EAST NASSAU STEWARDSHIP DISTRICT

January 18, 2024

GOVERNING BOARD

PUBLIC HEARINGS AND 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

January 11, 2024

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 Public Hearings and a Regular Meeting on January 18, 2024 at 10:00 a.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 November 30, 2023
   - B. Approval of December 18, 2023 Regular Meeting Minutes
   - C. Ratification Items
     - I. Documents of Conveyance of Portions of Cross Town Boulevard, Curiosity Avenue, and Wildlight Avenue in Pods 4 and 5
     - II. First Amendment to Florida Waterways, Inc., Agreement for Pond Management Services [Pond 13]
5. Public Comments *(limited to 3 minutes per person)*
6. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 3
   - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Consideration of Resolution 2024-12, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Within the Area Known as Wildlight Village Phase 3 Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapters 170 and 197, Florida Statutes , and Chapter 2017-206, Laws of Florida; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

I. Exhibit A: Presentation of Amended and Restated Engineer's Report for Wildlight Village Phase 3, *dated December 18, 2023,* as revised and adopted January 18, 2024

II. Exhibit B: Amended and Restated Master Special Assessment Methodology Report for Wildlight Village Phase 3, *dated December 18, 2023,* as revised and adopted January 18, 2024

7. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Preliminary Development Plan #4

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

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Consideration of Resolution 2024-13, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Within the Area Known as Preliminary Development Plan #4 Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapters 170 and 197, Florida Statutes, and Chapter 2017-206, Laws of Florida; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

   I. Exhibit A: Amended and Restated Engineer's Report for Preliminary Development Plan #4, *dated December 18, 2023,* as revised and adopted January 18, 2024

   II. Exhibit B: Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan #4, *dated December 18, 2023,* as revised and adopted January 18, 2024

8. Consideration of Second Amendment to Florida Waterways, Inc., Agreement for Pond Management Services [Ponds WL-5-1, WL 5-2, WL-4-4A, WL-4-2, WL-4-1]

9. Consideration of Acquisition Agreement for Wildlight Village Phase 3 (Series 2024 Bonds)

10. Discussion: Phase 3 Roadways Acquisition

11. Consideration of Resolution 2024-16, Amending Resolution 2023-10, Which Levied and Imposed an Annual Operations and Maintenance Special Assessment for the Fiscal Year Beginning October 1, 2023; Confirming, Ratifying, and Approving Amended O&M Assessment Roll for Fiscal Year 2023/2024; and Addressing Conflicts, Severability and an Effective Date

12. Discussion Regarding Form of Special Event Application and Related Rules, Policies and/or Fees

13. Consideration of Cost Share Agreement with Wildlight Residential Association and Wildlight Commercial Association for Utility Cart Purchase and Related Maintenance Costs

14. Development Update/Staff Reports

    A. Developer

    B District Counsel: *Kutak Rock LLP*

    - Update: Required Ethics Training

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

    D. Field Operations: *CCMC*

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

    - NEXT MEETING DATE: February 15, 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

15. Board Members' Comments/Requests

16. Public Comments

17. 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
NOVEMBER 30, 2023

EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 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	$ 1,005,011	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,005,011
SunTrust debit	401	-	-	-	-	-	-	-	401
Investments									
Revenue	-	-	-	-	39,417	260,146	-	-	299,563
Reserve	-	-	-	-	161,438	337,200	-	-	498,638
Prepayment	-	-	-	-	38,918	2,028	-	-	40,946
Construction	-	-	-	-	-	-	251,677	14,657	266,334
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	635,734	635,734
Sinking	-	-	-	-	-	95	-	-	95
Undeposited funds	8,514	-	-	-	-	-	-	-	8,514
Due from FPL 2022	-	1,813	-	-	-	-	-	-	1,813
Due from Wildlight LLC	-	110,753	-	20,666	-	78,762	-	-	210,181
Due from general fund	-	885,880	-	41,333	39,208	41,811	-	-	1,008,232
Due from capital projects fund	-	-	-	-	-	-	-	251,676	251,676
Prepaid expense	3,475	-	-	-	-	-	-	-	3,475
Security deposit	-	3,000	-	-	-	-	-	-	3,000
Utility deposits	-	50	-	-	-	-	-	-	50
Buildout deposits	-	42,088	-	-	-	-	-	-	42,088
Total assets	$ 1,017,401	$ 1,043,584	$ -	$ 61,999	$ 278,981	$ 720,042	$251,677	$ 902,067	$ 4,275,751
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	$ 5,656	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,656
Accounts payable on-site	204	45,204	-	-	-	-	-	-	45,408
Contracts payable	-	-	-	-	-	-	-	242,309	242,309
Retainage payable	-	-	-	-	-	-	-	802,399	802,399
Due to special revenue fund - DSAP #1	885,880	-	-	-	-	-	-	-	885,880
Due to special revenue fund - Commerce Park	41,333	-	-	-	-	-		-	41,333
Due to debt service fund - series 2018	39,208	-	-	-	-	-	-	-	39,208
Due to debt service fund - series 2021	41,811	-	-	-	-	-	-	-	41,811
Due to capital projects fund	-	-	-	-	-	-	251,676	-	251,676
Landowner advance	6,500	-	-	-	-	-	-	-	6,500
Total liabilities	1,020,592	45,204	-	-	-	-	251,676	1,044,708	2,362,180
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	-	112,566	-	20,666	-	78,762	-	-	211,994
Total deferred inflows of resources	-	112,566	-	20,666	-	78,762	-	-	211,994
Fund balances:									
Restricted for:									
Debt service	-	-	-	-	278,981	641,280	-	-	920,261
Capital projects	-	-	-	-	-	-	1	(142,641)	(142,640)
Unassigned	(3,191)	885,814	-	41,333	-	-	-	-	923,956
Total fund balances	(3,191)	885,814	-	41,333	278,981	641,280	1	(142,641)	1,701,577
Total liabilities, deferred inflows of resources and fund balances	$ 1,017,401	$ 1,043,584	$ -	$ 61,999	$ 278,981	$ 720,042	$251,677	$ 902,067	$ 4,275,751

*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 NOVEMBER 30, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 2,490	$ 2,490	$ 20,565	12%
Assessment levy: off-roll	-	-	214,271	0%
Lease reimbursements	-	-	34,343	0%
Total revenues	2,490	2,490	269,179	1%
EXPENDITURES				
Professional & administrative				
District engineer	1,031	1,031	12,000	9%
General counsel	5,656	5,656	50,000	11%
UF environmental	-	-	40,000	0%
District manager	4,000	8,000	48,000	17%
Audit	-	-	7,000	0%
Postage	-	-	500	0%
Printing and binding	83	167	1,000	17%
Insurance - GL, POL	-	13,338	14,000	95%
Legal advertising	-	1,226	6,500	19%
Miscellaneous - bank charges	21	41	1,000	4%
Office lease	3,475	6,950	43,003	16%
Office utilities	814	814	6,000	14%
Office supplies	-	-	2,563	0%
Meeting room	-	-	500	0%
Website	-	-		
Hosting & maintenance	753	753	705	107%
ADA compliance	-	210	210	100%
Annual district filing fee	175	175	175	100%
Property taxes	-	-	900	0%
Total professional & administrative	16,008	38,361	234,056	16%
Other fees & charges				
Property appraiser and tax collector	50	50	642	8%
Total other fees & charges	50	50	642	8%
Total expenditures	16,058	38,411	234,698	16%
Excess/(deficiency) of revenues over/(under) expenditures	(13,568)	(35,921)	34,481	
Fund balances - beginning	10,377	32,730	105,121	
Fund balances - ending				
Assigned:				
3 months working capital	69,175	69,175	69,175	
Unassigned	(72,366)	(72,366)	70,427	
Fund balances - ending	$ (3,191)	$ (3,191)	$ 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 NOVEMBER 30, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 80,846	$ 80,846	$ 599,466	13%
Assessment levy: off-roll	-	-	324,290	0%
Total revenues	80,846	80,846	923,756	9%
EXPENDITURES				
Field operations				
Field operations	18,540	19,540	116,893	17%
Administration and accounting	833	1,667	10,000	17%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape	27,319	74,014	694,064	11%
Lake maintenance	1,950	1,950	19,108	10%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	6,305	6,305	111,150	6%
Repairs & maintenance	1,254	1,254	25,000	5%
Electricity	148	148	984	15%
Irrigation (potable)	459	459	41,169	1%
Landscape replacement	-	-	69,406	0%
Parts & supplies	-	-	3,000	0%
Contingency	-	-	250	0%
Insurance	-	-	5,000	0%
Debt service fund accounting: series 2018	625	1,250	7,500	17%
Debt service fund accounting: series 2021	625	1,250	7,500	17%
Arbitrage rebate calculation	500	500	1,000	50%
Dissemination agent	167	333	2,000	17%
Trustee (series 2018 bonds)	-	-	4,000	0%
Trustee (series 2021 bonds)	-	-	4,000	0%
Total field operations	58,725	108,670	1,145,024	9%
Other fees & charges				
Property appraiser and tax collector	1,617	1,617	18,733	9%
Total other fees & charges	1,617	1,617	18,733	9%
Total expenditures	60,342	110,287	1,163,757	9%
Excess/(deficiency) of revenues over/(under) expenditures	20,504	(29,441)	(240,001)	
Fund balances - beginning	865,310	915,255	624,494	
Assigned:				
3 months working capital	294,689	294,689	294,689	
Disaster recovery	75,000	75,000	75,000	
Unassigned	516,125	516,125	14,804	
Fund balances - ending	$ 885,814	$ 885,814	$ 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 NOVEMBER 30, 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 NOVEMBER 30, 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 NOVEMBER 30, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	$ 40,008	$ 40,008	$ 340,148	12%
Assessment prepayments	19,459	38,918	-	N/A
Interest	1,453	2,803	-	N/A
Total revenues	60,920	81,729	340,148	24%
EXPENDITURES				
Debt service				
Principal	-	-	90,000	0%
Principal prepayment	30,000	30,000	-	N/A
Interest	116,943	116,943	234,149	50%
Total debt service	146,943	146,943	324,149	45%
Other fees & charges				
Property appraiser	-	-	3,543	0%
Tax collector	800	800	7,086	11%
Total other fees and charges	800	800	10,629	8%
Total expenditures	147,743	147,743	334,778	44%
Excess/(deficiency) of revenues over/(under) expenditures	(86,823)	(66,014)	5,370	
Fund balances - beginning	365,804	344,995	287,568	
Fund balances - ending	$ 278,981	$ 278,981	$ 292,938	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED NOVEMBER 30, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	$ 42,664	$ 42,664	$ 351,047	12%
Special assessment: off-roll	-	-	337,780	0%
Interest	3,385	6,635	-	N/A
Total revenues	46,049	49,299	688,827	7%
EXPENDITURES				
Debt service				
Principal	-	-	260,000	0%
Interest	208,942	208,942	419,730	50%
Total debt service	208,942	208,942	679,730	31%
OTHER FINANCING SOURCES/(USES)				
Property appraiser	-	-	3,657	0%
Tax collector	853	853	7,313	12%
Total other financing sources/(uses)	853	853	10,970	8%
Total expenditures	209,795	209,795	690,700	30%
Excess/(deficiency) of revenues over/(under) expenditures	(163,746)	(160,496)	(1,873)	
Fund balances - beginning	805,026	801,776	556,569	
Fund balances - ending	$ 641,280	$ 641,280	$ 554,696	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED NOVEMBER 30, 2023

	Current Month	Year To Date
REVENUES		
Interest	$ 1	$ 1
Total revenues	1	1
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	1
Fund balances - beginning	-	-
Fund balances - ending	$ 1	$ 1

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED NOVEMBER 30, 2023

	Current Month	Year To Date
REVENUES		
Landowner contribution	$ 242,309	$ 242,309
Interest	2,769	5,439
Total revenues	245,078	247,748
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	245,078	247,748
Fund balances - beginning	(387,719)	(390,389)
Fund balances - ending	$ (142,641)	$ (142,641)

EAST NASSAU
STEWARDSHIP DISTRICT

MINUTES

MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT

The Board of Supervisors of the East Nassau Stewardship District held 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.

Present were:

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

Also present:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Michelle Rigoni (via telephone)	District Counsel
Zach Brecht	District Engineer
Todd Haskett	CCMC
Carol Brown	Landowner Representative
Sete Zare (via telephone)	Underwriter

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Wrathell called the meeting to order at 12:03 p.m.

SECOND ORDER OF BUSINESS **Roll Call**

Supervisors Hahaj, Jinks, Hord and Northrup were present. Supervisor Fancher was not present.

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

Mr. Hahaj voiced his appreciation for everyone's hard work behind the scenes in preparing for these meetings during the busy holiday season.

FOURTH ORDER OF BUSINESS **Consent Agenda**

Mr. Wrathell presented the following, noting there is nothing behind Tab 4C:

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

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

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

There were no public comments.

SIXTH ORDER OF BUSINESS **Presentation of Amended and Restated Engineer's Report for Wildlight Village Phase 3, dated December 18, 2023**

Mr. Brecht pointed out refinements and substantive changes to the Amended and Restated Engineer's Report for Wildlight Village Phase 3, dated December 18, 2023, mostly related to cost. Mr. Brecht responded to the following questions:

Mr. Wrathell: The 2023 Estimated Construction Cost of $11,990,070 and the Master build out cost outlined in Table 2 totals $14,430,651. Table 3 outlines the remaining costs eligible for reimbursement, $4,776,551 and $3,815,792 for Wildlife Village Phases 1 and 2 Master Improvements, that do also benefit Wildlife Village Phase 3. Those are all the master costs together that are financeable for Wildlife Village Phase 3?

Mr. Brecht: Correct.

Mr. Wrathell: And all the neighborhood improvement costs total $36,286,798?

Mr. Brecht: Correct.

Regarding the approval process, Ms. Rigoni preferred separate motions for this Report and the upcoming Amended and Restated Master Special Assessment Methodology Report. She asked the following questions of Mr. Brecht:

Ms. Rigoni: Are the cost estimates reasonable and proper as presented in your Amended and Restated Report?

Mr. Brecht: They are.

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

Mr. Brecht: I am not.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, the Amended and Restated Engineer's Report for Wildlight Village Phase 3, dated December 18, 2023, as presented, was approved.

SEVENTH ORDER OF BUSINESS **Presentation of Amended and Restated Master Special Assessment Methodology Report for Wildlight Village Phase 3, dated December 18, 2023**

Mr. Wrathell reviewed pertinent information in the Amended and Restated Master Special Assessment Methodology Report. He went over the narratives of the Report and the tables, generally, and discussed the Development Program, the Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the special and peculiar benefits to the units related to the Capital Improvement Plan (CIP). He noted that this version of the Master Methodology references 66' lots for master costs but the lots are actually 60' lots, as indicated in the updated Engineer's Report. The Master Methodology Report narrative will be updated to reflect that change, which is already reflected in the Tables. He noted the following:

- Wildlight Village Phase 3 consists of approximately 468 acres out of the approximately 23,600 acres within the boundaries of the CDD.
- The Developer for the project is anticipated to be Wildlight, LLC, or its affiliates.

- The current Development Plan envisions 80,000 square feet of neighborhood non-residential uses, 411 single-family residential units and 152 multi-family residential units.
- Master Costs are estimated to total approximately $14,430,651 at buildout.
- Neighborhood Costs are estimated to total approximately $36,286,798 at buildout.
- Additional public capital improvement costs totaling $4,776,551 for Phase 1 and $3,815,792 for Phase 2 are also eligible to be funded by the Wildlight Village Phase 3 Bonds; the bonds will only finance so much and the Master Developer will continue to fund improvements as they previously have.
- The total maximum par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, would be $81,810,000.

Mr. Wrathell presented the Tables and noted the update to the product type to be incorporated throughout the Methodology Report; the Single Family 66' units will be changed to 60' units. Having noted that this change will be made on both Table 1 and Table 4, Mr. Wrathell asked Mr. Szymonowicz if it is necessary to adjust the Neighborhood Infrastructure Equivalent Residential Units (ERU) in Table 6. Mr. Szymonowicz replied no, as the Neighborhood Infrastructure is not based on area; the decrease in lot width, from 66' to 60', has no effect on Neighborhood Infrastructure, only on the Master Infrastructure. Mr. Wrathell noted the Neighborhood Equivalent Assessment Units (EAU) are slightly different, as they are based on Mr. Brecht's weighting the various infrastructure costs.

Mr. Wrathell and Mr. Szymonowicz clarified that Neighborhood EAUs do not need to be updated because the factors that go into the allocation of Neighborhood infrastructure is not solely dependent on front footage estimate alone.

Mr. Wrathell noted that each applicable phase has an applicable CIP per master assessment area and, depending on the total cost per the Engineer's estimate, the EAU/ERU allocations will proportionately change consistent with the Methodology/factors used to create such benefits allocation, so it might vary from Wildlight Village Phases 1 and 2.

The following corrections will be made throughout the Report:

Page 14, Table 1 and throughout the remainder of the Report: Change Product Type from SF 66' to SF 60'

Page 17, Table 4 and throughout the remainder of the Report: Change SF 66' EAU from "1.20" to 1.18"

Mr. Wrathell anticipates that the delegation resolution and the Supplemental Methodology Report, which will be used to market the bonds, will be presented at the next meeting. Final Supplemental Reports will be presented after closing on the bonds.

Ms. Rigoni asked Mr. Szymonowicz to review the new EAUs for the Master Infrastructure SF 60' lots and the respective changes to the annual assessment allocation to each product type as a result thereof.

Mr. Szymonowicz noted that, as a result of the SF 66' wide lots becoming SF 60' wide lots in Wildlife Village Phase 3, the Master Improvements EAU decreased from 1.20 to 1.18, resulting in the allocations of the Master Assessments for the improvements changing from $65,347.25 to $64,399.13 and annual assessments for the SF 60' units decreasing from $5,991.87 to $5,904.94.

Mr. Szymonowicz responded to questions, as follows:

Ms. Rigoni: Because of the lower ERUs allocated to the total units within that category, that means that other product types will see slight increases in their Master Assessment allocation, right?

Mr. Szymonowicz: That is correct. Would you like me to go over the changes for all of the categories that are responsible for the Master Improvements.

Ms. Rigoni: Yes, I think that would be helpful.

Mr. Szymonowicz reported the following changes to Table 5:

The Neighborhood Center per 1,000 S.F. allocation: The principal is changing from $65,891.81 to $66,036.40. The Annual Assessment is changing from $6,041.81 to $6,055.06.

Residential MF 22': The principal amount is changing from $27,228.02 to $27,287.07. The Annual Assessment is changing from $2,491.61 to $2,502.09

Residential SF 40': The principal amount is changing from $49,010.43 to $49,117.98. The Annual Assessment is changing from $4,493.91 to $4,503.77

Residential SF 50': The principal amount is changing from $54,456.04 to $54,575.53 The Annual Assessment is changing from $4,993.23 to $5,004.19.

Ms. Rigoni: Are the Special Assessments, based on your Methodology, reasonably and fairly allocated to the lands subject to them?

Mr. Szymonowicz: Yes, they are.

Ms. Rigoni: Will the assessed lands receive special benefits equal to or in excess of the Special Assessments as levied under the Methodology?

Mr. Szymonowicz: Yes.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the Amended and Restated Master Special Assessment Methodology Report for Wildlight Village Phase 3, dated December 18, 2023, as amended to incorporate changes discussed, was approved.

EIGHTH ORDER OF BUSINESS **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**

Mr. Wrathell presented Resolution 2024-07. This Resolution rescinds and replaces Resolution 2024-01 adopted at the prior meeting and prior actions for setting the Chapter 170 hearing. Ms. Rigoni stated that the following information will be inserted into the Resolution:

Page 2, Section 3: Insert "$59,309,792" for Total Estimated Cost of Improvements, which includes Master and Neighborhood improvements.

Page 2, Section 4: Insert "$81,810,000" representing the maximum assessment amount to defray the estimated cost of Master and Neighborhood Improvements, plus financing related costs, capitalized interest and debt service reserve funds.

Page 3, Section 13: Insert verbiage to reflect that Resolution 2024-07 replaces a prior declaring resolution.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Resolution 2024-07, as amended, 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, was adopted.

NINTH ORDER OF BUSINESS **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**

Mr. Wrathell presented Resolution 2024-08, which resets the public hearing.

On MOTION by Mr. Hord and seconded by Mr. Hahaj, with all in favor, 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, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Amended and Restated Engineer's Report for Preliminary Development Plan #4, dated December 18, 2023**

Mr. Brecht stated that the Amended and Restated Engineer's Report for Preliminary Development Plan #4 (PDP #4), dated December 18, 2023, was prepared with input from team members and Counsel. The Report is similar to the Wildlife Phase 3 Report in layout and substantive changes since the original report mostly relate to costs within Table 2. He noted that the Master build out cost for PDP #4, outlined in Table 2, is $216,153,000. The Neighborhood Infrastructure Improvement cost is $249,151,000.

Mr. Brecht responded to questions, as follows:

Ms. Rigoni: Are the cost estimates in your Engineer's Report for PDP #4 reasonable and proper for a project of this 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.

Mr. Brecht: I do not.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, Amended and Restated Engineer's Report for Preliminary Development Plan #4, dated December 18, 2023, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Amended and Restated Master Special Assessment Methodology**

Report for Preliminary Development Plan #4, dated December 18, 2023

Mr. Wrathell reviewed pertinent information in the Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan #4, dated December 18, 2023.

Mr. Wrathell responded questions, as follows:

Ms. Rigoni: Are the special assessments in your Methodology Report reasonably and fairly allocated to the land subject to the special assessments?

Mr. Wrathell: Yes.

Ms. Rigoni: Will the assessed lands receive special benefits equal to or in excess of the special assessments levied?

Mr. Wrathell: Yes.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan #4, dated December 18, 2023, was approved.

TWELFTH ORDER OF BUSINESS **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

Ms. Rigoni stated the following information will be inserted into the Resolution:

Page 2, Section 3: Insert "$465,304,000" for Total Estimated Cost of Improvements, including the Master and Neighborhood Improvements.

Page 2, Section 4: Insert "$637,770,000" representing the maximum assessment amount to defray the estimated cost of Master and Neighborhood Improvements, plus financing related costs, capitalized interest and debt service reserve funds.

On MOTION by Mr. Jinks and seconded by Mr. Hord, with all in favor, 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, was adopted.

THIRTEENTH ORDER OF BUSINESS **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**

Mr. Wrathell presented Resolution 2024-10, which resets the public hearing to declare special assessments.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, 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, was adopted.

FOURTEENTH ORDER OF BUSINESS **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

Ms. Rigoni recalled discussions at a prior meeting of the Developer's request for the Board to consider acquiring conservation lands at the monitoring stage with the Developer providing funding for monitoring activities upon acquisition and coordinating with Staff to transfer those portions of the Water Management District permits that are necessary for the District to carry out the monitoring activities. Given her background, Ms. Northrup has reviewed and provided input in preparing Resolution 2024-11. Resolution 2024-11 accomplishes the following:

- States the current plan for the District to acquire conservation land at the monitoring stage.

- Authorizes a form of the Supplemental Acquisition and Funding Agreement with respect to these conservation lands and the related improvements, such as the mobility trails that are located within these conservation lands.
- Authorizes Staff to transfer the Water Management District permits that are necessary for all the activities just mentioned.
- Approves the form of Agreement, in substantial form, which the Developer is still reviewing.

Asked if a monitoring firm was engaged, Mr. Wrathell stated he will find out and, if not, it will be included on the next agenda.

On MOTION by Ms. Northrup and seconded by Mr. Jinks, with all in favor, 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, was adopted.

FIFTEENTH ORDER OF BUSINESS **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**

Ms. Rigoni reported the following:

- The agenda contains the preliminary description for the 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.
- The Developer is asking for the District to acquire these areas for the purpose of perpetual operation and maintenance (O&M); these areas do not require monitoring.
- Some of these areas are in flux; the finalized legal description is being prepared.
- It has been confirmed that some of these Master Improvements may be eligible for reimbursement with the upcoming bond issue, as these are included within the Wildlife Phase 3

Capital Improvement Plan (CIP). Additional documentation with respect to reimbursement may be presented at a future meeting, if necessary.

As to maintenance obligations, Mr. Jinks noted these conservation areas will require periodic monitoring and minimal maintenance.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, 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, as described by District Counsel and Authorizing District Staff to prepare necessary acquisition documentation, was approved.

SIXTEENTH ORDER OF BUSINESS Consideration of Utility Cart

Mr. Haskett presented his memorandum and proposals to purchase a utility cart to serve the daily operations of the Wildlight Community; a recommendation and cost sharing breakdown between the District and residential/commercial Associations is included.

On MOTION by Mr. Hord and seconded by Mr. Hahaj, with all in favor, Staff's recommendation and eWheelz Estimate #5048 for the purchase of an Evolution Turfman 800 Utility Cart, in a not-to-exceed amount of $12,989.00, was approved.

Ms. Rigoni presented the following motion in case research determines it is necessary.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, authorizing District Staff, if necessary, to prepare a form of cost-share agreement for the utility cart and any other future equipment that will be shared between the entities, was approved.

SEVENTEENTH ORDER OF BUSINESS Discussion: Capital Reserve Study

The Board agreed with the recommendations of Mr. Wrathell and Ms. Brown to proceed with a Capital Reserve Study, in tandem with the HOA, and possibly using the same consulting firm that CCMC uses. Ms. Brown will provide vendor information to Mr. Wrathell.

EIGHTEENTH ORDER OF BUSINESS **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**

Regarding the County Roadway improvements the District built, Ms. Rigoni stated that the plan is to record the deed from the District to the County immediately following the recording of the deed from the Developer to the District, unless Supervisor Jinks or Zach lets us know there are specific County-required turnover submittal requirements prior to recording.

Mr. Hahaj asked if these are completed improvements. Mr. Brecht and Ms. Rigoni replied affirmatively. Mr. Hahaj asked for the next agenda to include discussion of preparing advance acquisition agreements for future roadways or enhancements not yet completed.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, acquisition of Roadway, Landscape, Pond and Open Space Tracts in DSAP 1, PDP 3, Pods 4 and 5 and Subsequent Conveyance of County Roadways, and authorizing Staff to prepare the acquisition documents, was approved.

NINETEENTH ORDER OF BUSINESS **Consideration of Tax Bill Corrections [Skinner Properties]**

Mr. Wrathell presented a memorandum and proposed tax bill corrections pertaining to two commercial parcels upon receiving the Skinner Properties approved building development plans, which resulted in a reduction of building square footage and assessments.

Due to this change, Ms. Rigoni will present a Supplemental Resolution to the 2024 Assessment Resolutions at the next meeting.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, authorizing Staff to proceed with the Certificate of Correction of Non-Ad Valorem Assessment Roll [Skinner Properties], was approved.

TWENTIETH ORDER OF BUSINESS **Consideration of Conveyance of Portions of Crosstown Boulevard, Curiosity Avenue, and Wildlight Avenue and Related Improvements to Nassau County, Florida**

Ms. Rigoni stated that these roadways are intended to go to the County. The Developer prepared the appropriate land conveyance documents.

Mr. Hahaj asked if the Interlocal Agreement with Nassau County needs to be updated. Ms. Rigoni believes the form was previously approved.

On MOTION by Ms. Northrup and seconded by Mr. Jinks, with all in favor, conveyance of portions of Crosstown Boulevard, Curiosity Avenue, and Wildlight Avenue and Related Improvements to Nassau County, Florida, in substantial form, and authorizing the Chair to execute, was approved.

TWENTY-FIRST ORDER OF BUSINESS **Consideration of Quote for Speed Hump Installation**

Mr. Haskett recalled previous discussion of a resident request for speed humps along Daydream Avenue and Sawgrass Drive.

Mr. Wrathell observed that an unbudgeted expense should not be inserted into existing line items; rather, for auditing purposes, it should remain as an unbudgeted expense.

On MOTION by Mr. Jinks and seconded by Mr. Hord, with all in favor, Traffic Safety Store Quote #QTE386520 for Speed Hump Installation, in the amount of $5,140.34, and authorizing Staff to seek necessary permits and other permissions from the County and authorizing the Chair to execute the final agreement, was approved.

TWENTY-SECOND ORDER OF BUSINESS **Development Update/Staff Reports**

A. Developer

Ms. Brown stated that a pond at Hawthorn Park is ready to be conveyed to the District; this information will be circulated in advance of the next meeting.

B. District Counsel: Kutak Rock LLP

There was no report.

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

Mr. Brecht stated work on conveying all the recently constructed improvements that have been accepted by the County is underway. Permitting and design work are underway for Chester Road; construction will begin in the first quarter of 2024.

D. Field Operations: CCMC

There was no report.

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

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

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

TWENTY-THIRD ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-FOURTH ORDER OF BUSINESS Public Comments

There were no public comments.

TWENTY-FIFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the meeting adjourned at 1:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

552
553
554
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556 _____ _____
557 Secretary/Assistant Secretary Chair/Vice Chair

EAST NASSAU
STEWARDSHIP DISTRICT

RATIFICATION ITEMS

EAST NASSAU
STEWARDSHIP DISTRICT

4CI

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 21 day of December, 2023, by Crystal Cook, who is personally known to me.

_____
Print Name Chrystal C. Dietz
NOTARY PUBLIC
State of Florida at Large
Commission # HH 410826
My Commission Expires: 9-29-27

CHRYSTAL C DIETZ
MY COMMISSION # HH 410826
EXPIRES: September 29, 2027

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.

BILL OF SALE

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

KNOW ALL MEN BY THESE PRESENTS, on this 21st day of December, 2023, 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: Chrystal C. Dietz

By: Mike Hahaj
Its: Chair, Board of Supervisors

Print Name: Crystal L. Cook

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 21 day of December, 2023, by Mike Hahaj, as Chair of Board of Supervisors of East Nassau Stewardship District, on behalf of company.

(Official Notary Signature)
Name: Chrystal C. Dietz
Personally Known ✓
OR Produced Identification N/A
Type of Identification N/A

[notary seal]

CHRYSTAL C DIETZ
MY COMMISSION # HH 410826
EXPIRES: September 29, 2027

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:
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.

BILL OF SALE

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

KNOW ALL MEN BY THESE PRESENTS, on this 21st day of December, 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:

WILDLIGHT LLC
a Delaware limited liability company

Signed, sealed and delivered
in the presence of:

Print Name: Chrystal C. Dietz

By: John R. Campbell
Its: Vice President

Print Name: Crystal L. Cook

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 21 day of December, 2023, by John R. Campbell, as Vice President of Wildlight LLC, a Delaware limited liability company, on behalf of company.

(Official Notary Signature)
Name: Chrystal C. Dietz
Personally Known N/A
OR Produced Identification N/A
Type of Identification N/A

[notary seal]

CHRYSTAL C DIETZ
MY COMMISSION # HH 410826
EXPIRES: September 29, 2027

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

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 21 day of December, 2023, by John R. Campbell, who is personally known to me.

_____
Print Name: Chrystal C. Dietz
Notary Public, State of Florida
My Commission Expires: 9-29-27
Commission No.: HH 410826

CHRYSTAL C DIETZ
MY COMMISSION # HH 410826
EXPIRES: September 29, 2027

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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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.

Inst. Number: 202345038239 Book: 2686 Page: 1619 Page 1 of 7 Date: 12/27/2023 Time: 11:29 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

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 21st day of December, 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:

Chrystal C. Dietz (Sign)
Chrystal C. Dietz (Print)

Crystal L. Cook (Sign)
Crystal L. Cook (Print)

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

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

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21 day of December, 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.

Chrystal C. Dietz
Print Name: Chrystal C. Dietz
Notary Public, State of Florida
My Commission Expires: 9-29-27
Commission No.: HH 410826

CHRYSTAL C DIETZ
MY COMMISSION # HH 410826
EXPIRES: September 29, 2027

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

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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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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.

