EAST NASSAU STEWARDSHIP DISTRICT

September 19, 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

September 12, 2024

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

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 September 19, 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. Approval of August 29, 2024 Regular Meeting Minutes
   B. Ratification Item(s)
      - Wildlight, LLC Acquisition and Construction Requisition Number 1 [$1,799,975.00]
5. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
   A. Proof/Affidavit of Publication
   B. Consideration of Resolution 2024-42, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Operations and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
   A. Proof/Affidavit of Publication
   B. Affidavit of Mailed Notice(s) to Property Owner(s)

C. Consideration of Resolution 2024-43, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

7. Consideration of Budget Funding Agreement Fiscal Year 2025 [Detailed Specific Area Plan #2: PDP #4 Special Revenue Fund Budget]

8. Consideration of Resolution 2024-44, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

9. Continued Discussion: Setting a Policy Regarding Acquisition of Public Infrastructure Improvements from Builders

   A. Sample Bill of Sale and Warranty

10. Consideration of Resolution 2024-45, Adopting a Policy Regarding Trespassing; Providing Trespass Enforcement Authority; Authorizing the Issuance of a Letter Regarding the Same; Designating District Representatives; Providing a Severability Clause; and Providing an Effective Date

11. Consideration of Resolution 2024-46, Amending and Supplementing Resolution No. 2024-27 to Amend Certain Provisions Thereof Relating to the Conditions for the Issuance of its (A) East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2024 (PDP#4 Series 2024 Project) (the "Series 2024 Bonds") and/or (B) East Nassau Stewardship District (Nassau County, Florida) Bond Anticipation Notes, Series 2024 (PDP#4 Series 2024 Project) (the "Series 2024 Notes"); Ratifying and Confirming All Actions Heretofore or Hereafter Taken or Done Relating to the Sale of the Series 2024 Bonds and/or the Series 2024 Notes; Providing for Incidental Action; and Providing an Effective Date [PDP#4 Series 2024 Project]

12. Public Comments *(limited to 3 minutes per person)*

13. Development Update/Staff Reports

   A. Developer Representative

   B District Counsel: *Kutak Rock LLP*

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

   D. Field Operations: *CCMC*

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

- NEXT MEETING DATE: October 17, 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

14. Board Members' Comments/Requests

15. Public Comments

16. 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

MINUTES

DRAFT

MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT

The Board of Supervisors of the East Nassau Stewardship District held a Regular Meeting on August 29, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

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

Also present:

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

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Torres called the meeting to order at 10:03 a.m.

SECOND ORDER OF BUSINESS **Roll Call**

Supervisors Hahaj, Northrup, Jinks and Hord were present. Supervisor Fancher was absent.

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

Mr. Hahaj made no opening remarks.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of July 31, 2024

B. Approval of July 25, 2024 Regular Meeting Minutes

Ms. Rigoni stated that she forwarded minor revisions to District Management.

The following changes were made:

Line 194: After "policy." add "This policy was reviewed and approved by District Counsel."

Line 258: Delete "to develop the next phase of the District's lands, which includes PDP 4, and"

C. Ratification Item(s)

I. Special Warranty Deed [Strip Easement Tract, PDP3 Pod 4 North and Pod 5 Landscape, Various Maintenance Easement and Pond Tracts]

Ms. Rigoni stated that the Special Warranty Deed is related to the acquisition that will be requisitioned out of the Wildlight Village Phase 3 Construction Account.

II. Quit Claim Deed [Portion of Conservation Easement 2, Wildlight Phase 1C-1] For Title Correction

Ms. Rigoni stated that the Quit Claim Deed was needed to aid in correcting an error in the Property Appraiser's data.

III. Advance Acquisition Agreement for Commerce Park Master Improvements

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the Unaudited Financial Statements as of July 31, 2024 and the July 25, 2024 Regular Meeting Minutes, as amended, and were accepted and approved and the Special Warranty Deed [Strip Easement Tract, PDP3 Pod 4 North and Pod 5 Landscape, Various Maintenance Easement and Pond Tracts], Quit Claim Deed [Portion of Conservation Easement 2, Wildlight Phase 1C-1] For Title Correction, and Advance Acquisition Agreement for Commerce Park Master Improvements, were ratified.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-37, Amending Resolutions 2024-25 and 2024-34, and to Reset the Date and Time of the Public Hearings to Consider the Fiscal Year 2024/2025 Final Budget and Assessments; Ratifying the Staff Actions in Resetting the Public Hearing; Providing a Severability Clause; and Providing an Effective Date**

A. Correspondence from Publisher Regarding Publication Error

Mr. Torres presented Resolution 2024-37. As some Board Members and Staff members are aware, the newspaper publisher informed District Management that the required Published Notice was only published once and not twice, as required by law.

