERVICES

1 Evolution Turfman 800

PARTS	PART #	QTY	EACH	TOTAL
Evolution Turfman 800 Plus	Turf800+	1.0	$12,490.00	$12,490.00

HAZMATS & FEES	QTY	FEE	TOTAL
DR-15SW	1.0	$4.00	$4.00
Doc Fee	1.0	$495.00	$495.00
Shipping	1.0	$0.00	$0.00

SUBTOTAL: $12,989.00

Labor: $0.00
Parts: $12,490.00
Fees: $499.00
Sublet: $0.00

Terms of Service:

NEW & USED PRODUCT SALES: Pick-up and Drop-off is not included within the Warranty. Customer will be charged for pick-up and drop-off fee for Warranty related repairs.

TERMS AND CONDITIONS ON NEW SALES OF EVOLUTION VEHICLE CARS: Limited Vehicle Warranty on all EVolution Vehicels:
Please find the Terms and conditions on EVolution's homepage:
https://evolutionelectricvehicle.com/warranty-terms/
Pick-up and Drop-off is not included within the EVolution Warranty. Customer will be charged for pick-up and drop-off fee for Warranty related repairs.

SERVICE & REPAIR'S:
1. "ESTIMATES" Labor changes are for Hourly. Both Diagnostic hourly rate for an estimate is 95.- US $.
2. "SAVE PARTS"
(REFER TO RO NOTES SECTION)
3. "WARRANTY - WE WILL STAND BEHIND WHAT WE DO"
The parts and labor for the above jobs are guaranteed for 30 days, unless otherwise specified. Maintenance items such as fluid changes (Battery Water refill), belts, tires, wipers are excluded from coverage.
This charge represents costs and profits to the slow moving vehicle repair facility for miscellaneous shop supplies or waste disposal. F.S. 403.718 mandates a $1.00 fee for each new tire sold in the State of Florida. F.S. 403.7185 mandates a $1.50 fee for each new or re manufactured battery sold in the State of Florida.
4. NOT RESPONSIBLE FOR ANY PERSONAL ITEMS LEFT IN VEHICLE. eWheelz will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident or any other cause beyond your control.
5. "YES, DO THIS WORK" I hereby authorize the corresponding service to be done along with the necessary materials.
6. "YOU MAY DRIVE MY CAR ON PUBLIC ROADS" eWheelz staff may operate my vehicle for the purpose of testing, inspection, and delivery.
7. "NO PAYMENT, NO KEYS" An express lien is acknowledged on my

GRAND TOTAL: $12,989.00

Total Labor: $0.00
Total Parts: $12,490.00
Total Fees: $499.00
Total Sublets: $0.00
Sales Tax: $0.00

IMAGE FOR ILLUSTRATION PURPOSES ONLY

TURFMAN 800 AC

BODY & CHASSIS
TPO injection moulding front cowl

DIMENSIONS
Turfman 800: 118"x 55" x 79"
Cargo box: 43"x 46"x 11"

POWER
Lithium 130AH battery
48V 6.3KW AC motor
400 AMP Curtis AC Controller
19mph max speed

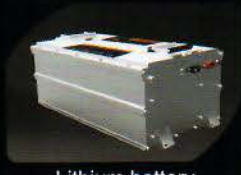
FEATURES
- Black dashboard with four cup holders/ cell phone holder
- 14" Color Matched Off Road Tire
- Speedometer
- USB
- Evolution on-board smart charger
- LED Headlights, LED tail lights, brake lights, turn signals, horn
- Rear view mirrors
- Clear foldable windshield

Luxury steering wheel

Color matched Dash with four cup holders/cell phone holder

14" Color Matched Off Road Tire

Two tone seat


Lithium battery

Optional color

WHITE

EVOLUTION ELECTRIC VEHICLES INC
California Headquarters: 4552 Brickell Privado, Ontario CA 91761
Florida Operations: 3420 SW 7th st., Suite# 101, Ocala FL 34474
Tel: 909-393-6800 E-mail: info@evolutionelectricvehicle.com
www.evolutionelectricvehicle.com

XL CARTS INC.
474415 East State Road 200
Fernandina Beach, FL 32034
9042777111
info@xlcarts.com

ADDRESS
East Nassau Stewardship District
West Tower 2300 Glades Road
Suite 202E
Boca Raton, Fl 33431

SHIP TO
East Nassau Stewardship District
57 Homegrown Way
Suite 303
Yulee, FL
32097

Estimate 5495

DATE 11/30/2023

P.O. NUMBER
'23 Express S2 Inferno Red

SERIAL NUMBER
3605379

PHONE NUMBER
904-776-6027

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Cart - EZ-GO -S2-ELiTE Lithium Electric - 2023	2023 EZ-GO S2 Express ELiTE 2.2 Lithium Electric PTV Color: Platinum Seat Color: standard black Includes LED Headlights, Tail Lights, USB Charging Port, Charger, Premium interior with lockable glove box, illuminated cupholders, unique key, floor mat, premium steering wheel, basket and golf attachment. New with 2-year Factory Warranty on cart, 8-year warranty on Batteries	1	13,791.00	13,791.00
NOTE - Express S2 Elite Lithium	With bold styling, higher ground clearance, and the proven performance of the ELiTE Lithium powertrain, your drive to the store will feel more like a vacation and less like an errand. Re-envision the way you go with the Express S2.	1	0.00	0.00
NOTE - EZGO Lithium	E-Z-GO® ELiTE™ Lithium Series vehicles are powered by zero-maintenance Samsung SDI lithium batteries (just like Tesla vehicles) and backed by the best warranty available - 8-Years! No other warranty comes close. Proven during more than 15 million hours of drive time, no other golf cart offers the performance, efficiency and experience of an ELiTE vehicle. No terminal post cleaning, no watering, no problems, leave it for winter without additional maintenance steps. Plus, consistent power no matter your battery's level of charge. 2X Faster charging - charge in half the time of traditional lead acid batteries! Also, unlike lead-acid batteries, plug in your ELiTE and charge anywhere, for any amount of time, without affecting your battery's health. The charge doesn't dissipate either - holds the charge even if you don't ride for weeks!	1	0.00	0.00
EZGO Dealer Fee	E-Z-GO Golf Cart Freight and Dealer Setup Fee	1	515.00	515.00

Our Mission: Provide quality golf carts and service the world over, while treating every customer as our neighbor.

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
EZGO - Cruiser Style Package	12 Inch Aluminum Wheels on Street Tires Turn Signals Premium Steering Wheel Fold Down Windshield for Standard Top Standard 54" Top Black	1	380.00	380.00
Tire Fee	FLORIDA NEW TIRE FEE - Florida Statues Solid Waste Fees Chapter 403.718	4	1.00	4.00
Battery Fee	FLORIDA NEW BATTERY FEE - Florida Statues Solid Waste Fees Chapter 403.718	1	1.50	1.50
Delivery - Al	Delivery to Amelia Island/Yulee	1	58.50	58.50
BOX	Aluminum Cargo Box, installed	1	569.45	569.45
NOTE	Quote is valid through and expires on December 31, 2023	1	0.00	0.00T

Estimates are good for 30 days and are non-transferrable. All prices include labor and installation unless otherwise noted. All repair estimates carry a +/- 20% contingency for unforeseen additional labor/parts charges that may not be obvious/evident upon initial diagnosis.

SUBTOTAL	15,319.45
DISCOUNT	-2,755.00
TAX	0.00
TOTAL	$12,564.45

Accepted By

Accepted Date

Our Mission: Provide quality golf carts and service the world over, while treating every customer as our neighbor.

Icon Golf Cars Yulee
40 Homegrown Way
Yulee, Florida 32097
(904) 468-5917
www.IconGolfCartsFlorida.com

Quote #
03-2302

Salesperson
Lisa Forbis lisa.f@iconepiccarts.com

Buyer

East Nassau Stewardship District
West Tower 2300 Glades Road - S
Boca Raton, FL 33431
904-776-6027
rkintz@comcast.net

Units

2023 ICON I20UL [4394]
48v AC AGM

	Price
	$15,800.00
Accessories	$50.00
MSRP	$15,850.00
Icon Golf Cars Yulee Discount	**($650.00)**
Quoted Price	**$15,200.00**
Sales Tax	$0.00
Freight	$500.00
Prep	$150.00
Misc Fee	$304.00
Title	$77.75
Registration	$295.60
Handling	$175.00
Total Due	**$16,702.35**

Accessories

		MSRP
DOT License Plate Light	1	$25.00
DOT Reflector Package	1	$25.00

Factory Options

Standard Features

The two passenger ICON C Series C20LU golf cart is loaded with class-leading features perfect for utility, campus and commercial needs. Standard features include 12" aluminum wheels, 6' dump bed with sides, lights, Turn Signals, high-speed rear ends, functional front and rear bumpers

This quote is valid for 32 days.

Notes

ICON HD
HEAVY DUTY EV

i20UL-HD

LAST REVISED: 10/09/2023

i20UL-HD Specs

- **Colors Available:** White
- **Street Legal LSV Option:** Upgrade Available with 17 Digit VIN

Power

- **Motor Type:** 5kW
- **Controller:** 450 Amp Programmable Controller
- **Speed:** Standard Speed 19 mph (programmable up to 25 mph) 48-70A Capability
- **Battery:** 70V/105Ah Eco Lithium
- **Charger:** Onboard - 15 Amp 120V
- **Battery Level Indicator:** Digital
- **Speedometer Package:** Included

Body

- **Chassis:** Heavy Duty Aluminum Body
- **Utility Component Dimensions:** 6' Utility Bed
- **Canopy:** Top Molded Black Top with High Strength Aluminum Frame
- **Water Resistant Seats:** Included - Brown
- **Metal Front Bumper/Brushguard:** Included
- **Rear Body Finish:** Sturdy Aluminum with 2" Tow Receiver

Safety Features

- **Full Light Package:** LED Headlights with Hi/Low, Tail Lights, Brake Lights, Rev Buzzer, Turn Signal
- **Seat Belts:** Lap Belts - Included
- **Hazard Switch:** Included
- **USB Power Source:** Dual, included
- **Center Mirror:** Included
- **Brakes:** 4 Wheel Premium Hydraulic Disc Brakes
- **Park Brake:** Electronic Motor Brake
- **Gear Selection:** Forward / Neutral / Reverse
- **Windshield:** Solid AS1 DOT Safety Glass Windshield with Wiper
- **LED Safety Light/Strobe with Toggle Switch**

Steering & Suspension

- **Steering Mechanism:** Self-Adjusting Rack and Pinion
- **Suspension (Front/Rear):** Heavy Duty Coil Over Shocks
- **Tires:** DOT 205/50 - 10"/6-ply Tires - Lifted: 23×10.5 4 ply
- **Wheels & Tires:** Steel Rims Standard with 205/50 - 10"/6-ply Tires - Lifted: 23×1(
- **Drivetrain:** 16:1 High Speed Rear Axle

Dimensions

- **Ground Clearance:** 5" Standard - Lifted: 9"
- **Width:** 49" Standard
- **Total Vehicle Capacity:** 2 people
- **Warranty:** 2 year limited cart warranty. Eco Lithium Battery - 8 year limited warranty (3 year full / 5 year pro-rated)
- **Overall Height:** 71" Standard - Lifted: 82"
- **Curb Weight:** 1440 lbs
- **Turning Radius:** 120"
- **Overall Vehicle Length:** 8' 4"

sales@iconev.com
(866) 426-6380
www.iconev.com
4406 Madison Industrial Ln. Tampa, FL 33619

EAST NASSAU
STEWARDSHIP DISTRICT

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[WILDLIGHT PDP 3 / POD 4 NORTH AND POD 5 – PARTIAL LAND ACQUISITION]
NOT FOR REIMBURSEMENT

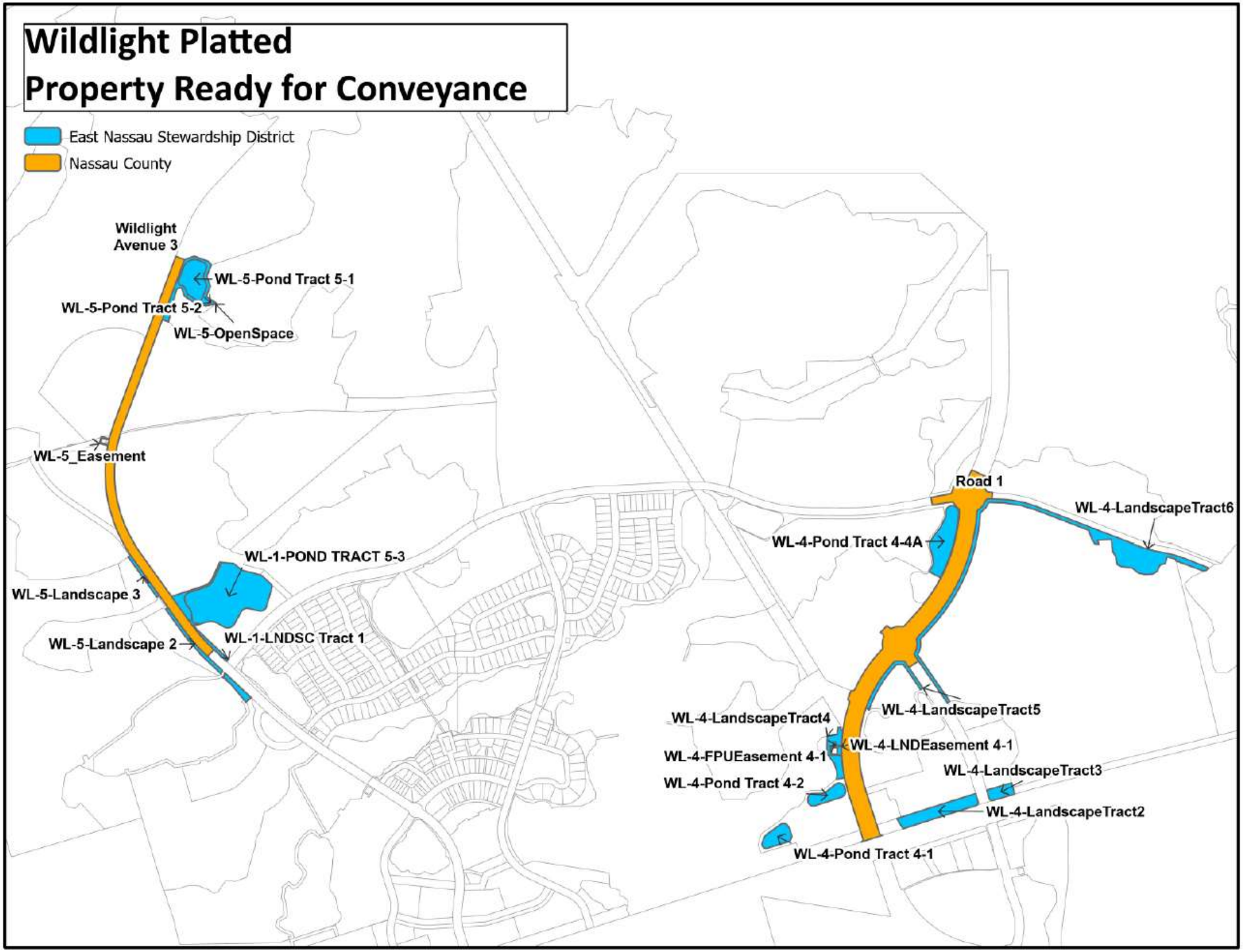
DESCRIPTION OF IMPROVEMENTS TO BE ACQUIRED:

None; all built by District per 2021 assigned contract per Zach Brecht email 12/11/2023

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

General (for bill of sale from Developer to CDD): Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above-described improvements.