Inst. Number: 202345038238 Book: 2686 Page: 1612 Page 1 of 7 Date: 12/27/2023 Time: 11:29 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

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 21st day of December, 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:

(Sign)
Chrystal C. Dietz (Print)

(Sign)
Crystal L. Cook (Print)

WILDLIGHT LLC, a Delaware limited liability company

By: _____
John R. Campbell
Its: Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21 day of December, 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: Chrystal C. Dietz
Notary Public, State of Florida
My Commission Expires: 9-29-27
Commission No.: HH 410826

CHRYSTAL C DIETZ
MY COMMISSION # HH 410826
EXPIRES: September 29, 2027

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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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.

Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 11191471
Customer Reference Number 4512

Addressee:
Rayonier, Inc
1 Rayonier Way
Wildlight, FL 32097
111-111-1111

Fidelity National Title Insurance Company has caused to be made a 30 year search of the Public Records of Nassau County, Florida, ("Public Records"), through 07/24/2023 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Wildlight LLC, a Delaware limited liability company by virtue of Special Warranty Deed recorded December 27, 2016 in Official Records Book 2090, page 1623, and Corrective Special Warranty Deed recorded August 7, 2017 in Official Records Book 2138, page 792, in the public records of Nassau County, Florida.

Wildlight LLC, a Delaware limited liability company by virtue of Special Warranty Deed recorded December 27, 2016 in Official Records Book 2090, page 1653, in the public records of Nassau County, Florida.

Wildlight LLC, a Delaware limited liability company by virtue of Special Warranty Deed recorded August 9, 2021 in Official Records Book 2486, page 651, in the public records of Nassau County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Right of Way Agreement in favor of Florida Power & Light Company as set out in instrument recorded August 31, 1978 in Official Records Book 273, page 551.

2. Matters contained in that certain Long Term Master Plan Conversion Agreement for East Nassau Comprehensive Planning Area recorded August 9, 2011 Official Records Book 1750, page 809.

3. Perpetual Easement for the purpose of Constructing and Maintaining Drainage as set out in Stipulated Order of Taking and Final Judgment recorded May 6, 2014 in Official Records Book 1915, page 1740.

4. Matters contained in that certain Nassau County Ordinance No. 2013-11, being a Development Order for the East Nassau Employment Center recorded July 5, 2013 in Official Records Book 1866, page 438, as amended by Adjustment recorded July 23, 2015 in Official Records Book 1993, page 44.

5. East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement recorded July 10, 2013 in Official Records Book 1866, page 1416, and as amended by instrument recorded July 23, 2015 in Official Records Book 1993, page 22.

6. Matters contained in that certain Notice of Department of the Army Permit recorded December 18, 2015 in Official Records Book 2019, page 1437.

7. Recorded Notice of Environmental Resource Permit as set out in instrument recorded August 11, 2016 in Official Records Book 2064, page 1030.

8. Consent of JEA to the Establishment of an Independent Special District recorded March 30, 2017 in Official Records Book 2110, page 480.

9. Notice of Creation and Establishment of the East Nassau Stewardship District as set out in instrument recorded June 30, 2017 in Official Records Book 2130, page 727; Validation recorded July 26, 2018 in Official Records Book 2214, page 289.

10. Restrictions, covenants, and conditions, which include provisions for a private charge or assessment, as contained in the Community Covenant for Florida Lowcountry Foundation, Inc. recorded July 3, 2017 in Official Records Book 2130, page 1407; First Amendment and Supplement recorded September 1, 2017 in Official Records Book 2144, page 757; Supplemental recorded August 3, 2021 in Official Records Book 2484, page 1587.

11. Provisions, including a Community Enhancement Fee, as set forth in the Community Charter for Wildlight Residential Properties, assigned to Neighborhood 1, recorded September 1, 2017 in Official Records Book 2144, page 617; Supplement recorded September 6, 2018 in Official Records Book 2220, page 1531; Supplemental recorded August 3, 2021 in Official Records Book 2484, page 1587; Amendment to Community Charter for Wildlight Residential Properties and Amended and Restated By-Laws of Wildlight Residential Association, Inc. recorded September 24, 2021 in Official Records Book 2499, page 1446.

12. Grant of Easement in favor of Comcast of Florida / Georgia /Illinois /Michigan, LLC as set out in instrument recorded February 9, 2018 in Official Records Book 2176, page 356.

13. True-Up Agreement Series 2018 Special Assessments as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1731.

14. Collateral Assignment and Assumption of Development Rights Series 2018 Bonds as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1743.

15. Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2018 Special Assessments as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1757.

16. Notice of Series 2018 Special Assessments East Nassau Stewardship District as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1762.

17. Master Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the East Nassau Stewardship District recorded May 7, 2019 in Official Records Book 2272, page 1300; Supplemental Disclosure of Public Financing recorded May 7, 2019 in Official Records Book 2272, page 1445; Second Supplemental recorded December 2, 2021 in Official Records Book 2518, page 1103.

18. Declaration of Grocery Supermarket Restriction by and between Wildlight LLC, et al, and Public Super Markets, Inc. as set out in instrument recorded September 26, 2019 in Official Records Book 2307, page 1042; First Amendment recorded September 1, 2020 in Official Records Book 2388, page 842; Second Amendment recorded December 11, 2020 in Official Records Book 2415, page 1899; Third Amendment recorded March 2, 2021 in Official Records Book 2438, page 592.

19. Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2021 Special Assessments as set out in instrument recorded May 5, 2021 in Official Records Book 2458, page 1961.

20. Collateral Assignment and Assumption of Development Rights Series 2021 Bonds as set out in instrument recorded May 5, 2021 in Official Records Book 2459, page 1.

21. Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2021 Special Assessments as set out in instrument recorded May 5, 2021 in Official Records Book 2459, page 46.

22. True-Up Agreement Series 2021 Special Assessments as set out in instrument recorded May 5, 2021 in Official Records Book 2459, page 56.

23. Access Easement in favor of Pulte Home Company, LLC as set out in instrument recorded June 21, 2021 in Official Records Book 2471, page 1796.

24. Reservation of all hunting rights and privileges, together with the right to license, lease, rent or otherwise assign and/or manage said rights, together with all income therefrom as set out in Special Warranty Deed recorded August 9, 2021 in Official Records Book 2486, page 651. Note: This reservation will automatically terminate as to the property transferred to a non-affiliated entity.

25. Declaration of Restriction as set out in instrument recorded October 8, 2021 in Official Records Book 2503, page 990.

26. Temporary Construction and Access Easement Agreement (Series 2021 Project) as set out in instrument recorded January 28, 2022 in Official Records Book 2534, page 31.

27. Restrictions, covenants, conditions, easements, and other matters as contained on the plat of East Nassau - Wildlight PDP 3 / POD 4 North, recorded February 17, 2022 in Official Records Book 2539, page 1789.

28. Restrictions, covenants, conditions, easements, and other matters as contained on the Plat of East Nassau - Wildlight PDP 3 / POD 5, recorded March 14, 2022 in Official Records Book 2546, page 1608.

NOTE: Taxes for the year 2022 have are exempt under Acct No 50-3N-27-0000-0001-0360; Assessed Value $855.00; Homestead Exemption is not allowed.

NOTE: All recording references in this form shall refer to the public records of Nassau County, Florida, unless otherwise noted.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

Malinda Zeidman

EXHIBIT "A"

Nassau County, Florida

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.

<u>Wildlight Avenue</u>:

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.

EAST NASSAU
STEWARDSHIP DISTRICT

4CII

FIRST AMENDMENT TO AGREEMENT BETWEEN THE EAST NASSAU STEWARDSHIP DISTRICT AND FLORIDA WATERWAYS, INC. FOR POND MANAGEMENT SERVICES

THIS FIRST AMENDMENT ("First Amendment") is made and entered into this ___ day of January 2024, by and between:

East Nassau Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, being situated in Nassau County, Florida whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"); and

Florida Waterways, Inc., a Florida corporation, with a mailing address of 9820 Scott Mill Road, Jacksonville, Florida 32257 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District was established pursuant to Chapter 2017-206, Laws of Florida (the "Act"), for the purpose, among others, of planning, financing, constructing, installing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District owns, operates, and maintains several stormwater management ponds and related infrastructure located within the District ("Facilities"); and

WHEREAS, the District and Contractor previously entered into the *Agreement for Pond Management Services*, dated November 1, 2022 (the "Maintenance Agreement") as may be amended from time to time; and

WHEREAS, Section 21 of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties desire to amend the Maintenance Agreement to add additional scope of Services by adding an additional pond Facility as further detailed in Contractor's proposal attached hereto as **Exhibit A**; and

WHEREAS, each of the Parties has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each of the Parties hereto.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of the Maintenance Agreement and this First Amendment.

SECTION 2. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 3 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Maintenance Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Maintenance Agreement is hereby amended as follows:

A. the scope of Services as provided in Sections 2 and 3 of the Maintenance Agreement is amended and supplemented to include the additional pond Facility as described in the attached **Exhibit A**.

B. Section 5, Compensation; Term, shall be amended and supplemented to include additional compensation as provided in **Exhibit A**.

SECTION 3. Except as specifically amended above, the Maintenance Agreement shall remain in full force and effect, unaltered by this First Amendment.

IN WITNESS WHEREOF, the Parties execute this First Amendment the day and year first written above.

EAST NASSAU STEWARDSHIP DISTRICT

_____

Mike Hahaj
Chairman, Board of Supervisors

FLORIDA WATERWAYS, INC.

_____

By: _____
Its: _____

Exhibit A Proposal for Additional Services

EXHIBIT A

FLORIDA WATERWAYS INC.

Quote

6950 Philips Highway, Unit 24
Jacksonville, FL 32216
Phone: 904.801.LAKE (5253)
Website: www.FloridaLake.com

DATE	11/8/2023
GOOD FOR	3/7/2024

SUBMITTED TO

EAST NASSAU STEWARDSHIP DISTRICT

c/o Roger Kintz, Maintenance Supervisor
CCMC

DESCRIPTION	AMOUNT
Add additional pond to routine monthly service	
Pond 13	
Monthly	$ 66.25

Subtotal	$ 66.25
Tax	-
TOTAL	**$ 66.25**

OTHER COMMENTS

Annual Price of $795.00

Services and terms as specified in:
AGREEMENT BETWEEN THE EAST NASSAU STEWARDSHIP DISTRICT AND FLORIDA WATERWAYS, INC. FOR POND MANAGEMENT SERVICES - Dated Nov. 1, 2022

Accepted by:

Print: Mike Hahaj
Date: 11/16/23

If you have any questions about this quote, please contact

Jim Schwartz at jim@floridapond.com or 904.801.LAKE (5253), Ext. 1

Thank You For Your Business!

EAST NASSAU
STEWARDSHIP DISTRICT

6A

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Foy R. Maloy, Jr

Who on oath says that (s)he is the Publisher of the Fernandina Beach News-Leader, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy the advertisement, being a DISPLAY LEGAL NOTICE in the matter of

WILDLIGHT PHASE 3
NOTICE OF 170 ASSESSMENT

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

12/27/2023 01/03/2024
LEGAL DISPLAY

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

Sworn to and subscribed to before me
This 3rd day of January, A.D. 2024

Robert O. Fiege, Notary Public

Personally Known

ROBERT O. FIEGE
MY COMMISSION EXPIRES
JUNE 9, 2024
#GG 976628
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTICE OF PUBLIC HEARINGS TO CO
ASSESSMENT ROLL PURSUANT TC
EAST NASSAU STEWARDSHIP DI

The Board of Supervisors ("Board") of the East Nassau Stewardship public hearings and a regular board meeting on **January 18, 2024 at 10: Beach Municipal Airport, 700 Airport Road, Fernandina Beach, F** the adoption of an assessment roll, the imposition of special assess bonds on benefited lands within the East Nassau Stewardship District which lands is shown below, and to provide for the levy, collection and assessments. The streets and areas to be improved and property subject are geographically depicted below and in the District's *Amended and Res Wildlight Village Phase 3*, dated December 18, 2023 (the "Improvement are being conducted pursuant to Chapter 2017-206, *Laws of Florida*, and *Florida Statutes*. A description of the property to be assessed and the each piece or parcel of property may be ascertained at the District Manag Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible improvements for lands within the District. The infrastructure impro are currently expected to include, but are not limited to, roadway f management system, water distribution system, wastewater syster landscaping, hardscaping and irrigation system improvements, street li other improvements, all as more specifically described in the Improvemen during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within set forth in the District's *Amended and Restated Master Special Assess for the Wildlight Village Phase 3*, dated December 18, 2023 (the "Assess file and available during normal business hours at the address provided a such assessment is to secure the bonds issued to fund the Improveme detail in the Assessment Report, the District's assessments will be levied within the District. The Assessment Report identifies the legal description District which will be subject to the assessments and the assessment ar land use category that is currently expected to be assessed. The method for the Improvements to be funded by the District will initially be determine per gross acre basis. The methodology is explained in more detail in the As described in more detail in the Assessment Report, the District's assessm all assessable lands within the District. Please consult the Assessment Re

The annual principal assessment levied against each parcel will be base (30) years of the total debt allocated to each parcel. The District expects to to retire no more than $81,810,000 in debt to be assessed by the Distr costs of collection or enforcement, discounts for early payment and inter schedule of assessments is as follows:

Combined Master and Neighborhood Infrastructure Improvements Annual Ass

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Commercial	
Neighborhood Center	$6,055.06
Residential	
MF 22'	$2,502.09
SF 40'	$4,503.77
SF 50'	$5,004.19
SF 60'	$5,904.94
Total Residential	

* Included costs of collection and assumes payment in November

The assessments may be prepaid in whole at any time, or in some ins paid in not more than thirty (30) annual installments subsequent to the issua Improvements. These annual assessments will be collected on the Nassau Collector. Alternatively, the District may choose to directly collect and enf All persons interested may ascertain the description of each property to be to be assessed to each piece or parcel of property at the District Manager affected property owners have the right to appear at the public hearings a objections with the District within twenty (20) days of the publication of this

Also on January 18, 2024, at 10:00 a.m. at the Fernandina Beach Muni Road, Fernandina Beach, Florida 32034, the Board will hold a regular publi other business that may lawfully be considered by the District. The Board open to the public and will be conducted in accordance with the provisions districts. The Board meeting and/or the public hearings may be continued time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to

LETTERS *Continued from 7A*

scores indicate C and D ratings based on the "old fashion" grading system. Now, everyone gets a trophy.

Should we be proud that our graduation rates are solidly in the 90s? How can a high school with 39% Math Achievement graduate 96% of its students? Something does not compute.

Parents should be asking questions. Why are students being passed with subpar performance? Are we supposed to be proud of our A-rated school system despite a performance well below A level?

Richard Lumpkin
Fernandina Beach

Perpetual madness

Oct. 7th's horrifying massacre in Israel, as well as the horror of Israel's response, cannot be denied. However, any rational person also knows the terrible situations in Israel, Gaza/Palestine/West Bank, Syria, Lebanon is clearly "a perpetual motion machine" of madness, death, terror, unimaginable grief. Fueling future generations of hatred, breeding more carnage. Cold-blooded massacres playing out over and over on screens large and small, making it clear to any reasonable person that war isn't the answer.

The state of Israel was founded May 14, 1948, by guilt-ridden world powers, beginning this constant conflict, carnage. Guilt-ridden because world powers turned blind eyes to the Holocaust, for far, far too long. Before anyone gets their panties in a wad:

1. Hamas should be mercilessly eliminated.
2. Israel today has a right to exist in peace (8019 square miles, population 9,200,000).
3. Gaza/Palestinian also has a right to exist in peace (141 square miles, population 2,000,000).

Consider those numbers. Gaza's governance, Israel's control all contributing to this madness.

4. Unauthorized settlements, Herbollah, Isis provide more insanity.

Attack after attack, response after response fueling future generations of heartless brutality. Madness witnessed for 75 years, today in-your-face, through cellphones, social media. "Man's inhumanity to man" displayed for the entire world to see instantly, on big and small screens. Inhumanity, never any resolution, just carnage, horror, madness, grief obviously breeding future soldiers, future terrorist, future carnage, future horror continuing "man's inhumanity to man."

Unrealistic, but wishful solution would be for all countries to stop supporting, supplying the tools of horror, carnage. Making it too difficult for either side to do anything other than solve their problems, stop mass slaughter of their children, actually talk, communicate, compromise, solve problems. Governments focus far more on ways to kill people than resolving their differences, producing generation after generation of immense hatred. Figure it out, regardless of what it takes, figure it out but slaughtering innocents is not, never has been, never will be an answer, so figure it out. World history is crystal clear on those facts. During Viet Nam often heard, "War is good business, invest your son," personally assure everybody, 58,220 who honorably gave all, would disagree. Disastrously 58,200 is only a fraction of lives needlessly wasted.

Religious beliefs, dictates, ideologies are often claimed to be why such genocidal madness continues. History proves religious differences, misunderstandings, ideologies have killed more people than all other excuses combined. Long past time for everyone to accept their differences, respect their fellow man, be tolerant, become concerned with decency, respect, kindness toward humanity, in the here and now. Much less about blissful ecstasy, 70 virgins or salvation in the hereafter. Living honorably, compassionately in the here and now, assures a joyous hereafter. If theologies are core to conflicts, there likely is no resolution for the majority. Self-importance, woke ideology prohibited college presidents, obviously out-of-touch elite academics from acknowledging that genocidal speech is never acceptable.

Regardless of the solution, it's painfully obvious that war is not the answer. Over the 76 years of my life, America's wars accomplished nothing good, created more enemies than needed friends even in our hemisphere, the Americas. Look at all the lives wasted, maimed for life because of terrible decisions of politicians, our self-important leaders, the past 76 years. Politicians, majority of whom never having served in harm's way. America has nothing but grief, heartache, pain and loss of the world's respect to show for politicians' ignorant, self-serving actions. "Perpetual madness," most wars, conflicts, never benefit soldiers, sailors, Marines, airmen serving America honorably, everyday "in harm's way."

Jerry Turk
Fernandina Beach

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT AND NOTICE OF MEETING OF BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") will hold public hearings and a regular board meeting on **January 16, 2024 at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034,** to consider the adoption of an assessment roll, the imposition of special assessments to secure bonds proposed bonds on benefited lands within the East Nassau Stewardship District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved and property subject to the special assessments are geographically depicted below and in the District's *Amended and Restated Engineers Report for Wildlight Village Phase 3*, dated December 18, 2023 (the "Improvement Plan"). The public hearings are being conducted pursuant to Chapter 2017-206, *Laws of Florida*, and Chapters 170, 189 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District Manager's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

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

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology Report for the Wildlight Village Phase 3*, dated December 18, 2023 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessment amounts per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $81,810,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Appointment

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	$6,055.06	$0.00	$6,055.06
Residential			
MF 22'	$2,502.09	$5,077.55	$7,579.64
SF 40'	$4,508.77	$8,677.99	$13,181.76
SF 50'	$5,004.19	$9,231.91	$14,236.09
SF 60'	$5,804.94	$10,524.37	$16,429.31
Total Residential			

* Included costs of collection and assumes payment in November

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

Also on January 16, 2024, at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

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

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 $59,309,792 (the "Estimated Cost").

4. The Assessments will defray approximately $81,810,000, 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 2024-07.

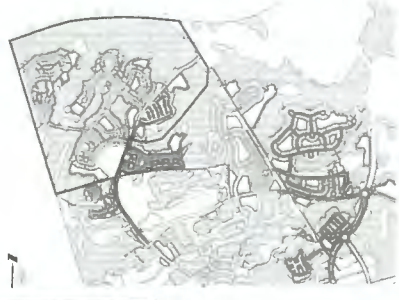
PASSED AND ADOPTED this 18th of December 2023.

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

/s/ Craig Wrathell — Secretary/Assistant Secretary
/s/ Mike Hahaj — 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

6B

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.

2. I, Han Liu, serve as Financial Analyst at Wrathell, Hunt and Associates, LLC.

3. Among other things, my duties include preparing and transmitting correspondence relating to the East Nassau Stewardship District.

4. I do hereby certify that on December 18, 2023, and in the regular course of business, I caused a letter, in the form attached hereto as **Exhibit A**, for purposes of noticing for assessment hearing for area known as Wildlight Village Phase 3, to be sent via U.S. First-Class Mail to the addressees identified in **Exhibit B**.

5. I have personal knowledge of having sent the letter to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Liuhan
By: Han Liu, Financial Analyst

SWORN AND ASCRIBED before me by means of ☑ physical presence or ☐ online notarization this 18th day of December 2023, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is ☑ personally known to me or ☐ has provided _____ as identification.

DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC
Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Letters Sent
EXHIBIT B: Mailing List (Assessment Roll), Engineer Report and Methodology Report

9589 0710 5270 0163 1249 61

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33431-USPS

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

VIA FIRST CLASS U.S. MAIL – CERTIFIED

December 18, 2023

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

RE: East Nassau Stewardship District
Notice of Hearing on Assessments to Property (Wildlight Village Phase 3)
Parcel ID#: 50-3N-27-0000-0001-0270, 50-3N-27-1005-0RA5-0000
50-3N-27-1005-0LT4-0000, 50-3N-27-1005-CEA5-0000

Dear Property Owner:

You are receiving this notice because Nassau County records indicate that you are a property owner within the East Nassau Stewardship District (the "District"). The District is a special-purpose unit of local government that was established pursuant to Chapter 2017-206, Laws of Florida, and in accordance with Chapter 189, Florida Statutes. The property that you own that is the subject of this notice is identified above and is within the area known as "Wildlight Village Phase 3" within the Detailed Specific Area Plan #1, all within the boundaries of the District.

At the December 18, 2023, meeting of the District's Board of Supervisors, the District approved in substantial form the *Amended and Restated Engineer's Report for Wildlight Village Phase 3,* dated December 18, 2023 (the "Improvement Plan") attached hereto as Exhibit A, that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District known as Wildlight Village Phase 3, including, but not limited to, roadway improvements, stormwater management system, water distribution system, wastewater system, reclaim water system, landscaping, hardscaping and irrigation system improvements, street lighting improvements, and other improvements, all as more specifically described in the Improvement Plan (the "Improvements").

The District estimates that it will cost approximately $81,810,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the District, the District intends to assess your property, in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology Report for the Wildlight Village Phase 3*, dated December 18, 2023 (the "Assessment Report"). The purpose of any such assessment is secure special assessment revenue bonds that may be issued to fund the cost of construction and/or acquisition of the Improvements.

The Assessment Report allocates the District's total anticipated principal debt over the benefited property within the District. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be levied on the basis of equivalent assessment unit ("EAU") for Master Improvements

and equivalent residential unit ("ERU") for Neighborhood Improvements, as further described in the Assessment Report, at the time that such property is platted or subject to a site plan in accordance with the Assessment Report. The total maximum amount of principal to be levied against each parcel and the number of units anticipated to be contained within each parcel is set forth in the Assessment Report, attached hereto as Exhibit B and incorporated herein by reference. Please note, such Assessment Report may be amended at the below referenced hearing.

The total revenue that the District will collect by levying assessments in connection with the issuance of the special assessment revenue bonds for the construction and/or acquisition of the Improvements is estimated to be $7,266,972.33, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements.

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

In accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, *Florida Statutes*, the District will hold public hearings on **January 18, 2024, at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

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

Sincerely,

Craig Wrathell
District Manager

Exhibit B

WILDLIGHT LLC	1 RAYONIER WAY YULEE, FL 32097

County Tax Collector Parcel ID#: **50-3N-27-0000-0001-0270, 50-3N-27-1005-0RA5-0000, 50-3N-27-1005-0LT4-0000, 50-3N-27-1005-CEA5-0000**

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 the conveyance of land for schools, parks and the other 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
Upland Conservation	3,167	10,386 Acres
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 and (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)

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 or reimbursement issued by the County (also referred to as "Arterial/Collector Roads"). Mobility fee credits or reimbursements 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/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 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*

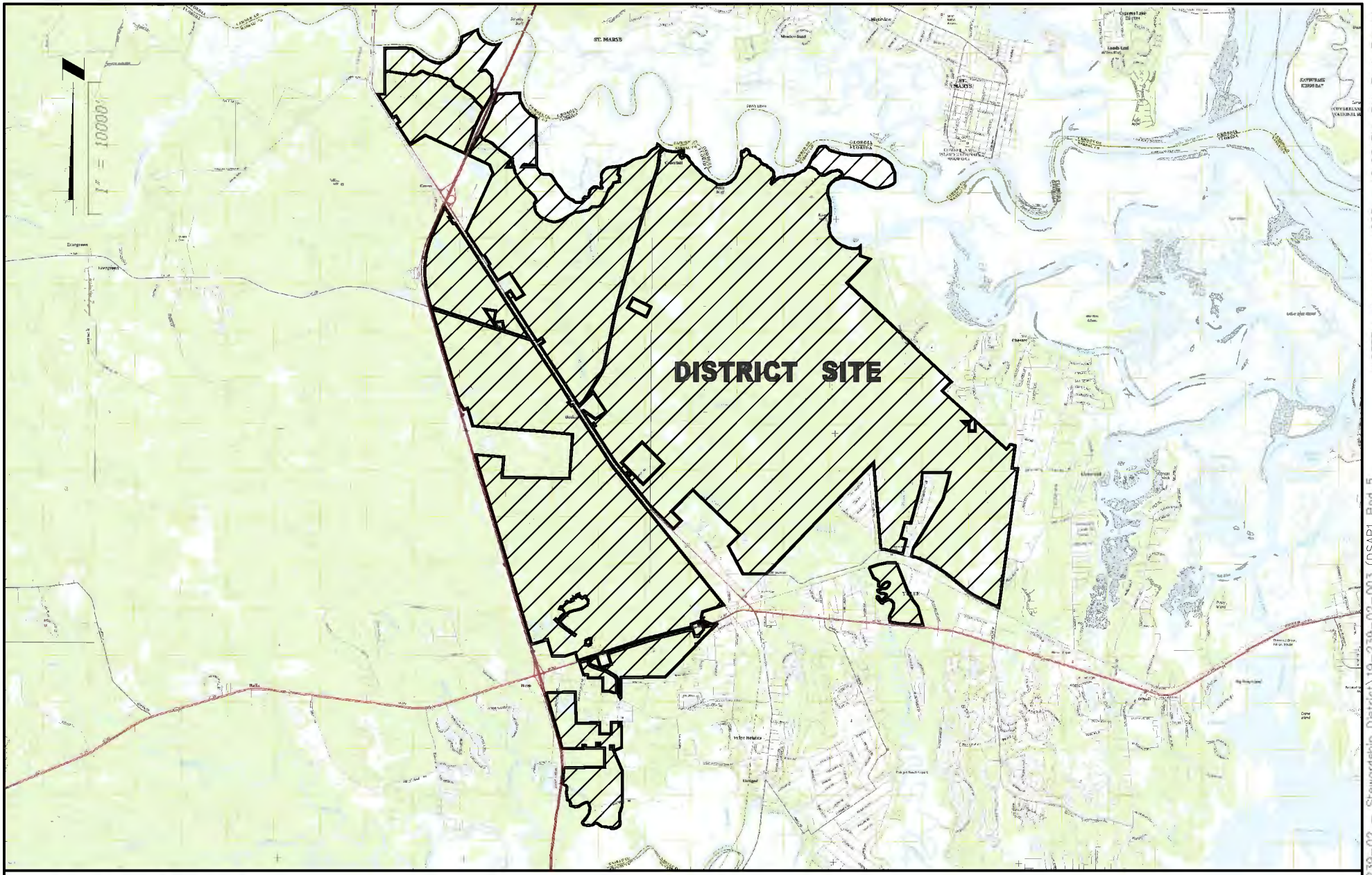
[4] *Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance 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
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DATE:	OCTOBER 19, 2023
PLATE NO.	1

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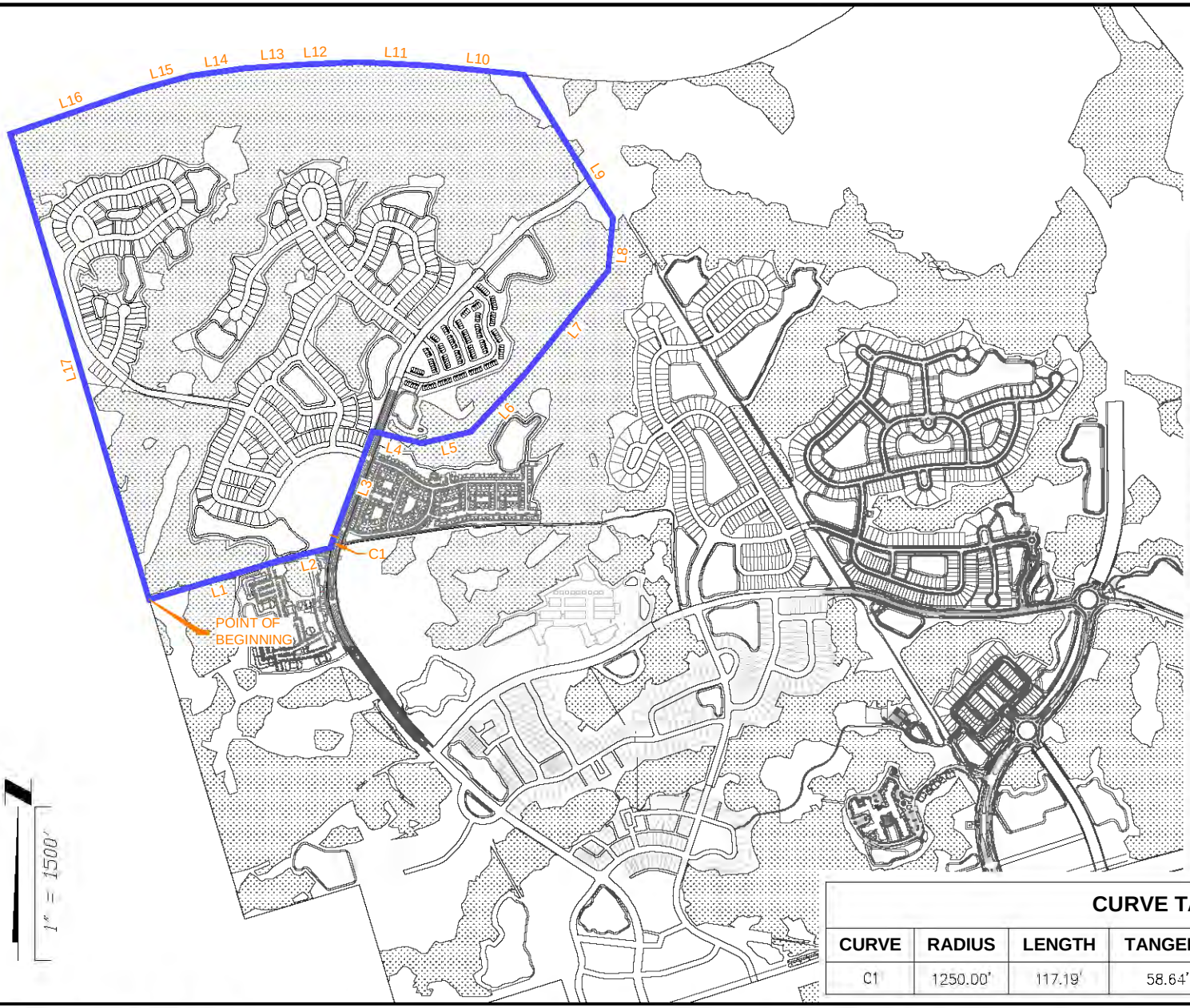

LEGEND:

PHASE 3 BOUNDARY

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	512.36'	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

DRAWN BY: LOL

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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PLATE NO. 2A