Ms. Rigoni stated that the publisher informed District Management of the oversight too late for the issue to be corrected in time to allow the Public Hearing to be held today. In order to properly notice for the budget and assessment hearings, Staff confirmed that the rescheduled budget and assessment public hearings will be held on September 19, 2024. The first advertisement was scheduled to run on July 24, 2024 and the second advertisement is scheduled to run on September 4, 2024 in advance of the September 19, 2024 rescheduled public hearing. Staff has arranged to send supplemental Mailed Notices informing property owners of the rescheduled public hearing. This Resolution recites those circumstances and amends the prior budget Resolutions to the extent that the hearing is being reset.

Ms. Rigoni stated it is not necessary to take a motion to open a public hearing related to this item; however, she invited members of the public to comment on this item.

No affected property owners or members of the public spoke.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Resolution 2024-37, Amending Resolutions 2024-25 and 2024-34, and to Reset the Date and Time of the Public Hearings to Consider the Fiscal Year 2024/2025 Final Budget and Assessments; Ratifying the Staff Actions in Resetting the Public Hearing to September 19, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Third Supplemental Disclosure of Public Financing (Wildlight Village Phase 3)**

Ms. Rigoni presented the Third Supplemental Disclosure of Public Financing related to public improvements at Wildlight Village Phase 3.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, the Third Supplemental Disclosure of Public Financing related to Wildlight Village Phase 3, and authorizing Staff to record the disclosure of public financing, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-38, Ratifying, Confirming, and Approving the Sale of The East Nassau Stewardship District Special Assessment Revenue**

Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date (Wildlight Village Phase 3 Project)

Ms. Rigoni presented Resolution 2024-38.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, Resolution 2024-38, Ratifying, Confirming, and Approving the Sale of The East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date (Wildlight Village Phase 3 Project), was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-39, Approving Master Acquisition Agreement and Forms of Acquisition Documents, Authorizing Chair to Execute the Acquisition Agreement; Providing General Authorization; Addressing Conflicts, Severability, and an Effective Date**

Ms. Rigoni presented Resolution 2024-39. Staff believes it in the best interests of the District to allow for and facilitate the future acquisition of various improvements that may or may not be contemplated at this time.

On MOTION by Mr. Jinks and seconded by Mr. Hord, with all in favor, Resolution 2024-39, Approving Master Acquisition Agreement and Forms of Acquisition Documents, Authorizing Chair to Execute the Acquisition Agreement; Providing General Authorization; Addressing Conflicts, Severability, and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-40, Setting a Policy Regarding Acquisition of Public Infrastructure Improvements from Builders, Approving a Form of Acquisition Agreement and Forms of Acquisition Documents for Certain Public Improvements, Authorizing Chair to Execute the Acquisition Agreement; Providing General Authorization for Staff to Prepare and Finalize Acquisitions; Addressing Conflicts, Severability, and an Effective Date**

Ms. Rigoni presented Resolution 2024-40, which allows for uniform processing of master improvements built by a third-party builder and outlines how those acquisitions will be governed. This policy is limited to the third-party builders for very specific areas of development, given the infrequent communication between District Board Members and Staff with the third-party builders. It is hoped that the policy, which culminates in a completed Acquisition Package for ratification, will expedite and streamline these requests.

Discussion ensued regarding assignment of warranties from third parties and recourse in the event of failures within the first year of conveyance of infrastructure elements due to incorrect construction or unknowns. Warranty length, the need for a warranty of fitness for permitting, curb and roadway damage during construction, punch list items and refundable deposits to provide for damages during construction versus warranty bonds, were discussed.

Ms. Rigoni will incorporate some of the comments into a redline document; work with the Chair, Vice Chair and Mr. Jinks; and present a revised form at the next meeting.

This item was deferred.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-41, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amenity Rules, Policies and Fees; and Providing an Effective Date**

Mr. Torres presented Resolution 2024-41.

Ms. Rigoni stated that this Resolution will aggregate the District's existing recreational policies and provide a means of enforcing policies via suspension and termination of access rules. Nonresident user rates of $2,500 were suggested by the on-site field and the management teams. Some comments were received from Staff; these will be incorporated into the final version and additional comments are welcomed before the public hearing. The nonresident user rates approved today represent the maximum rate amount but it can be reduced but not increased before the public hearing.

Ms. Brown asked for a Table of Contents to be added and for the documents to refer to "Community Managers" rather than "Amenity Managers".