ACQUISITION COSTS: none; previously paid for with bond proceeds from Series 2021 Acquisition and Construction Account.


Wildlight Platted
Property Ready for Conveyance
East Nassau Stewardship District
Nassau County
Wildlight Avenue 3
WL-5-Pond Tract 5-1
WL-5-Pond Tract 5-2
WL-5-OpenSpace
WL-5_Easement
WL-1-POND TRACT 5-3
WL-5-Landscape 3
WL-5-Landscape 2
WL-1-LNDSC Tract 1
Road 1
WL-4-LandscapeTract6
WL-4-Pond Tract 4-4A
WL-4-LandscapeTract5
WL-4-LandscapeTract4
WL-4-LNDEasement 4-1
WL-4-FPUEasement 4-1
WL-4-LandscapeTract3
WL-4-Pond Tract 4-2
WL-4-LandscapeTract2
WL-4-Pond Tract 4-1

EAST NASSAU
STEWARDSHIP DISTRICT

19

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

MEMORANDUM

To: Board of Supervisors

From: Assessment Roll Coordinator

Date: December 12, 2023

Subject: Tax Corrections For Two Commercial Parcels

In late November of 2023, the District was contacted by owner of two (2) commercial parcels located north of SR-200, south of Homegrown Way, east of Wildlight Avenue and west of Floco Avenue in the Wildlight Village 1 portion of the District. The property owner inquired about the basis for calculation of the Fiscal Year 2024 special assessments of the District which were included in the Tax Year 2023 real estate tax bills for the two (2) properties identified by property ID numbers 44-2N-27-1000-00TD-0040 and 44-2N-27-1000-00TD-0050. As both of these properties are as yet undeveloped, in absence of available information about the square footage of the commercial buildings proposed to be developed within the two (2) parcels, the District staff assisted by the Master Developer, as it customary, estimated probable building square footage and such estimates constituted the basis for the purposes of adopting the District's Fiscal Year 2024 budget and levying annual General Fund and Special Revenue Fund DSAP1: Wildlight special assessments.

After the District staff was presented by the owner of two (2) commercial parcels with approved building development plans, after consulting with the Master Developer, downward adjustments to the building square footage resulted in the downward adjustment to the amounts of special assessments, with the amounts of the General Fund and Special Revenue Fund DSAP1: Wildlight special assessments adjusted downward by $115.98 and $6,646.77 respectively, for a total of $6,762.75. Consequently, District staff executed to transmitted to the Nassau County Tax Collector the attached Certifications of Correction of Non-Ad Valorem Assessment Roll. These certifications were used by the Nassau County Tax Collector to correct the amounts of the District's non-ad valorem special assessments collected for the District by the Nassau County Tax Collector on the Tax Year 2023 real estate tax bills for the two (2) properties. Please note that the lower square footage of building as the result of the tax corrections can be shifted to other undeveloped parcels of land within the DSAP1: Wildlight resulting no overall no revenue shortfall to the District.

DR-409A
R. 12/96

FLORIDA DEPARTMENT OF REVENUE

CERTIFICATE OF CORRECTION OF NON-AD VALOREM ASSESSMENT ROLL

Section 197.3632, F.S, and Rule 12D-18.006(2), F.A.C.

Nassau County

To: Tax Collector

You are hereby authorized to correct the assessment, rate/basis, or legal description of the 2023 Tax year Non-Ad Valorem Assessment Roll as follows:

Parcel or folio number	44-2N-27-1000-00TD-0040
Name to whom assessed	WTC NORTH SBRC LLC
Address	2963 DUPONT AVENUE STE 2 JACKSONVILLE, FL 32217

☐ Change legal description to:			
☐ Change rate/basis from:		to:	
☒ Change non-ad valorem assessment from:	$4,174.80	to:	$1,878.66

State reason for correction:

Assessment was based on a higher future square footage of commercial building proposed to be constructed on the parcel

Attach additional documents when necessary

Michael Szymanowicz
Local government representative

12/1/2023
Date

East Nassau Stewardship District
Name of government unit or taxing authority

Original: Tax Collector

cc: Property Appraiser
Local Government
Department of Revenue
Property Tax Oversight
PO Box 3000
Tallahassee, FL 32315-3000

DR-409A
R. 12/96

FLORIDA DEPARTMENT OF REVENUE

CERTIFICATE OF CORRECTION OF NON-AD VALOREM ASSESSMENT ROLL

Section 197.3632, F.S, and Rule 12D-18.006(2), F.A.C.

Nassau County

To: Tax Collector

You are hereby authorized to correct the assessment, rate/basis, or legal description of the 2023 Tax year Non-Ad Valorem Assessment Roll as follows:

Parcel or folio number	44-2N-27-1000-00TD-0050		
Name to whom assessed	WTC NORTH SBRC LLC		
Address	2963 DUPONT AVENUE STE 2 JACKSONVILLE, FL 32217		
☐ Change legal description to:			
☐ Change rate/basis from:		to:	
☒ Change non-ad valorem assessment from:	$9,184.56	to:	$4,717.95

State reason for correction:

Assessment was based on a higher future square footage of commercial building proposed to be constructed on the parcel

Attach additional documents when necessary

Michael Seymour — 12/1/2023

Local government representative — Date

East Nassau Stewardship District

Name of government unit or taxing authority

Original: Tax Collector

cc: Property Appraiser
Local Government
Department of Revenue
Property Tax Oversight
PO Box 3000
Tallahassee, FL 32315-3000

EAST NASSAU
STEWARDSHIP DISTRICT

20

PREPARED BY:
JOHN R. CAMPBELL, ESQ.
RAYONIER INC.
1 RAYONIER WAY
WILDLIGHT, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

SPECIAL WARRANTY DEED

(Wildlight Pod 4 & 5)

THIS SPECIAL WARRANTY DEED is made this ___ day of _____, 2023, from **WILDLIGHT LLC**, a Delaware limited liability company, duly authorized to do business in Florida, whose address is 1 Rayonier Way, Wildlight, Florida 32097 ("Grantor"), to **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, whose address is % Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Nassau County, Florida as more particularly described at **EXHIBIT "A"** attached hereto and by reference made a part hereof (the "Property").

TAX PARCEL ID NO: A PORTION OF 50-3N-27-0000-0001-0360

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT "B"** attached hereto and by reference made a part hereof ("Permitted Exceptions").

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the

Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the
Presence of:

WILDLIGHT LLC, a Delaware limited liability company

_____(Sign)
_____(Print)

By:_____
John R. Campbell
Its: Vice President

_____(Sign)
_____(Print)

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023, by John R. Campbell, as Vice President of Wildlight LLC, a Delaware limited liability company, on behalf of the company, and who are personally known to me or has produced _____ as identification.

_____
Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission No.: _____

EXHIBIT "A"

Nassau County, Florida
East Nassau Stewardship District

Crosstown Boulevard, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / POD 4 North, recorded as Instrument No. 202245006046 in Official Records Book 2539, Pages 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Curiosity Avenue:
A portion of Curiosity Avenue as shown on Plat of East Nassau – Wildlight PDP 3 / POD 4 North as recorded in Official Records Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of East Nassau – Wildlight PDP 3 / POD 4 North as recorded in Official Records Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, said point being on the Westerly Right of Way line of Florida Power & Light Company (110 foot Easement for Right of Way) as recorded in Official Records Book 273, Page 551 of the aforesaid Public Records and also said point being on the Northerly Right of Way line of Curiosity Avenue (66 foot Right of Way) as shown on said Plat of East Nassau – Wildlight PDP 3 / POD 4 North said point also being on a curve, concave Southwest, having a radius of 1033 feet and a central angle of 24°35'43"; thence on the Northerly Right of Way line and on the arc of said curve for the next 6 courses, a distance of 443.43 feet said arc being subtended by a chord which bears S 79°57'32" E, a distance of 440.04 feet to the curves end; thence S 67°39'40" E, a distance of 98.12 feet to the beginning of a curve, concave Northeast, having a radius of 1467.00 feet and a central angle of 22°09'38"; thence on the arc of said curve, a distance of 567.40 feet said arc being subtended by a chord which bears S 78°44'29" E, a distance of 563.87 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 1967.00 feet and a central angle of 9°49'35"; thence on the arc of said curve, a distance of 337.35 feet said arc being subtended by a chord which bears N 85°15'54" E, a distance of 336.93 feet to the curves end; thence N 80°21'07" E, a distance of 346.74 feet; thence departing said Northerly Right of Way line, S 09°38'53" E, a distance of 66.00 feet to a point on the Southerly Right of Way line of aforesaid Curiosity Avenue; thence on said Southerly Right of Way line for the next 6 courses, S 80°21'07" W, a distance of 346.74 feet to the beginning of a curve, concave Northerly, having a radius of 2033.00 feet and a central angle of 9°49'35"; thence on the arc of said curve, a distance of 348.67 feet said arc being subtended by a chord which bears S 85°15'54" W, a distance of 348.24 feet to the curves end; thence N 89°49'18" W, a distance of 323.36 feet to the beginning of a curve, concave Northeast, having a radius of

1533.00 feet and a central angle of 22°09'38"; thence on the arc of said curve, a distance of 592.92 feet said arc being subtended by a chord which bears N 78°44'29" W, a distance of 589.23 feet to the curves end; thence N 67°39'40" W, a distance of 98.12 feet to the beginning of a curve, concave Southwest, having a radius of 967.00 feet and a central angle of 22°20'58"; thence on the arc of said curve, a distance of 377.20 feet said arc being subtended by a chord which bears N 78°50'10" W, a distance of 374.81 feet to a point on the aforesaid Westerly Right of Way line of Florida Power & Light Company; thence departing said Southerly Right of Way line and on said Westerly Right of Way line, N 31°50'32" W, a distance of 76.75 feet to the Point of Beginning.

Wildlight Avenue:

A portion of Wildlight Avenue as shown on Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Records Book 2546, Pages 1608, 1609, 1610, 1611, 1612 and 1613 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Wildlight Avenue (66 foot Right of Way) as shown on East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Records Book 2546, Pages 1608, 1609, 1610, 1611, 1612 and 1613 of the Public Records of Nassau County, Florida; thence on the Northerly Right of Way line of said Wildlight Avenue, S 69°42'32" E, a distance of 80.00 feet to a point on the Easterly Right of Way line of said Wildlight Avenue; thence departing said Northerly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 20°17'28" W, a distance of 1533.42 feet to the beginning of a curve, concave Northeast, having a radius of 1160.00 feet and a central angle of 55°56'43"; thence on the arc of said curve, a distance of 1132.66 feet said arc being subtended by a chord which bears S 07°40'54" E, a distance of 1088.20 feet to the curves end; thence S 35°39'15" E, a distance of 757.89 feet to the beginning of a curve, concave Northeast, having a radius of 1460.00 feet and a central angle of 10°59'25"; thence on the arc of said curve, a distance of 280.05 feet said arc being subtended by a chord which bears S 41°08'58" E, a distance of 279.63 feet to the curves end; thence S 48°14'03" E, a distance of 18.03 feet; thence departing said Easterly Right of Way line, S 43°21'19" W, a distance of 81.00 feet to a point on the Westerly Right of Way line of aforesaid Wildlight Avenue; thence on said Westerly Right of Way line for the next 14 courses, N 45°03'19" W, a distance of 18.03 feet to the beginning of a curve, concave Northeast, having a radius of 1540.00 feet and a central angle of 10°59'25"; thence on the arc of said curve, a distance of 295.40 feet said arc being subtended by a chord which bears N 41°08'58" W, a distance of 294.95 feet to the curves end; thence N 35°39'15" W, a distance of 757.89 feet to the beginning of a curve, concave Northeast, having a radius of 1240.00 feet and a central angle of 22°15'46"; thence on the arc of said curve, a distance of 481.81 feet said arc being subtended by a chord which bears N 24°31'22" W, a distance of 478.79 feet to the curves end; thence N 34°50'32" W, a distance of 34.43 feet to the beginning of a curve, concave Northeast, having a radius of

1253.00 feet and a central angle of 9°14'19"; thence on the arc of said curve, a distance of 202.04 feet said arc being subtended by a chord which bears N 07°18'24" W, a distance of 201.82 feet to the curves end; thence N 11°48'33" E, a distance of 56.81 feet to the beginning of a curve, concave Southeast, having a radius of 1240.00 feet and a central angle of 20°26'11"; thence on the arc of said curve, a distance of 442.29 feet said arc being subtended by a chord which bears N 10°04'22" E, a distance of 439.95 feet to the curves end; thence N 20°17'28" E, a distance of 759.12 feet; thence N 02°12'32" W, a distance of 46.70 feet; thence N 25°32'30" E, a distance of 53.22 feet; thence N 20°17'28" E, a distance of 130.82 feet; thence N 32°42'16" E, a distance of 60.48 feet; thence N 20°17'28" E, a distance of 488.28 feet to the Point of Beginning.

EXHIBIT "B"

"Permitted Exceptions"

(a) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;

(b) Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

(c) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;

(d) All current and previous reservations, exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record;

(e) All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;

(f) Outstanding easements, encroachments, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;

(g) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and

(h) All matters of public record.