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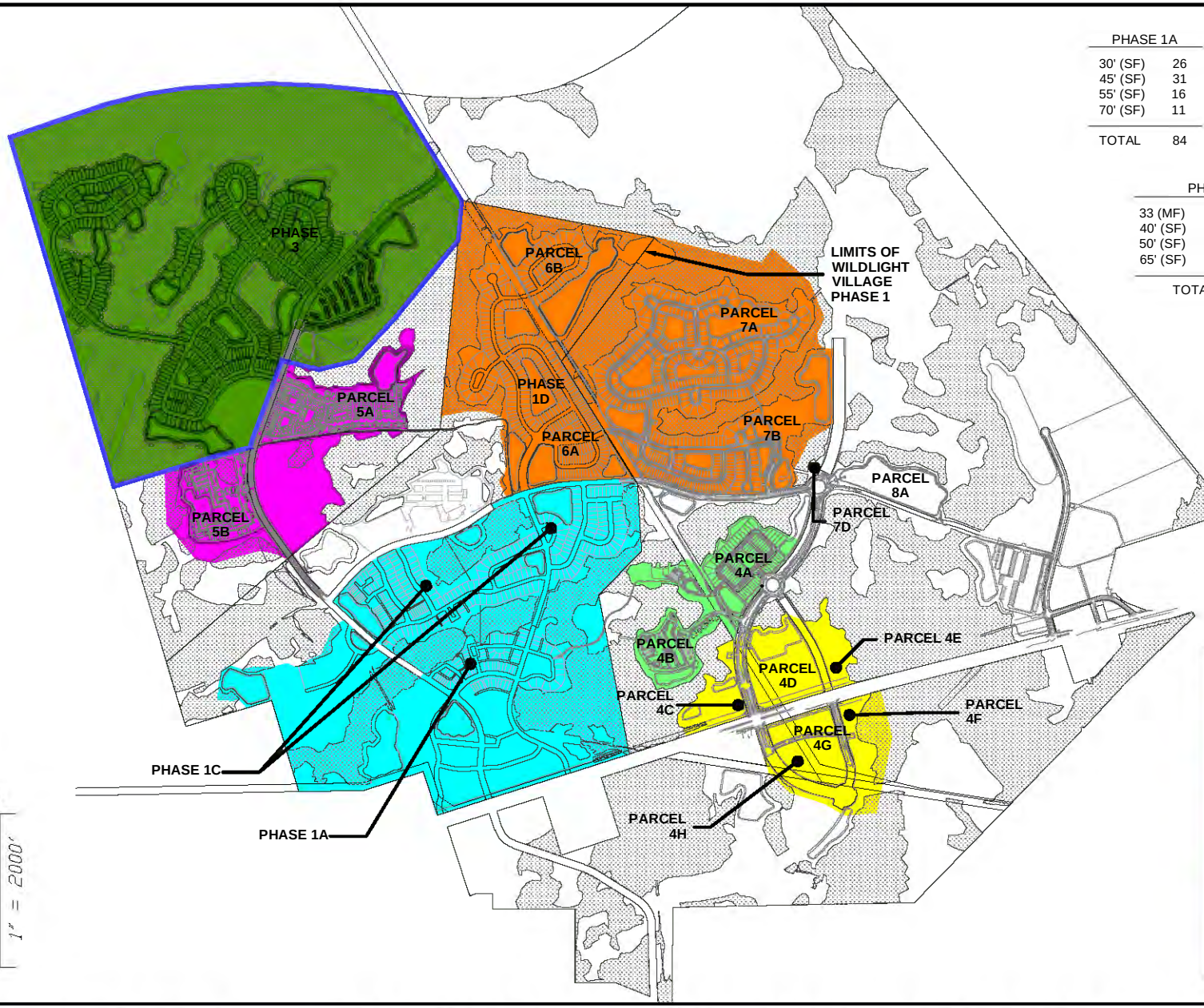

PHASE 1A	
30' (SF)	26
45' (SF)	31
55' (SF)	16
70' (SF)	11
TOTAL	84

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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PLATE NO. 3

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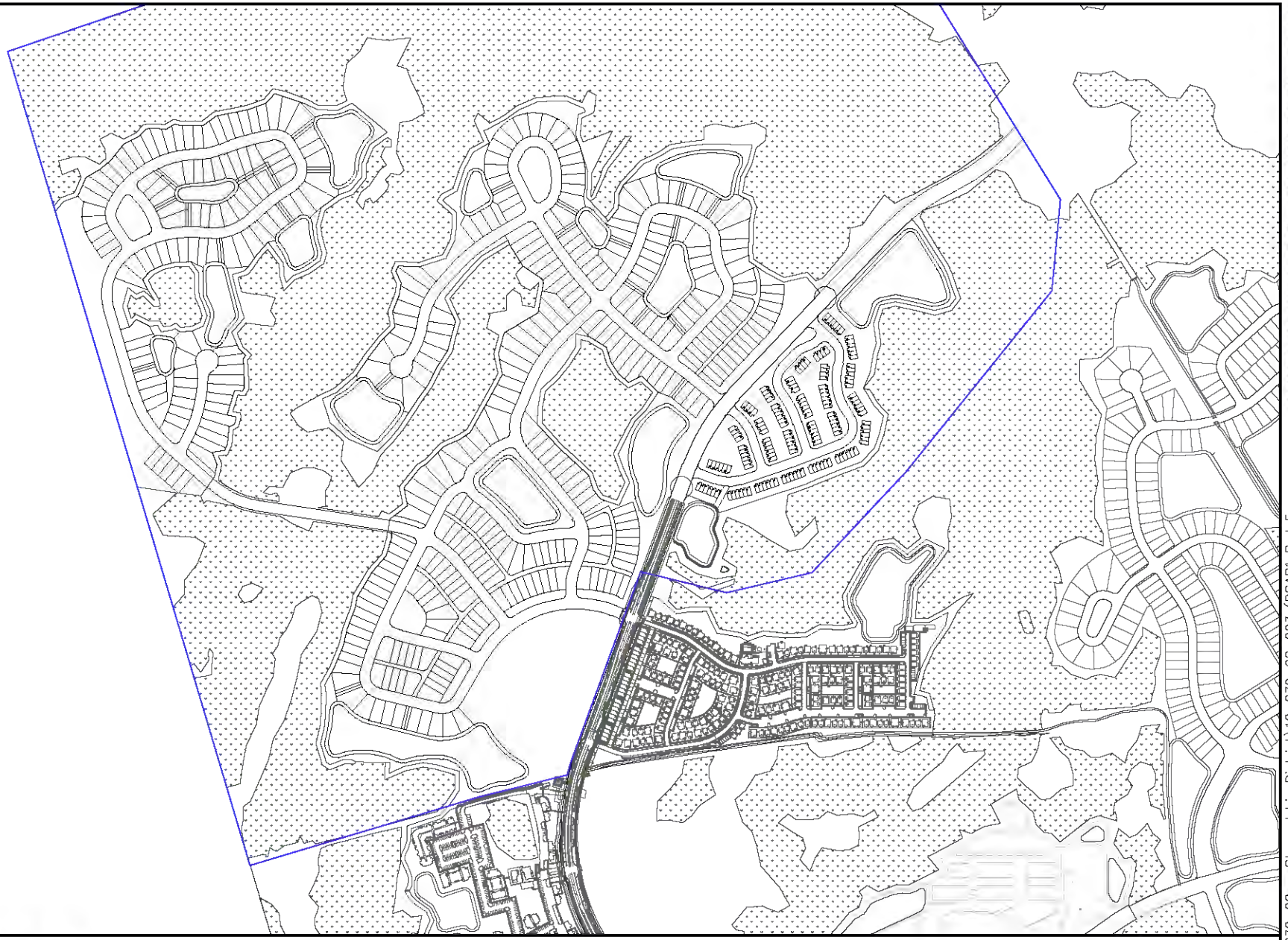

1" = 800'

ETM

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DEVELOPMENT PLAN - PHASE 3

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	4

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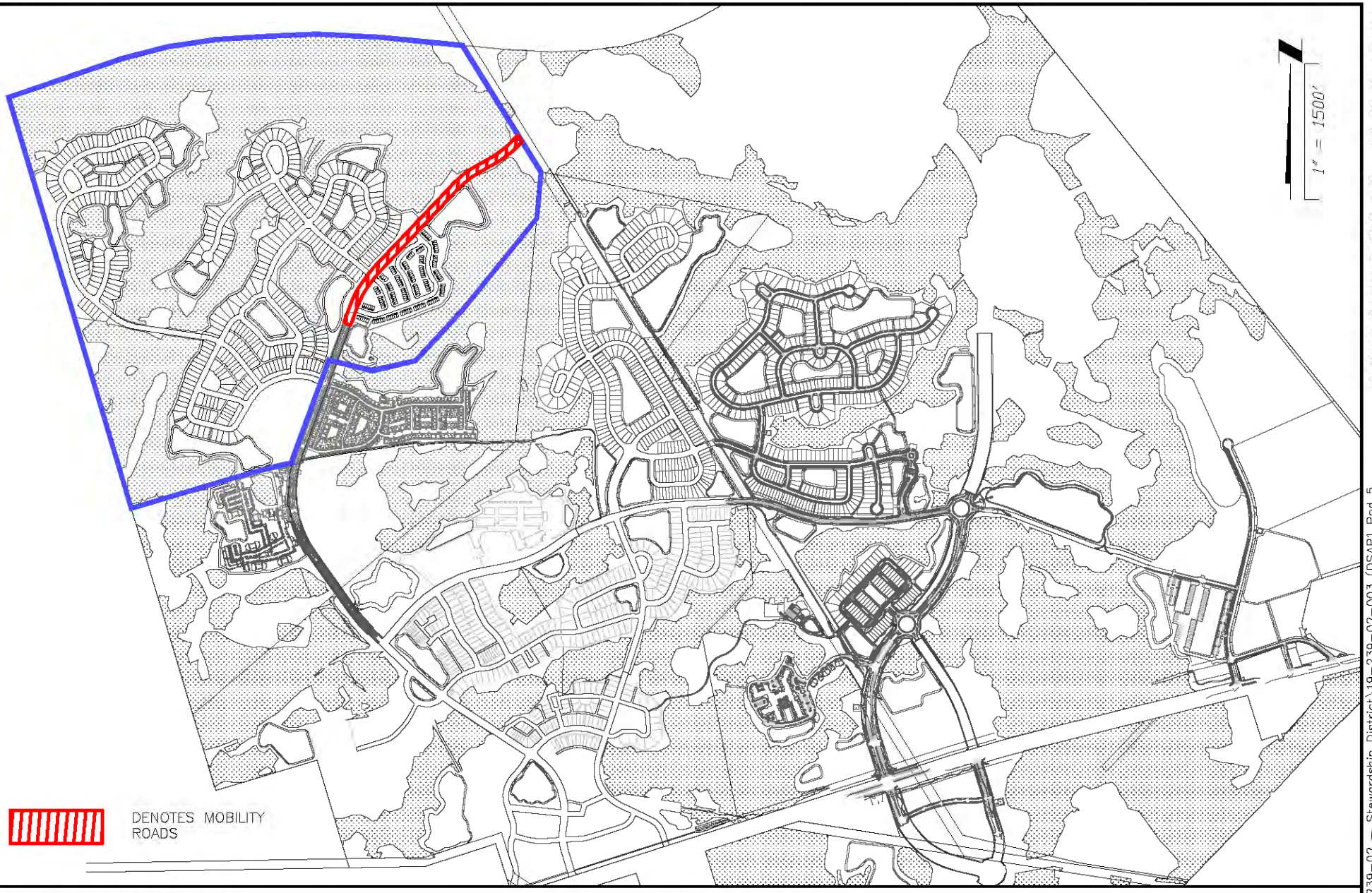

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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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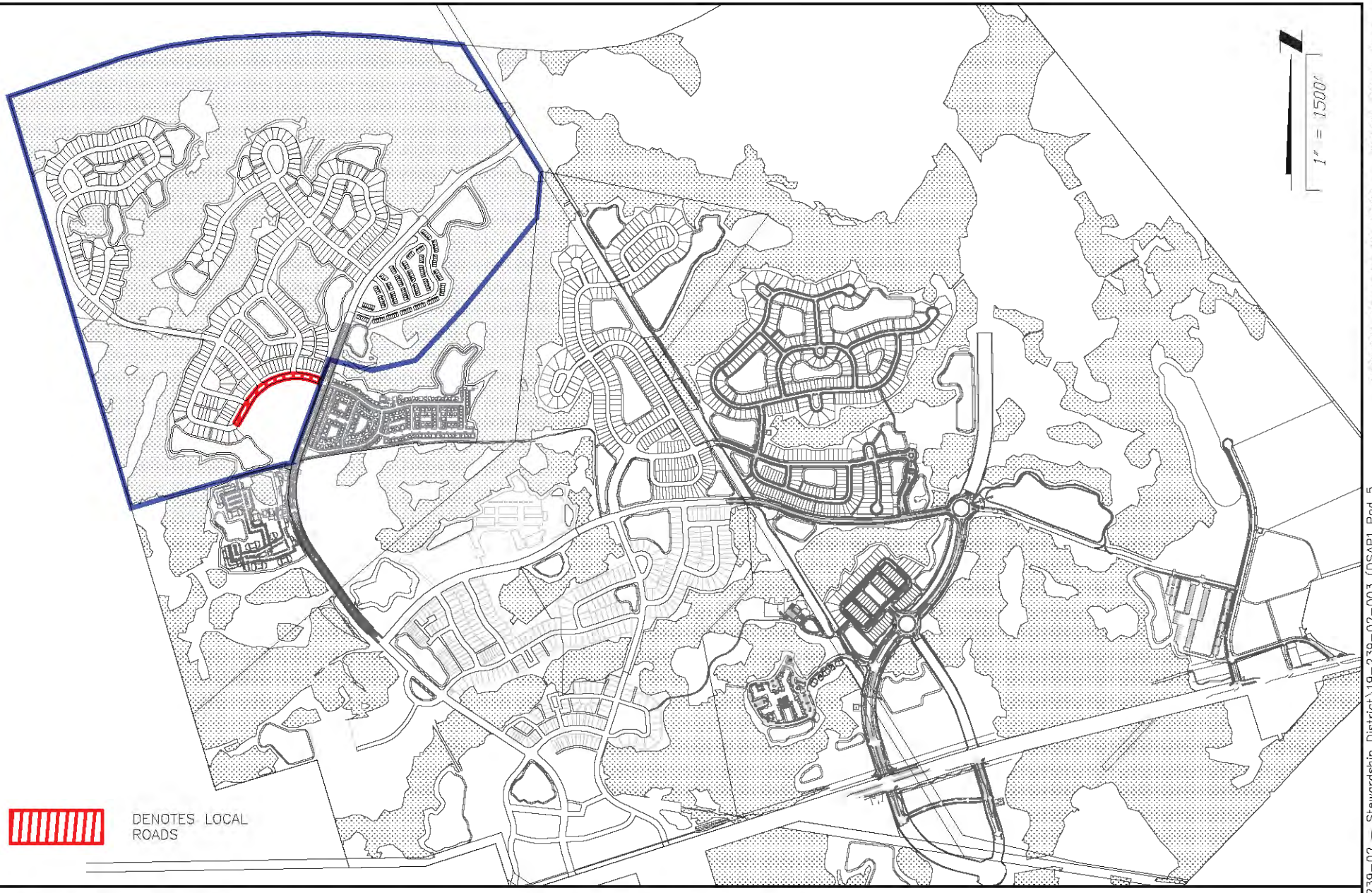
DATE:	OCTOBER 19, 2023
PLATE NO.	5



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LOCAL ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003

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PLATE NO. 6

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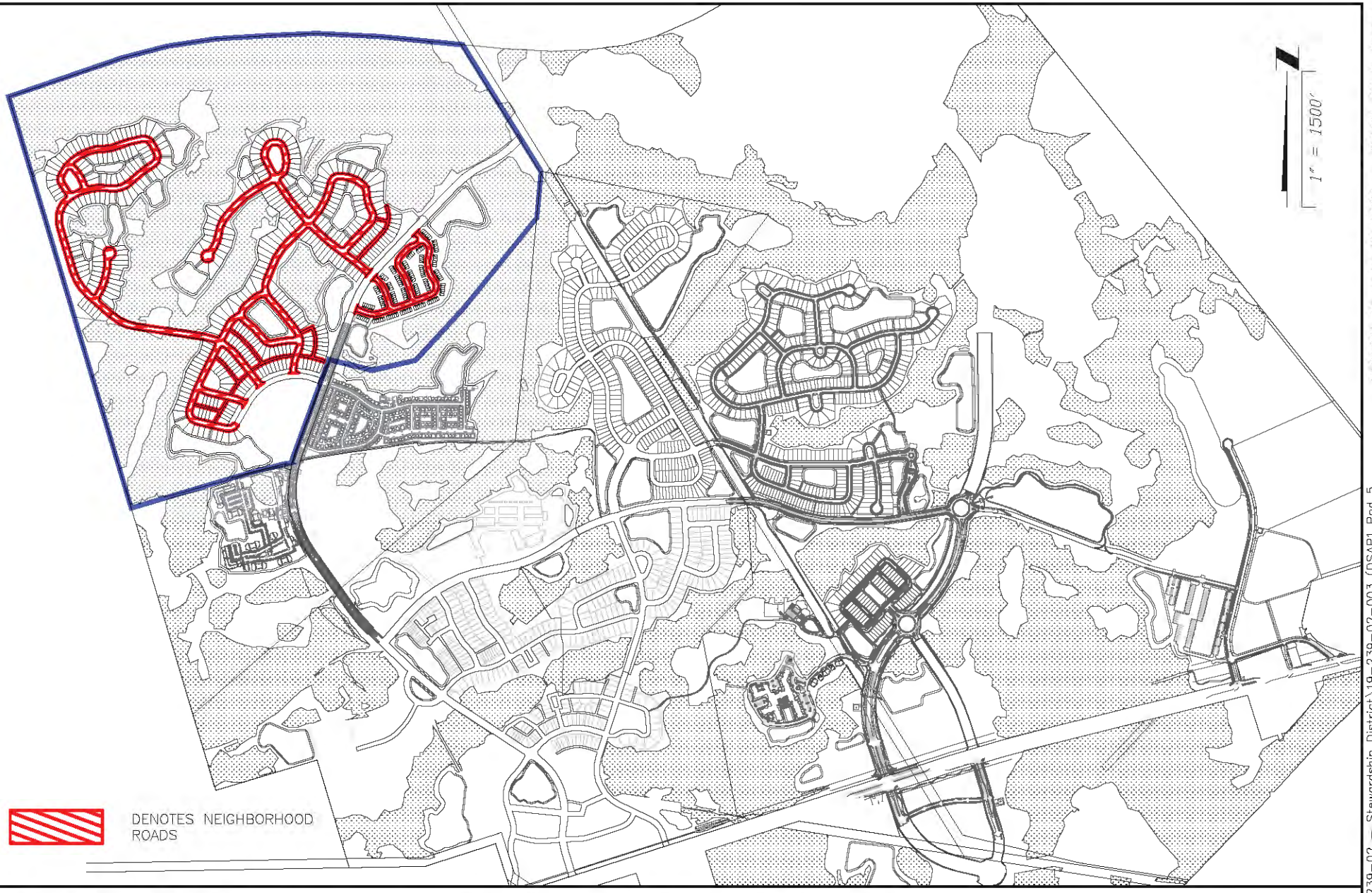

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NEIGHBORHOOD ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003

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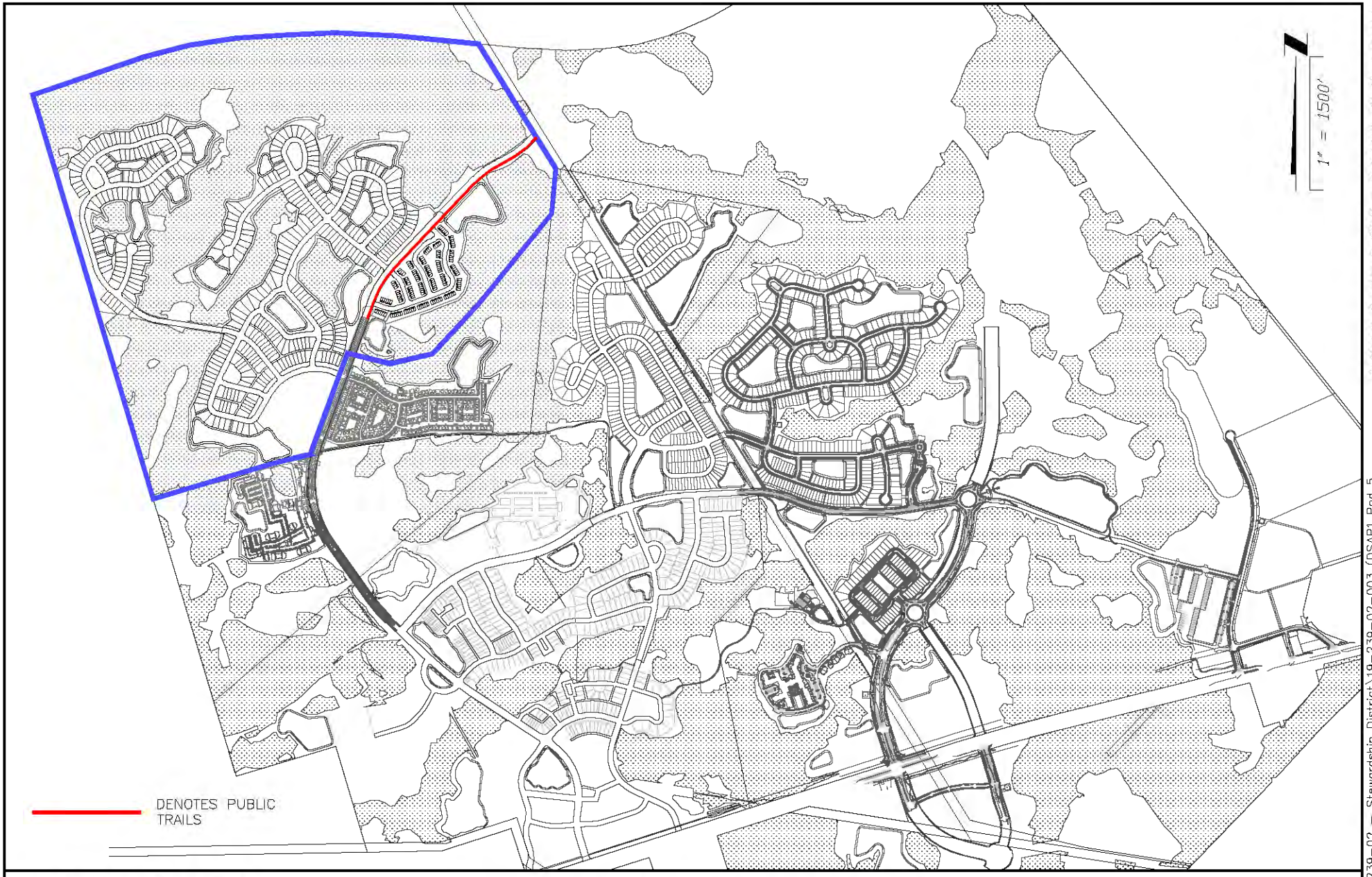
DATE: NOVEMBER 30, 2023

PLATE NO. 7



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MOBILITY - PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

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DATE:	OCTOBER 19, 2023
PLATE NO.	8

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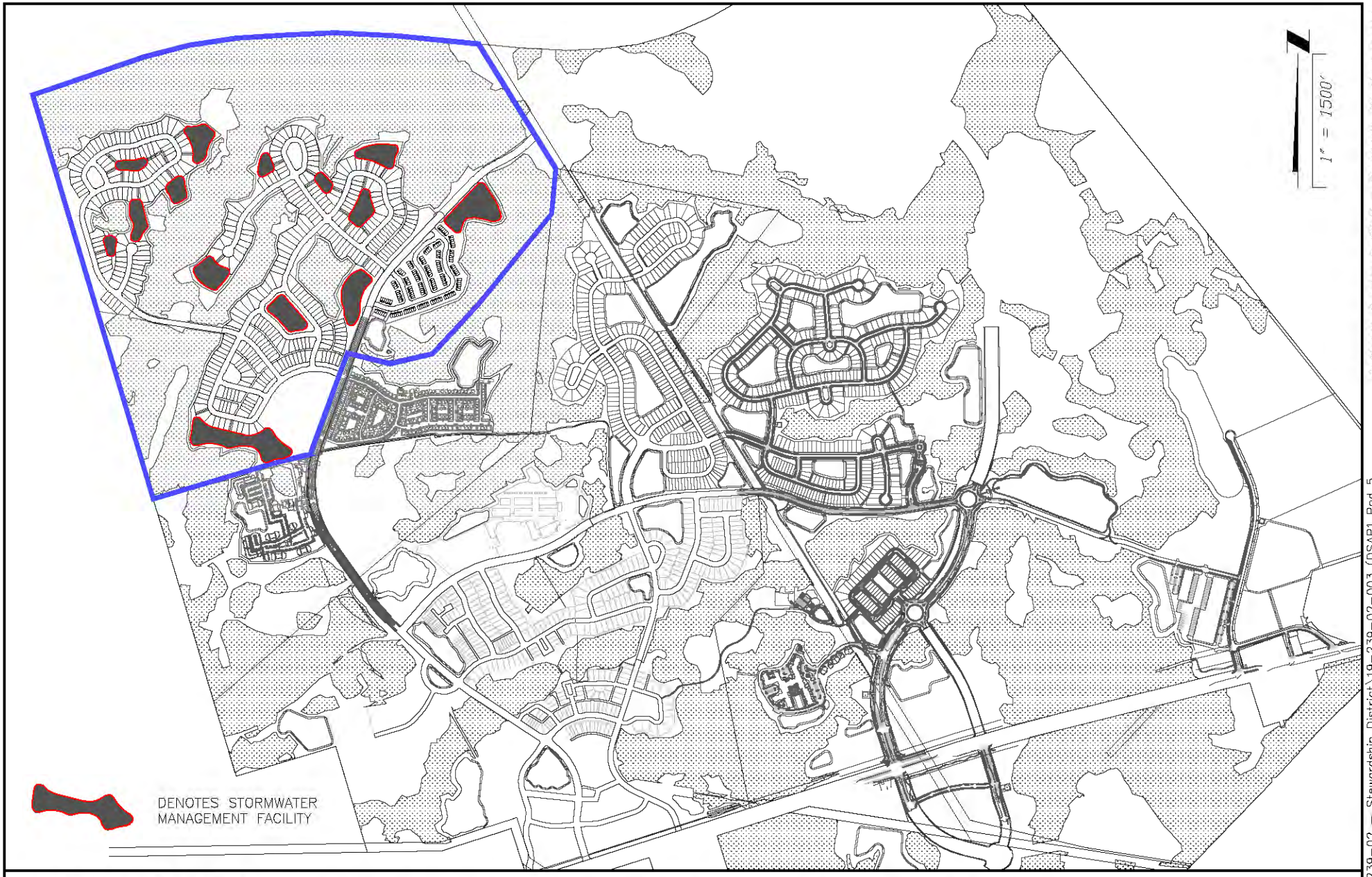

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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	9

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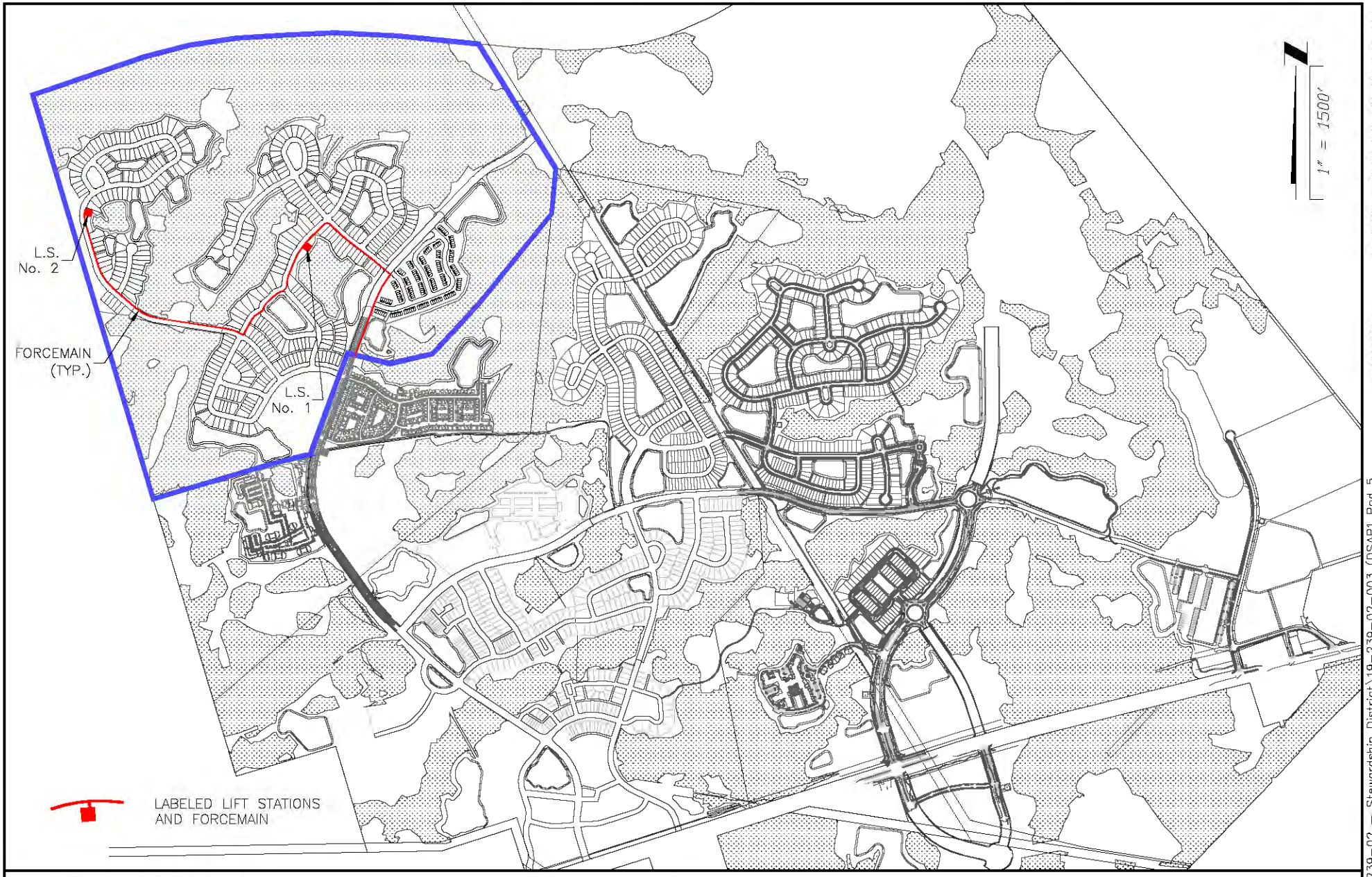

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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-003