Discussion ensued regarding calculation of nonresident user rates, the ability to adjust nonresident user rates annually or when additional amenities are opened, communication and implementation of a trespass policy, which will be discussed at a future meeting.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, Resolution 2024-41, to Designate October 17, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amenity Rules, Policies and Fees; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Wildlight Village Phase 3 Project Items:**

Ms. Rigoni presented the following:

A. Assignment of Wildlight Avenue Extension Project Construction Agreement with Vallencourt

B. Temporary Construction Easement for Wildlight Avenue Extension Project

On MOTION by Mr. Hord and seconded by Mr. Jinks, with all in favor, the Assignment of Wildlight Avenue Extension Project Construction Agreement with Vallencourt, and the Temporary Construction Easement for Wildlight Avenue Extension Project, were approved.

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

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Development Update/Staff Reports

A. Developer

B. District Counsel: Kutak Rock LLP

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

There were no Developer, District Counsel or District Engineer Reports.

D. Field Operations: CCMC

The Monthly Operations Report was included for informational purposes.

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

- **NEXT MEETING DATE: September 19, 2024 at 10:00 AM**
  - **QUORUM CHECK**

Supervisors Hahaj, Jinks, Northrup and Hord confirmed their attendance at the September 19, 2024 meeting.

FOURTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

Ms. Brown thanked Ms. Rigoni for her efforts and noted that the Traffic Enforcement Agreement approved last fall was fully executed and circulated, equipping the on-site team with the ability to engage with the Sheriff's Office regarding traffic concerns.

A Board Member stated that he engaged with Mr. Greg Jones, for the Landowner, to coordinate a scope of work related to the traffic calming analysis. Mr. Jones has a scope of work with the company Nine Dot Arts, which is looking at ways to implement traffic calming measures to be specific and consistent with the design of Wildlight.

FIFTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the meeting adjourned at 10:57 a.m.

_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

EAST NASSAU
STEWARDSHIP DISTRICT

RATIFICATION ITEMS

EAST NASSAU STEWARDSHIP DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024
(WILDLIGHT VILLAGE PHASE 3 PROJECT)

(ACQUISITION AND CONSTRUCTION REQUISITION)

The undersigned, an Authorized Officer of East Nassau Stewardship District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of December 1, 2018, as supplemented by the Third Supplemental Trust Indenture between the District and the Trustee, dated as of July 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Name of Payee: Wildlight, LLC

[redacted]

Account Name: RAYONIER TRS HOLDINGS INC.

(C) Amount Payable: $1,799,975.00

(D) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2024 Project and each represents a Cost of the Series 2024 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

EAST NASSAU STEWARDSHIP DISTRICT

By: Michael Hahaj
Michael Hahaj (Sep 5, 2024 10:19 EDT)
Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2024 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2024 Project with respect to which such disbursement is being made; and (iii) the reports of the Consulting Engineer attached as "APPENDIX A – ENGINEER'S REPORTS" attached to the Limited Offering Memorandum dated July 19, 2024, as such report shall have been amended or modified on the date hereof.

By: John Zachary Brecht
John Zachary Brecht (Sep 4, 2024 15:12 EDT)
Consulting Engineer

August 14, 2024

East Nassau Stewardship District
c/o Craig Wrathell
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: East Nassau Stewardship District ("**District**")
Acquisition of Strip Easement Tract, PDP 3 Pod 4 North and Pod 5 Landscape, Various Maintenance Easement and Pond Tracts and Related Improvements

Dear Craig:

Pursuant to the *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]*, dated June 28, 2024 ("**Acquisition Agreement**"), you are hereby notified that Wildlight LLC ("**Developer**") has completed and wishes to sell to the District the stormwater tracts (land only) and strip easement, landscape and maintenance easement tracts, Crosstown Boulevard signage and entry tower improvements with associated electrical improvements and related improvements (collectively, the "**Improvements**"), all as more particularly described in **Exhibit A** attached hereto.

The Improvements were included in the District's overall capital improvement program as described in *Amended and Restated East Nassau Stewardship District Engineers Report for Wildlight Village Phase 3* dated December 18, 2023, as revised and adopted January 18, 2024 ("**Engineer's Report.**") Developer constructed, installed and equipped the Improvements consistent with the Engineer's Report.

Developer hereby acknowledges and agrees the District is acquiring the Improvements in advance of any funds being available for the District to pay for such Improvements ("**Prior Acquisition**" pursuant to Acquisition Agreement); with that said, the Developer reserves its right to be reimbursed for the costs incurred by Developer in constructing the Improvements for future acquisition amount of $1,799,975 ("**Acquisition Cost**"), which may be reimbursable by a future series of Special Assessment Revenue Bonds to be issued by the District, subject to Section 8 of the Acquisition Agreement.