PREPARED BY:
JOHN R. CAMPBELL, ESQ.
RAYONIER INC.
1 RAYONIER WAY
WILDLIGHT, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

SPECIAL WARRANTY DEED

(Wildlight Pod 4 & 5)

THIS SPECIAL WARRANTY DEED is made this ___ day of _____, 2023, from **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, whose address is % Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Grantor"), to **NASSAU COUNTY**, a local unit of government of State of Florida ("Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Nassau County, Florida as more particularly described at **EXHIBIT "A"** attached hereto and by reference made a part hereof (the "Property").

TAX PARCEL ID NO: A PORTION OF 50-3N-27-0000-0001-0360

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT "B"** attached hereto and by reference made a part hereof ("Permitted Exceptions").

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same

against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the
Presence of:

EAST NASSAU STEWARDSHIP DISTRICT
a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida

_____(Sign)
_____(Print)

By:_____
Mike Hahaj
Its: Chair, Board of Supervisors

_____(Sign)
_____(Print)

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, on behalf of the District, and who are personally known to me or has produced _____ as identification.

_____
Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission No.: _____

EXHIBIT "A"

Nassau County, Florida
East Nassau Stewardship District

Crosstown Boulevard, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / POD 4 North, recorded as Instrument No. 202245006046 in Official Records Book 2539, Pages 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Curiosity Avenue:
A portion of Curiosity Avenue as shown on Plat of East Nassau – Wildlight PDP 3 / POD 4 North as recorded in Official Records Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of East Nassau – Wildlight PDP 3 / POD 4 North as recorded in Official Records Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, said point being on the Westerly Right of Way line of Florida Power & Light Company (110 foot Easement for Right of Way) as recorded in Official Records Book 273, Page 551 of the aforesaid Public Records and also said point being on the Northerly Right of Way line of Curiosity Avenue (66 foot Right of Way) as shown on said Plat of East Nassau – Wildlight PDP 3 / POD 4 North said point also being on a curve, concave Southwest, having a radius of 1033 feet and a central angle of 24°35'43"; thence on the Northerly Right of Way line and on the arc of said curve for the next 6 courses, a distance of 443.43 feet said arc being subtended by a chord which bears S 79°57'32" E, a distance of 440.04 feet to the curves end; thence S 67°39'40" E, a distance of 98.12 feet to the beginning of a curve, concave Northeast, having a radius of 1467.00 feet and a central angle of 22°09'38"; thence on the arc of said curve, a distance of 567.40 feet said arc being subtended by a chord which bears S 78°44'29" E, a distance of 563.87 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 1967.00 feet and a central angle of 9°49'35"; thence on the arc of said curve, a distance of 337.35 feet said arc being subtended by a chord which bears N 85°15'54" E, a distance of 336.93 feet to the curves end; thence N 80°21'07" E, a distance of 346.74 feet; thence departing said Northerly Right of Way line, S 09°38'53" E, a distance of 66.00 feet to a point on the Southerly Right of Way line of aforesaid Curiosity Avenue; thence on said Southerly Right of Way line for the next 6 courses, S 80°21'07" W, a distance of 346.74 feet to the beginning of a curve, concave Northerly, having a radius of 2033.00 feet and a central angle of 9°49'35"; thence on the arc of said curve, a distance of 348.67 feet said arc being subtended by a chord which bears S 85°15'54" W, a distance of 348.24 feet to the curves end; thence N 89°49'18" W, a distance of 323.36 feet to the beginning of a curve, concave Northeast, having a radius of

1533.00 feet and a central angle of 22°09'38"; thence on the arc of said curve, a distance of 592.92 feet said arc being subtended by a chord which bears N 78°44'29" W, a distance of 589.23 feet to the curves end; thence N 67°39'40" W, a distance of 98.12 feet to the beginning of a curve, concave Southwest, having a radius of 967.00 feet and a central angle of 22°20'58"; thence on the arc of said curve, a distance of 377.20 feet said arc being subtended by a chord which bears N 78°50'10" W, a distance of 374.81 feet to a point on the aforesaid Westerly Right of Way line of Florida Power & Light Company; thence departing said Southerly Right of Way line and on said Westerly Right of Way line, N 31°50'32" W, a distance of 76.75 feet to the Point of Beginning.

Wildlight Avenue:

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1253.00 feet and a central angle of 9°14'19"; thence on the arc of said curve, a distance of 202.04 feet said arc being subtended by a chord which bears N 07°18'24" W, a distance of 201.82 feet to the curves end; thence N 11°48'33" E, a distance of 56.81 feet to the beginning of a curve, concave Southeast, having a radius of 1240.00 feet and a central angle of 20°26'11"; thence on the arc of said curve, a distance of 442.29 feet said arc being subtended by a chord which bears N 10°04'22" E, a distance of 439.95 feet to the curves end; thence N 20°17'28" E, a distance of 759.12 feet; thence N 02°12'32" W, a distance of 46.70 feet; thence N 25°32'30" E, a distance of 53.22 feet; thence N 20°17'28" E, a distance of 130.82 feet; thence N 32°42'16" E, a distance of 60.48 feet; thence N 20°17'28" E, a distance of 488.28 feet to the Point of Beginning.

EXHIBIT "B"

"Permitted Exceptions"

(i) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;

(j) Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

(k) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;

(l) All current and previous reservations, exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record;

(m) All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;

(n) Outstanding easements, encroachments, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;

(o) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and

(p) All matters of public record.

STATE OF FLORIDA
COUNTY OF NASSAU

LIEN AND POSSESSION AFFIDAVIT

BEFORE ME came in person, the undersigned affiant ("Affiant"), Vice President of **WILDLIGHT LLC**, a Delaware limited liability company ("Owner"), who, having been duly sworn and placed on oath, deposed and said as follows:

1. The facts recited herein are based on the Affiant's best knowledge and belief.

2. Owner holds a fee estate, encumbered by easement(s), reservation(s), grant(s) or lease(s) of record, in and to a parcel of land lying in Nassau County, Florida, and more particularly described upon **EXHIBIT "A"** attached hereto and by reference made a part hereof ("Property"). Owner is in possession of the Property and no other parties have any claim to possession of the Property.

3. No improvements or repairs have been made on the Property by or at the instance of Owner during three (3) months immediately preceding this date and Owner has no outstanding bills incurred for labor or materials used in making improvements or repairs on the Property or for services of architects, surveyors or engineers incurred in connection therewith, other than those services as have arisen under or by reason of the transaction to which this Affidavit relates and as will be discharged at closing or assumed by **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida ("ENSD").

4. There are no outstanding oral or written contracts, mortgages, claims, liens, special assessments, financing statements, leases or permits entered into by or on behalf of the Owner and relating to the Property which would survive the conveyance of the Property to ENSD and encumber the title ENSD receives, other than as appear of record upon the date hereof.

5. This Affidavit is made with the knowledge that the same may be used in connection with securing an owner's title insurance policy for ENSD.

AFFIANT: _____
John R. Campbell

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by John R. Campbell, who is personally known to me.

_____
Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission No.: _____

EXHIBIT "A"

Nassau County, Florida
East Nassau Stewardship District

Crosstown Boulevard, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / POD 4 North, recorded as Instrument No. 202245006046 in Official Records Book 2539, Pages 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

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STATE OF FLORIDA
COUNTY OF NASSAU

AFFIDAVIT

BEFORE ME, the undersigned, a Notary Public in and for the State of Florida, personally appeared, Crystal Cook, Assistant Secretary of Wildlight LLC, a Delaware limited liability company ("Wildlight"), who being first duly sworn, deposes and says that:

1. I am aware of and familiar with the contents of any and all articles of organization/incorporation, operating agreements and bylaws of Wildlight.

2. Wildlight is a Delaware limited liability company and is authorized to do business in Florida. Wildlight has not been terminated or dissolved and no proceedings to terminate or dissolve Wildlight has been initiated, nor have bankruptcy proceedings been commenced as to Wildlight.

3. John R. Campbell, Michael Hahaj, and Wesley B. Hinton, each a Vice President of Wildlight, are each authorized to perform all acts as shall be required to sell the real property of Wildlight located in Nassau County, Florida, as more particularly described upon **EXHIBIT "A"** attached hereto and by reference made a part hereof ("Property"), and to execute on behalf of Wildlight such documentation as may be required to transfer the Property.

4. The undersigned acknowledges that this Affidavit is being furnished with the intention and expectation that the buyer of the Property and any title company insuring such conveyance and may be rely upon in connection with the Property owned by Wildlight.

AFFIANT: _____
Crystal Cook

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by Crystal Cook, who is personally known to me.

_____
Print Name_____
NOTARY PUBLIC
State of Florida at Large
Commission #_____
My Commission Expires:_____

EXHIBIT "A"

Nassau County, Florida
East Nassau Stewardship District

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STATE OF FLORIDA
COUNTY OF NASSAU

CERTIFICATE OF NON-FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by **WILDLIGHT LLC**, a Delaware limited liability company (Wildlight), the undersigned hereby certifies the following:

1. Wildlight is a disregarded entity as defined in § 1.1445-2(b)(2)(iii);

2. Rayonier TRS Holdings Inc., a Delaware corporation ("Rayonier") is the owner of Wildlight;

3. Rayonier is not a disregarded entity as defined in § 1.1445-2(b)(2)(iii);

4. Rayonier is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);

5. Rayonier's U.S. employer identification number is: 20-0392883; and

6. Rayonier's office address is: 1 Rayonier Way, Wildlight, Florida 32097.

Rayonier understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification, and to the best of my knowledge and belief, it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Rayonier.

Dated:_____

_____
John R. Campbell
Assistant Secretary
Rayonier TRS Holdings Inc.

BILL OF SALE

[REAL PROPERTY – CROSS TOWN BOULEVARD, CURIOSITY AVENUE AND QILDLIGHT AVENUE, WILDIGHT PDP 3 / POD 4 NORTH AND WILDIGHT PDP 3 / POD 5 (PORTION)]

KNOW ALL MEN BY THESE PRESENTS, on this ___ day of _____, 2023, that **WILDLIGHT LLC**, a Delaware limited liability company, with a mailing address of 1 Rayonier Way, Wildlight, Florida 32097 (the "**Seller**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **EAST NASSAU STEWARDSHIP DISTRICT,** a local unit of special-purpose government organized pursuant to Chapter 2017-206, Laws of Florida, with a mailing address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "**District**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described real property; that said real property are free from all liens and encumbrances; that Seller has good right to sell said real property; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the real property have been paid in full; and that Seller will warrant and defend the sale of its said real property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Seller has caused this Bill of Sale to be executed as of the day and year first written above.

SELLER:

Signed, sealed and delivered
in the presence of:

WILDLIGHT LLC
a Delaware limited liability company

_____
Print Name:_____

_____
By: John R. Campbell
Its: Vice President

_____
Print Name:_____

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2023, by John R. Campbell, as Vice President of Wildlight LLC, a Delaware limited liability company, on behalf of company.

_____
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

EXHIBIT A

Nassau County, Florida
East Nassau Stewardship District

Crosstown Boulevard, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / POD 4 North, recorded as Instrument No. 202245006046 in Official Records Book 2539, Pages 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

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thence on the arc of said curve, a distance of 592.92 feet said arc being subtended by a chord which bears N 78°44'29" W, a distance of 589.23 feet to the curves end; thence N 67°39'40" W, a distance of 98.12 feet to the beginning of a curve, concave Southwest, having a radius of 967.00 feet and a central angle of 22°20'58"; thence on the arc of said curve, a distance of 377.20 feet said arc being subtended by a chord which bears N 78°50'10" W, a distance of 374.81 feet to a point on the aforesaid Westerly Right of Way line of Florida Power & Light Company; thence departing said Southerly Right of Way line and on said Westerly Right of Way line, N 31°50'32" W, a distance of 76.75 feet to the Point of Beginning.

Wildlight Avenue:

A portion of Wildlight Avenue as shown on Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Records Book 2546, Pages 1608, 1609, 1610, 1611, 1612 and 1613 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

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central angle of 9°14'19"; thence on the arc of said curve, a distance of 202.04 feet said arc being subtended by a chord which bears N 07°18'24" W, a distance of 201.82 feet to the curves end; thence N 11°48'33" E, a distance of 56.81 feet to the beginning of a curve, concave Southeast, having a radius of 1240.00 feet and a central angle of 20°26'11"; thence on the arc of said curve, a distance of 442.29 feet said arc being subtended by a chord which bears N 10°04'22" E, a distance of 439.95 feet to the curves end; thence N 20°17'28" E, a distance of 759.12 feet; thence N 02°12'32" W, a distance of 46.70 feet; thence N 25°32'30" E, a distance of 53.22 feet; thence N 20°17'28" E, a distance of 130.82 feet; thence N 32°42'16" E, a distance of 60.48 feet; thence N 20°17'28" E, a distance of 488.28 feet to the Point of Beginning.

BILL OF SALE

[REAL PROPERTY AND IMPROVEMENTS – CROSS TOWN BOULEVARD, CURIOSITY AVENUE AND QILDLIGHT AVENUE, WILDIGHT PDP 3 / POD 4 NORTH AND WILDIGHT PDP 3 / POD 5 (PORTION)]

KNOW ALL MEN BY THESE PRESENTS, on this ___ day of _____, 2022, that **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government, organized pursuant to Chapter 2017-206, Laws of Florida, with a mailing address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "**Seller**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **NASSAU COUNTY, FLORIDA,** a local unit of governmental entity of the State of Florida (the "**County**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described real property and assets; that said real property and assets are free from all liens and encumbrances; that Seller has good right to sell said real property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the real property and assets have been paid in full; and that Seller will warrant and defend the sale of its said real property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Seller has caused this Bill of Sale to be executed as of the day and year first written above.

SELLER:

Signed, sealed and delivered
in the presence of:

EAST NASSAU STEWARDSHIP DISTRICT
a local unit of special-purpose government, organized pursuant to Chapter 2017-206, Laws of Florida

_____
Print Name:_____

_____
By: Mike Hahaj
Its: Chair, Board of Supervisors

_____
Print Name:_____

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2023, by Mike Hahaj, as Chair of Board of Supervisors of East Nassau Stewardship District, on behalf of company.