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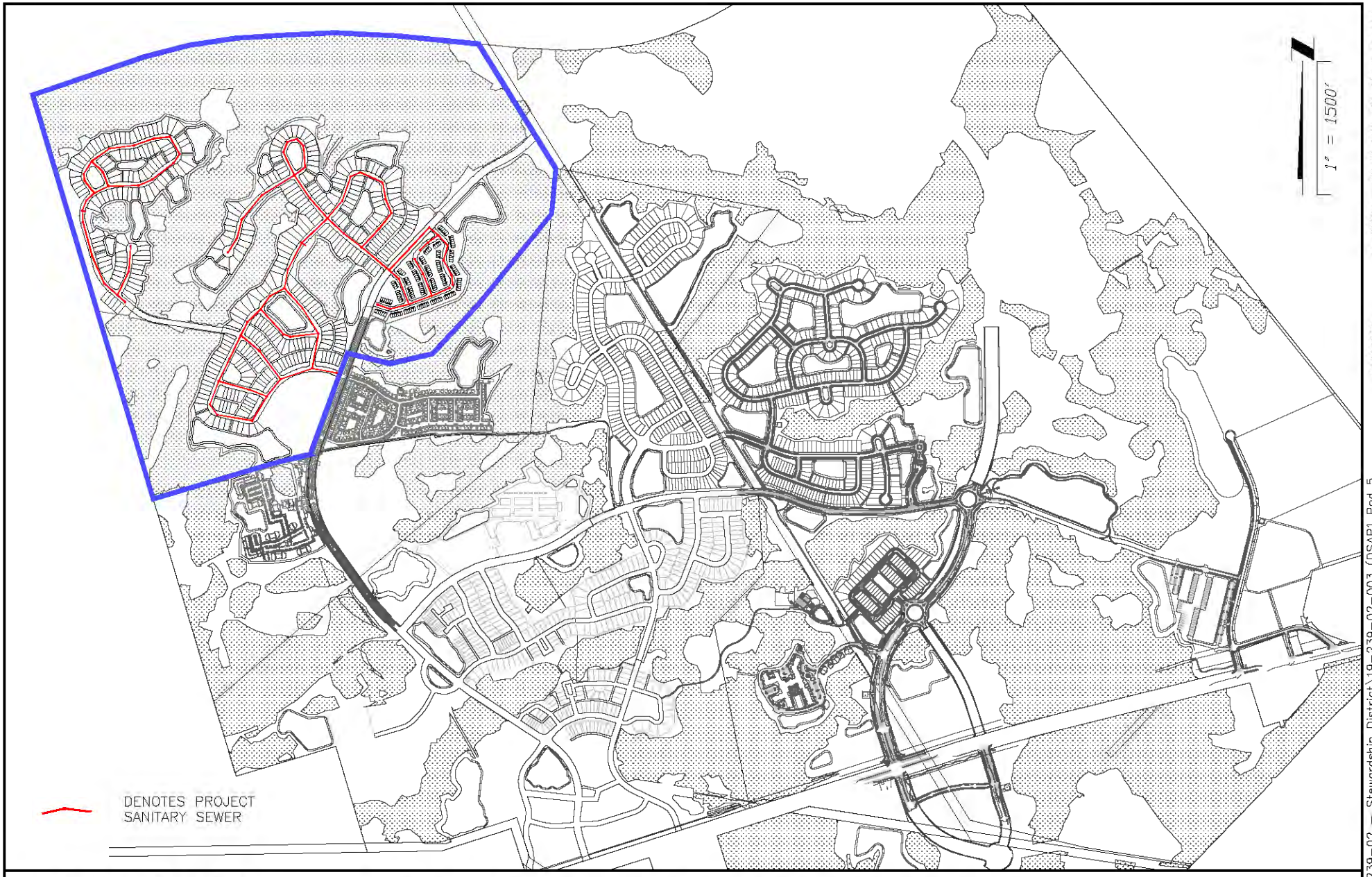
DATE: OCTOBER 19, 2023

PLATE NO. 10



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ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
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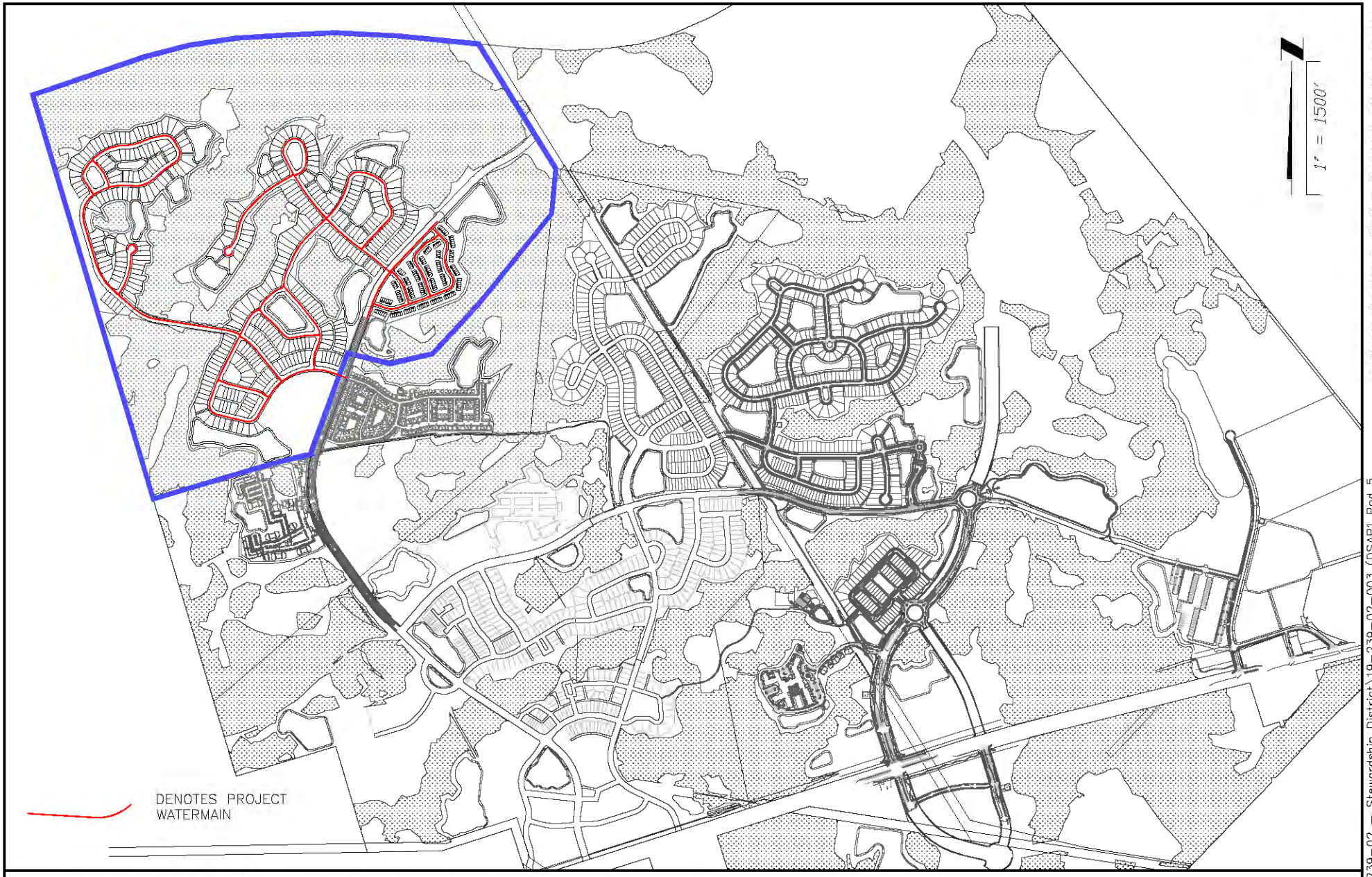
SANITARY SEWER COLLECTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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



PLOTTED: October 5, 2023 – 12:32 PM, BY: Zach Brecht

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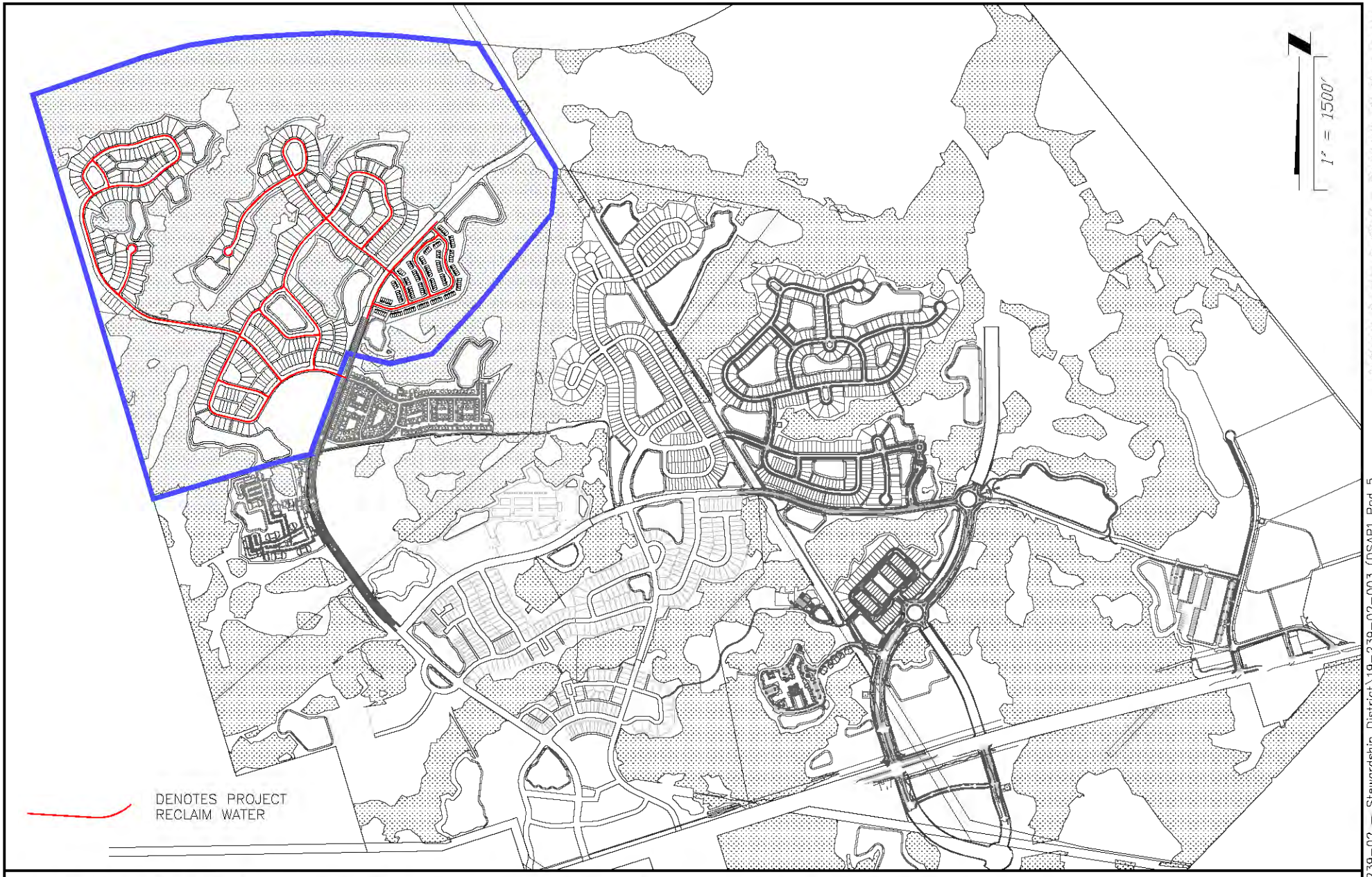
POTABLE WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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



PLOTTED: October 5, 2023 – 12:32 PM, BY: Zach Brecht

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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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

PLOTTED: October 5, 2023 - 12:33 PM, BY: Zach Brecht
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EAST NASSAU STEWARDSHIP DISTRICT

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

December 18, 2023

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
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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 are part of the Wildlight Phase 3 Project, 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 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 include but are not limited to:

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 $54,575.53 ($31,835,000 in Master Assessment divided by 583.32 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 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 60'	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	16.59467%
Total Commercial	**80,000**		**96.80**	**16.59467%**
Residential				
MF 22'	152	0.50	76.00	13.02887%
SF 40'	120	0.90	108.00	18.51471%
SF 50'	227	1.00	227.00	38.91518%
SF 60'	64	1.18	75.52	12.94658%
Total Residential	**563**		**486.52**	**83.40533%**
Total			**583.32**	**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	$5,282,911.61	$66,036.40	$6,055.06
Total Commercial	**80,000**	**$5,282,911.61**		
Residential				
MF 22'	152	$4,147,740.52	$27,287.77	$2,502.09
SF 40'	120	$5,894,157.58	$49,117.98	$4,503.77
SF 50'	227	$12,388,646.03	$54,575.53	$5,004.19
SF 60'	64	$4,121,544.26	$64,399.13	$5,904.94
Total Residential	**563**	**$26,552,088.39**		
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 60'	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 60'	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	$5,282,912	$0	$5,282,912	$66,036.40
Total Commercial	**$5,282,912**	**$0**	**$5,282,912**	
Residential				
MF 22'	$4,147,741	$8,417,096	$12,564,837	$82,663.40
SF 40'	$5,894,158	$11,357,039	$17,251,197	$143,759.97
SF 50'	$12,388,646	$22,855,035	$35,243,681	$155,258.51
SF 60'	$4,121,544	$7,345,830	$11,467,374	$179,177.72
Total Residential	**$26,552,088**	**$49,975,000**	**$76,527,088**	
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	$6,055.06	$0.00	$6,055.06
Residential			
MF 22'	$2,502.09	$5,077.55	$7,579.64
SF 40'	$4,503.77	$8,677.99	$13,181.76
SF 50'	$5,004.19	$9,231.91	$14,236.09
SF 60'	$5,904.94	$10,524.37	$16,429.31
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

6C

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE AREA KNOWN AS WILDLIGHT VILLAGE PHASE 3 SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2017-206, LAWS OF FLORIDA; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District ("District") is a local unit of special-purpose government established by and existing under and pursuant to Chapter 2017-206, Laws of Florida, and the Uniform Special District Accountability Act, Chapter 189, Florida Statutes, as amended ("Act"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("Board") has noticed and conducted a public hearing pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. FINDINGS. The Board further finds and determines as follows:

The Capital Improvement Plan – Wildlight Village Phase 3

a. The District is authorized by Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct various onsite and offsite capital improvements including but not limited to roadway improvements, water distribution system, sanitary sewer system, reclaim water system and utilities, stormwater management system, landscaping, hardscaping and irrigation system improvements, recreational facilities, decorative walls, fences, and street lighting improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

b. On December 18, 2023, and pursuant to Section 170.03 of the Florida Statutes, among other laws, the Board adopted Resolution 2024-07 ("Declaring Resolution"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's infrastructure improvements for the area known as Wildlight Village Phase 3 ("Wildlight Phase 3 CIP"); and

c. The Wildlight Phase 3 CIP is described in the Declaring Resolution and the *Amended and Restated Engineer's Report for Wildlight Village Phase 3,* dated December 18, 2023 ("Engineer's Report," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Wildlight Phase 3 CIP are on file in the offices of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

The Debt Assessment Process

d. Also as part of the Declaring Resolution, the Board expressed an intent to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Wildlight Phase 3 CIP, and further declared its intent to defray the whole or any part of the expense of the Wildlight Phase 3 CIP by levying special assessments ("Debt Assessments") on specially benefited property within the District and known as Wildlight Village Phase 3 ("Wildlight Phase 3 Assessment Area"); and

e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met; and

f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and

g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, Florida Statutes; and

h. As required by Section 170.07, Florida Statutes, and as part of the Declaring Resolution, the District's Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189, and 197, Florida Statutes; and

i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, Florida Statutes, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

j. On January 18, 2024, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board - Additional Findings

k. Having considered the estimated costs of the Wildlight Phase 3 CIP, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

    i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Wildlight Phase 3 CIP as set forth in the Engineer's Report; (2) the cost of such Wildlight Phase 3 CIP to be assessed against the lands specially benefited by such Wildlight Phase 3 CIP; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and

    ii. The provision of said Wildlight Phase 3 CIP, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public

purpose and are in the best interests of the District, its landowners and residents; and

iii. The estimated costs of the Wildlight Phase 3 CIP are as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

iv. It is reasonable, proper, just and right to assess the cost of such Wildlight Phase 3 CIP against the properties specially benefited thereby and known as Wildlight Phase 3 Assessment Area, using the method determined by the Board and set forth in the *Amended and Restated Master Special Assessment Methodology Report for the Wildlight Village Phase 3,* dated December 18, 2023 ("Assessment Report," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

v. The Wildlight Phase 3 CIP benefits all developable property within what is known as Wildlight Phase 3 Assessment Area of the District; and

vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

vii. All developable property within Wildlight Phase 3 Assessment Area is deemed to be benefited by the Wildlight Phase 3 CIP, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

viii. The Debt Assessments are fairly and reasonably allocated across the benefited property, as set forth in **Exhibit B**; and

ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the Wildlight Phase 3 CIP which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "Bonds").

3. AUTHORIZATION FOR WILDLIGHT PHASE 3 CIP; ADOPTION OF ENGINEER'S REPORT. The Engineer's Report identifies and describes the infrastructure improvements to be financed in part

with the Bonds, and sets forth the costs of the Wildlight Phase 3 CIP. The District hereby confirms that the Wildlight Phase 3 CIP serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Wildlight Phase 3 CIP and the costs to be paid by the Debt Assessments on the specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. ADOPTION OF ASSESSMENT REPORT. The Assessment Report setting forth the allocation of Debt Assessments to the benefited lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. EQUALIZATION, APPROVAL, CONFIRMATION, AND LEVY OF SPECIAL ASSESSMENTS. The Debt Assessments imposed on the parcels specially benefited by the Wildlight Phase 3 CIP, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "Improvement Lien Book." The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefited by the Wildlight Phase 3 CIP and reallocate the Debt Assessments in order to impose special assessments on the newly added and benefited property.

b. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the Wildlight Phase 3 CIP, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used as an offset for any acquisition of any portion of

the Wildlight Phase 3 CIP, for completion of the Wildlight Phase 3 CIP, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

c. ***Supplemental Assessment Resolutions for Bonds.*** In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments securing such Bonds. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more assessment areas.

7. FINALIZATION OF SPECIAL ASSESSMENTS. When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short-term debt as actually issued by the District.

b. ***Prepayment.*** Unless the right is waived, and at any time from the date of levy of Debt Assessments through the date that is thirty (30) days after the related Wildlight Phase 3 CIP has been completed and the District's Board has adopted a resolution accepting such Wildlight Phase 3 CIP as provided by Section 170.09, Florida Statutes, as amended, any owner of property subject to the Debt Assessments may, at its option, pay the entire amount of such Debt Assessments on such property, without interest. Subject to the provisions of any supplemental

assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessment owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Wildlight Phase 3 CIP consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Wildlight Phase 3 CIP, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, Florida Statutes. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

9. ALLOCATION OF SPECIAL ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to Nassau County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefited lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B.** If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B,** to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("True-Up Payment") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the

District's sole discretion.

d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Wildlight Phase 3 CIP, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Wildlight Phase 3 CIP, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

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

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

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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PASSED AND ADOPTED this 18th day of January 2024.

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair, Board of Supervisors

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

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

EAST NASSAU
STEWARDSHIP DISTRICT

6CI

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,
as revised and adopted January 18, 2024

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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 the conveyance of land for schools, parks and the other 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	

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

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 and (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)

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 or reimbursement issued by the County (also referred to as "Arterial/Collector Roads"). Mobility fee credits or reimbursements 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	Florida Public Utilities
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 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*

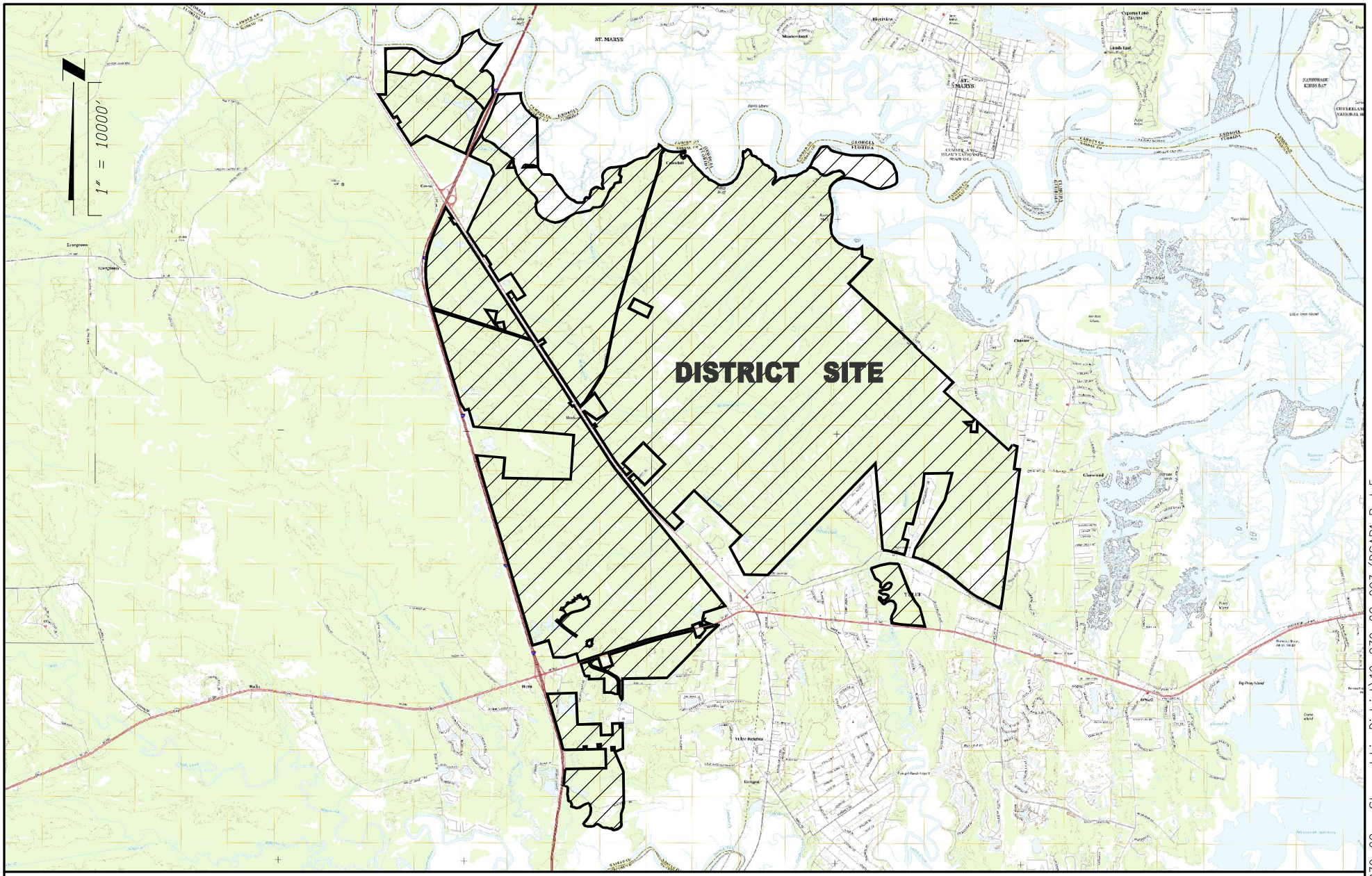
[4] *Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance 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. The improvements, and any cost estimates set forth herein, to be funded by the District do no include any earthwork, grading, lateral lines or other improvements on private lots or property.

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.



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

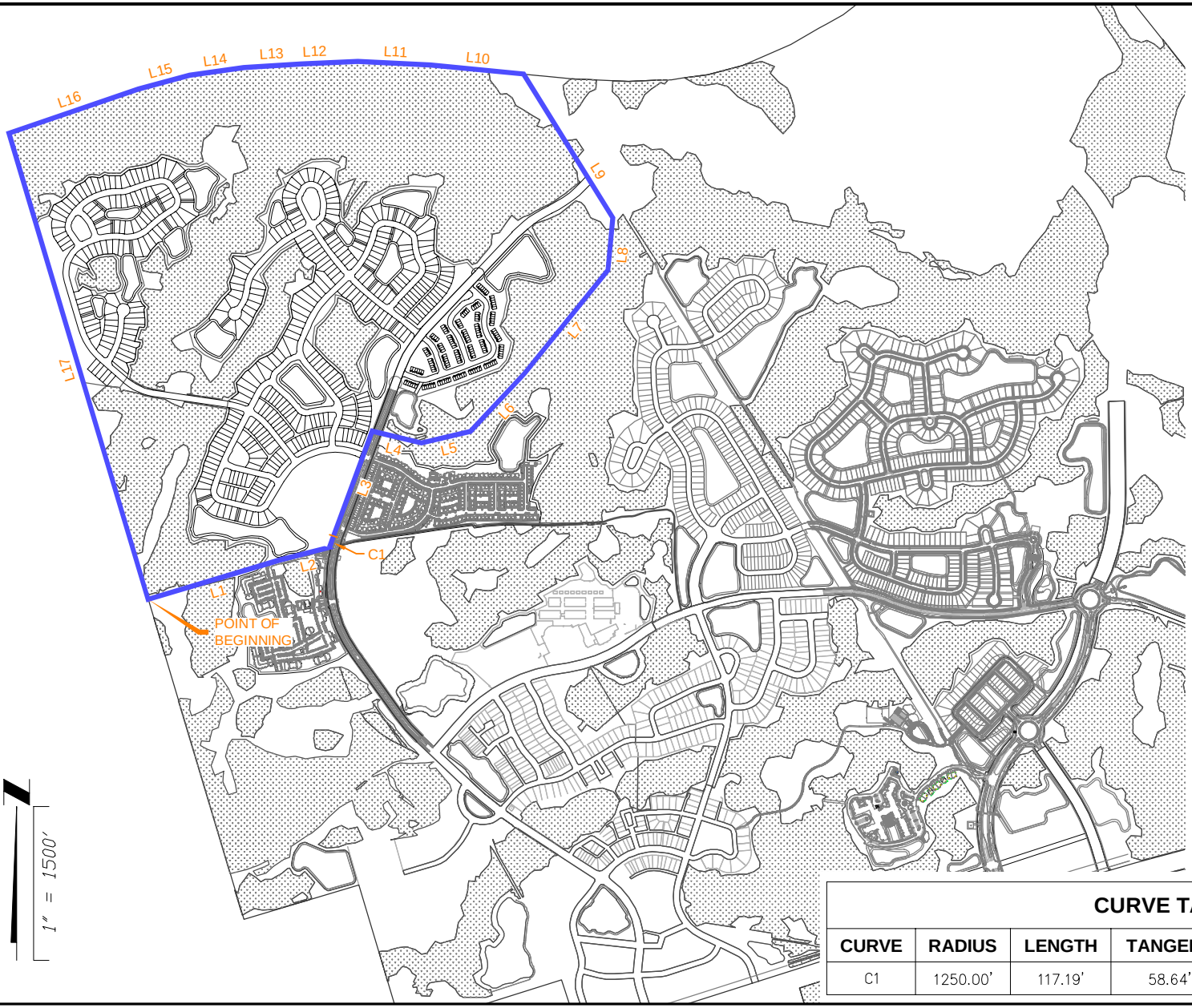
LOCATION MAP

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

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



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"

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 BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

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

PLOTTED: October 5, 2023 – 12:24 PM, BY: Zach Brecht
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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.

ETM
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ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
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CA – 00002584 LC – 0000316

WILDLIGHT VILLAGE PHASE 3 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

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DATE: OCTOBER 19, 2023
PLATE NO. 2A

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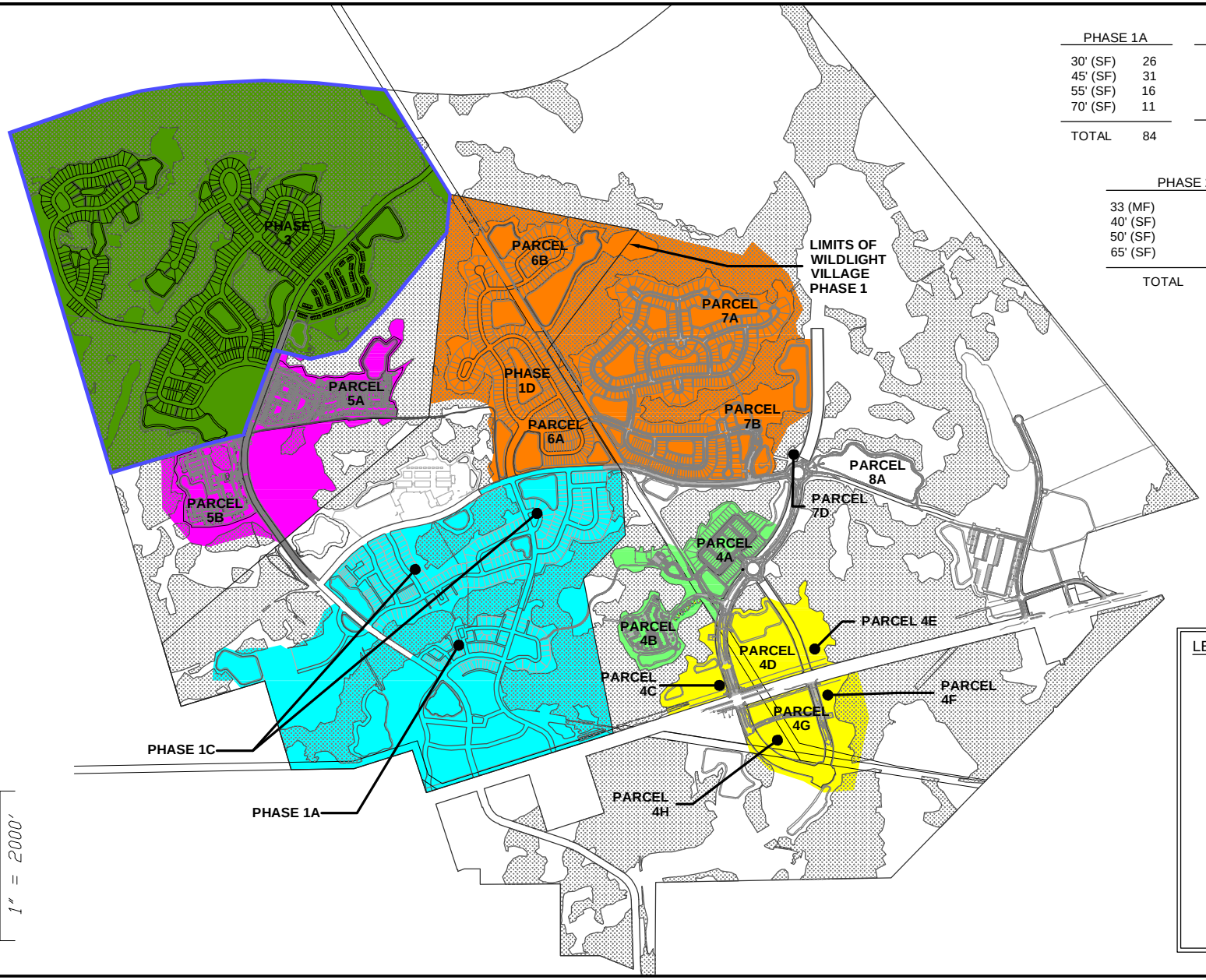

PHASE 1A	
30' (SF)	26
45' (SF)	31
55' (SF)	16
70' (SF)	11
TOTAL	84

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

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PLATE NO. 3

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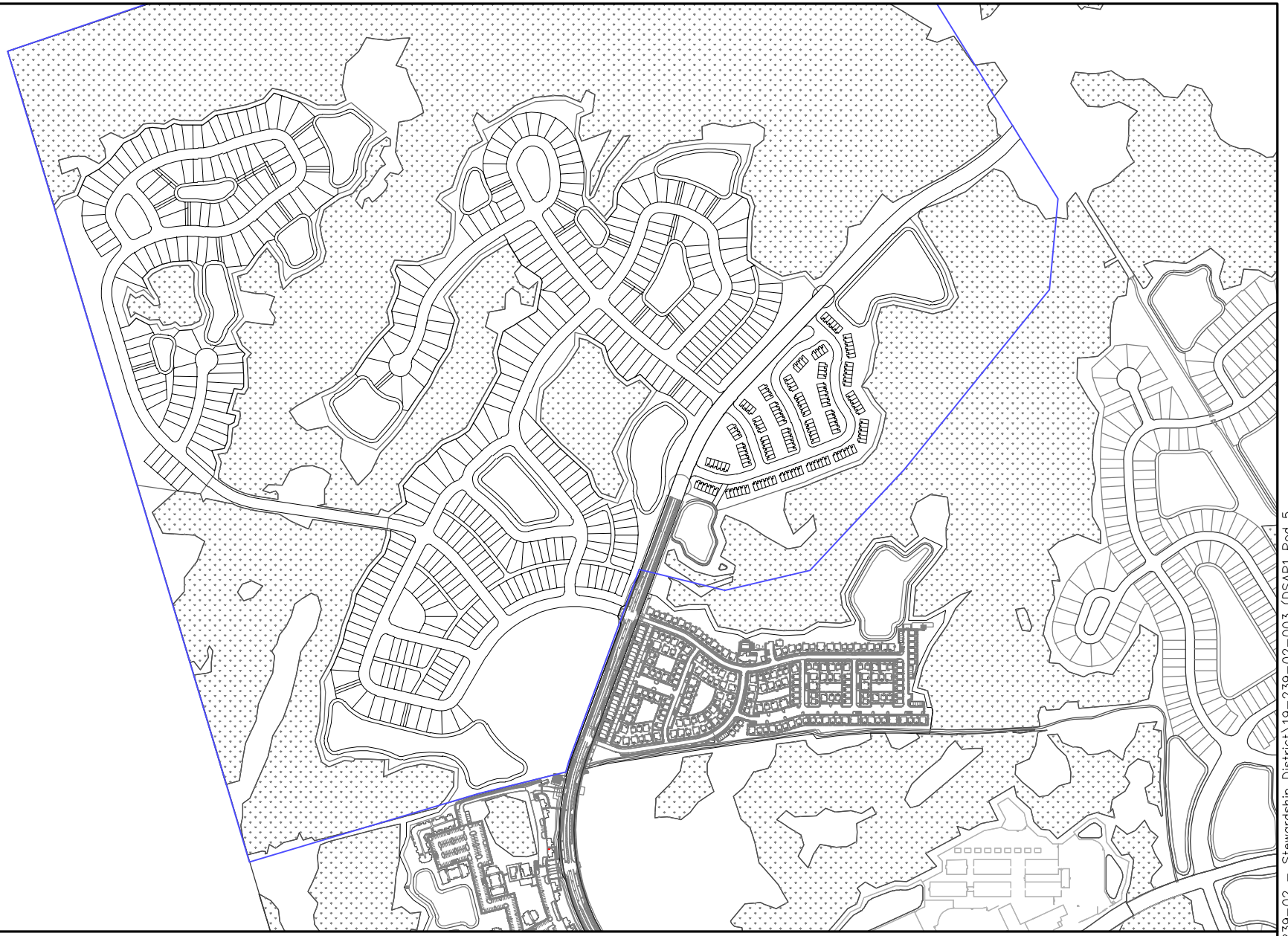