_____
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

EXHIBIT A

Nassau County, Florida
East Nassau Stewardship District

Portions of Crosstown Boulevard, Curiosity Avenue, and Wildlight Avenue and related roadway improvements including paving, curb, gutter, storm piping, and sidewalks located within the roadway, constructed in and for the development of Wildlight PDP 3 / POD 4 North and Wildlight PDP 3 / POD 5, as described in the following legal description:

Crosstown Boulevard, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / POD 4 North, recorded as Instrument No. 202245006046 in Official Records Book 2539, Pages 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Curiosity Avenue:
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EAST NASSAU
STEWARDSHIP DISTRICT

21

wildlight

57 Homegrown Way Suite 303
Wildlight, FL 32097

Date: December 5, 2023

To: ENSD Board of Supervisors

From: Todd Haskett, Field Operations Manager

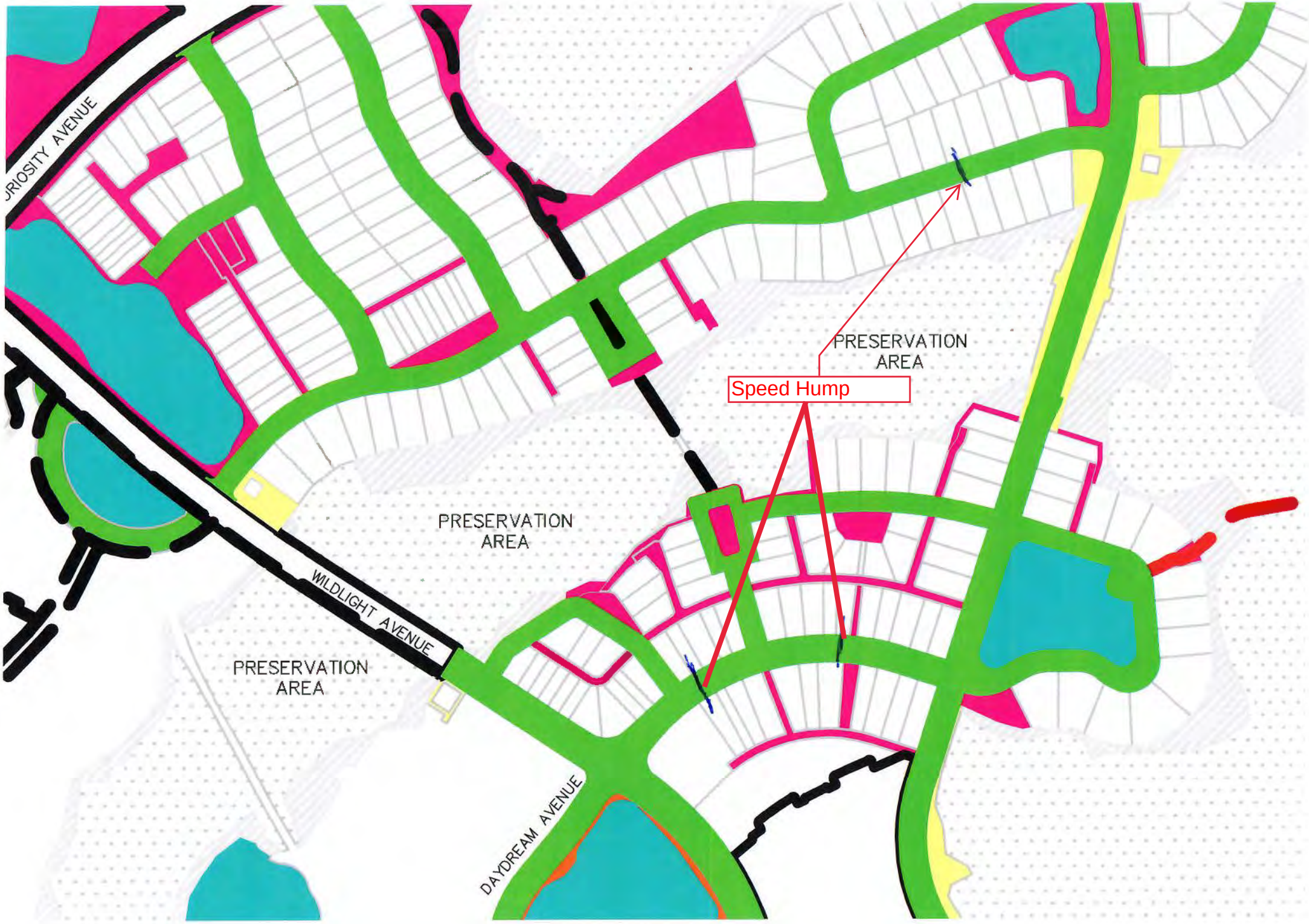
Re: Speed Hump Install

As discussed at the November meeting, residents along Daydream Ave and Sawgrass Dr have requested the installation of speed humps in an effort to slow down traffic on these roads.

Attached is a map showing the proposed location of three-speed humps. Our maintenance staff will install the speed humps.

Also attached is the price quote from the Traffic Safety Store, which was the supplier of the original speed humps installed last year.

.


JRIOSITY AVENUE
PRESERVATION AREA
Speed Hump
PRESERVATION AREA
WILDLIGHT AVENUE
PRESERVATION AREA
DAYDREAM AVENUE

Traffic Safety Store
Phone: 800-429-9030 | FAX: 610-200-1066
P.O. Box 1449, West Chester, PA 19380
TrafficSafetyStore.com

Quote

#QTE386520

12/6/2023

Bill To

ATTN: Roger Kintz
WILDLIGHT RESIDENTIAL ASSOCIATION, INC.
57 Homegrown Way
STE 303
Yulee, FL 32097

Ship To

ATTN: Amy Norsworthy
WILDLIGHT RESIDENTIAL ASSOCIATION, INC.
anorsworthy@ccmcnet.com
(904) 530-1559
123 Tinker Street
Yulee FL 32097
United States

TOTAL

$5,140.34

~~$5,500.17~~

Expires: 1/4/2024

Expires	Exp. Close	Sales Rep	Shipping Method
1/4/2024	12/5/2023	Savanah Rosthauser	FEDEX FREIGHT

Quantity	Item	Rate	Amount
27	**SHHDSECTIONL** Heavy Duty Recycled Rubber Speed Hump Section, 35.5" L x 19.5" W x 2.1" T w/Lags & Anchors	$123.95	$3,346.65
3	**SHHDENDKITL** Heavy Duty Recycled Rubber Speed Hump End Cap Kit w/Lags & Anchors (1 Male & 1 Female)	$228.95	$686.85

Subtotal	$4,033.50
Shipping	$1,106.84
Tax	~~$359.83~~
Total	~~$5,500.17~~

Total $5,140.34

ABF Quote: LX6P123403
**** TELEPHONE NOTIFICATION / DELIVERY APPOINTMENT ****
**** LIFTGATE SERVICE ****

QTE386520

EAST NASSAU
STEWARDSHIP DISTRICT

STAFF
REPORTS D

CCMC

Now this feels like home.®

December 1, 2023

East Nassau Stewardship District

RE: Operations Report – November 2023
57 Homegrown Avenue, Unit 303
Wildlight, FL 32097

Below, you will find a summary of operation items for November 2023. Please let me know if you have any questions.

GENERAL OPERATIONS/ADMINISTRATIVE

- Dock near St. Clare
  - As previously discussed, an erosion issue has been discovered at the base of the trail abutting the dock. Staff requests that the District Engineer inspect the area and propose a plan to correct it.

MAINTENANCE

- Ponds
  - Florida Waterways treated the ponds on 11/3/2023 & 11/30/2023 for shoreline and floating weeds. See Exhibit "A."

- Roadways

  - No issues noted. Pending approval of speed humps to be installed on Daydream and Sawgrass.

- Sidewalks
  - As previously noted, A raised section of sidewalk was discovered during a recent inspection of the mobility trail in Forest Park near Curiosity Ave. The hazard was marked, and staff is coordinating the repair as part of a larger replacement project as a cost-reduction effort.

- Drainage Inlets
  - No drainage issues were noted during recent inspections.

LANDSCAPING

- Pinestraw application.
  - The Greenery completed the installation of Pinestraw in mid-November.

- Irrigation Inspections
  - Irrigation inspections were conducted throughout November. Repairs were completed as needed. See Exhibit "B."

- Landscape Maintenance
  - The Greenery performed routine landscape maintenance throughout the common areas with no issues noted. Roger Kintz and Zach from The Greenery completed weekly inspections of all areas, noting any deficiencies and a timeline to correct them. See Exhibit "C."

Should there be any questions regarding this report, please contact thaskett@ccmcnet.com.

Sincerely,

CCMC

Todd Haskett, CMCA, AMS, PCAM
Field Operations Manager
Email: thaskett@ccmcnet.com

EXHIBIT “A”

Florida Waterways – October 2023 Pond Maintenance Reports

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Wildlight

Customer ID: J19267

Field Biologist: Paul Mosteller

Date of Visit: 11/3/2023

Weather: 74 °F High 20%

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11	12			
Algae										x					
Submersed Weeds															
Shoreline Grasses & Brush				x	x	x	x	x	x						
Floating Weeds			x		x		x								
Mosquito Larvicide															
Pond Dye															
Inspection	x														
Debris Removal										x		x			
Bacteria		x									x				

Comments: For the visit on November 3, pond 10 was treated for algae. Ponds 3, 5, and 7 were treated for floating weeds. Ponds 4, 5, 6, 7, 8, and 9 were treated for shoreline grasses. A beneficial bacteria was added to ponds 1, 2 and 11. Trash was picked up on ponds 10 and 12.

Carp Program
- ☐ Carp Observed
- ☑ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☑ Visible

Water Clarity
- ☐ < 1'
- ☑ 2-4'
- ☐ 1-2'
- ☐ >4'

Water Levels
- ☐ High
- ☑ Normal
- ☐ Low

Fish/Wildlife Observations

☑ Bass	☐ Anhinga	☐ Woodstork	☑ Turtles	☐ Other Species:
☑ Bream	☑ Cormorant	☑ Ducks	☐ Snakes	
☐ Catfish	☑ Egrets	☐ Osprey	☑ Alligator	
☐ Gambusia	☑ Herons	☐ Ibis	☑ Frogs	

Native/Beneficial Vegetation Noted

☑ Arrowhead	☑ Bulrush	☐ Lotus	☑ Slender Spikerush
☑ Cordgrass	☑ Lily	☑ Chara	☐ Blue Flag Iris
☑ Bacopa	☐ Golden Canna	☐ Naiad	☑ Bladderwort
☑ Pickerelweed	☐ Spadderdock	☐ Eelgrass	☐ Pondweed

Did you know? Otoliths, commonly known as "ear stones," are hard, bone-like structures located directly behind the brain of bony fishes. These structures aid fish in balance and hearing.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Wildlight	Date of Visit:	11/3/2023
Customer ID:	J19267	Weather:	74 °F High
Field Biologist:	Paul Mosteller		20%

Pond 01

Pond 02

Pond 03

Pond 04

Pond 05

Pond 06

Did you know? Otoliths, commonly known as "ear stones," are hard, bone-like structures located directly behind the brain of bony fishes. These structures aid fish in balance and hearing.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Wildlight	Date of Visit:	11/3/2023
Customer ID:	J19267	Weather:	74 °F High
Field Biologist:	Paul Mosteller		20%

Pond 07

Pond 08

Pond 09

Pond 10

Pond 11

Pond 12

Did you know? Otoliths, commonly known as "ear stones," are hard, bone-like structures located directly behind the brain of bony fishes. These structures aid fish in balance and hearing.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Wildlight

Customer ID: J19267

Field Biologist: Paul Mosteller

Date of Visit: 11/30/2023

Weather: 66 °F High 0%

Waterway and Ditch Treatments

Site	11	12													
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	X	X													
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal															

Comments: I treated 11 and 12 for shoreline weeds. I also looped back around to the ponds I treated earlier this month. I am seeing good results on the treatments for watershield and cattails.

Carp Program
- ☐ Carp Observed
- ☐ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
- ☑ 2-4'
- ☐ 1-2'
- ☐ >4'

Water Levels
- ☐ High
- ☑ Normal
- ☐ Low

Fish/Wildlife Observations

☐ Bass	☐ Anhinga	☐ Woodstork	☐ Turtles	☐ Other Species:
☐ Bream	☐ Cormorant	☐ Ducks	☐ Snakes	
☐ Catfish	☑ Egrets	☐ Osprey	☐ Alligator	
☐ Gambusia	☑ Herons	☐ Ibis	☐ Frogs	

Native/Beneficial Vegetation Noted

☐ Arrowhead	☐ Bulrush	☐ Lotus	☐ Slender Spikerush
☑ Cordgrass	☐ Lily	☐ Chara	☐ Blue Flag Iris
☑ Bacopa	☐ Golden Canna	☐ Naiad	☐ Bladderwort
☐ Pickerelweed	☐ Spadderdock	☐ Eelgrass	☐ Pondweed

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Wildlight	Date of Visit:	11/30/2023
Customer ID:	J19267	Weather:	66 °F High
Field Biologist:	Paul Mosteller		0%

11

12

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Exhibit “B”

The Greenery – October 2023 Irrigation Reports

the greenery

Job Name East Nassau District

Job Number:

Controller Name: Mexican Resturent

Date 11-7-23 Page # ____ of ____

	Start Times:	Seasonal Adjust:	Run Days:
ogram A	3:00	10	% M T W T F S S
rogram B			% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter X Core

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number	1	2
Rotor MP Drip Bubbler	5	5
ua's Shrub Turf	5	5
Time (Program)	A 20	20
Time (Program)		

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

p Line

ozzle - MP rotator

ve Line Clog

teral Line Break

location

ead Raised or Lowered Turf

ead Raised or Lowered - Shrub

amaged Valve Box

alve - Inoperative Sticking

Additional Comments

Job Name East Nassau District

Job Number

Controller Name Tastey's

Date 11-7-23 Page # ____ of ____

	Start Times	Seasonal Adjust	Run Days
ogram A	3:00 am	1	% M T W T F S S
rogram B			% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Rainbird TM2

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number		1	2	3	4	5	6	7	8
Rotor MP Drip Bubbler		S	S	S	S	S	R/S	S	D
...s Shrub Turf		S	S	S/T	S	S	H/S	S	
Time (Program	A	10	10	30	10	10	30	10	20
Time (Program									

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

ip Line

ozzle - MP rotator

vere Line Clog

te a Line Break

location

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

8 8 8 8 8 8 8 8

Additional Comments

the greenery, inc

Job Name East Nassau District

Job Number:

Controller Name: Publix Berm

Date 11-20-23 Page # ____ of ____

	Start Times:	Seasonal Adjust:	Run Days:
ogram A	1:00 am	10	% M T W T F S S
rogram B			% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter X Core

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number		1	2	3	4
y, Rotor, MP, Drip, Bubbler		R	R	R	R
uals, Shrub, Turf		t/s	t	s	t
Time (Program	A	60	60	60	60
Time (Program					

ne Faults or Alarms

ntenance Repairs

ggec Nozzles

ac Straightened, Adjusted

lable Repairs or Upgrades

ad Broken – 6" spray

ad Broken – 12" spray

ad Broken – 6" rotor

ad Broken – 12" rotor

oken Rise

ip Line

ozzle – MP rotator

vere Line Clog

te al Line Break

location

eac Raised or Lowered Turf

eac Raised or Lowered Shrub

amaged Valve Box

alve – Inoperative, Sticking

8 8 8 8

Additional Comments

Job Number
Controller Name Wildlight Cube Smart
Date 11-20-23 Page # ____ of ____

	Start Times:	Seasonal Adjust:	Run Days
Program A	3:00 am	%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor
Yes No
Weather Sensor is working?
Yes No

Controller Make & Model: Rain bird ESP-TM2
Controller Status: Working Not Working
PC Info: Potable Recam Well Lake
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information
Zone Number 1 2 3 4 5
Rotor MP Drip Bubbler b b b b b
Head's Shrub Turf s s s s s
Start Time Program A
Start Time Program
Zone Faults or Alarms
Maintenance Repairs
Clogged Nozzles
Head Straightened Adjusted
Recommendable Repairs or Upgrades
Head Broken - Replaced
Head Broken - Replaced
Head Broken - Replaced
Head Broken - Replaced
Broken Pipe
Pipeline
Valve - Not Rotating
Valve Line Clog
Valve Line Break
Rotation
Head Raised or Lowered to Turf
Head Raised or Lowered to Shrub
Damaged Valve Box
Valve - Inoperative Stroking

✓ ✓ ✓ ✓ ✓

Additional Comments

the greenery

Job Name East Nassau District

Job Number:

Controller Name: Mocamma Beer Company

Date 11-20-23 Page # 1 of ____

	Start Times	Seasonal Adjust	Run Days
ogram A	2:00 am		% M T W T F S S
rogram B	2:00 am		% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter I Core

ntroller Status: Working Not Working

C info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation															
e Number		6	8	9	10	14	15	16	17	18	19	20	21	22	23
y Rotor MP Drip Bubbler		S	S	S	S	S	S	S	S	S	S	S	S	S	S
ucals Shrub Turf		S	S	+	+/S	+	+	S	S/H	S/H	S	+	+/S	+	+
Time (Program	A	15	15	30	15	30	30	5							
Time (Program	B								5	30	15	30	15	30	30

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

p Line

ozzle - MP rotator

vere Line Clog

te al Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered - Shrub

amaged Valve Box

alve - Inoperative Sticking

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Additional Comments

the greenery inc

Job Name East Nassau District

Job Number:

Controller Name: Sawgrass & Mobility trail

Date 11-21-23 Page # 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
ogram A	11:30 pm	10	% M T W T F S S
rogram B	11:30 pm	10	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter I. Core

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation															
e Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
y Rotor MP Drip Bubbler	S	S	S	S	R	S	R	S	S	R	S	S	R	S	S
uals Shrub Turf	+	+	+1S	S	+1S	+	+	S	S1+	+	+1S	+	+1S	+	+
Time (Program A)	30	30	30	30	60	30	60	30	30	60	30	10	60		
Time (Program B)														10	15

e Faults or Alarms

ntenance Repairs

gged Nozzles 1

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

p Line

ozzle - MP rotator

ere Line Clog

te a Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

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Additional Comments

the greenery inc

Job Name East Nassau District

Job Number:

Controller Name: Saw Grass & Mobility trail

Date 11-21-23 Page # 2 of 2

	Start Times:	Seasonal Adjust:	Run Days
ogram A	11:30pm	1	% M T W T F S S
rogram B	11:30pm	1	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model:

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number		16	17	18	19	20	21	22	23	24	25	26
Rotor MP Drip Bubbler		S	S	R	S	R	S	S	R	S	D	S
uals Shrub Turf		S	S	+	S	+	+	HS	+	S		HS
Time (Program	A											
Time (Program	B	30	20	59	30	59	30	30	60	30	15	30

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

p Line

ozzle - MP rotator

ere Line Clog

te al Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

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Additional Comments

Job Name East Nassau District

Job Number:

Controller Name: Homegrown & Wildlight

Date 11-20-23 Page # ____ of ____

	Start Times	Seasonal Adjust	Run Days
ogram A	10:00pm	10	% M T W T F S S
rogram B	10:00pm	10	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter I Core

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number	5	6	7	10	11	12	13	14	15	16	17	18	20	21	23
Rotor MP Drip Bubbler	D	D	S	S/R	S	S	S	S	S	S	S	S	R	R	S
ua's Shrub Turf			S	+/S	+/S	S	+	+	+	+	+	+	+	S	S
Time (Program A	5	5	20	20	20	20	20	20	20	20	20	20	20	20	20
Time (Program B															

e Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

p Line

ozzle - MP rotator

vere Line Clog

te al Line Break

location

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

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Additional Comments

the greenery, inc

Job Name East Nassau District

Job Number

Controller Name Home grown + wildlight

Date 11-20-23 Page # 2 of 2

	Start Times	Seasonal Adjust	Run Days
ogram A	10:00pm	%	M T W T F S S
rogram B	10:00pm	%	M T W T F S S
rogram C		%	M T W T F S S
rogram D		%	M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter I Core

ntroller Status: Working Not Working

PC Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation							
e Number		24	25	26	28	29	30
y Rotor MP Drip Bubbler		R	R	D	S	S	S
uals Shrub Turf		S	S		+	S	+
Time (Program	A						
Time (Program	B	20	20	5	20	20	20
e Faults or Alarms							
ntenance Repairs							
gged Nozzles							
ad Straightened Adjusted							
lable Repairs or Upgrades							
ad Broken - 6 Spray							
ad Broken - 12 Spray							
ad Broken - 6 Rotor							
ad Broken - 12 Rotor							
oken Rise							
p Line							
zzle - MP Rotator							
ere Line Clog							
tera Line Break							
location							
ead Raised or Lowered Turf							
ead Raised or Lowered Shrub							
amaged Valve Box							
alve - Inoperative Sticking							
		γ	γ	γ	γ	γ	γ

Additional Comments

Job Name East Nassau District

Job Number:

Controller Name U.F. Health clock

Date 11-20-23 Page # ____ of ____

	Start Times:	Seasonal Adjust:	Run Days
ogram A	1:00 am	10	% M T W T F S S
rogram B			% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter X Core

ntroller Status: Working Not Working

PC Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number 1 2 3

y Rotor MP Drip Bubbler S S S

ucals Shrub Turf S + +/S

Time Program A

Time Program

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Riser

p Line

ozzle - MP rotator

vere Line Clog

te al Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

8 8 8

Additional Comments

Job Name East Nassau Districk

Job Number:

Controller Name: Rayonier Pond

Date 11-20-23 Page # 1 of 2

	Start Times:	Seasonal Adjust:	Run Days
ogram A	11:00pm	10	% M T W T F S S
rogram B	11:00pm	10	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter Acc

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
e Number		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
y Rotor MP Drip Bubbler		S	D	S		S	S	S	S	D	S						
ucals Shrub Turf		S		S		+	S	S/+	S/+		S						
Time (Program	A	15	5	5	Ø	15	15	15	15	5	15	Ø	Ø	Ø	Ø	Ø	Ø
Time (Program	B																

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6" spray

ad Broken - 12" spray

ad Broken - 6" rotor

ad Broken - 12" rotor

oken Rise

ip Line

ozzle - MP rotator

were Line Clog

te al Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

Not working

Additional Comments

Job Name East Nassau District

Job Number:

Controller Name: Rayonier Pond

Date 11-20-23 Page # 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
ogram A	11:00pm	10	% M T W T F S S
rogram B	11:00pm	10	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter ACC

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation		17	18	19	20	21	22	23	24	25	26	27	28	29	30
e Number				S	S	S			S				S	S	S
Rotor MP Drip Bubbler				+	+	S			+				S	S	+
uals Shrub Tuff															
Time (Program	A	Ø	Ø	15	15	15	Ø	Ø	15	Ø	Ø	Ø	15	15	15
Time (Program	B														

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6" Spray

ad Broken - 12" Spray

ad Broken - 6" Rotor

ad Broken - 12" Rotor

oken Riser

p Line

ozzle - MP Rotator

ere Line Clog

te al Line Break

ocation

ead Raised or Lowered Tuff

ead Raised or Lowered - Shrub

amaged Valve Box

alve - Inoperative Sticking

Additional Comments

Job Name East Nassau Districk

Job Number:

Controller Name: Rayonier Pond

Date 11-20-23 Page # 3 of 3

	Start Times	Seasonal Adjust	Run Days
ogram A	11:00pm	1	% M T W T F S S
rogram B	11:00pm	1	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter Acc

ntroller Status: Working Not Working

PC Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation															
e Number		31	32	33	34	35	36	37	38	39	40	41	42	43	44
y Rotor MP Drip Bubbler		S	S	S		S	S	S	S		S	D	S	S	S
ucals Shrub Turf		+	+	+		S	+	S	+		+		+	S	S
Time Program	A														
Time Program	B	15	15	15	Ø	15	15	15	15	Ø	15	D	15	15	15

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Rise

p Line

ozzle - MP rotator

vere Line Clog

te al Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered - Shrub

amaged Valve Box

alve - Inoperative Sticking

Additional Comments

the greenery

Job Name East Nassau District

Job Number:

Controller Name: Water Bus Park

Date 11-15-23 Page # ____ of ____

	Start Times	Seasonal Adjust	Run Days
ogram A	1:00 am	1/-	% M T W T F S S
rogram B	1:00 am		% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: Hunter I Core

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation															
e Number		1	4	5	6	7	8	12	13	16	17	18	19	20	21	22
Rotor MP Drip Bubbler		S	P	R	R	S	R	R	R	S	S	R	R	R	R	R
ua's Shrub Turf		+		T	+	S	+	+	+	S	+	+	S	+	S	+
Time (Program	A	20		30	30	5	30	60	60							
Time (Program	B									20	20	60	20	60	20	60

e Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6" spray

ad Broken - 12" spray

ad Broken - 6" rotor

ad Broken - 12" rotor

oken Riser

p Line

ozzle - MP rotator

were Line Clog

teral Line Break

location

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

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Additional Comments

the greenery inc

Job Name: Wildlight E.N.S

Job Number:

Controller Name: Wildlight + Sawgrass

Date: 11/29/23 Page # 1 of 3

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

	Start Times:	Seasonal Adjust:	Run Days:
ogram A	11:00pm	100 %	M T W T F S S
rogram B	11:00pm	100 %	M T W T F S S
rogram C		%	M T W T F S S
rogram D		%	M T W T F S S

ntroller Make & Model: Hunter

ntroller Status: Working / Not Working

C Info: Potable / Reclaim / Well / Lake

mp Status & Type: PRESSURIZED / PUMP START / CENTRIFUGAL / SUBMERSIBLE

rmation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
e Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
y, Rotor, MP, Drip, Bubbler	S	S	S	R	D	D	D	D	D	D	S	R	D	D	D	R	S
ucals, Shrub, Turf	ST	ST	ST	ST	S	S	S	S	S	S	ST	T	S	S	S	ST, ST	
Time (Program A)	30	30	30	59	–	–	–	–	–	–	30	59	–	–	–	59, 30	
Time (Program																	

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened, Adjusted

lable Repairs or Upgrades

ad Broken – 6" spray

ad Broken – 12" spray

ad Broken – 6" rotor

ad Broken – 12" rotor

oken Rise

p Line

ozzle – MP rotator

vele Line Clog

te a Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve – Inoperative Sticking

Additional Comments

the greenery, inc

Job Name: Wildlight E.N.S

Job Number:

Controller Name: Wildlight + SAWGRASS

Date: 11/29/23 Page #: 2 of 3

	Start Times:	Seasonal Adjust:	Run Days
ogram A	11:00PM	100	% M T W T F S S
rogram B	11:00PM	100	% M T W T F S S
rogram C			% M T W T F S S
rogram D			% M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: HUNTER

ntroller Status: Working

C Info: Potable Reclaim

mp Status & Type: PRESSURIZED PUMP START

Not Working: Well Lake

CENTRIFUGAL SUBMERSIBLE

rmation																
e Number	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Rotor MP Drip Bubbler	S	S	R	S	S	R	R	R	D	D	D	R	D	D	D	D
ucals Shrub Turf	S,T	S,T	S,T	S,T	S,T	S,T	S,T	S,T	S	S	S	S,T	S	S	S	S
Time (Program A)	30	30														
Time (Program B)			30	30	30	59	59	59	—	—	—	59	—	—	—	—

e Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 Spray

ad Broken - 12 Spray

ad Broken - 6 Rotor

ad Broken - 12 Rotor

oken Riser

p Line

ozzle - MP Rotator

ve Line Clog

te Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

Additional Comments

the greenery

Job Name Wildlight E.N.S

Job Number

Controller Name Wildlight + Saw Grass

Date 11/29/23 Page # 3 of 3

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

	Start Times:	Seasonal Adjust	Run Days
ogram A	11:00PM	100 %	M T W T F S S
rogram B	11:00PM	100 %	M T W T F S S
rogram C		%	M T W T F S S
rogram D		%	M T W T F S S

ntroller Make & Model: HUNTER

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number		34	35	36	37
y Rotor MP Drip Bubbler		S	S	S	R
uals Shrub Turf		S,T	S,T	S,T	S,T
Time (Program	A	~~30~~			
Time (Program	B	30	30	30	30

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

lable Repairs or Upgrades

ad Broken - 6 spray

ad Broken - 12 spray

ad Broken - 6 rotor

ad Broken - 12 rotor

oken Riser

p Line

ozzle - MP rotator

vere Line Clog

tera Line Break

ocation

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

Additional Comments

Job Name Wildligat

Job Number:

Controller Name: EXTENSION

Date 11/29/23 Page # 1 of 2

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

	Start Times:	Seasonal Adjust:	Run Days
ogram A	11:30PM	100 %	M T W T F S S
rogram B	11:30PM	100 %	M T W T F S S
rogram C		%	M T W T F S S
rogram D		%	M T W T F S S

ntroller Make & Model: HUNTER

ntroller Status: Working Not Working

PC Info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation

e Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
y Rotor MP Drip Bubbler	S	S	S	S	S	S	S	S								
ucals Shrub Turf	T	T	T	T	T	T	T	T								
Time (Program A)	30	30	30	30	30	30	30	—	—	—	—	—	—	—	—	—
Time (Program B)															—	—

ne Faults or Alarms

ntenance Repairs

gged Nozzles

ad Straightened Adjusted

able Repairs or Upgrades

ad Broken - 6" spray

ad Broken - 12" spray

ad Broken - 6" rotor

ad Broken - 12" rotor

oken Rise

p Line

ozzle - MP rotator

vere Line Clog

te al Line Break

location

ead Raised or Lowered Turf

ead Raised or Lowered Shrub

amaged Valve Box

alve - Inoperative Sticking

Additional Comments

Job Name Wildlight

Job Number

Controller Name EXTENSION

Date 11/29/23 Page # 2 of 2

	Start Times	Seasonal Adjust	Run Days
ogram A	11:30pm	100 %	M T W T F S S
rogram B	11:30pm	100 %	M T W T F S S
rogram C		%	M T W T F S S
rogram D		%	M T W T F S S

Checked Weather Sensor: Yes No

Weather Sensor is working? Yes No

ntroller Make & Model: HUNTER

ntroller Status: Working Not Working

C Info: Potable Reclaim Well Lake

mp Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

rmation	17	18	19	20	21	22	23	24	25	26	27
e Number				S	S	S	S	S	S	D	S
y Rotor MP Drip Bubbler				T	T	T	T	T	T	S	T
ical's Shrub Turf A											
Time (Program B	—	—	—	30	30	—	30	30	30	30	30
Time (Program											

ne Faults or Alarms

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lable Repairs or Upgrades

ad Broken – 6" Spray

ad Broken – 12" Spray

ad Broken – 6" Rotor

ad Broken – 12" Rotor

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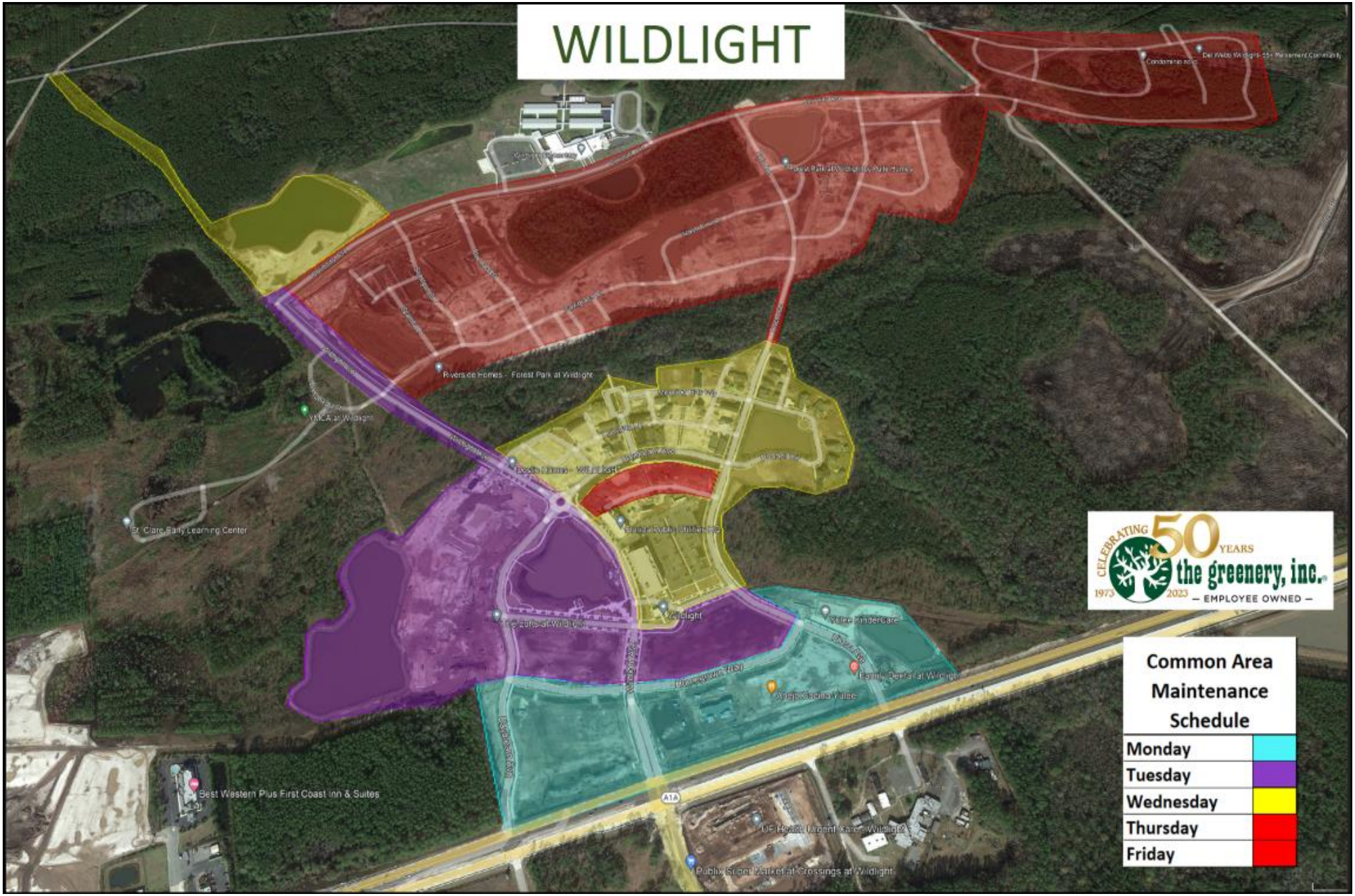
Additional Comments

EXHIBIT “C”

The Greenery – October 2023 Landscape Maintenance Reports

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Common Area	Shrubs	Remove ornamnetal grass by stop sign at Mobility Park.	
Common Area	Irrigation	Flex pipe showing in office islands	
Townhomes	Irrigation	Possible break at 259 Daydream	
Common Area	Weeds	In beds down by Hammock Park	
Common Area	Shrubs	Trim shrubs and spray board walk behind YMCA	
Common Area	Weeds	Crack weeds at publix berm	
Common Area	Weeds	Bed weeds at publix berm	
Common Area	Weeds	Julep Park beds	
Common Area	Irrigation	Checked irrigation at Ponder Cir and Salt Meadow Loop	
Common Area	Plant Health Care	Treated for ants at HOA office	
Common Area	Enhancement opp	Resent proposal for railroad area	

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Townhomes	Irrigation	251 & 221 Water meter cover	
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Plant Health Care	Ponder Cir park turf	Check irr, replace before Oct. 27
Townhomes	Irrigation	Check all corners of boardwalk for leaks. Fill in where needed.	Checked irr, no leaks
Townhomes	Enhancement opp	Create bed and install pinestraw around 231 Daydream	
Townhomes	Shrubs	Come up with better shrubs than plumbagos - 244 Daydream	
Townhomes	Shrubs	Grade soil to prevent wash out by garage door	Gate has been locked last two weeks
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	
Townhomes	Shrubs	Remove bamboo stakes from Crepe Myrtle trees	
Townhomes	Weeds	Crack weeds in driveways	
Townhomes	Shrubs	Remove dead trunks in Robellinis	
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Townhomes	Shrubs	Remove tree in front of stop sign at 235 Daydream	
Common Area	Plant Health Care	Check turf at Ponder Cir monument sign	
Common Area	Shrubs	Check for shilling replacements down Curiosity	
Common Area	Enhancement opp	Wawa moving trees	
Townhomes	Shrubs	Dead azalea at 250 Wildlight	
Townhomes	Weeds	205 Daydream, 230 Daydream	
Townhomes	Mowing	Clean up curb lines on Loblolly	
Common Area	Weeds	Turf weeds at publix berm	
Common Area	Irrigation	Possible break by publix berm	
Common Area	Shrubs	Oak tree suckers at publix berm	
Common Area	Weeds	Dollarweeds down curiosity	

MAINTENANCE UPDATE

Common Area	Mowing	Weedeat/cleanup culverts down Curiosity	
Common Area	Shrubs	Need to clean up beds on Curiosity at intersections of Floco and Muhly	Need to scrape sod and propose drainage

PUNCH ITEMS - HISTORICAL (1 month trailing)

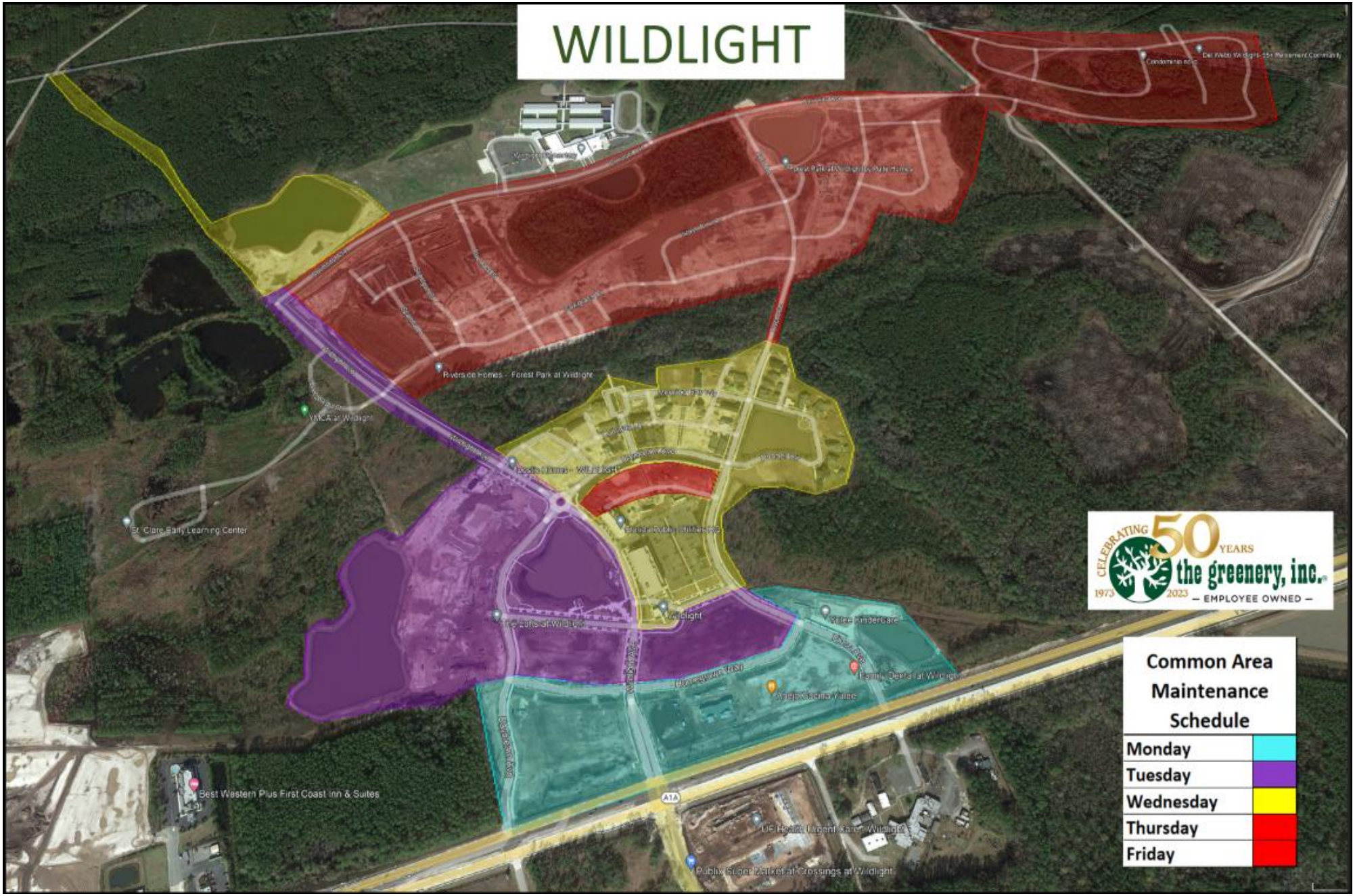
Area	Type	Description	Follow-up
Townhomes	Shrubs	Trim branches over sidewalk along Wildlight Ave	
Townhomes	Irrigation	Possible Irrigation break at 256 Wildlight Ave	
Common Area	Shrubs	Possible irrigation break at bed by crosswalk on Wildlight Ave	
Townhomes	Irrigation	Check irrigation by power box between Daydream and Rayonier parking lot	
Common Area	Irrigation	Possible break on Curiosity past hammack park. South side of road	
Common Area	Mowing	Weedeat under hammacks at hammock park	
Common Area	Plant Health Care	Fire ant season. Keep multiple bottles of bait on truck	

Working on proposal. Not yet submitted.
Proposal delivered. Waiting on reply
Work not approved (declined)
Work approved. Ones with completed date are finished