1" = 800'

ETM

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DEVELOPMENT PLAN - PHASE 3

EAST NASSAU STEWARDSHIP DISTRICT

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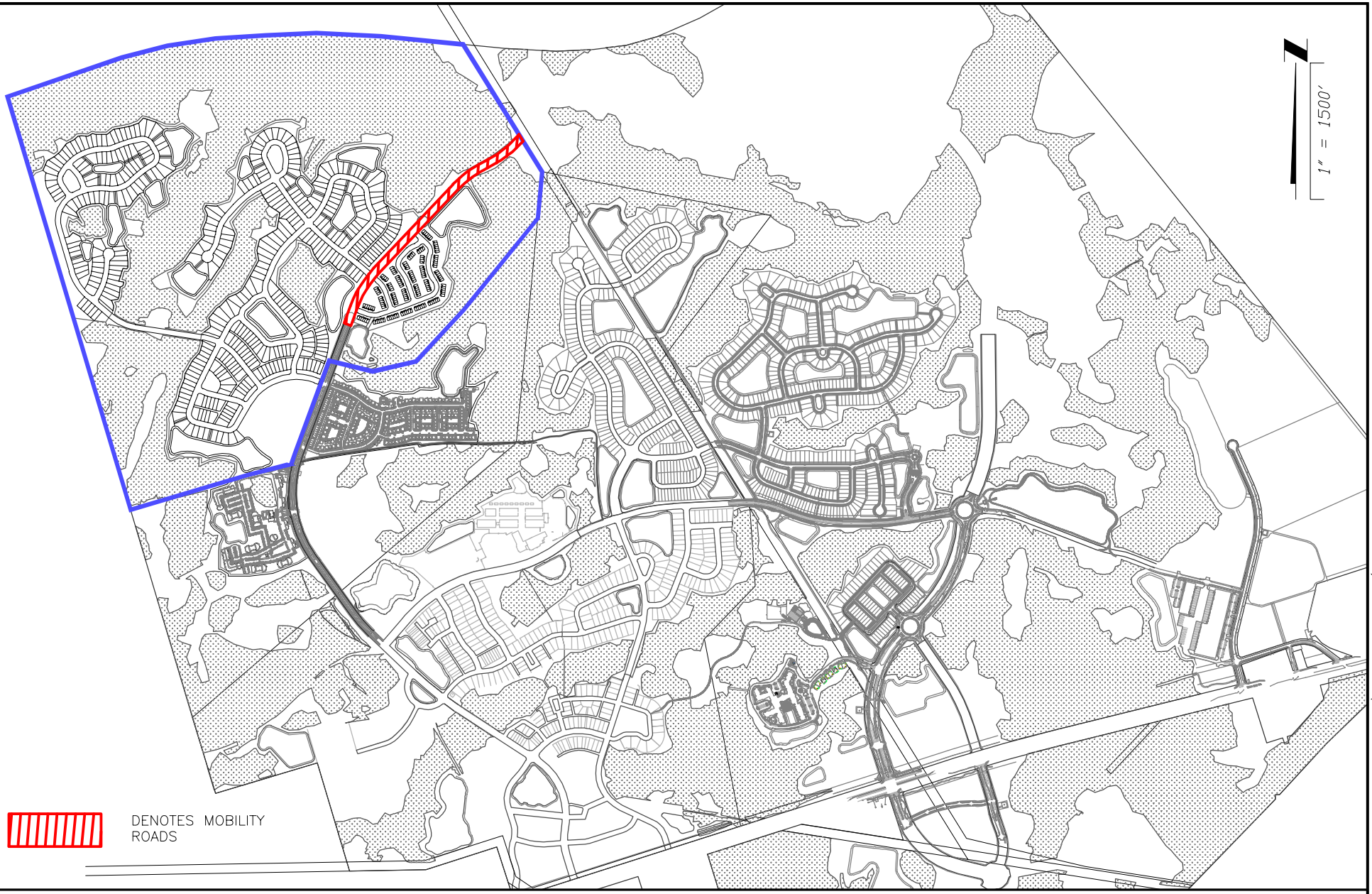

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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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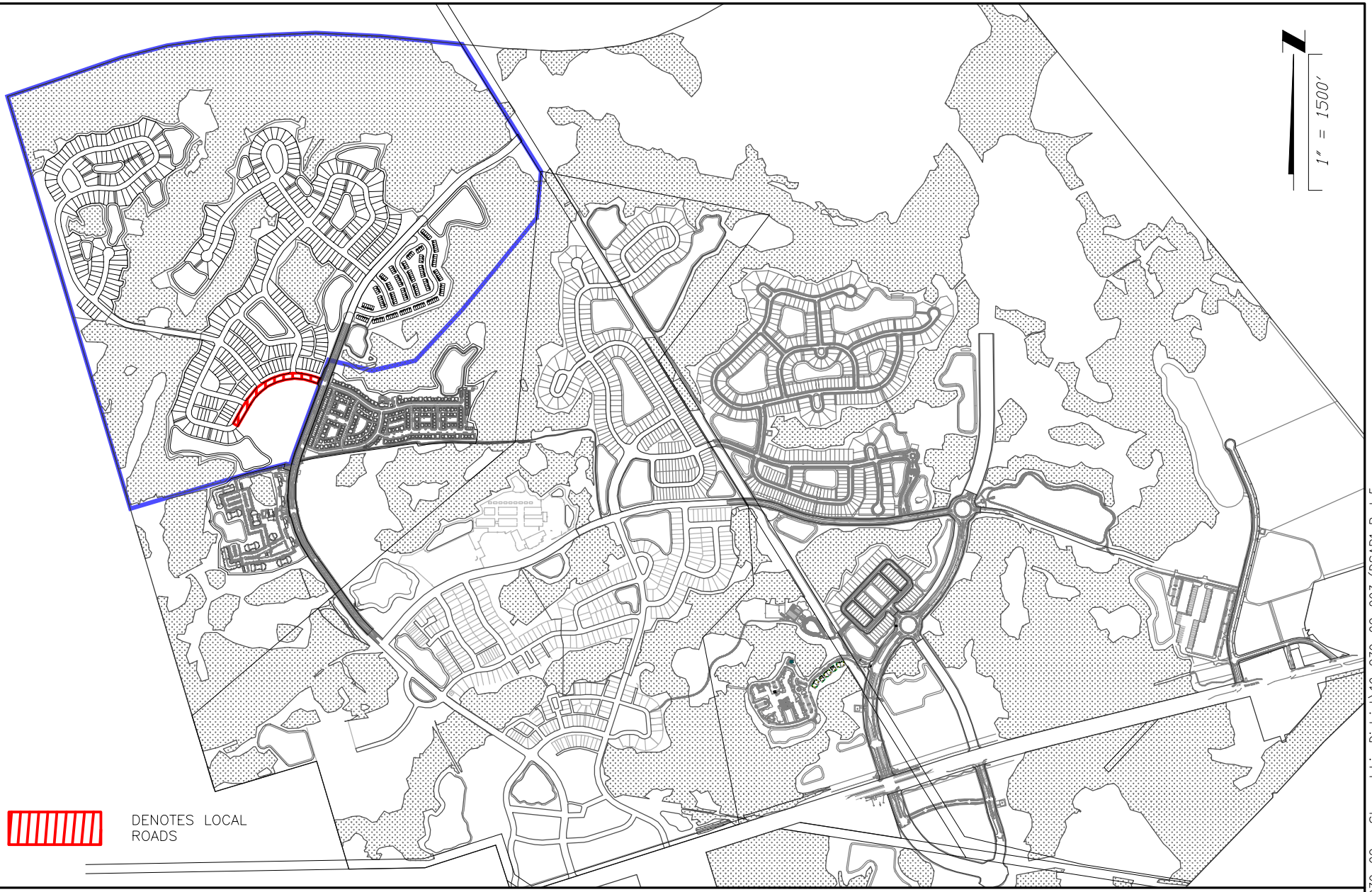
PLATE NO.	5



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LOCAL ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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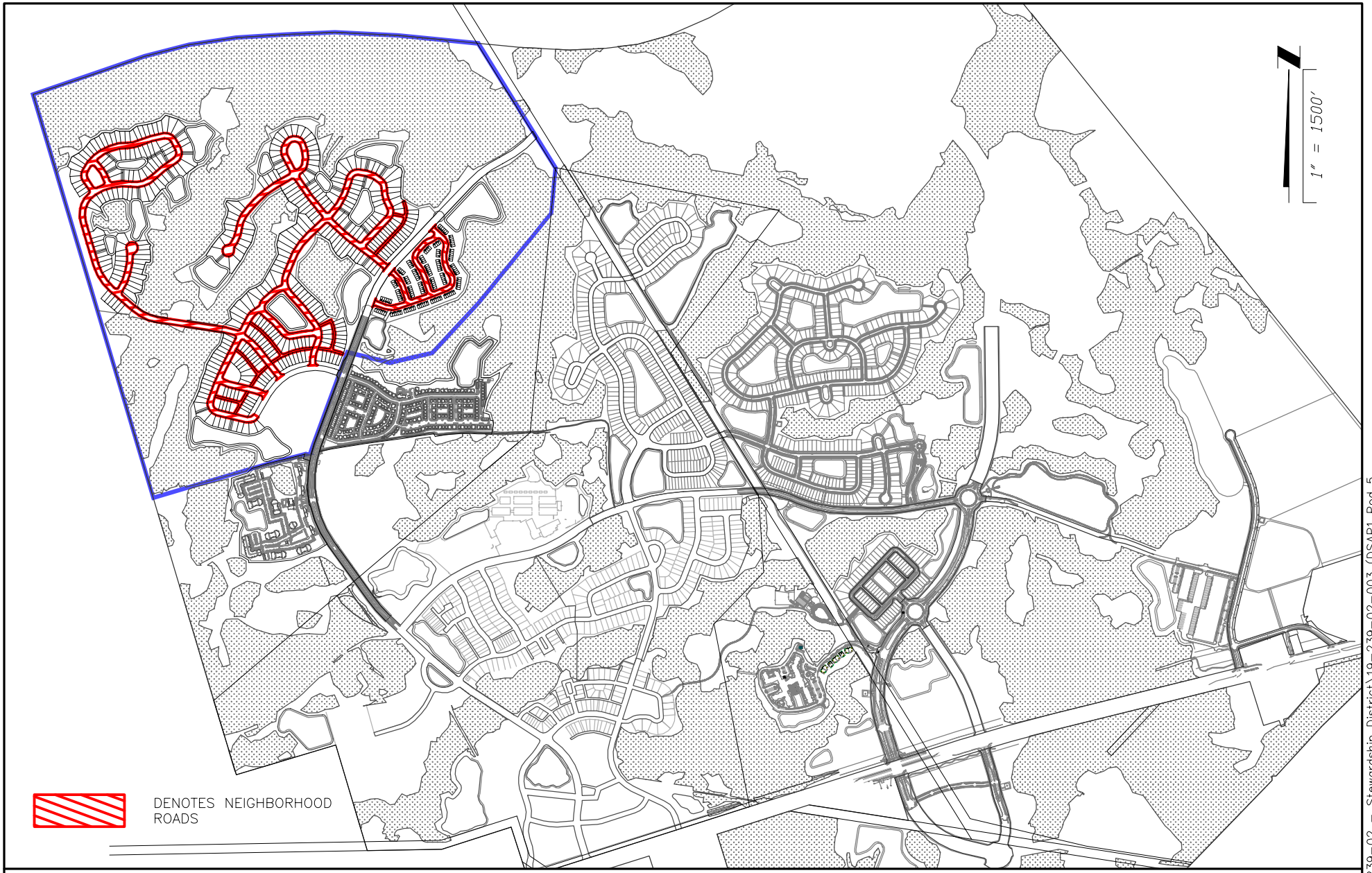
DATE:	NOVEMBER 30, 2023
PLATE NO.	6



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NEIGHBORHOOD ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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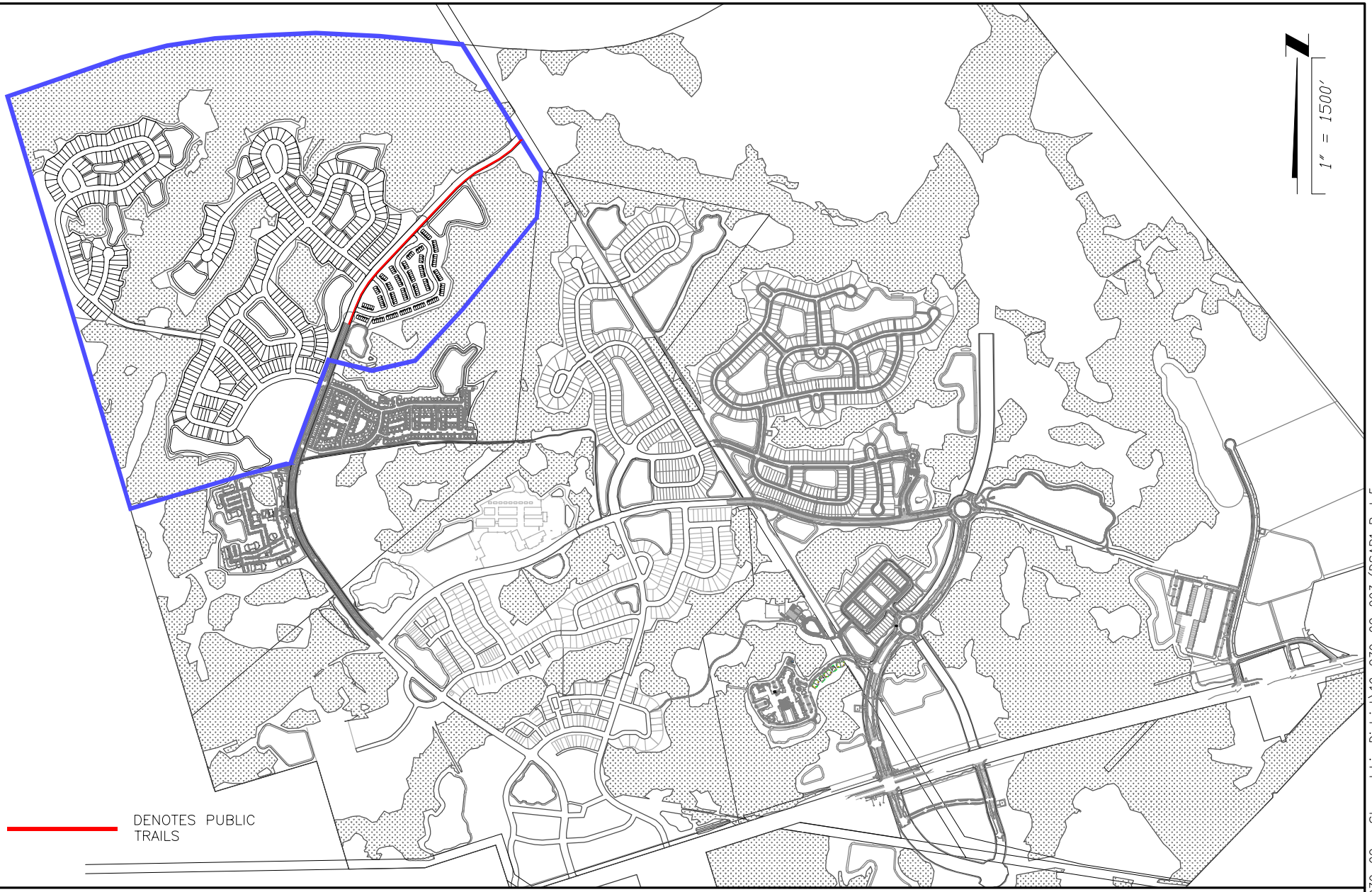
DATE:	NOVEMBER 30, 2023
PLATE NO.	7



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MOBILITY - PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

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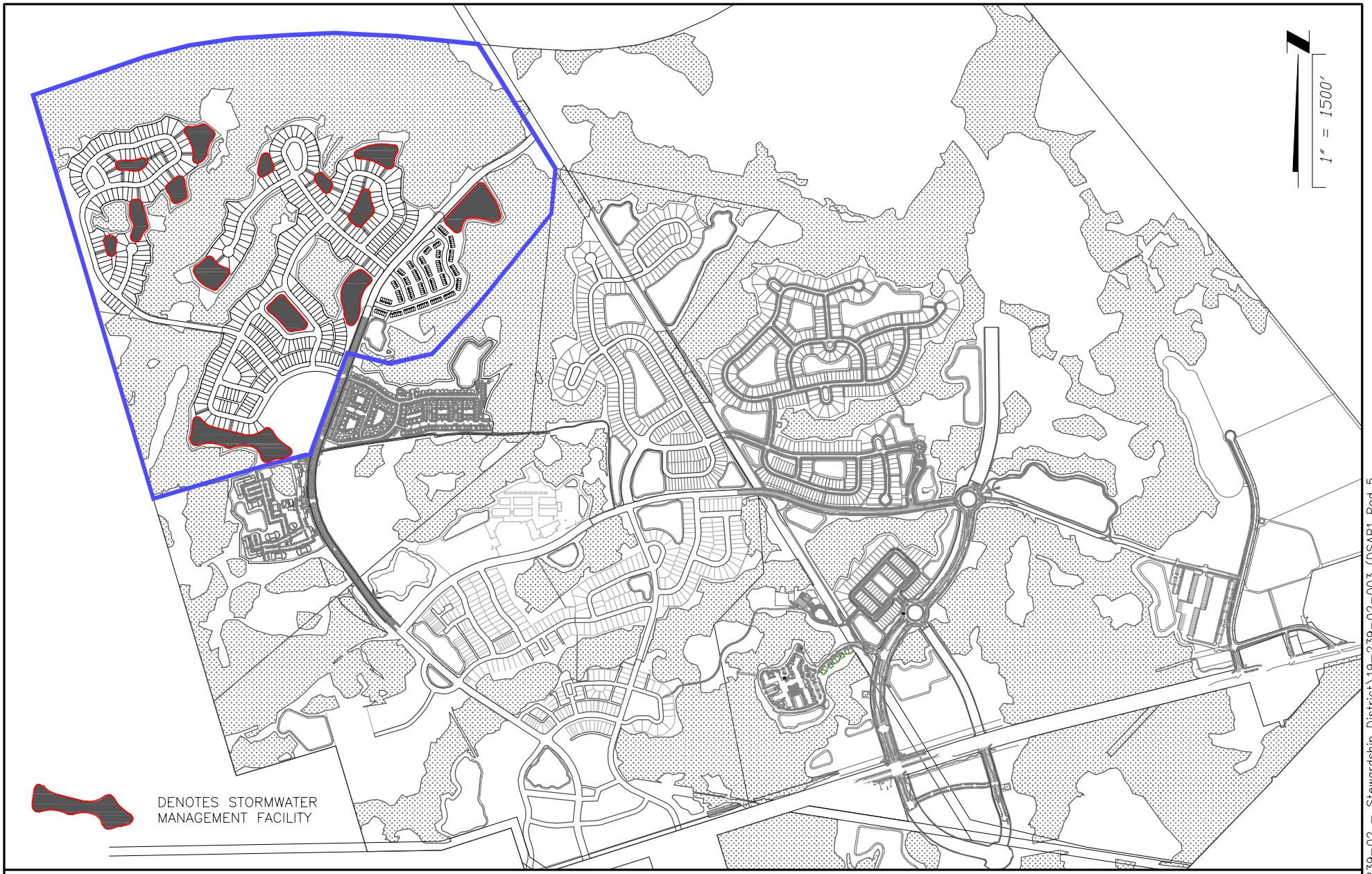
PLATE NO.	8



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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	9

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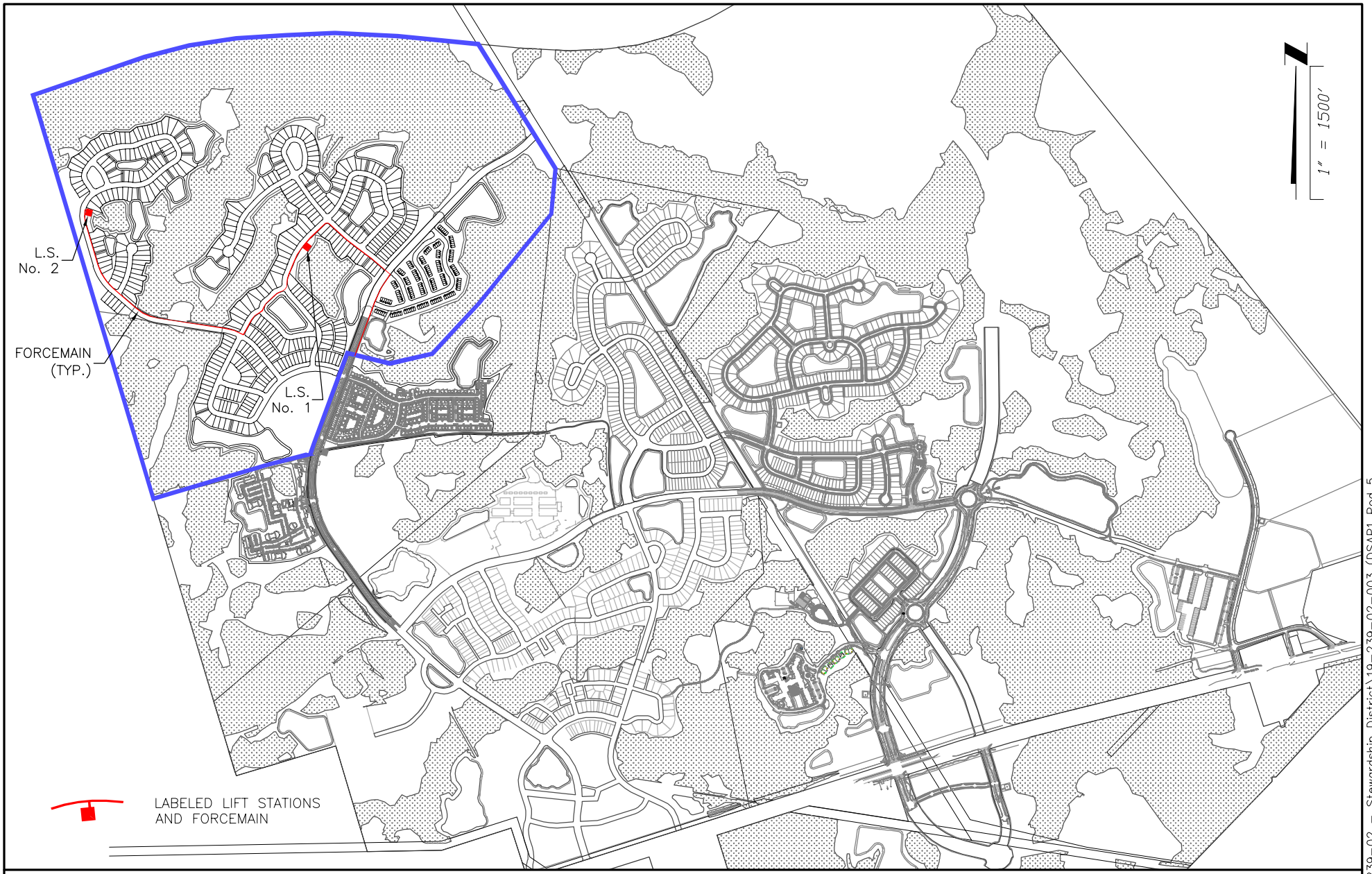

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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 10

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SANITARY SEWER COLLECTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	11

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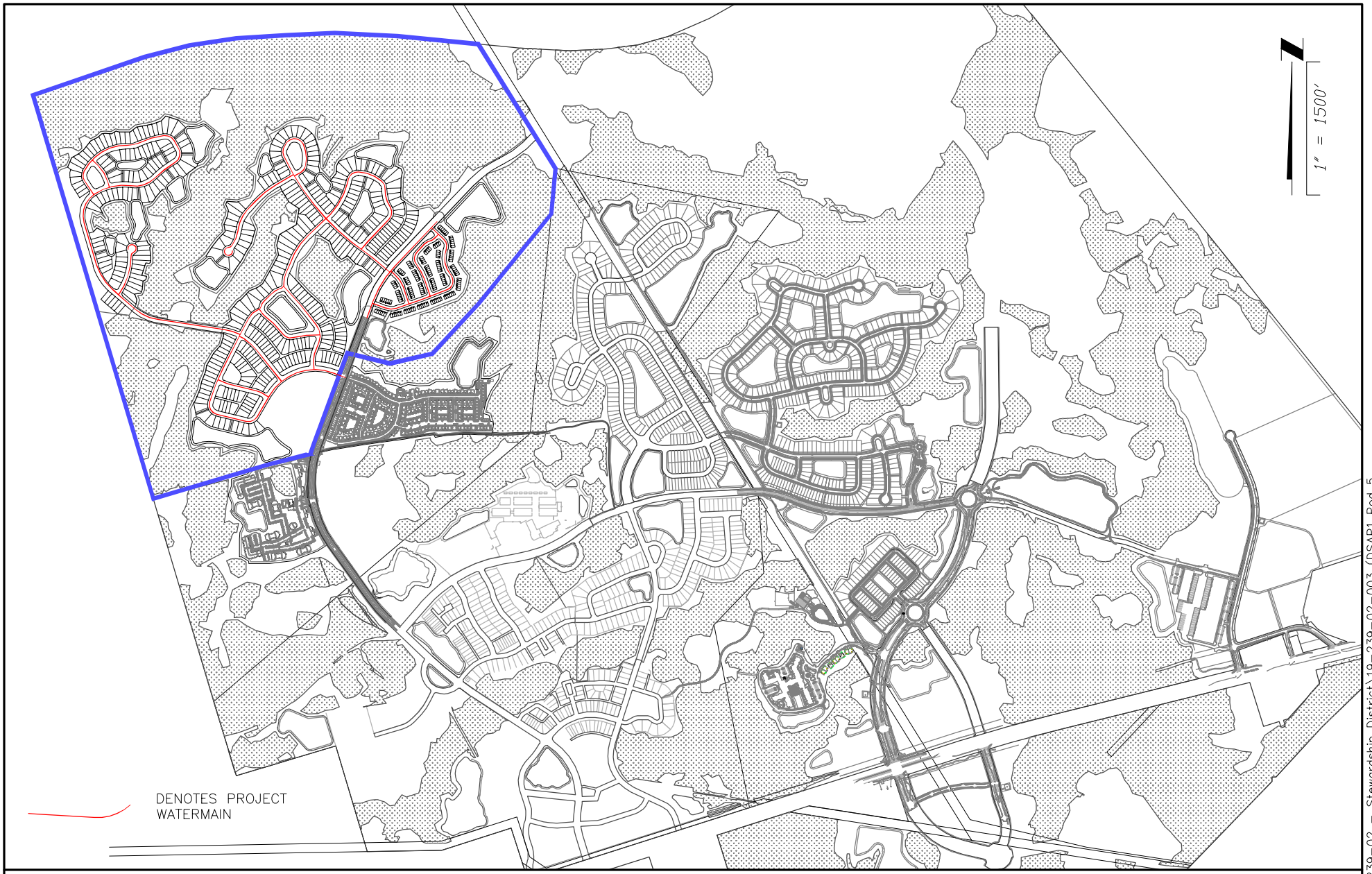

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POTABLE WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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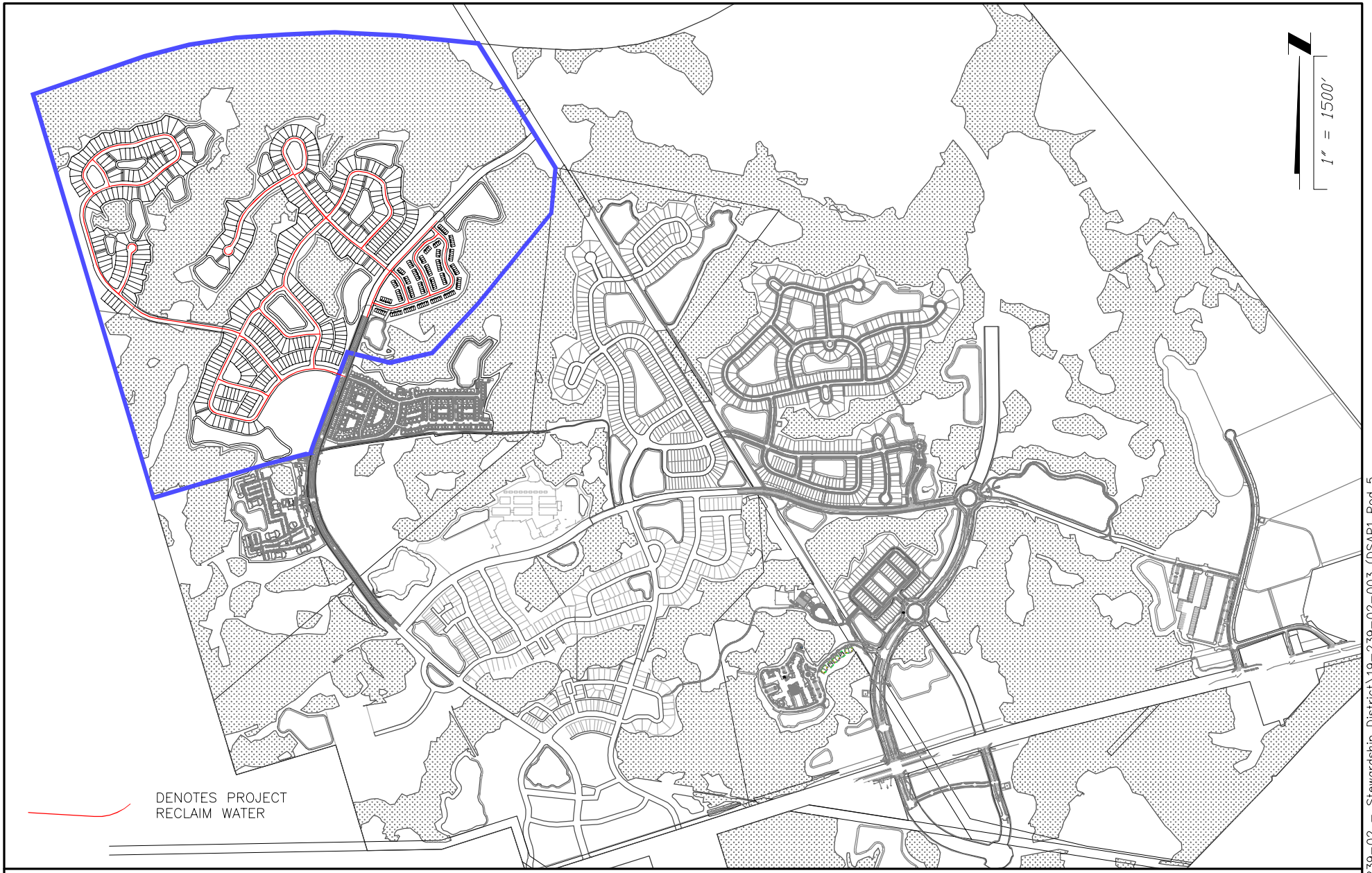
PLATE NO.	12