ENHANCEMENT OPPORTUNITES/PROPOSALS

Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated $	Created Date	Complete Date	Lost Date
ESTIMATING							
		Crepe myrtles at walkway between townhomes?					
		Drainage for beds on North side of Curiosity past school					
DELIVERED							
59097		River birch Replant	Delivered	$ 268	20-Oct		
58988		Irrigation at parallel parking spots by office condos.	Delivered	$ 1,363	13-Oct		
58322		Bocee Ball synthetic turf option	Delivered	$ 21,420	29-Sep		
58160	Wildlight Residential Association Tow	Sod replacement Front Yard 201 Daydream	Delivered	$ 7,657	09/27/23		
58149	Wildlight Residential Association	Drainage Install Along Sidewalk by Forest Park Pond	Delivered	$ 8,123	09/26/23	**verbal**	
58152	Wildlight Residential Association	Sod Replacement in Front of Pulte Models	Delivered	$ 7,766	09/26/23		
58051	Crosstown at Wildlight	Crosstown Improvements	Delivered	$ 22,582	09/25/23	**verbal**	
56567	Wildlight Waterbug Park	Washout Behind TV Wall	Delivered	$ 3,955	08/18/23		
56158	Wildlight Residential Association Tow	Labor for Sod Install in Front of 222	Delivered	$ 2,010	08/08/23		
56156	Wildlight Residential Association	Islands in Mobility Trail Park Replanting	Delivered	$ 5,636	08/08/23		
56155	Wildlight Residential Association	Entrance to Mobility Trail Replanting	Delivered	$ 3,290	08/08/23		
56153	Wildlight Residential Association	Julep Park Cord Grass Addition	Delivered	$ 555	08/08/23		
56044	Wildlight Waterbug Park	Waterbug Game Park Drainage Install	Delivered	$ 19,495	08/07/23		
52823	Wildlight Commercial Association	Irrigation Repairs at New Office Condos	Delivered	$ 1,363	05/10/23		
LOST							
56656	Wildlight Residential Association Tow	Dog trot and Buttonwood loop Sod	Lost	$ 5,778	08/22/23		
56161	Mark McHugh	Hardwood Mulch	Lost	$ 2,490	08/08/23		
56160	Mark McHugh	Pinestraw	Lost	$ 1,570	08/08/23		
56159	Wildlight Residential Association Tow	Labor for Sod Install in Front of 217	Lost	$ 1,005	08/08/23		
56043	Wildlight Waterbug Park	Bocce Ball Court Replacement	Lost	$ 34,121	08/07/23		
58059	Wildlight Curiosity Ave Enhancements	Repair Current Mainline Break	Lost	$ 1,600	09/26/23		
WON							
58262	Skinner Wildlight Office Condos	Wildlight office condos-drainage	Won	$ 5,967	09/28/23		
58146	Wildlight Residential Association	Ponder Cir Controller Decoder Replacement	Won	$ 860	09/26/23		
58151	Wildlight Residential Association	Crepe Myrtle Replacement	Won	$ 525	09/26/23		
56154	Wildlight Residential Association	Washingtonia Palm Replacement at Buttonwood	Won	$ 790	08/08/23		
58161	Wildlight, LLC	Bush Hogging Parcels on Tinker	Won	$ 1,175	09/27/23		
58060	Wildlight Curiosity Ave Enhancements	Moving Mainline and Wiring	Won	$ 17,420	09/26/23		
56657	Wildlight Residential Association	Dog trot and Buttonwood loop Sod	Won	$ -	08/22/23		

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Townhomes	Shrubs	Remove bamboo stakes from Crepe Myrtle trees	After discussion, we are waiting on these. These keep the trees more vertical and help prevent the stalks from leaning over.
Townhomes	Weeds	Crack weeds in driveways	
Townhomes	Shrubs	Remove dead trunks in Robellinis	
Townhomes	Enhancement opp	Remove tree in front of stop sign at 235 Daydream	Proposal sent
Townhomes	Weeds	205 Daydream, 230 Daydream, 255 Daydream	
Common Area	Irrigation	Possible break by publix berm	
Common Area	Shrubs	Oak tree suckers at publix berm	
Common Area	Mowing	Weedeat/cleanup culverts down Curiosity	
Townhomes	Mowing	Clean up curb lines on Loblolly	
Common Area	Enhancement opp	Sawgrass Park turf additions where dug up	Proposal sent
Common Area	Shrubs	Trimmed grasses at Julep & Daydream where line of sight was blocked	
Common Area	Mowing	Pine Straw overflow on ribbon at Julep Park	
Townhomes	Weeds	Sprayed torpedo grass at new townhomes	
Townhomes	Enhancement opp	Resent proposal for turf install at 222 Wildlight	
Townhomes	Weeds	Crack weeds and bed weeds behind 224 Daydream	
Common Area	Enhancement opp	Curiosity Ave drainage	Proposal sent

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Townhomes	Irrigation	251 & 221 Water meter cover	
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Plant Health Care	Ponder Cir park turf	Check irr, need to replace!
Townhomes	Irrigation	Check all corners of boardwalk for leaks. Fill in where needed.	Checked irr, no leaks
Townhomes	Shrubs	Come up with better shrubs than plumbagos - 244 Daydream	
Townhomes	Shrubs	Grade soil to prevent wash out by garage door	Gate has been locked last two weeks
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Common Area	Plant Health Care	Check turf at Ponder Cir monument sign	Irrigation break, need to replace along with Ponder park
Common Area	Shrubs	Check for shilling replacements down Curiosity	
Common Area	Enhancement opp	Wawa moving trees	
Townhomes	Shrubs	Dead azalea at 250 Wildlight	
Common Area	Weeds	Turf weeds at publix berm	
Common Area	Weeds	Dollarweeds down curiosity	
Common Area	Mowing	Weedeat/cleanup culverts down Curiosity	
Common Area	Irrigation	Possible irrigation breaks at Ponder Park	
Common Area	Weeds	Growing in grass beds at Ponder Park	

MAINTENANCE UPDATE

Common Area	Enhancement opp	Bahia install by mobility trail entrance by Ponder Park	
Common Area	Weeds	Weeds in beds behind commercial areas	
Common Area	Shrubs	Leaning Palm on Slash Pine	
Common Area	Shrubs	Remove straps on Pine Straws behind JEA station along Wildlight Ave	
Townhomes	Shrubs	Trim tree branches off of sidewalks at Dog Trot and Wildlight Ave	
Common Area	Enhancement opp	Model Park turf/drainage proposal	
Common Area	Shrubs	Need to clean up beds on Curiosity at intersections of Floco and Muhly	Need to scrape sod and propose drainage

PUNCH ITEMS - HISTORICAL (1 month trailing)

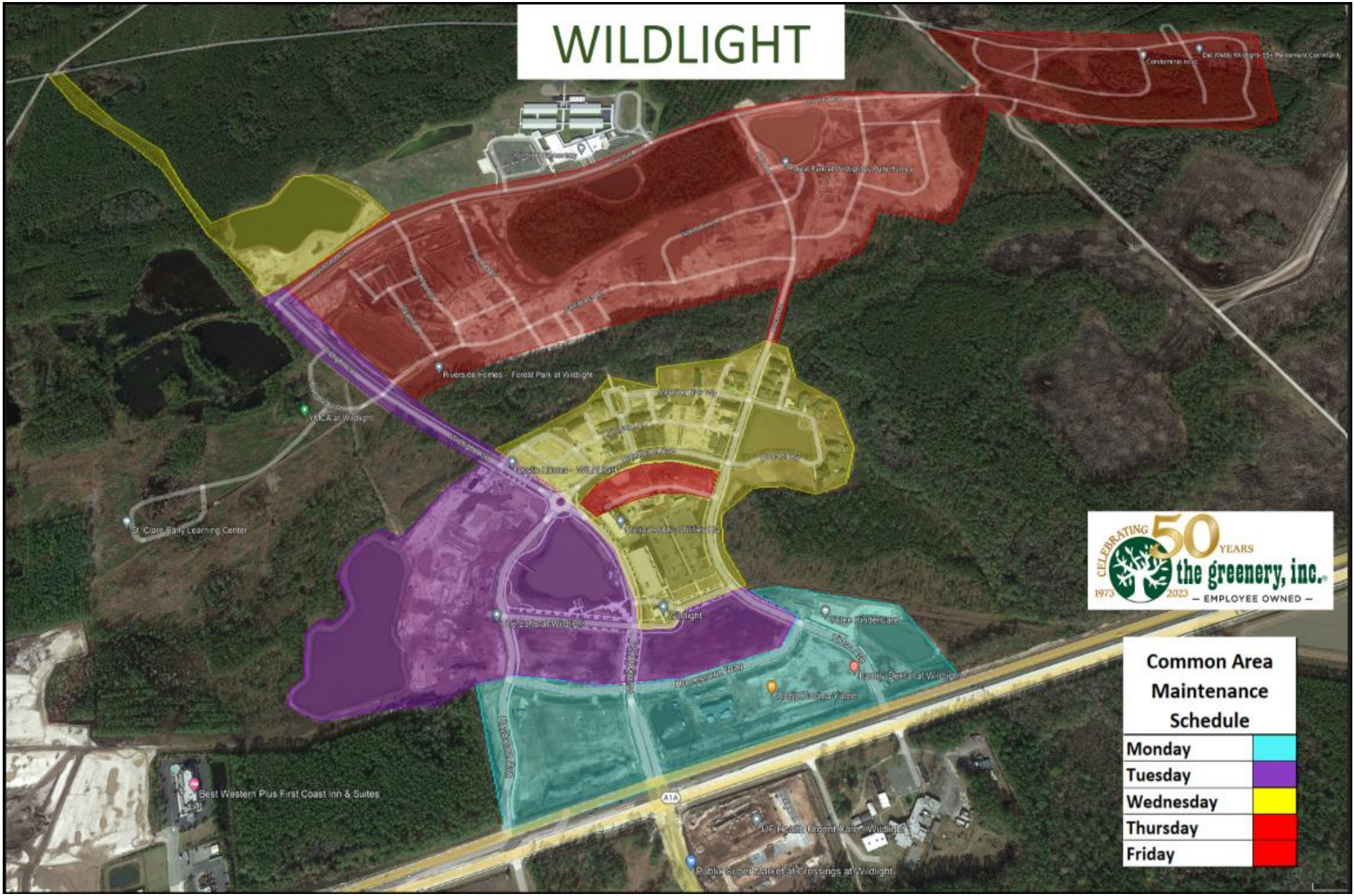
Area	Type	Description	Follow-up
Townhomes	Shrubs	Trim branches over sidewalk along Wildlight Ave	
Townhomes	Irrigation	Possible Irrigation break at 256 Wildlight Ave	
Common Area	Shrubs	Possible irrigation break at bed by crosswalk on Wildlight Ave	
Townhomes	Irrigation	Check irrigation by power box between Daydream and Rayonier parking lot	
Common Area	Irrigation	Possible break on Curiosity past hammack park. South side of road	
Common Area	Mowing	Weedeat under hammacks at hammock park	
Common Area	Plant Health Care	Fire ant season. Keep multiple bottles of bait on truck	
Common Area	Shrubs	Remove ornamnetal grass by stop sign at Mobility Park.	
Common Area	Irrigation	Flex pipe showing in office islands	
Townhomes	Irrigation	Possible break at 259 Daydream	
Common Area	Weeds	In beds down by Hammock Park	
Common Area	Shrubs	Trim shrubs and spray board walk behind YMCA	
Common Area	Weeds	Crack weeds at publix berm	
Common Area	Weeds	Bed weeds at publix berm	
Common Area	Weeds	Julep Park beds	
Common Area	Irrigation	Checked irrigation at Ponder Cir and Salt Meadow Loop	
Common Area	Plant Health Care	Treated for ants at HOA office	
Common Area	Enhancement opp	Resent proposal for railroad area	

Working on proposal. Not yet submitted.
Proposal delivered. Waiting on reply
Work not approved (declined)
Work approved. Ones with completed date are finished

ENHANCEMENT OPPORTUNITES/PROPOSALS

Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated $	Created Date	Complete Date	Lost Date
ESTIMATING							
		Crepe myrtles at walkway between townhomes?					
		Drainage for beds on North side of Curiosity past school					
DELIVERED							
59097		River birch Replant	Delivered	$ 268	20-Oct		
58988		Irrigation at parallel parking spots by office condos.	Delivered	$ 1,363	13-Oct		
58322		Bocee Ball synthetic turf option	Delivered	$ 21,420	29-Sep		
58160	Wildlight Residential Association Tow	Sod replacement Front Yard 201 Daydream	Delivered	$ 7,657	09/27/23		
58149	Wildlight Residential Association	Drainage Install Along Sidewalk by Forest Park Pond	Delivered	$ 8,123	09/26/23	**verbal**	
58152	Wildlight Residential Association	Sod Replacement in Front of Pulte Models	Delivered	$ 7,766	09/26/23		
58051	Crosstown at Wildlight	Crosstown Improvements	Delivered	$ 22,582	09/25/23	**verbal**	
56567	Wildlight Waterbug Park	Washout Behind TV Wall	Delivered	$ 3,955	08/18/23		
56158	Wildlight Residential Association Tow	Labor for Sod Install in Front of 222	Delivered	$ 2,010	08/08/23		
56156	Wildlight Residential Association	Islands in Mobility Trail Park Replanting	Delivered	$ 5,636	08/08/23		
56155	Wildlight Residential Association	Entrance to Mobility Trail Replanting	Delivered	$ 3,290	08/08/23		
56153	Wildlight Residential Association	Julep Park Cord Grass Addition	Delivered	$ 555	08/08/23		
56044	Wildlight Waterbug Park	Waterbug Game Park Drainage Install	Delivered	$ 19,495	08/07/23		
52823	Wildlight Commercial Association	Irrigation Repairs at New Office Condos	Delivered	$ 1,363	05/10/23		
LOST							
56656	Wildlight Residential Association Tow	Dog trot and Buttonwood loop Sod	Lost	$ 5,778	08/22/23		
56161	Mark McHugh	Hardwood Mulch	Lost	$ 2,490	08/08/23		
56160	Mark McHugh	Pinestraw	Lost	$ 1,570	08/08/23		
56159	Wildlight Residential Association Tow	Labor for Sod Install in Front of 217	Lost	$ 1,005	08/08/23		
56043	Wildlight Waterbug Park	Bocce Ball Court Replacement	Lost	$ 34,121	08/07/23		
58059	Wildlight Curiosity Ave Enhancements	Repair Current Mainline Break	Lost	$ 1,600	09/26/23		
WON							
58262	Skinner Wildlight Office Condos	Wildlight office condos-drainage	Won	$ 5,967	09/28/23		
58146	Wildlight Residential Association	Ponder Cir Controller Decoder Replacement	Won	$ 860	09/26/23		
58151	Wildlight Residential Association	Crepe Myrtle Replacement	Won	$ 525	09/26/23		
56154	Wildlight Residential Association	Washingtonia Palm Replacement at Buttonwood	Won	$ 790	08/08/23		
58161	Wildlight, LLC	Bush Hogging Parcels on Tinker	Won	$ 1,175	09/27/23		
58060	Wildlight Curiosity Ave Enhancements	Moving Mainline and Wiring	Won	$ 17,420	09/26/23		
56657	Wildlight Residential Association	Dog trot and Buttonwood loop Sod	Won	$ -	08/22/23		

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Common Area	Shrubs	Remove straps on Pine Straws behind JEA station along Wildlight Ave	
Townhomes	Shrubs	Grade soil to prevent wash out by garage door	Gate has been locked last two weeks
Common Area	Weeds	Sprayed beds and crack weeds by publix berm	
Common Area	Weeds	Vines at mobility trail between townhomes	
Common Area	Weeds	In pool deck	
Common Area	Weeds	Weeds in beds behind commercial areas	
Townhomes	Shrubs	Trim tree branches off of sidewalks at Dog Trot and Wildlight Ave	
Common Area	Weeds	Growing in grass beds at Ponder Park	
Common Area	Weeds	Turf weeds at publix berm	
Townhomes	Irrigation	Check all corners of boardwalk for leaks. Fill in where needed.	Checked irr, no leaks