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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

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DATE:	OCTOBER 19, 2023
PLATE NO.	14

EAST NASSAU
STEWARDSHIP DISTRICT

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EAST NASSAU STEWARDSHIP DISTRICT

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

December 18, 2023
as revised and adopted January 18, 2024

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 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 as revised and adopted January 18, 2024 (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 are part of the Wildlight Phase 3 Project, 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 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 include but are not limited to:

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 $54,575.53 ($31,835,000 in Master Assessment divided by 583.32 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 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 60'	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	16.59467%
Total Commercial	**80,000**		**96.80**	**16.59467%**
Residential				
MF 22'	152	0.50	76.00	13.02887%
SF 40'	120	0.90	108.00	18.51471%
SF 50'	227	1.00	227.00	38.91518%
SF 60'	64	1.18	75.52	12.94658%
Total Residential	**563**		**486.52**	**83.40533%**
Total			**583.32**	**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	$5,282,911.61	$66,036.40	$6,055.06
Total Commercial	**80,000**	**$5,282,911.61**		
Residential				
MF 22'	152	$4,147,740.52	$27,287.77	$2,502.09
SF 40'	120	$5,894,157.58	$49,117.98	$4,503.77
SF 50'	227	$12,388,646.03	$54,575.53	$5,004.19
SF 60'	64	$4,121,544.26	$64,399.13	$5,904.94
Total Residential	**563**	**$26,552,088.39**		
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 60'	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 60'	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	$5,282,912	$0	$5,282,912	$66,036.40
Total Commercial	**$5,282,912**	**$0**	**$5,282,912**	
Residential				
MF 22'	$4,147,741	$8,417,096	$12,564,837	$82,663.40
SF 40'	$5,894,158	$11,357,039	$17,251,197	$143,759.97
SF 50'	$12,388,646	$22,855,035	$35,243,681	$155,258.51
SF 60'	$4,121,544	$7,345,830	$11,467,374	$179,177.72
Total Residential	**$26,552,088**	**$49,975,000**	**$76,527,088**	
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	$6,055.06	$0.00	$6,055.06
Residential			
MF 22'	$2,502.09	$5,077.55	$7,579.64
SF 40'	$4,503.77	$8,677.99	$13,181.76
SF 50'	$5,004.19	$9,231.91	$14,236.09
SF 60'	$5,904.94	$10,524.37	$16,429.31
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

7A

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Foy R. Maloy, Jr

Who on oath says that (s)he is the Publisher of the Fernandina Beach News-Leader, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy the advertisement, being a DISPLAY LEGAL NOTICE in the matter of

NOTICE OF 170 ASSESSMENT
DSAP 2 PDP4

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

12/27/2023 01/03/2024
LEGAL DISPLAY

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

Sworn to and subscribed to before me
This 3rd day of January, A.D. 2024

Robert O. Fiege , Notary Public

Personally Known

ROBERT O. FIEGE
MY COMMISSION EXPIRES
JUNE 9, 2024
#GG 976628
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTICE OF PUBLIC HEARINGS TO CON
ASSESSMENT ROLL PURSUANT TO SEC
NASSAU STEWARDSHIP DISTRI

The Board of Supervisors ("Board") of the East Nassau Stewardship Dis public hearings and a regular board meeting on **January 18, 2024 at 10:00 Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Flo** the adoption of an assessment roll, the imposition of special assessme bonds on benefited lands within the East Nassau Stewardship District ("I which lands is shown below, and to provide for the levy, collection and en assessments. The streets and areas to be improved and property subject to are geographically depicted below and in the District's *Amended and Resta Preliminary Development Plan #4*, dated December 18, 2023 (the "Improve hearings are being conducted pursuant to Chapter 2017-206, *Laws of Fl* 189 and 197, *Florida Statutes*. A description of the property to be assesse assessed to each piece or parcel of property may be ascertained at the located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)

The District is a unit of special-purpose local government responsible fo improvements for lands within the District. The infrastructure improve are currently expected to include, but are not limited to, roadway im management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, street lig other improvements, all as more specifically described in the Improvement during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within set forth in the District's *Amended and Restated Master Special Assessmen the Preliminary Development Plan #4*, dated December 18, 2023 (the "Ass is on file and available during normal business hours at the address provide any such assessment is to secure the bonds issued to fund the Improveme detail in the Assessment Report, the District's assessments will be levied a within the District. The Assessment Report identifies the legal description District which will be subject to the assessments and the assessment am land use category that is currently expected to be assessed. The method for the Improvements to be funded by the District will initially be determine per gross acre basis. The methodology is explained in more detail in the As described in more detail in the Assessment Report, the District's assessm all assessable lands within the District. Please consult the Assessment Re

The annual principal assessment levied against each parcel will be base (30) years of the total debt allocated to each parcel. The District expects to to retire no more than $637,070,000 in debt to be assessed by the Distr costs of collection or enforcement, discounts for early payment and inte schedule of assessments is as follows:

Combined Master and Neighborhood Infrastructure Improvements Annual Ass

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Commercial	
Village Center	$7,424.08
Residential Tier 1 - Non-Res. Sq. Ft.	$6,504.24
Residential Tier 2 - Non-Res. Sq. Ft.	$6,504.24
Residential	
MF 22'	$3,961.97
SF 40'	$6,044.35
SF 40' (AA)	$6,044.35
SF 50'	$6,569.94
SF 50' (AA)	$6,569.94
SF 60'	$7,489.73
SF 60' (AA)	$7,489.73
Total Residential	

* Included costs of collection and assumes payment in November

The assessments may be prepaid in whole at any time, or in some in paid in not more than thirty (30) annual installments subsequent to the iss Improvements. These annual assessments will be collected on the Nassa Collector. Alternatively, the District may choose to directly collect and e All persons interested may ascertain the description of each property to b to be assessed to each piece or parcel of property at the District Manag affected property owners have the right to appear at the public hearings objections with the District within twenty (20) days of the publication of t

Also on January 18, 2024, at 10:00 a.m. at the Fernandina Beach Mu Road, Fernandina Beach, Florida 32034, the Board will hold a regular put other business that may lawfully be considered by the District. The Boar

Back-to-School Sales Tax Holiday

Staff report

Consumers can purchase qualifying back-to-school supplies exempt from tax during the 2023-24 Back-to-School Sales Tax Holiday. Passed by the Florida Legislature and signed into law by Gov. Ron DeSantis, a second exemption period began Monday, Jan. 1, 2024, and extends through Sunday, Jan. 14, 2024.

What items will be exempt from sales tax during the 2023 and 2024 Florida Back-to-School Sales Tax Holidays?

During the 2023 and 2024 Florida Back-to-School Sales Tax Holidays, certain clothing, footwear and accessories with a sales price $100 or less per item, certain school supplies with a sales price of $50 or less per item, learning aids and jigsaw puzzles with a sales price of $30 or less and personal computers and related accessories purchased for noncommercial home or personal use with a sales price of $1,500 or less are exempt from sales tax.

The sales tax holiday does not apply to the rental or repair of any of the qualifying items. Additionally, the sales tax holiday does not apply to sales in a theme park, entertainment complex, public lodging establishment or airport.

The Department of Revenue created a webpage to provide information and promotional materials for consumers, businesses and other interested parties located at www.floridarevenue.com/backtoschool/Pages/default.aspx.

SUBMITTED ART

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Salsa Workshop
January 9th, 16th, 23rd, 30th
7pm-8:30pm - $20
Located at 1897 Island Walkway
(Royal Amelia Dance Academy) Studio #1
Latin Wednesdays
January 10th, 17th, 24th, 31st
7:30pm - $15
WILDLIGHT, 57 Homegrown Way
(Royal Amelia Dance Academy) Studio #2
*No reservation or partner necessary
-- -- Private lessons available by appointment -- --
For more information, contact Michelle at:
904.624.0886
michelle@ballroomonamelia.com
Visit our website at www.ballroomonamelia.com
OR our Facebook page.
"Dancing On Island Time"

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT AND NOTICE OF MEETING OF BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") will hold public hearings and a regular board meeting on **January 18, 2024 at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the East Nassau Stewardship District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved and property subject to the special assessments are geographically depicted below and in the District's *Amended and Restated Engineers Report for Preliminary Development Plan #4*, dated December 18, 2023 (the "Improvement Plan"). The public hearings are being conducted pursuant to Chapter 2017-206, *Laws of Florida*, and Chapters 170, 189 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District Manager's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

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

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4*, dated December 18, 2023 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessment amounts per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $637,070,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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	$7,434.03	$0.00	$7,434.03
Residential Tier 1 Non Res Sq Ft	$6,904.24	$0.00	$6,904.24
Residential Tier 2 - Non-Res Sq. Ft.	$6,904.24	$0.00	$6,904.24
Residential			
MF 22'	$3,961.97	$4,370.48	$8,332.46
SF 40'	$6,044.35	$7,489.55	$13,533.88
SF 40' (AA)	$6,044.35	$7,489.55	$13,533.89
SF 50'	$6,588.94	$7,946.33	$14,536.27
SF 50' (AA)	$6,588.94	$7,946.33	$14,536.27
SF 60'	$7,489.73	$9,058.83	$16,548.55
SF 60' (AA)	$7,489.73	$9,058.83	$16,548.55
Total Residential			

* Included costs of collection and assumes payment in November

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

Also on January 18, 2024, at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

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

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 $455,304,000 (the "Estimated Cost").

4. The Assessments will defray approximately $637,070,000, 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.

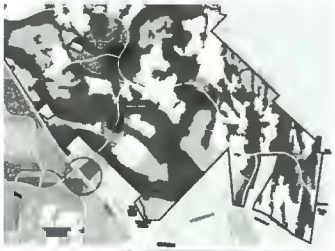
Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

/s/ Craig Wrathell — Secretary/Assistant Secretary

/s/ Mike Hahaj — 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

7B

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.

2. I, Han Liu, serve as Financial Analyst at Wrathell, Hunt and Associates, LLC.

3. Among other things, my duties include preparing and transmitting correspondence relating to the East Nassau Stewardship District.

4. I do hereby certify that on December 18, 2023, and in the regular course of business, I caused a letter, in the form attached hereto as **Exhibit A**, for purposes of noticing for assessment hearing for area known as Preliminary Development Plan #4, to be sent via U.S. First-Class Mail to the addressees identified in **Exhibit B**.

5. I have personal knowledge of having sent the letter to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Han Liu
By Han Liu, Financial Analyst

SWORN AND ASCRIBED before me by means of ☑ physical presence or ☐ online notarization this 18th day of December 2023, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is ☑ personally known to me or ☐ has provided _____ as identification.

DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC
Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH 390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Letters Sent
EXHIBIT B: Mailing List (Assessment Roll), Engineer Report and Methodology Report

9589 0710 5270 0163 1249 54

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Postag
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Street and Ap

City, State, Zi

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BOCA RATON, FL
DEC 18 2023
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33431 USPS

RAYDIENT LLC DBA RAYDIENT
C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
YULEE, FL 32097

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

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Total Postage

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Street and Ap

City, State, Zi

WOODLAND STATION BOCA RATON, FL DEC 18 2023 33431-USPS

Postmark Here

RAYONIER FOREST RESOURCES LP
C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
YULEE, FL 32097

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

Postage

$

Total Postage a

$

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Street and Apt.

City, State, ZIP

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RAYDIENT LLC
C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
YULEE, FL 32097

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

VIA FIRST-CLASS U.S. MAIL – CERTIFIED

December 18, 2023

RAYDIENT LLC DBA RAYDIENT
C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
YULEE, FL 32097

RE: ***East Nassau Stewardship District***
Notice of Hearing on Assessments to Property (Preliminary Development Plan #4)
Parcel ID#: 44-3N-28-0000-0001-0520, 51-3N-27-0000-0001-0290,
51-3N-27-0000-0001-0300, 50-3N-27-0000-0002-0010,
42-3N-27-0000-0001-0010, 43-3N-27-0000-0001-0030
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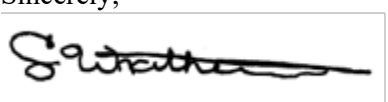

Craig Wrathell
District Manager

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

VIA FIRST-CLASS U.S. MAIL – CERTIFIED

December 18, 2023

RAYDIENT LLC
C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
YULEE, FL 32097

RE: ***East Nassau Stewardship District***
Notice of Hearing on Assessments to Property (Preliminary Development Plan #4)
Parcel ID#: 44-3N-28-0000-0001-0520, 51-3N-27-0000-0001-0290,
51-3N-27-0000-0001-0300, 50-3N-27-0000-0002-0010,
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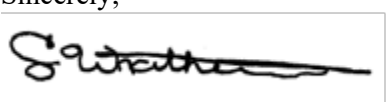

Craig Wrathell
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East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
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Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

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C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
YULEE, FL 32097

RE: ***East Nassau Stewardship District***
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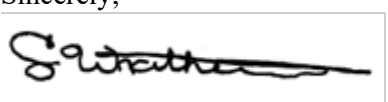

Craig Wrathell
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Exhibit B

RAYDIENT LLC DBA RAYDIENT	C/O PROPERTY TAX COORDINATOR 1 RAYONIER WAY YULEE, FL 32097
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County Tax Collector Parcel ID#: **44-3N-28-0000-0001-0520, 51-3N-27-0000-0001-0290, 51-3N-27-0000-0001-0300, 50-3N-27-0000-0002-0010, 42-3N-27-0000-0001-0010, 43-3N-27-0000-0001-0030, 51-3N-27-4780-0003-0000**

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 the conveyance of land for schools, parks and other 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 and (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, 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
5. Mobility trails (as part of a Mobility Road or standalone)

Mobility Roads as identified below in Table 2 may be eligible for mobility fee credits or reimbursement issued by the County (also referred to as "Arterial/Collector Roads"). Mobility fee credits or reimbursement 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/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 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

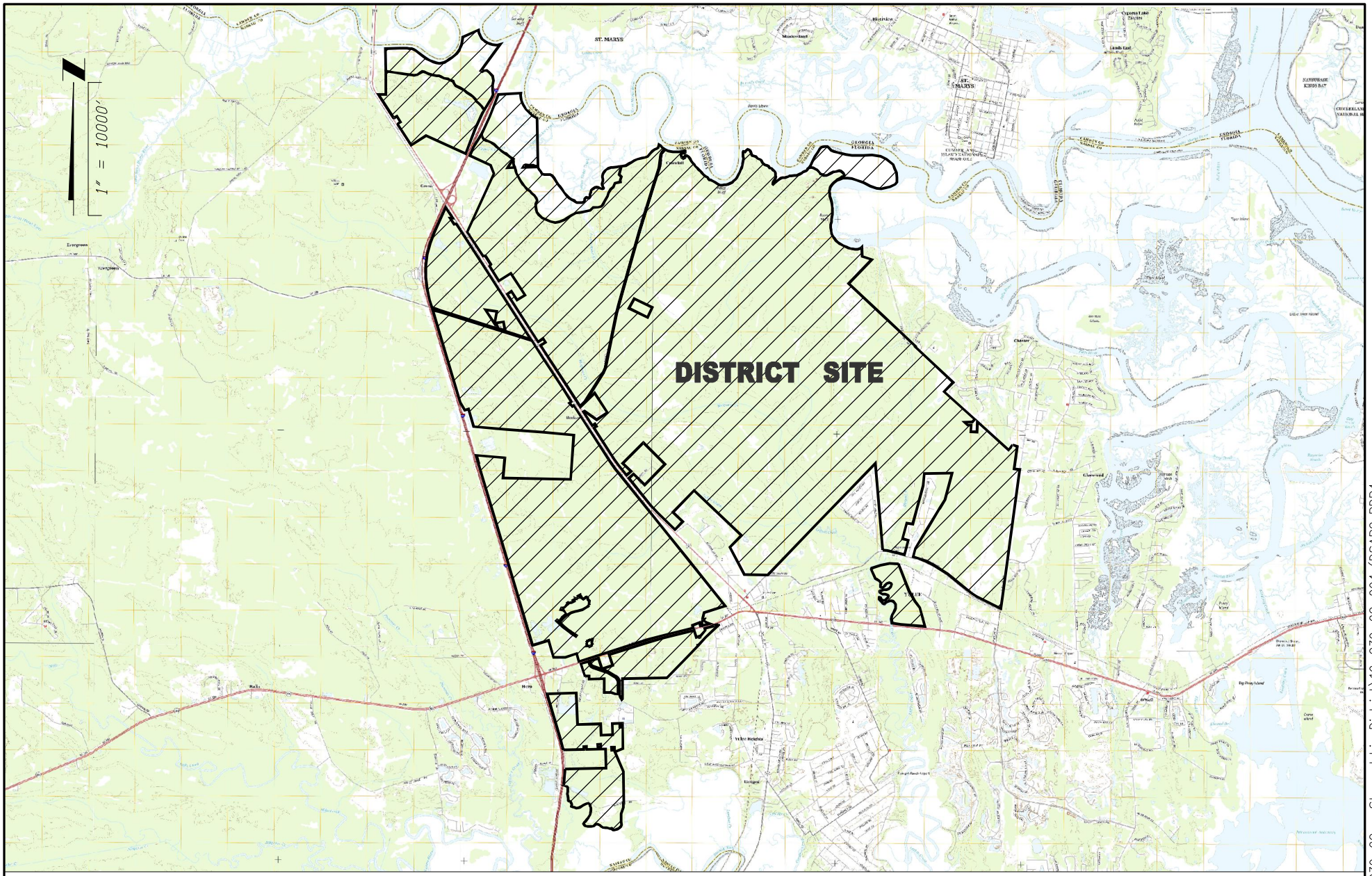
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement*
Mobility Roads***	$21,571,000	
Local Roads***	$8,921,000	
Neighborhood Roads***		$71,440,000
Mobility/Public Trails***	$4,300,000	
Stormwater Management Facilities	$19,150,000	
Utilities (Water Mains, Force 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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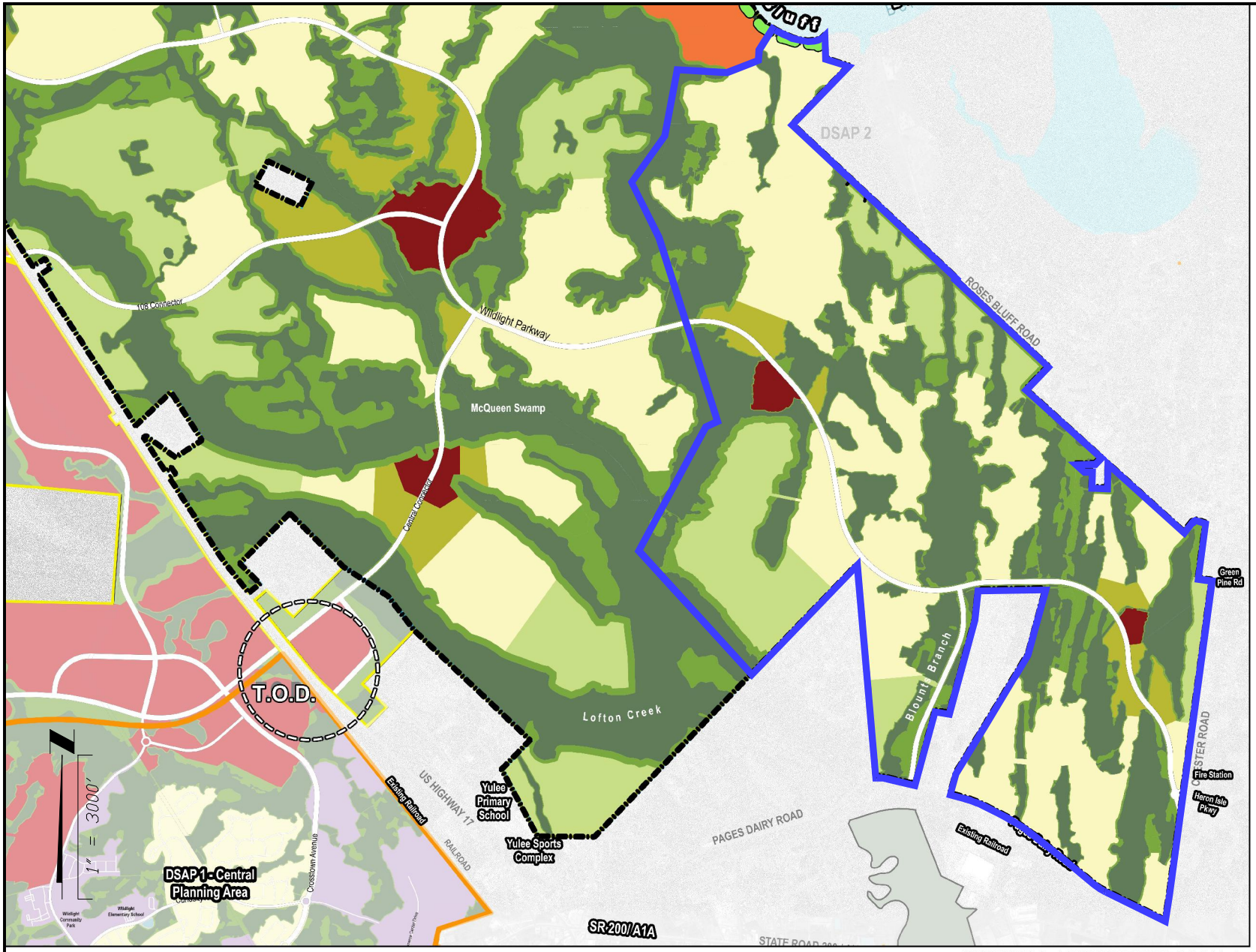

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PDP #4 AREA

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

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

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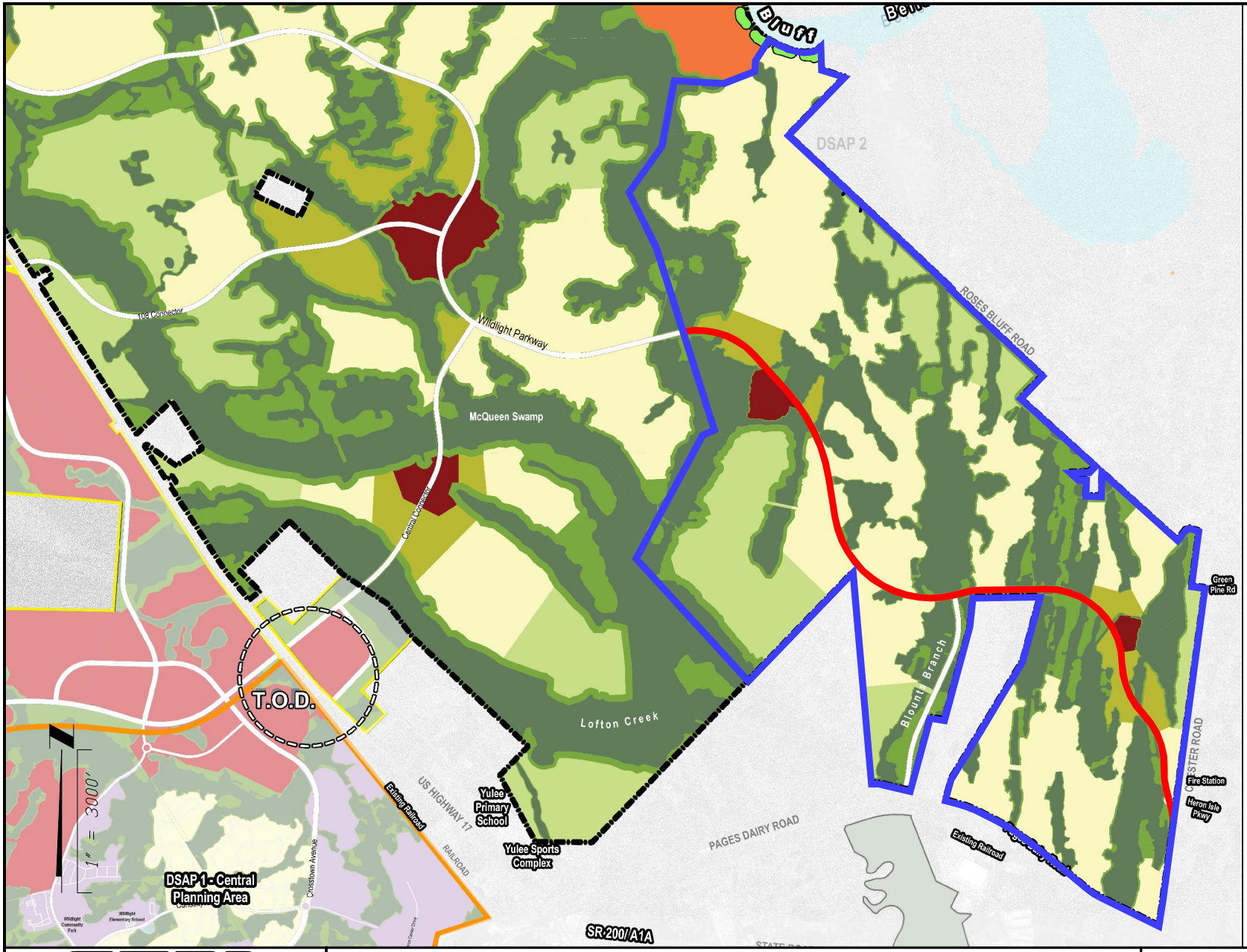

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PDP #4 MOBILITY ROADWAYS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	19-239-02-004
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DATE:	OCTOBER 19, 2023
PLATE NO.	3

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EAST NASSAU STEWARDSHIP DISTRICT

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

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 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 are part of the Wildlight Phase 3 Project, 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 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 include but are not limited to:

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 $54,575.53 ($31,835,000 in Master Assessment divided by 583.32 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 $54,575.53, 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 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 60'	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	16.59467%
Total Commercial	**80,000**		**96.80**	**16.59467%**
Residential				
MF 22'	152	0.50	76.00	13.02887%
SF 40'	120	0.90	108.00	18.51471%
SF 50'	227	1.00	227.00	38.91518%
SF 60'	64	1.18	75.52	12.94658%
Total Residential	**563**		**486.52**	**83.40533%**
Total			**583.32**	**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	$5,282,911.61	$66,036.40	$6,055.06
Total Commercial	**80,000**	**$5,282,911.61**		
Residential				
MF 22'	152	$4,147,740.52	$27,287.77	$2,502.09
SF 40'	120	$5,894,157.58	$49,117.98	$4,503.77
SF 50'	227	$12,388,646.03	$54,575.53	$5,004.19
SF 60'	64	$4,121,544.26	$64,399.13	$5,904.94
Total Residential	**563**	**$26,552,088.39**		
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 60'	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 60'	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	$5,282,912	$0	$5,282,912	$66,036.40
Total Commercial	**$5,282,912**	**$0**	**$5,282,912**	
Residential				
MF 22'	$4,147,741	$8,417,096	$12,564,837	$82,663.40
SF 40'	$5,894,158	$11,357,039	$17,251,197	$143,759.97
SF 50'	$12,388,646	$22,855,035	$35,243,681	$155,258.51
SF 60'	$4,121,544	$7,345,830	$11,467,374	$179,177.72
Total Residential	**$26,552,088**	**$49,975,000**	**$76,527,088**	
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	$6,055.06	$0.00	$6,055.06
Residential			
MF 22'	$2,502.09	$5,077.55	$7,579.64
SF 40'	$4,503.77	$8,677.99	$13,181.76
SF 50'	$5,004.19	$9,231.91	$14,236.09
SF 60'	$5,904.94	$10,524.37	$16,429.31
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

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RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE AREA KNOWN AS PRELIMINARY DEVELOPMENT PLAN (PDP) #4 SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2017-206, LAWS OF FLORIDA; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District ("District") is a local unit of special-purpose government established by and existing under and pursuant to Chapter 2017-206, Laws of Florida, and the Uniform Special District Accountability Act, Chapter 189, Florida Statutes, as amended ("Act"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("Board") has noticed and conducted a public hearing pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. FINDINGS. The Board further finds and determines as follows:

The Capital Improvement Plan – Preliminary Development Plan #4

a. The District is authorized by Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct various onsite and offsite capital improvements including but not limited to roadway improvements, water distribution system, sanitary sewer system, reclaim water system and utilities, stormwater management system, landscaping, hardscaping and irrigation system improvements, recreational facilities, decorative walls, fences, and street lighting improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

b. On December 18, 2023, and pursuant to Section 170.03 of the Florida Statutes, among other laws, the Board adopted Resolution 2024-09 ("Declaring Resolution"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's infrastructure improvements for the area known as Preliminary Development Plan #4 within the Detailed Specific Area Plan #2 ("PDP #4 CIP"); and

c. The PDP #4 CIP is described in the Declaring Resolution and the *Amended and Restated Engineer's Report for Preliminary Development Plan #4,* dated December 18, 2023 ("Engineer's Report," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the PDP #4 CIP are on file in the offices of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

The Debt Assessment Process

d. Also as part of the Declaring Resolution, the Board expressed an intent to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the PDP #4 CIP, and further declared its intent to defray the whole or any part of the expense of the PDP #4 CIP by levying special assessments ("Debt Assessments") on specially benefited property within the District and known as Preliminary Development Plan #4 within the Detailed Specific Area Plan #2 ("PDP #4 Assessment Area"); and

e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met; and

f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and

g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, Florida Statutes; and

h. As required by Section 170.07, Florida Statutes, and as part of the Declaring Resolution, the District's Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189, and 197, Florida Statutes; and

i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, Florida Statutes, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

j. On January 18, 2024, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board - Additional Findings

k. Having considered the estimated costs of the PDP #4 CIP, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

    i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the PDP #4 CIP as set forth in the Engineer's Report; (2) the cost of such PDP #4 CIP to be assessed against the lands specially benefited by such PDP #4 CIP; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and

    ii. The provision of said PDP #4 CIP, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing

mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

iii. The estimated costs of the PDP #4 CIP are as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

iv. It is reasonable, proper, just and right to assess the cost of such PDP #4 against the properties specially benefited thereby and known as PDP #4 Assessment Area, using the method determined by the Board and set forth in the *Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4,* dated December 18, 2023 ("Assessment Report," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

v. The PDP #4 CIP benefits all developable property within what is known as PDP #4 Assessment Area of the District; and

vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

vii. All developable property within PDP #4 Assessment Area is deemed to be benefited by the PDP #4 CIP, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

viii. The Debt Assessments are fairly and reasonably allocated across the benefited property, as set forth in **Exhibit B**; and

ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the PDP #4 CIP which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "Bonds").

3. AUTHORIZATION FOR PDP #4 CIP; ADOPTION OF ENGINEER'S REPORT. The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the PDP #4 CIP. The District hereby confirms that the PDP #4

CIP serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the PDP #4 CIP and the costs to be paid by the Debt Assessments on the specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. ADOPTION OF ASSESSMENT REPORT. The Assessment Report setting forth the allocation of Debt Assessments to the benefited lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. EQUALIZATION, APPROVAL, CONFIRMATION, AND LEVY OF SPECIAL ASSESSMENTS. The Debt Assessments imposed on the parcels specially benefited by the PDP #4 CIP, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "Improvement Lien Book." The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefited by the PDP #4 CIP and reallocate the Debt Assessments in order to impose special assessments on the newly added and benefited property.

b. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the PDP #4 CIP, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used as an offset for any acquisition of any portion of the PDP #4 CIP, for completion of the PDP #4 CIP, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the

credits.

c. ***Supplemental Assessment Resolutions for Bonds.*** In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments securing such Bonds. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more assessment areas.

7. FINALIZATION OF SPECIAL ASSESSMENTS. When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short-term debt as actually issued by the District.

b. ***Prepayment.*** Unless the right is waived, and at any time from the date of levy of Debt Assessments through the date that is thirty (30) days after the related PDP #4 CIP has been completed and the District's Board has adopted a resolution accepting such PDP #4 CIP as provided by Section 170.09, Florida Statutes, as amended, any owner of property subject to the Debt Assessments may, at its option, pay the entire amount of such Debt Assessments on such property, without interest. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion

of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessment owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the PDP #4 CIP consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the PDP #4 CIP, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, Florida Statutes. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

9. ALLOCATION OF SPECIAL ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

a. At such time as parcels of land, or portions thereof, are included in a plat or site

plan, it shall be an express condition of the lien established by this Resolution that, prior to Nassau County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefited lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B.** If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B,** to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("True-Up Payment") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's sole discretion.

d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the PDP #4 CIP, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the PDP #4 CIP, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

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

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

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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PASSED AND ADOPTED this 18th day of January 2024.

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair, Board of Supervisors

Exhibit A: *Amended and Restated Engineer's Report for Preliminary Development Plan #4,* dated December 18, 2023

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

EAST NASSAU
STEWARDSHIP DISTRICT

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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 January 18, 2024

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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 the conveyance of land for schools, parks and other 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*

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

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 and (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, 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
5. Mobility trails (as part of a Mobility Road or standalone)

Mobility Roads as identified below in Table 2 may be eligible for mobility fee credits or reimbursement issued by the County (also referred to as "Arterial/Collector Roads"). Mobility fee credits or reimbursement 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	Florida Public Utilities
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 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

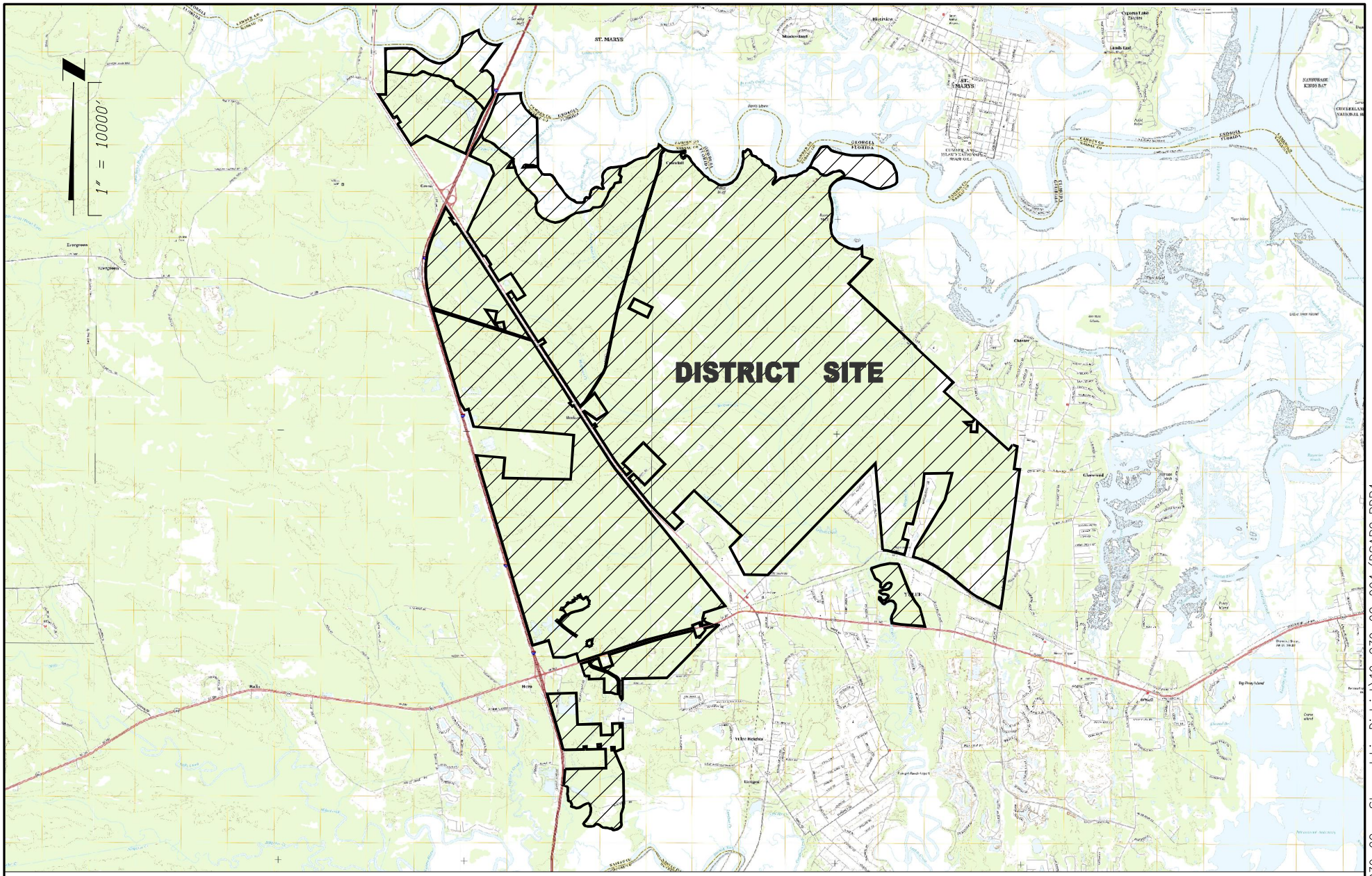
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement
Mobility Roads	$21,571,000	
Local Roads	$8,921,000	
Neighborhood Roads		$71,440,000
Mobility/Public Trails	$4,300,000	
Stormwater Management Facilities	$19,150,000	
Utilities (Water Mains, Force Mains, Reclaim 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

1. *Proposed Neighborhood Infrastructure Improvement Costs are based on the proposed residential improvements associated with the alleyways within PDP #4*
2. *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.*
3. *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.*
4. *No transportation or delivery of fill to, no grading of any private lots and no lines within private lots or property will be funded by the District.*
5. *No hard gates will be funded by the District and all landscaping improvements will be either perennial or permanent installations.*
6. *The District will only fund professional, surveying and permitting costs that are allocable to improvements 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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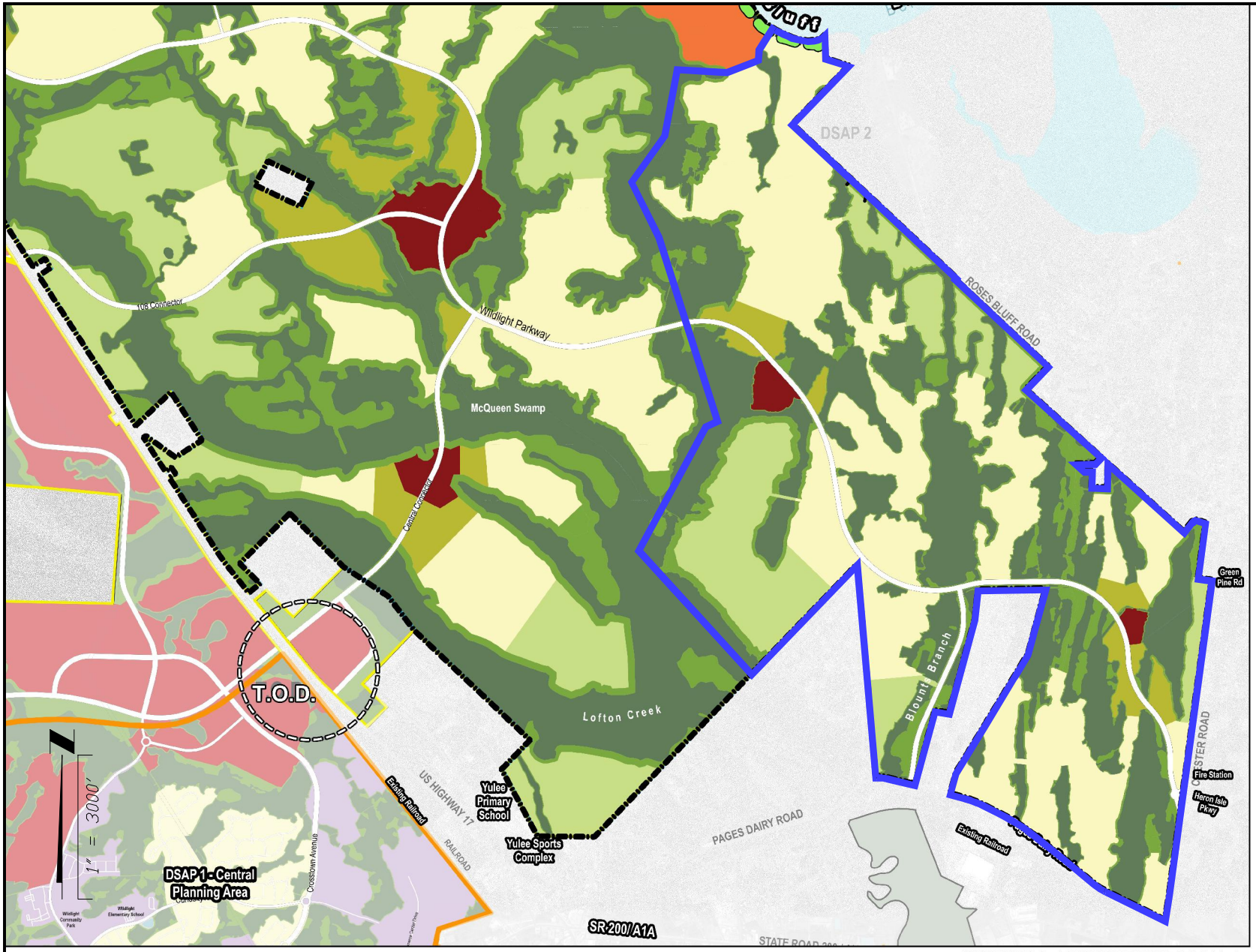

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PDP #4 AREA

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

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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

ETM NO. 19-239-02-004
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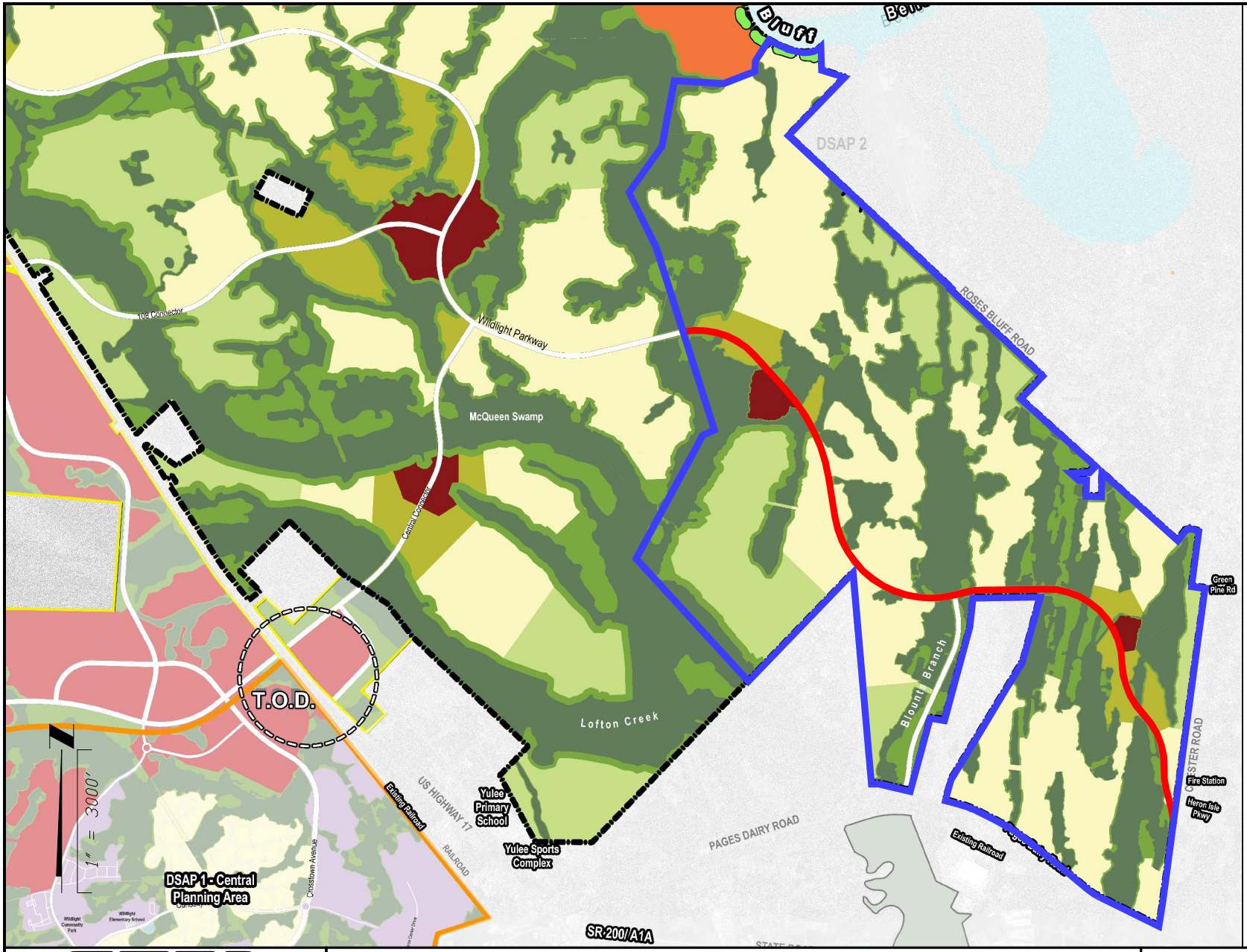

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PDP #4 MOBILITY ROADWAYS

EAST NASSAU STEWARDSHIP DISTRICT

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EAST NASSAU
STEWARDSHIP DISTRICT

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EAST NASSAU STEWARDSHIP DISTRICT

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

January 18, 2024

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 January 18, 2024 (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 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 include but are not limited to:

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 $86,662.47 ($341,100,000 in Neighborhood Assessments divided by 3,935.96 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 $86,662.47, 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 $86,662.47, (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 $86,662.47, (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 $86,662.47, 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 $86,662.47. 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
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. 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

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SECOND AMENDMENT TO AGREEMENT BETWEEN THE EAST NASSAU STEWARDSHIP DISTRICT AND FLORIDA WATERWAYS, INC. FOR POND MANAGEMENT SERVICES

THIS SECOND AMENDMENT ("Second Amendment") is made and entered into this ___ day of January 2024, by and between:

East Nassau Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, being situated in Nassau County, Florida whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"); and

Florida Waterways, Inc., a Florida corporation, with a mailing address of 9820 Scott Mill Road, Jacksonville, Florida 32257 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District was established pursuant to Chapter 2017-206, Laws of Florida (the "Act"), for the purpose, among others, of planning, financing, constructing, installing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District owns, operates, and maintains several stormwater management ponds and related infrastructure located within the District ("Facilities"); and

WHEREAS, the District and Contractor previously entered into the *Agreement for Pond Management Services*, dated November 1, 2022, as amended and supplemented (collectively, the "Maintenance Agreement") as may be amended from time to time; and

WHEREAS, Section 21 of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties desire to amend the Maintenance Agreement to add additional scope of Services by adding an additional pond Facility as further detailed in Contractor's proposal attached hereto as **Exhibit A**; and

WHEREAS, each of the Parties has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each of the Parties hereto.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of the Maintenance Agreement and this Second Amendment.

SECTION 2. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 3 of this Second Amendment, nothing herein shall modify the rights and obligations of the parties under the Maintenance Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Maintenance Agreement is hereby amended as follows:

A. the scope of Services as provided in Sections 2 and 3 of the Maintenance Agreement, as amended and supplemented, is further amended and supplemented to include the additional pond Facility as described in the attached **Exhibit A**.

B. Section 5, Compensation; Term, as amended and supplemented, shall be further amended and supplemented to include additional compensation as provided in **Exhibit A**.

SECTION 3. Except as specifically amended above, the Maintenance Agreement shall remain in full force and effect, unaltered by this Second Amendment.

IN WITNESS WHEREOF, the Parties execute this Second Amendment the day and year first written above.

EAST NASSAU STEWARDSHIP DISTRICT

_____

Mike Hahaj
Chairman, Board of Supervisors

FLORIDA WATERWAYS, INC.

_____

By: _____

Its: _____

Exhibit A Proposal for Additional Services

EXHIBIT A

[TO BE CONFIRMED/REVISED TO MATCH FINAL SCOPE UPON COMPLETION OF BELOW-SHOWN POND ACQUISITION]

FLORIDA WATERWAYS INC.

6950 Philips Highway, Unit 24
Jacksonville, FL 32216
Phone: 904.801.LAKE (5253)
Website: www.FloridaLake.com

Quote

DATE	1/9/2024
GOOD FOR	5/8/2024

SUBMITTED TO

EAST NASSAU STEWARDSHIP DISTRICT

c/o Todd Haskett CMCA AMS PCAM
Community Manager

DESCRIPTION		AMOUNT
Add additional pond to routine monthly service		
WL-5-1-Pond & WL-5-2 Pond		
Monthly	$	65.00
WL-4-4A-Pond		
Monthly	$	125.00
WL-4-2-Pond		
Monthly	$	55.00
WL-4-1-Pond		
Monthly	$	55.00

Subtotal	$	300.00
Tax		-
TOTAL	**$**	**300.00**

OTHER COMMENTS

Annual Price of $3,600.00

Services and terms as specified in:
AGREEMENT BETWEEN THE EAST NASSAU STEWARDSHIP DISTRICT AND FLORIDA WATERWAYS, INC. FOR POND MANAGEMENT SERVICES - Dated Nov. 1, 2022

Accepted by:

_____

Print: _____

Date: _____

If you have any questions about this quote, please contact

Jim Schwartz at jim@floridapond.com or 904.801.LAKE (5253), Ext. 1

Thank You For Your Business!

EAST NASSAU STEWARDSHIP DISTRICT

9

AGREEMENT BY AND BETWEEN THE EAST NASSAU STEWARDSHIP DISTRICT AND WILDLIGHT LLC, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT, INFRASTRUCTURE, AND REAL PROPERTY [WILDLIGHT VILLAGE PHASE 3]

THIS AGREEMENT (**"**Agreement**"**) is made and entered into this ___ day of _____, 2024, 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, Yulee, Florida 32097, and its affiliates (the **"Landowner"**; together with the District, the **"Parties"**).

RECITALS

WHEREAS, the East Nassau Stewardship District is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, which became effective on June 6, 2017, and being situated entirely within Nassau County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

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

WHEREAS, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services as detailed in the *Amended and Restated Engineer's Report for Wildlight Village Phase 3,* dated December 18, 2023, as amended and supplemented (the **"Engineer's Report"**) attached to this Agreement as **Exhibit A** (**"District Improvements"**), and the anticipated costs of the District Improvements described in the Engineer's Report are identified in Table 2 of the Engineer's Report; 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 which would allow the timely commencement and completion of construction of the infrastructure improvements, facilities, and services within the Development (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 District Improvements described in 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 will be utilized as payment for the Work Product and the District Improvements contemplated by this Agreement; and

WHEREAS, in order to avoid a delay in the commencement of the construction of the District 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 provide the infrastructure; 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, or take assignment of as applicable, the Work Product, the District Improvements, and the real property sufficient to allow the District to own, operate, maintain, construct, or install the District Improvements described in Exhibit A, if any such conveyances are appropriate (the **"Real Property"**), upon the terms and conditions contained herein; and

WHEREAS, the District and the Landowner are entering into this Agreement to ensure the timely provision of the District Improvements and completion of the Development.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is 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. ACQUISITION OF WORK PRODUCT. The District agrees to pay the actual reasonable cost 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 District Improvements.

A. 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. 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. 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. 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 Engineer's Report.

E. 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.

4. ACQUISITION OF DISTRICT IMPROVEMENTS. The Landowner owns certain District Improvements identified in Exhibit A. The District agrees to acquire those portions of the District Improvements which were undertaken by the Landowner prior to the issuance of the District's Bonds intended to finance such District Improvements. When a portion of the District Improvements are completed and ready for conveyance by the Landowner to the District, the Landowner shall notify the District in writing, describing the nature of the improvement, its 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 District 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 real property interests necessary for the functioning of the District Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 5. The District Engineer in consultation with Counsel shall determine in writing whether or not the infrastructure to be conveyed is a part of the District Improvements contemplated by the Engineer's Report, 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 Review Process 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 cost, sufficient unencumbered funds to acquire the improvement.

A. 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. The District Engineer shall certify as to the actual cost of any District Improvement, and the District shall pay no more than the actual cost incurred, as determined by the District Engineer.

C. The Landowner agrees to cooperate fully in the transfer of any permits to the District or any governmental entity with maintenance obligations for any District Improvements conveyed pursuant to this Agreement.

5. CONVEYANCE OF REAL PROPERTY.

A. Conveyance. The Landowner agrees that it will convey, or cause to be conveyed, to the District, at or prior to each Acquisition Date as reasonably determined by the District and Landowner, 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, the lands (or less interest therein) upon which the District Improvements are constructed or which are necessary for the operation and maintenance of, and access to the District 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 District Improvements are constructed as the District deems acceptable. Such special warranty deed (or, if less than fee estate, other instrument) shall 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 the 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. The Landowner shall pay all required closing costs (i.e., documentary stamps) if any, for the conveyance of the lands upon which the District Improvements are constructed. The Landowner shall be responsible for all taxes and assessments levied on the lands upon which the District Improvements are constructed 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.

6. 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 Real Property 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 Real Property. 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.

1. 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 2024, the Landowner shall escrow the pro rata amount of taxes due for the tax bill payable in November 2024. If any additional taxes are imposed on the District's property in 2024 for a period which property was owned by Landowner, then the Landowner agrees to reimburse the District for that additional amount.

2. 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.

7. 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 six (6) 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 whatsoever. The Landowner acknowledges that the District intends to convey some or all of the District Improvements in the Engineer's Report to Nassau County, Florida, JEA, as well as other entities and consents to the District's conveyance of such improvements prior to payment for any Prior Acquisitions.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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: Rayonier Legal Department
1 Rayonier Way

Wildlight, Florida 32097
Attn: Mark Bridwell, Esq.

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 West College Avenue
Tallahassee, Florida 32301
Attn: Jonathan T. 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.

14. 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.

15. 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.

16. 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.

17. 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.

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

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

WILDLIGHT LLC,
a Delaware limited liability company

_____
Witness

_____
John R. Campbell, Vice President

EXHIBIT A: *Amended and Restated Engineer's Report for Wildlight Village Phase 3,* dated December 18, 2023

EAST NASSAU
STEWARDSHIP DISTRICT

11

RESOLUTION 2024-16

A RESOLUTION OF THE EAST NASSAU STEWARDSHIP DISTRICT ("DISTRICT") AMENDING RESOLUTION 2023-10, WHICH LEVIED AND IMPOSED AN ANNUAL OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023; CONFIRMING, RATIFYING, AND APPROVING AMENDED O&M ASSESSMENT ROLL FOR FISCAL YEAR 2023/2024; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District previously adopted Resolution 2023-10 ("**Annual Assessment Resolution**") approving the levy and imposition of operations and maintenance special assessments ("**O&M Assessments**") to fund the District's annual budget(s) for the fiscal year starting October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**") and as outlined in the "**O&M Assessment Roll**" attached as Exhibit B to the Annual Assessment Resolution; and

WHEREAS, Section 5 of the Annual Assessment Resolution authorizes the District's Board to modify the District's O&M Assessment Roll; and

WHEREAS, the District Manager, in consultation with the District's assessment roll coordinator, has reviewed and corrected allocation of O&M Assessments to certain commercial parcels and amended and certified the revised O&M Assessment Roll for Fiscal Year 2023/2024, as more particularly described in **Exhibit A**; and

WHEREAS, the District now desires to confirm, ratify and approved the amended O&M Assessment Roll, which is attached hereto as **Exhibit B**, and correspondingly amend the Annual Assessment Resolution in order to adopt an amended O&M Assessment Roll.

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

1. AMENDMENT. The corrections and amendments to the O&M Assessment Roll and the certification of the amended O&M Assessment Roll is hereby confirmed, ratified and approved. The Annual Assessment Resolution is hereby amended, and **Exhibit B** attached hereto is hereby adopted and supersedes and replaces the prior version of the O&M Assessment Roll, which was attached as Exhibit B to the Annual Assessment Resolution.

2. CONFLICTS. Except as set forth herein, the Annual Assessment Resolution remains in full force and effect.

3. SEVERABILITY. The invalidity or unenforceability 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.

4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF JANUARY 2024.

ATTEST: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair, Board of Supervisors

Exhibit A: Memorandum from Assessment Roll Coordinator
Exhibit B: O&M Assessment Roll (as amended)

EXHIBIT A

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

Abdiel Szymonowicz
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

EXHIBIT B

EAST NASSAU
STEWARDSHIP DISTRICT

13

COST SHARE AGREEMENT BETWEEN EAST NASSAU STEWARDSHIP DISTRICT AND WILDLIGHT RESIDENTIAL ASSOCIATION, INC. AND WILDLIGHT COMMERCIAL ASSOCIATION, INC., FOR UTILITY CART PURCHASE AND RELATED MAINTENANCE COSTS

THIS AGREEMENT (**"Agreement"**) is made and entered into as of this _____ day of _____, 2024, by and between:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, being situated in Nassau County, Florida with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**");

WILDLIGHT RESIDENTIAL ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 1 Rayonier Way, Wildlight, Florida 32097 ("**Residential Association**"); and

WILDLIGHT COMMERCIAL ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 1 Rayonier Way, Wildlight, Florida 32097 ("**Commercial Association**" and together with the Residential Association, "**Association**" and together with the District, the "**Parties**")

RECITALS

WHEREAS, the District was established by pursuant to Chapter 2017-206, Laws of Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Association are each responsible for the operation, maintenance, and repair of various infrastructure improvements throughout the boundaries of the District; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and benefits received by the property owners and residents within the District, Association and District desire to purchase, use, operate, and maintain a utility cart ("**Utility Cart**") in performance of its field operations, the proposal for the purchase of which is attached hereto **Exhibit A**; and

WHEREAS, the Parties desire to enter into an agreement whereby the District and Association share purchase, operation and maintenance cost related to the Utility Cart.

NOW, THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties hereto, the Parties agree as follows:

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

2. **COST SHARING**. The Parties agree the payment for purchase, operation, maintenance repair, and replacement related to the Utility Cart (collectively, "**Cost**") shall be allocated to each Party in accordance with the following proportionate share of the Cost:

A. District shall be responsible for 1/3 of the Cost.

B. Residential Association shall be responsible for and pay to the District 1/3 of the Cost.

C. Commercial Association shall be responsible for and pay to the District 1/3 of the Cost.

Upon written request by the District, each Association shall, within fifteen (15) days of such written request, pay to the District its proportionate share of the Cost.

3. **INDEMNIFICATION.** The Residential Association and Commercial Association each agree to defend, indemnify and hold harmless the District and its supervisors, officers, agents, professional staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity arising out of or in connection with, wholly or in part by any negligent act or omission, or willful misconduct, of the Residential Association or Commercial Association or their respective officers, agents, staff or employees, all as it relates to its use of the Utility Cart, regardless of the nature of the claim. The provisions of this Paragraph 3 shall survive any revocation, suspension or termination of this Agreement.

4. **TERMINATION.** The District and Association shall each have the right to terminate this Agreement for any reason upon sixty (60) days written notice. Upon termination, the District and Association shall account to each other with respect to all matters outstanding as of the date of termination.

5. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The 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.

6. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

7. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the Parties, as follows:

A. If to Residential Association: Wildlight Residential Association, Inc.
1 Rayonier Way
Wildlight, Florida 32097
Attn: Association Manager

B. If to Commercial Association: Wildlight Commercial Association, Inc.
1 Rayonier Way
Wildlight, Florida 32097
Attn: Association Manager

C. 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: District Counsel

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 Contractor may deliver Notice on behalf of the District and the Contractor. Any Party 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 herein.

9. **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. Venue for any dispute shall be in a court of appropriate jurisdiction in Nassau County, Florida.

10. **TERM.** This Agreement shall become effective upon full execution by all Parties hereto and shall remain in effect until September 30, 2025, unless terminated earlier by either Party in accordance with this Agreement. Thereafter, this Agreement shall renew automatically on an annual basis until terminated by either Party.

11. **ENFORCEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

12. **ATTORNEYS' FEES.** In the event either Party is required to enforce this Agreement or any provision by court proceedings or otherwise, the prevailing Party shall be entitled to recover from the non-prevailing Party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

13. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party without the prior written consent of the other. Any purported assignment without such approval shall be void.

14. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of 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.

15. **BINDING EFFECT; NO THIRD-PARTY BENEFICIARIES.** The terms and provisions hereof shall be binding upon and shall inure to the benefit of District and Association. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal Party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

16. **PUBLIC RECORDS.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District' s Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public

records laws to the extent required by statute will result in immediate termination of the Agreement.

17. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties to this Agreement, or their respective successors or assigns.

18. **EXECUTION IN COUNTERPARTS; ELECTRONIC SIGNATURES.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute 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. Additionally, the parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

[*Remainder of page intentionally left blank*]

IN WITNESS WHEREOF, the Parties have each caused their duly authorized officers to execute this Agreement as of the date and year first written above.

Attest:

_____
Secretary/Assistant Secretary

EAST NASSAU STEWARDSHIP DISTRICT

_____
Chairperson, Board of Supervisors

Witness:

_____

_____
(Print name of witness)

WILDLIGHT RESIDENTIAL ASSOCIATION, INC.,
a Florida not-for-profit corporation

_____
By:_____
Its:_____

Witness:

_____

_____
(Print name of witness)

WILDLIGHT COMMERCIAL ASSOCIATION, INC.,
a Florida not-for-profit corporation

_____
By:_____
Its:_____

Exhibit A: Proposal for Utility Cart

Exhibit A: Proposal for Utility Cart

eWheelz Amelia Island

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

Invoice #5048
Page 1 of 8
12/19/2023

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:
Odometer Out:

Advisor: Amelia Island
Technician: Amelia Island

GRAND TOTAL: $12,989.00

BALANCE DUE: $12,989.00

SERVICES

1 Evolution Turfman 800

Seriel Number added when we receive cart.

Warranty - 2 years bumper to bumper, 4 years on the charger and 5 years on the battery.

Warranty begins on the day of delivery.

Pick up and Delivery charges are not covered under warranty. Pick-up and delivery charges are subject to a fee

SUBTOTAL: $12,989.00

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

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 to Yulee, FL	1.0	$0.00	$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.