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Townhomes	Irrigation	251 & 221 Water meter cover	
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Plant Health Care	Ponder Cir park turf	Check irr, need to replace!
Townhomes	Shrubs	Come up with better shrubs than plumbagos - 244 Daydream	
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Common Area	Plant Health Care	Check turf at Ponder Cir monument sign	Irrigation break, need to replace along with Ponder park
Common Area	Shrubs	Check for shilling replacements down Curiosity	
Townhomes	Shrubs	Dead azalea at 250 Wildlight	
Common Area	Weeds	Dollarweeds down curiosity	
Common Area	Irrigation	Possible irrigation breaks at Ponder Park	
Common Area	Enhancement opp	Bahia install by mobility trail entrance by Ponder Park	
Common Area	Enhancement opp	Model Park turf/drainage proposal	
Common Area	Weeds	Cattails in bioswale	
Common Area	Shrubs	Leaning palm at Hammock	
Common Area	Irrigation	Broken irrigation line at hike and bike at start of extension?	
Common Area	Irrigation	Irrigation repairs at mobility trail by townhomes	
Common Area	Irrigation	Broken valves at Extension	
Townhomes	Irrigation	Townhomes - 205 Wildlight Ave broken box	
Townhomes	Enhancement opp	Turf install where new irr was installed	
Common Area	Shrubs	Need to clean up beds on Curiosity at intersections of Floco and Muhly	Need to scrape sod and propose drainage

MAINTENANCE UPDATE

PUNCH ITEMS - HISTORICAL (1 month trailing)

Area	Type	Description	Follow-up
Townhomes	Shrubs	Trim branches over sidewalk along Wildlight Ave	
Townhomes	Irrigation	Possible Irrigation break at 256 Wildlight Ave	
Common Area	Shrubs	Possible irrigation break at bed by crosswalk on Wildlight Ave	
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Townhomes	Shrubs	Remove bamboo stakes from Crepe Myrtle trees	After discussion, we are waiting on these. These keep the trees more vertical and help prevent the stalks from leaning over.
Townhomes	Weeds	Crack weeds in driveways	
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Townhomes	Enhancement opp	Remove tree in front of stop sign at 235 Daydream	Proposal sent
Townhomes	Weeds	205 Daydream, 230 Daydream, 255 Daydream	
Common Area	Irrigation	Possible break by publix berm	
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Common Area	Mowing	Weedeat/cleanup culverts down Curiosity	
Townhomes	Mowing	Clean up curb lines on Loblolly	
Common Area	Enhancement opp	Sawgrass Park turf additions where dug up	Proposal sent
Common Area	Shrubs	Trimmed grasses at Julep & Daydream where line of sight was blocked	
Common Area	Mowing	Pine Straw overflow on ribbon at Julep Park	
Townhomes	Weeds	Sprayed torpedo grass at new townhomes	
Townhomes	Enhancement opp	Resent proposal for turf install at 222 Wildlight	
Townhomes	Weeds	Crack weeds and bed weeds behind 224 Daydream	
Common Area	Enhancement opp	Curiosity Ave drainage	Proposal sent

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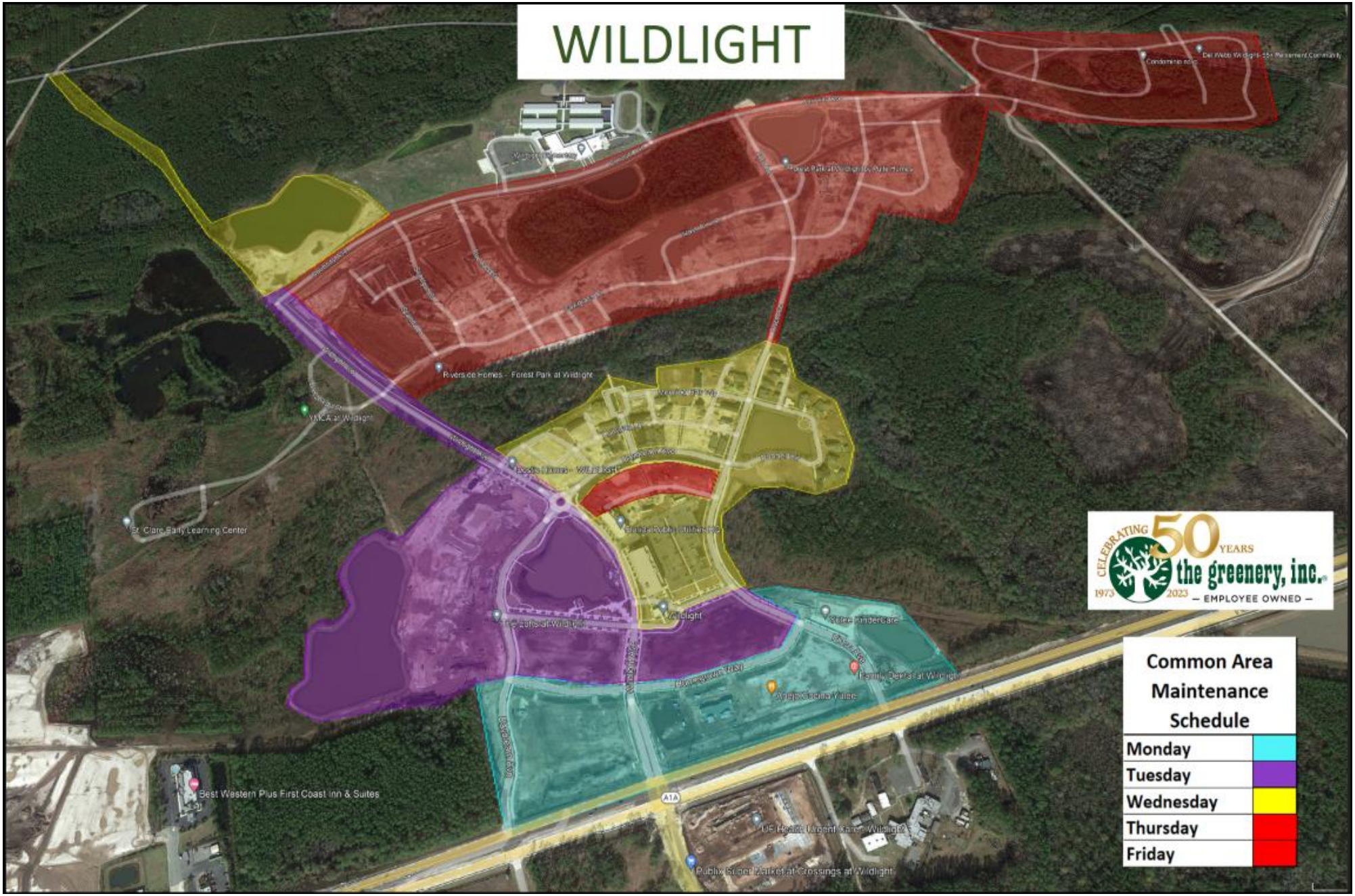
56657	Wildlight Residential Association	Dog trot and Buttonwood loop Sod	Won	$ -	08/22/23		

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Common Area	Enhancement opp	Bahia install by mobility trail entrance by Ponder Park	Proposed
Common Area	Weeds	Buttonwood Park	
Common Area	Irrigation	Broken head on right side of Floco on the north side of the speed bump	
Common Area	Weeds	Hammock Park	
Common Area	Weeds	Pond beds down Floco	
Common Area	Weeds	Sawgrass Park	
Common Area	Shrubs	Remove straps at Sawgrass park	
Common Area	Enhancement opp	Model Park turf/drainage proposal	Proposed
Common Area	Weeds	Dollarweeds down curiosity	
Common Area	Weeds	Spray gravel lots at commercial area	
Common Area	Weeds	Office condo weeds	
Townhomes	Weeds	Edge and spray beds at townhomes	
Townhomes	Weeds	Spray weeds down mobility trail between townhomes	
Townhomes	Shrubs	Cut grasses around AC units	

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Townhomes	Irrigation	251 & 221 Water meter cover	
Common Area	Plant Health Care	Ponder Cir park turf	What is your preference to schedule?
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Common Area	Plant Health Care	Check turf at Ponder Cir monument sign	Irrigation break, need to replace along with Ponder park
Common Area	Shrubs	Check for shilling replacements down Curiosity	
Common Area	Shrubs	Leaning palm at Hammock	
Townhomes	Irrigation	Townhomes - 205 Wildlight Ave broken box	
Townhomes	Enhancement opp	Turf install where new irr was installed	
Common Area	Plant Health Care	ANTS!	
Townhomes	Shrubs	Come up with better shrubs than plumbagos - 244 Daydream	
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	
Townhomes	Shrubs	Dead azalea at 250 Wildlight	
Common Area	Weeds	Spray Jasmine beds and JEA lift station at Wildlight and Sawgrass	
Common Area	Shrubs	Remove dead shrubs and grasses at Buttonwood Loop	
Common Area	Irrigation	Rain sensor knocked over at Office condo	
Townhomes	Shrubs	Remove palm braces at corner of Wildlight and Daydream	
Townhomes	Weeds	Oak suckers at townhomes on Wildlight Ave	
Common Area	Shrubs	Need to clean up beds on Curiosity at intersections of Floco and Muhly	Need to scrape sod and propose drainage

MAINTENANCE UPDATE

PUNCH ITEMS - HISTORICAL (1 month trailing)

Area	Type	Description	Follow-up
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Irrigation	Possible irrigation breaks at Ponder Park	
Common Area	Weeds	Cattails in bioswale	
Common Area	Irrigation	Broken irrigation line at hike and bike at start of extension?	
Common Area	Irrigation	Irrigation repairs at mobility trail by townhomes	
Common Area	Irrigation	Broken valves at Extension	
Townhomes	Mowing	Spray and mow 213 Daydream	
Townhomes	Weeds	Spray 217 Daydream by palms	
Townhomes	Weeds	Spray rock at 204 Daydream	
Common Area	Mowing	Crosstown entrance down 200	

Working on proposal. Not yet submitted.
Proposal delivered. Waiting on reply
Work not approved (declined)
Work approved. Ones with completed date are finished

ENHANCEMENT OPPORTUNITES/PROPOSALS

Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated $	Created Date	Complete Date	Lost Date
ESTIMATING							
		Crepe myrtles at walkway between townhomes?					
		Drainage for beds on North side of Curiosity past school					
DELIVERED							
59097		River birch Replant	Delivered	$ 268	20-Oct		
58988		Irrigation at parallel parking spots by office condos.	Delivered	$ 1,363	13-Oct		
58322		Bocee Ball synthetic turf option	Delivered	$ 21,420	29-Sep		
58160	Wildlight Residential Association Tow	Sod replacement Front Yard 201 Daydream	Delivered	$ 7,657	09/27/23		
58149	Wildlight Residential Association	Drainage Install Along Sidewalk by Forest Park Pond	Delivered	$ 8,123	09/26/23	**verbal**	
58152	Wildlight Residential Association	Sod Replacement in Front of Pulte Models	Delivered	$ 7,766	09/26/23		
58051	Crosstown at Wildlight	Crosstown Improvements	Delivered	$ 22,582	09/25/23	**verbal**	
56567	Wildlight Waterbug Park	Washout Behind TV Wall	Delivered	$ 3,955	08/18/23		
56158	Wildlight Residential Association Tow	Labor for Sod Install in Front of 222	Delivered	$ 2,010	08/08/23		
56156	Wildlight Residential Association	Islands in Mobility Trail Park Replanting	Delivered	$ 5,636	08/08/23		
56155	Wildlight Residential Association	Entrance to Mobility Trail Replanting	Delivered	$ 3,290	08/08/23		
56153	Wildlight Residential Association	Julep Park Cord Grass Addition	Delivered	$ 555	08/08/23		
56044	Wildlight Waterbug Park	Waterbug Game Park Drainage Install	Delivered	$ 19,495	08/07/23		
52823	Wildlight Commercial Association	Irrigation Repairs at New Office Condos	Delivered	$ 1,363	05/10/23		
LOST							
56656	Wildlight Residential Association Tow	Dog trot and Buttonwood loop Sod	Lost	$ 5,778	08/22/23		
56161	Mark McHugh	Hardwood Mulch	Lost	$ 2,490	08/08/23		
56160	Mark McHugh	Pinestraw	Lost	$ 1,570	08/08/23		
56159	Wildlight Residential Association Tow	Labor for Sod Install in Front of 217	Lost	$ 1,005	08/08/23		
56043	Wildlight Waterbug Park	Bocce Ball Court Replacement	Lost	$ 34,121	08/07/23		
58059	Wildlight Curiosity Ave Enhancements	Repair Current Mainline Break	Lost	$ 1,600	09/26/23		
WON							
58262	Skinner Wildlight Office Condos	Wildlight office condos-drainage	Won	$ 5,967	09/28/23		
58146	Wildlight Residential Association	Ponder Cir Controller Decoder Replacement	Won	$ 860	09/26/23		
58151	Wildlight Residential Association	Crepe Myrtle Replacement	Won	$ 525	09/26/23		
56154	Wildlight Residential Association	Washingtonia Palm Replacement at Buttonwood	Won	$ 790	08/08/23		
58161	Wildlight, LLC	Bush Hogging Parcels on Tinker	Won	$ 1,175	09/27/23		
58060	Wildlight Curiosity Ave Enhancements	Moving Mainline and Wiring	Won	$ 17,420	09/26/23		
56657	Wildlight Residential Association	Dog trot and Buttonwood loop Sod	Won	$ -	08/22/23		

EAST NASSAU
STEWARDSHIP DISTRICT

STAFF
REPORTS E

EAST NASSAU STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023	Regular Meeting	10:00 AM
November 16, 2023	Regular Meeting	10:00 AM
December 18, 2023	Regular Meeting	12:00 PM
December 21, 2023 CANCELED	Regular Meeting	10:00 AM
January 18, 2024	Regular Meeting	10:00 AM
February 15, 2024	Regular Meeting	10:00 AM
March 21, 2024	Regular Meeting	10:00 AM
April 18, 2024	Regular Meeting	10:00 AM
May 16, 2024	Regular Meeting	10:00 AM
June 20, 2024	Regular Meeting	10:00 AM
July 18, 2024	Regular Meeting	10:00 AM
August 15, 2024	Regular Meeting	10:00 AM
September 19, 2024	Regular Meeting	10:00 AM