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

BALANCE DUE: $12,989.00

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

FINDINGS

Turfman 200

Written by Amelia Island at 09/27/2023 09:15 AM

Turfman 1000

Written by Amelia Island at 09/27/2023 09:16 AM

Turfman 800

Written by Amelia Island at 09/27/2023 09:16 AM

Tax Exempt

Written by Admin at 11/21/2023 06:52 PM

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

Attached Images:

EAST NASSAU
STEWARDSHIP DISTRICT

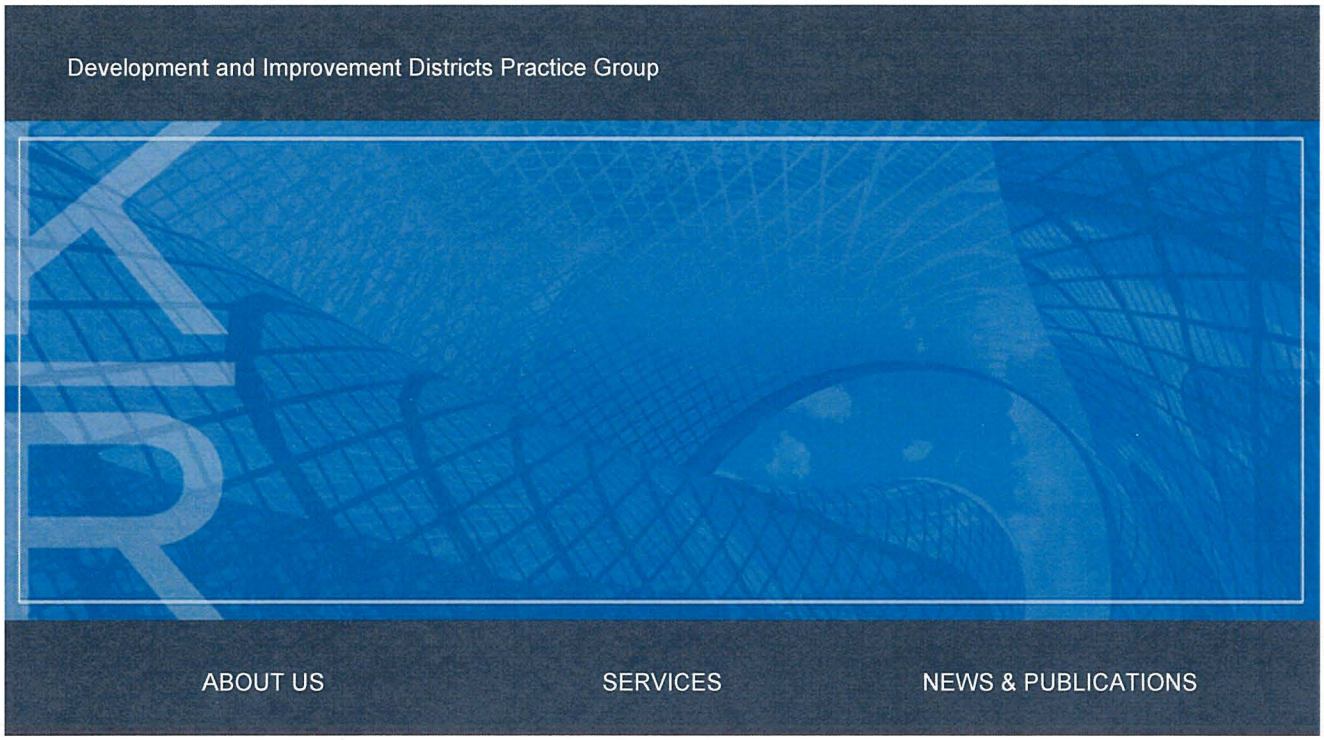
STAFF
REPORTS B

Daphne Gillyard

From: Kutak Rock Development and Improvement Districts Group <communications@kutakrock.com>
Sent: Friday, January 5, 2024 4:49 PM
To: Cindy Cerbone
Subject: Ethics Training 2024

You don't often get email from communications@kutakrock.com. Learn why this is important

KUTAKROCK



District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the **Florida Commission on Ethics' ("COE") website.**

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group

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Partner

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kutakrock.com

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This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

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The choice of a lawyer is an important decision and should not be based solely upon advertisements.

107 W College Ave, Tallahassee, Florida 32301

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

PID SAMPLE

County: SAMPLE COUNTY

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

E-FILING SAMPLE

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates

E-FILING SAMPLE

Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILING SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 - Statement of Financial Interests

Filed with COE: 01/05/2024

General Information

Name: Mr Thomas Dean Zimmerman

Address: 6233 Dolostone Drive, Lakeland, FL 33811 **PID 305031**

County: Polk

AGENCY INFORMATION

Organization	Suborganization	Title
Towne Park Community Development District	Board of Supervisors	Assistant Secretary

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
DFAS	8899 E 56th Street, Indianapolis, IN	Military Retired Pay
Social Security Administration	550 Commerce Dr., Lakeland FL 33813	Social Security Retired Pay

Filed with COE: 01/05/2024

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description
N/A

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates
Mutual Funds	Edward Jones
401K	General Dynamics Information Technology

Filed with COE: 01/05/2024

Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor
Lakeview Flagstar Bank	PO Box 619063, Dallas, TX 75261-9063

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1
N/A

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Filed with COE: 01/05/2024

Signature of Filer

Thomas Dean Zimmerman

Digitally signed: **01/05/2024**

Filed with COE: 01/05/2024

EAST NASSAU
STEWARDSHIP DISTRICT

STAFF
REPORTS D

CCMC

Now this feels like home.®

January 1, 2024

East Nassau Stewardship District

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

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

GENERAL OPERATIONS/ADMINISTRATIVE

- Utility Vehicle Purchase Update
  - An invoice for the purchase of the utility vehicle, approved at the November meeting, has been sent to the District for processing. Upon the completion of the purchase, we will forward the vehicle documentation to the District and request verification of insurance.

- 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 12/20/2023 & 12/29/2023 for shoreline and floating weeds. See Exhibit "A."

- Roadways
  - Speed humps were inspected on 12/14, with one repair made to an end cap on Floco Ave. No other issues were 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. A quote was received for the sidewalk repair; however, the cost came in high. Additional quotes are being requested.

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

LANDSCAPING

- 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 you have 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 – December 2023 Pond Maintenance Reports

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Wildlight

Customer ID: J19267

Field Biologist: Paul Mosteller

Date of Visit: 12/20/2023

Weather: 58 °F High 0%

Waterway and Ditch Treatments

Site	1	2	4	5	6	10	11	12							
Algae															
Submersed Weeds															
Shoreline Grasses & Brush				X		X									
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal		X						X							

Comments: Water levels are high from recent rains. I hand pulled cattails and invasive primrose on Ponds 5 and 10; picked up litter from Ponds 2 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? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Wildlight	Date of Visit:	12/20/2023
Customer ID:	J19267	Weather:	58 °F High
Field Biologist:	Paul Mosteller		0%

Pond 01

Pond 12

Pond 02

Pond 04

Pond 06

Pond 05

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Wildlight	Date of Visit:	12/20/2023
Customer ID:	J19267	Weather:	58 °F High
Field Biologist:	Paul Mosteller		0%

Pond 11

Pond 10

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Wildlight

Customer ID: J19267

Field Biologist: Skylar Raiford

Date of Visit: 12/29/2023

Weather: 65 °F High

0%

Waterway and Ditch Treatments

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

Comments:

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? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Exhibit “B”

The Greenery – December 2023 Irrigation Reports

the greenery, inc.

Job Name: East Nassau District
Job Number: Ponder Circle
Controller Name: Ensd forest Park 2
Date: 12-21-23 Page #: _____ of _____

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	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:				
Controller Status:	Working		Not Working	
POC Info:	Potable	Reclaim	Well	Lake
Pump Status & Type	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:
Zone Number:
Spray, Rotor, MP, Drip, Bubbler
Annuals, Shrub, Turf
Run Time [Program]
Run Time [Program]

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted
Billable Repairs or Upgrades:
Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

Additional Comments Irrigation is off for mainline

the greenery, inc.

Job Name: East Nassau District
Job Number: Forest Park
Controller Name: Wildlight & Sawgrass
Date: 12-21-23 Page #: ____ of ____

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	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:
Controller Status:
POC Info:
Pump Status & Type

Working		Not Working	
Potable	Reclaim	Well	Lake
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:
Zone Number:
Spray, Rotor, MP, Drip, Bubbler
Annuals, Shrub, Turf
Run Time (Program)
Run Time (Program)

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted
Billable Repairs or Upgrades:
Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

Additional Comments Irrigation is turned off. the mainline wires & Zone lines

the greenery, inc.

Job Name: East Nassau District

Job Number:

Controller Name: UF Health Berm

Date: 11-20-23 Page #: _____ of _____

	Start Times:	Seasonal Adjust:	Run Days:
Program A	1:00 a-	1-	% (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: Hunter X Core

Controller Status: (Working) Not Working

POC Info:			
Potable	(Reclaim)	Well	Lake
Pump Status & Type			
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number:		1	2	3
Spray, Rotor, MP, Drip, Bubbler		3	5	5
Annuals, Shrub, Turf		5	+	4.5
Run Time (Program	A	20	20	20
Run Time (Program	)			

Zone Faults or Alarms

Maintenance Repairs

Clogged Nozzles

Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray

Head Broken – 12" spray

Head Broken – 6" rotor

Head Broken – 12" rotor

Broken Riser

Drip Line

Nozzle – MP rotator

Severe Line Clog

Lateral Line Break

Relocation

Head Raised or Lowered-Turf

Head Raised or Lowered - Shrub

Damaged Valve Box

Valve – Inoperative/Sticking

Y Y Y

Additional Comments _____

the greenery, inc.

Job Name: East Nassau District
Job Number: Ensd AIA Track II
Controller Name: Publix Burn
Date: 12-20-23 Page #: _____ of _____

	Start Times:	Seasonal Adjust:	Run Days:
Program A	1:00 am	10 %	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: Hunter X Core

Controller Status: (Working) Not Working

POC Info: Potable (Reclaim) Well Lake

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number:		1	2	3	4
Spray, Rotor, MP, Drip, Bubbler		R	R	R	R
Annuals, Shrub, Turf		+15	+	5	+
Run Time [Program	A	60	60	60	60
Run Time [Program	]				

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

Y Y Y Y

Additional Comments _____

the greenery, inc.

Job Name: East Nassau District
Job Number: Wildlight Forest Park
Controller Name: Sawgrass a Mobility trail
Date: 12-26-23 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11:00p	50 %	M T (W) T F S S
Program B	11:00p	50 %	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:	Hunter I-Core			
Controller Status:	(Working)		Not Working	
POC Info:	Potable	(Reclaim)	Well	Lake
Pump Status & Type	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Spay, Rotor, MP, Drip, Bubbler	S	S	S	S	R	S	R	S	S	R	S	S	R	S	S
Annuals, Shrub, Turf	+	+	+15	S	S/+	+	+	S/+	+15	+	+15	+	+15	+	+
Run Time (Program A)	30	30	30	30	30	30	30	30	30	30	30	10	30		
Run Time (Program B)														10	15

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓

Additional Comments

the greenery, inc.

Job Name: East Nassau District
Job Number: Wildlight Forest Park
Controller Name: Sawgrass + Mobility trail
Date: 12.26.23 Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11:00 pm	50 %	M T (W) T F S S
Program B	11:00 pm	50 %	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:	Hunter I-Core			
Controller Status:	(Working)		Not Working	
POC Info:	Potable	(Reclaim)	Well	Lake
Pump Status & Type	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number:		16	17	18	19	20	21	22	23	24	25	26
Spray, Rotor, MP, Drip, Bubbler		S	S	R	S	R	S	S	R	S	D	S
Annuals, Shrub, Turf		S	S	+	S	+	S	+/S	+	+		+/S
Run Time [Program	A]											
Run Time [Program:	B]	30	20	30	30	30	30	30	30	30	15	30
Zone Faults or Alarms												
Maintenance Repairs												
Clogged Nozzles												
Head Straightened/Adjusted												
Billable Repairs or Upgrades:												
Head Broken – 6" spray												
Head Broken – 12" spray												
Head Broken – 6" rotor												
Head Broken – 12" rotor												
Broken Riser												
Drip Line												
Nozzle – MP rotator												
Severe Line Clog												
Lateral Line Break												
Relocation												
Head Raised or Lowered-Turf												
Head Raised or Lowered - Shrub												
Damaged Valve Box												
Valve – Inoperative/Sticking												
		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Additional Comments

the greenery, inc.

Job Name: East Nassau District
Job Number: Skinner office
Controller Name: Anejo Cocina Mexican
Date: 12-11-23 Page #: ____ of ____

	Start Times:	Seasonal Adjust:	Run Days:
Program A	3:00 ~	10 %	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:	Hunter X-Core			
Controller Status:	(Working)		Not Working	
POC Info:	Potable	(Reclaim)	Well	Lake
Pump Status & Type	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number:		1	2
Spray, Rotor, MP, Drip, Bubbler		5	5
Annuals, Shrub, Turf		5	5
Run Time (Program	A	20	20
Run Time (Program	)		

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

Y Y

Additional Comments _____

the greenery, inc.

Job Name: East Nassau District
Job Number: SKinner office
Controller Name: tasty's
Date: 12-11-23 Page #: ____ of ____

	Start Times:	Seasonal Adjust:	Run Days:
Program A	3:00 am	10 %	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
POC Info: Potable (Reclaim) Well Lake
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number:	1	2	3	4	5	6	7	8
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	S	R	S	D
Annuals, Shrub, Turf	S	S	+15	S	S	T	S	S
Run Time (Program A)	10	10	30	10	10	15	10	10
Run Time (Program)								

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

	✓	✓	✓	✓	✓	✓	✓	✓

Additional Comments ____

the greenery, inc.

Job Name: Wildlight

Job Number: Pool

Controller Name: Waterbury Park

Date: 12-26-23 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	1:00 am	10 %	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:	Hunter I-Core			
Controller Status:	(Working)		Not Working	
POC Info:	Potable	(Reclaim)	Well	Lake
Pump Status & Type	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number:	16	17	18	19	20	21	22
Spray, Rotor, MP, Drip, Bubbler	S	S	R	R	R	R	R
Annuals, Shrub, Turf	S	+15	+15	+15	+15	S	+
Run Time [Program } A	10	15	20	10	20	10	20
Run Time [Program: }							

Zone Faults or Alarms

Maintenance Repairs

Clogged Nozzles

Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray

Head Broken – 12" spray

Head Broken – 6" rotor

Head Broken – 12" rotor

Broken Riser

Drip Line

Nozzle – MP rotator

Severe Line Clog

Lateral Line Break

Relocation

Head Raised or Lowered-Turf

Head Raised or Lowered - Shrub

Damaged Valve Box

Valve – Inoperative/Sticking

	8	8	8	8	8	8	8

Additional Comments

the greenery, inc.

Job Name: Wildlight
Job Number: Pool
Controller Name: Waterbug Park
Date: 12-26-23 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	1:00 am	10 %	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: Hunter I-Core
Controller Status: (Working) Not Working
POC Info: Potable (Reclaim) Well Lake
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Spay, Rotor, MP, Drip, Bubbler	S			S	R	R	S	R				R	R		
Annuals, Shrub, Turf	+			S	+	+	S	+				+15	+		
Run Time (Program A)	10	/	/	5	25	25	5	25	/	/	/	25	25	/	/
Run Time (Program)															

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

	y			y	y	y	y	y				y	y		

Additional Comments

the greenery, inc.

Job Name: Wildlight
Job Number: Rayonier
Controller Name: Extension
Date: 12-26-23 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11:30 pm	50%	% 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: Hunter Acc 2
Controller Status: (Working) Not Working
POC Info: Potable (Reclaim) Well Lake
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number:	1	2	3	4	5	6	7	20	21	23	24	25	26	27
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Annuals, Shrub, Turf	+	+	+	+	+	+	+	+	+	+	+	H/S	+	+
Run Time (Program A)	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Run Time (Program)														

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator 1
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

not working

Additional Comments

the greenery, inc.

Job Name: Wildlight
Job Number: Rayonier
Controller Name: Extension
Date: 12-26-23 Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	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: Hunter ACC2
Controller Status: Working / Not Working
POC Info:

Potable	Reclaim	Well	Lake
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Pump Status & Type

Information:

Zone Number: 8 9 10 11 12 13 14 15 16 17 18 19 22
Spray, Rotor, MP, Drip, Bubbler
Annuals, Shrub, Turf
Run Time (Program)
Run Time (Program)

Zone Faults or Alarms

Maintenance Repairs
Clogged Nozzles
Head Straightened/Adjusted

Billable Repairs or Upgrades:

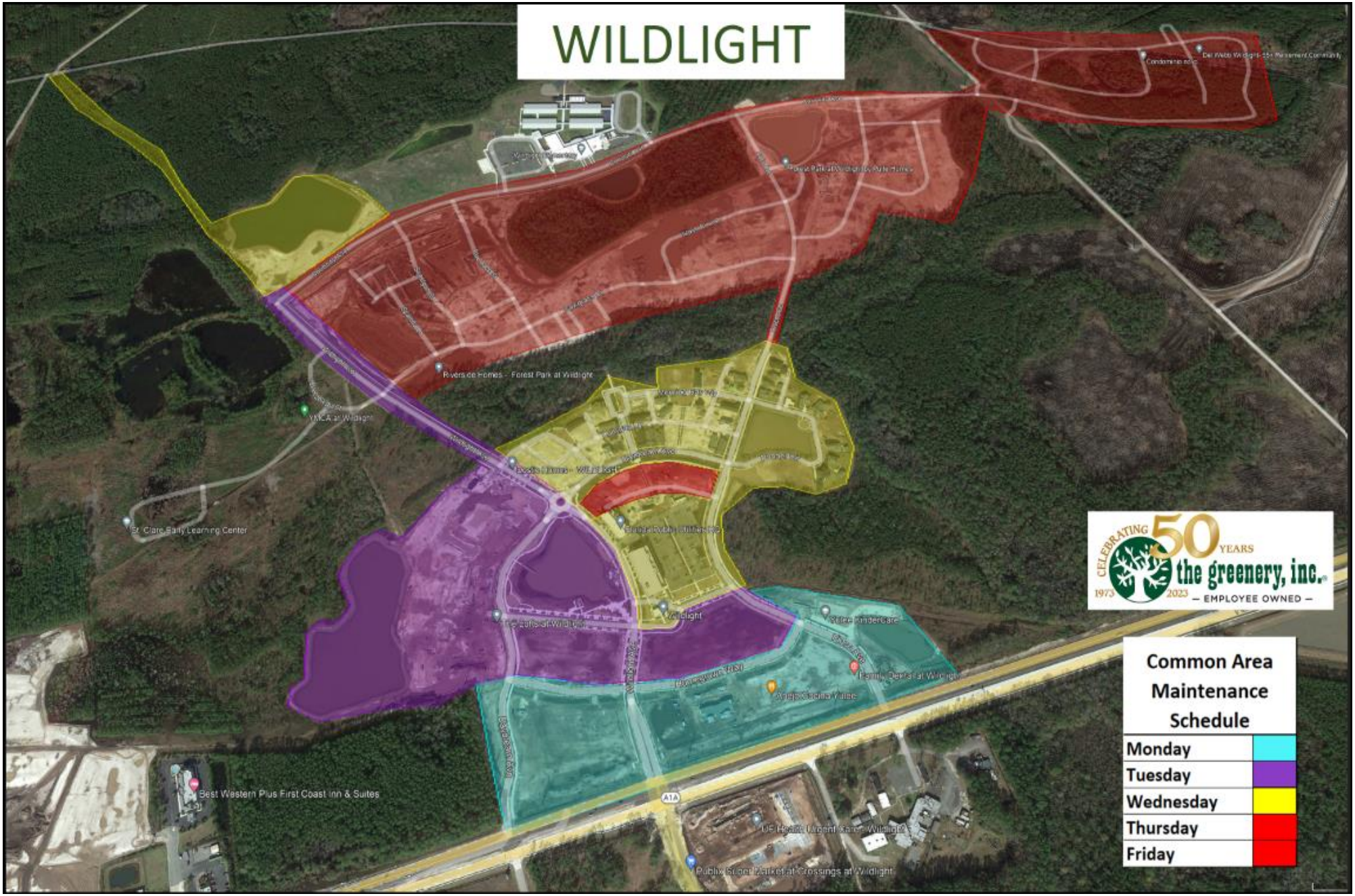
Head Broken – 6" spray
Head Broken – 12" spray
Head Broken – 6" rotor
Head Broken – 12" rotor
Broken Riser
Drip Line
Nozzle – MP rotator
Severe Line Clog
Lateral Line Break
Relocation
Head Raised or Lowered-Turf
Head Raised or Lowered - Shrub
Damaged Valve Box
Valve – Inoperative/Sticking

Additional Comments These Zones not working

EXHIBIT “C”

The Greenery – December 2023 Landscape Maintenance Reports

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow up
Townhomes	Enhancement opp	Turf install where new irr was installed	
Common Area	Plant Health Care	ANTS!	
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	
Townhomes	Shrubs	Remove palm braces at corner of Wildlight and Daydream	
Townhomes	Weeds	Oak suckers at townhomes on Wildlight Ave	

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	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	Rain sensor knocked over at Office condo	
Townhomes	Irrigation	240 Wildlight Ave broken head by driveway	
Townhomes	Weeds	259 Daydream weeds in backyard	
Common Area	Irrigation	Breaks in beds down SR200 northeast side	
Common Area	Weeds	Commercial area between shops. Weeds in cracks and turf	
Common Area	Weeds	In beds by pond at Rayonier parking lot	
Common Area	Shrubs	Tree straps and palm braces down Mobility trail	
Common Area	Shrubs	Pick up palm fronds and removed dead shrub at mobility park	
Common Area	Mowing	Trash in beds along Wildlight Ext	
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

MAINTENANCE UPDATE

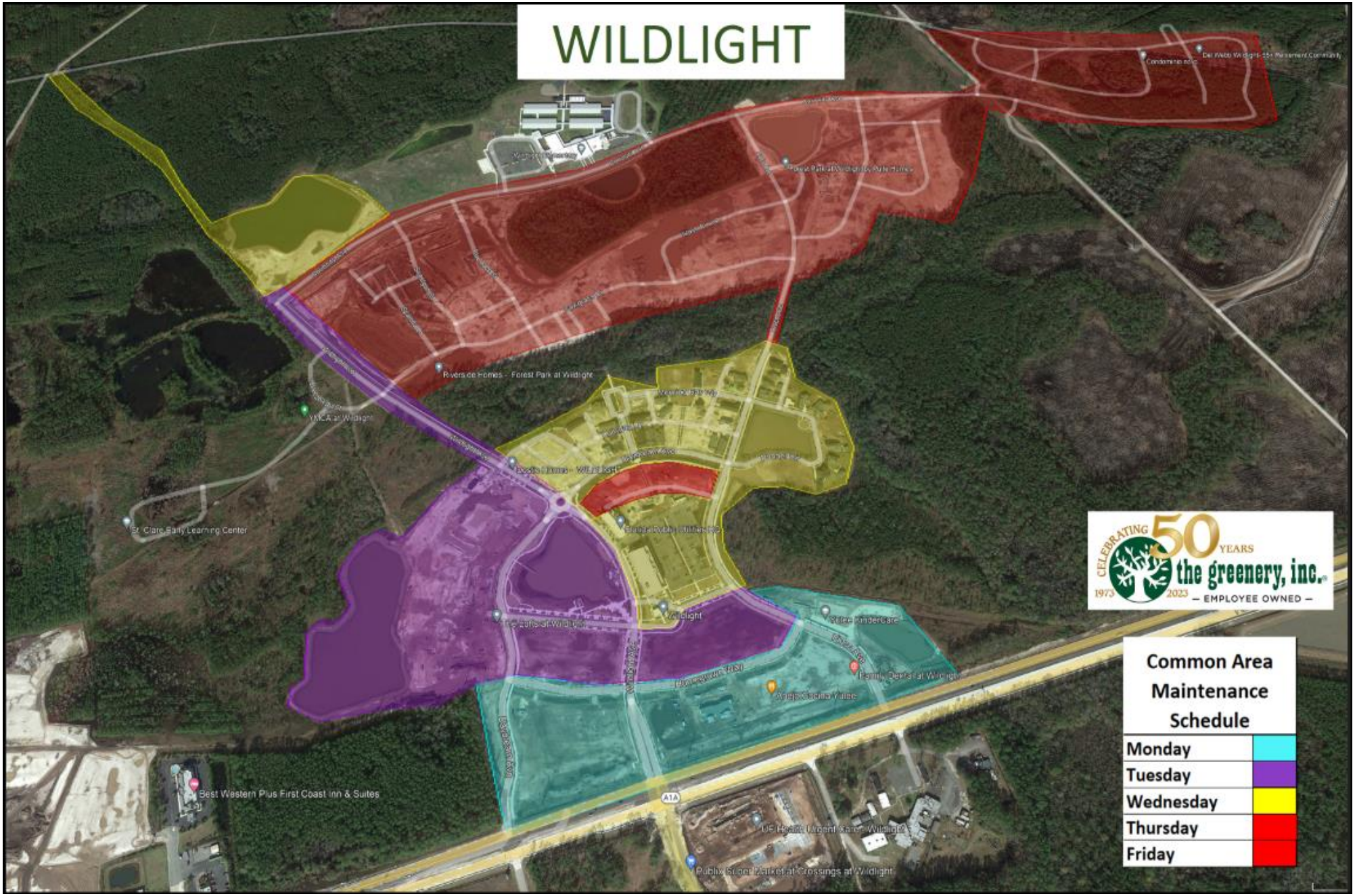
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Irrigation	Possible irrigation breaks at Ponder Park	
Common Area	Weeds	Cattails in bioswale	
Common Area	Irrigation	Broken irrigation line at hike and bike at start of extension?	
Common Area	Irrigation	Irrigation repairs 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	
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	

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	Irrigation	240 Wildlight Ave broken head by driveway	
Townhomes	Weeds	259 Daydream weeds in backyard	
Common Area	Irrigation	Breaks in beds down SR200 northeast side	
Common Area	Weeds	Commercial area between shops. Weeds in cracks and turf	
Common Area	Weeds	In beds by pond at Rayonier parking lot	
Common Area	Mowing	Trash in beds along Wildlight Ext	
Common Area	Shrubs	Cut ornamental grasses at main entrance sign	
Common Area	Weeds	Crack weeds at waterbug park and pool area	
Common Area	Mowing	Blow off sidewalks and roads along extension	
Common Area	Weeds	In grass beds by YMCA pond	
Common Area	Mowing	Picked up dead fronds along Mobility trail	

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	Irrigation	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	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	Rain sensor knocked over at Office condo	
Common Area	Shrubs	Remove dead shrub at mobility park	
Common Area	Plant Health Care	Ants in parking lot of office condos	
Common Area	Weeds	By Railroad Car park	
Common Area	Weeds	Along tinker in curb lines	
Common Area	Mowing	Street Sweeper?	Scheduled for 18th or 19th
Common Area	Shrubs	Missing Magnolia on Extension	
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)

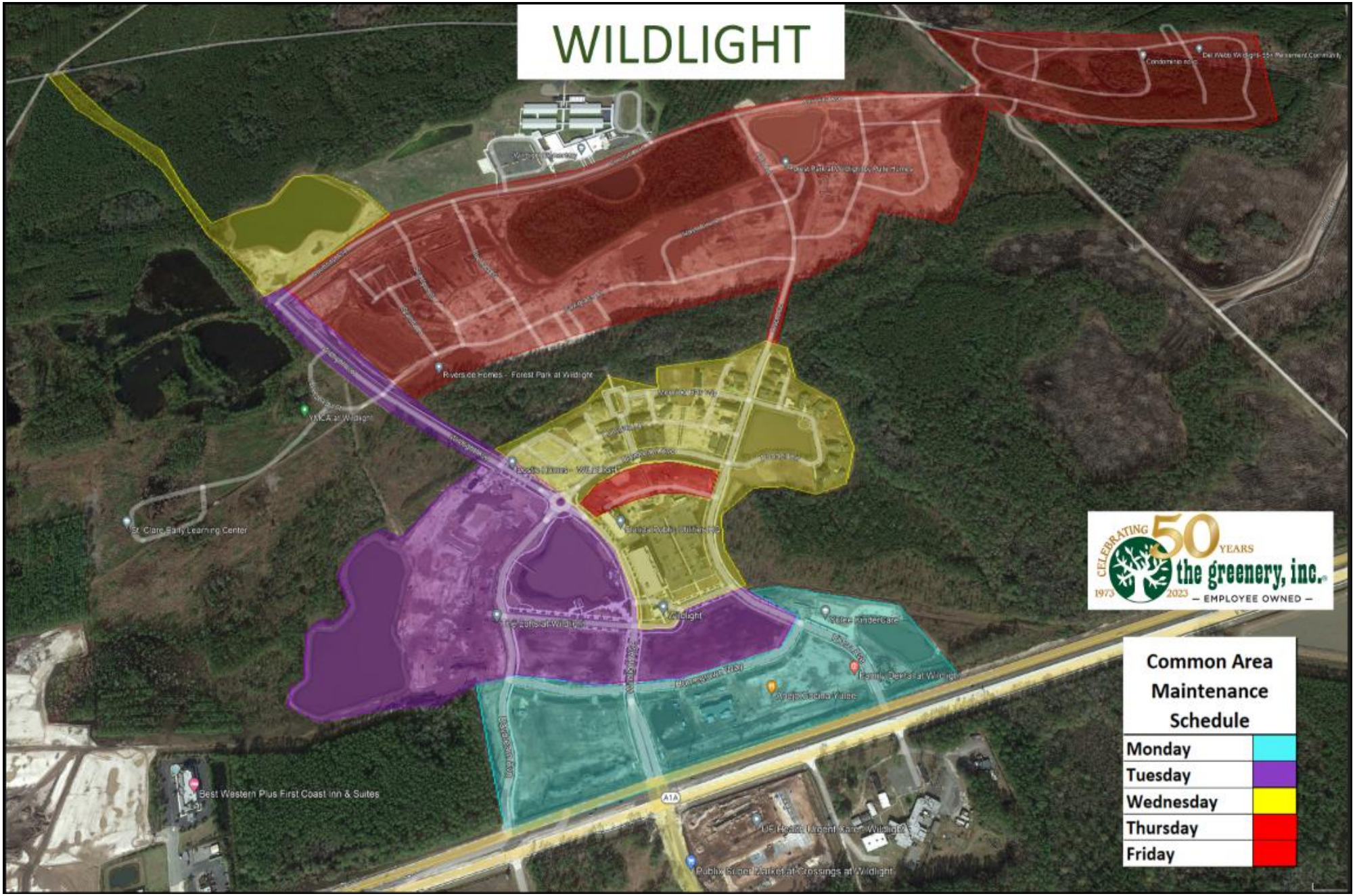
Area	Type	Description	Follow up
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Irrigation	Possible irrigation breaks at Ponder Park	
Common Area	Weeds	Cattails in bioswale	
Common Area	Irrigation	Broken irrigation line at hike and bike at start of extension?	
Common 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	
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	
Townhomes	Enhancement opp	Turf install where new irr was installed	Proposed
Common Area	Plant Health Care	ANTS!	
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	
Townhomes	Shrubs	Remove palm braces at corner of Wildlight and Daydream	
Townhomes	Weeds	Oak suckers at townhomes on Wildlight Ave	

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 dead shrub at mobility park	
Common Area	Plant Health Care	Ants in parking lot of office condos	
Common Area	Weeds	By Railroad Car park	
Common Area	Weeds	Along tinker in curb lines	
Common Area	Mowing	Street Sweeper	Scheduled for 18th or 19th
Common Area	Irrigation	Turned off run times at Pulte Home Park	

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	Irrigation	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	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	Rain sensor knocked over at Office condo	
Common Area	Shrubs	Missing Magnolia on Extension	
Townhomes	Weeds	Spray bioswale	
Townhomes	Irrigation	Fill in holes in bioswale	
Common Area	Weeds	Weedeat fence line behind Lofts apts	
Common Area	Enhancement opp	Island damage by condos	Need to propose
Common Area	Irrigation	Repaie valve by new office condo	
Common Area	Weeds	Oak suckers in tree rings	
Common Area	Shrubs	Leaning trees down Crosstown	
Common Area	Shrubs	Dead palm at extension	
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
Common Area	Irrigation	Need to lower one more hose bib down extension	
Common Area	Irrigation	Possible irrigation breaks at Ponder Park	

MAINTENANCE UPDATE

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	
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	
Townhomes	Enhancement opp	Turf install where new irr was installed	Proposed
Common Area	Plant Health Care	ANTS!	
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	
Townhomes	Shrubs	Remove palm braces at corner of Wildlight and Daydream	
Townhomes	Weeds	Oak suckers at townhomes on Wildlight Ave	
Townhomes	Irrigation	240 Wildlight Ave broken head by driveway	
Townhomes	Weeds	259 Daydream weeds in backyard	
Common Area	Irrigation	Breaks in beds down SR200 northeast side	
Common Area	Weeds	Commercial area between shops. Weeds in cracks and turf	
Common Area	Weeds	In beds by pond at Rayonier parking lot	
Common Area	Mowing	Trash in beds along Wildlight Ext	
Common Area	Shrubs	Cut ornamental grasses at main entrance sign	
Common Area	Weeds	Crack weeds at waterbug park and pool area	
Common Area	Mowing	Blow off sidewalks and roads along extension	
Common Area	Weeds	In grass beds by YMCA pond	
Common Area	Mowing	Picked up dead fronds along Mobility trail	

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		
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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