Sincerely,
WILDLIGHT LLC

By: John R. Campbell
Its: Vice President

Enclosure:
Exhibit A Description of Improvements and Acquisition Cost

cc: Jonathan Johnson, District Counsel
Zach Brecht, District Engineer

EXHIBIT A

Description of Improvements, Tracts for Conveyance and Acquisition Cost

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Common Area Landscape	$705,128	$0	$705,128
Wildlight Avenue Landscape	$310,356	$0	$310,356
Crosstown Common Area Irrigation	$133,640	$0	$133,640
Wildlight Avenue Irrigation	$157,946	$0	$157,946
Crosstown Electric Services	$17,600	$0	$17,600
Wildlight Avenue Electric Service	$5,200	$0	$5,200
Crosstown Landscape Lighting	$49,046	$0	$49,046
Crosstown Entry Signs	$202,946	$0	$202,946
Crosstown Entry Tower	$218,113	$0	$218,113
TOTAL COSTS	$1,799,975	$0	$1,799,975

WILDLIGHT PDP3 / POD 4 NORTH

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 4-1, 4-2, AND 4-4A, AS SHOWN AND DELINEATED ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Pond Tract 4-1; containing 0.79 Acres, more or less
b) Pond Tract 4-2; containing 0.76 Acres, more or less
c) Pond Tract 4-4A; containing 1.94 Acres, more or less

WILDLIGHT PDP3 / POD 5

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 5-1, 5-2, AND 5-3, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Pond Tract 5-1; containing 1.40 Acres, more or less
b) Pond Tract 5-2; containing 0.03 Acres, more or less
c) Pond Tract 5-3; containing 5.90 Acres, more or less

STRIP EASEMENT(CONVEYANCE OF IMPROVEMENT & LAND):

All sod and other shrubbery located on portions of the real property described in the following legal description:

A parcel of land, known as "Strip Easement", containing 1.63 acres, more or less, being described as:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows: Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning.

CROSSTOWN SIGNAGE AND TOWER (CONVEYANCE OF IMPROVEMENT ONLY):

(DISTRICT OWNS TITLE TO THE LANDSCAPE TRACTS 1 AND 2B AND COUNTY OWNS CROSSTOWN BOULEVARD): Crosstown entry signs (located on landscape tracts on either side of Crosstown Boulevard) and tower improvements (in the median located on Crosstown Boulevard) including associated electrical improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE

PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

TOGETHER WITH

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

General (for bill of sale from Developer to CDD): Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above-described improvements, to the extent such work product was not already acquired by the District and is necessary for operation and maintenance of the Improvements described herein.

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

STATE OF FLORIDA
COUNTY OF NASSAU

SPECIAL WARRANTY DEED

(STRIP EASEMENT TRACT, PDP 3 POD 4 NORTH AND POD 5 LANDSCAPE, VARIOUS MAINTENANCE EASEMENT AND POND TRACTS)

THIS SPECIAL WARRANTY DEED is made this ___ day of _____, 2024, 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: 50-3N-27-1005-0LT4-0000; 50-3N-27-1005-PT52-0000; 50-3N-27-1005-PT51-0000; 50-3N-27-1005-0LT3-0000; 50-3N-27-1005-PT53-0000; 50-3N-27-1005-0LT2-0000; 50-3N-27-1005-0LT1-0000; 44-2N-27-1002-00P2-0000; 44-2N-27-0000-0001-0270; 44-2N-27-1004-PT41-0000; 44-2N-27-1004-PT42-0000; 44-2N-27-1004-0LT4-0000; 44-2N-27-1004-0LT5-0000; 44-2N-27-1004-0LT6-0000; 44-2N-27-1004-PT44-000A; AND 44-2N-27-1004-0LT7-0000

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)

Crystal L. Cook (Print)

1 Rayonier Way
Wildlight, FL 32097

_____ (Sign)

Chrystal C. Dietz (Print)

1 Rayonier Way
Wildlight, FL 32097

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 25th day of July, 2024, 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

Maintenance, Access & Landscape Easement, containing 0.10 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-3, containing 5.90 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-2, containing 0.76 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-1, containing 0.79 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-4A, containing 1.94 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.74 acre, more or less, which includes an FPU Easement of 0.03 acre, together with the Maintenance, Access & Landscape Easement, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 7, containing 1.07 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 6, containing 4.42, more or less, acres 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 5, containing 0.53 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-1, containing 1.40 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-2, containing 0.03 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.98 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 1, containing 0.80 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in

Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 2, containing 0.78 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 3, containing 0.24 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Strip Easement, containing 1.63 acres, more or less, being described as:

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

Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning,

EXHIBIT "B"

"Permitted Exceptions"

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

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

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

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

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

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

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

(h) All matters of public record.

BILL OF SALE

[STRIP EASEMENT TRACT, PDP 3 POD 4 NORTH AND POD 5 LANDSCAPE, VARIOUS MAINTENANCE EASEMENT, POND TRACTS AND RELATED IMPROVEMENTS AND CROSSTOWN SIGNAGE, TOWER, AND RELATED ELECTRICAL IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, on this 13th day of August 2024, 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 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; Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements, and hereby assigns, transfers, and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification; and by execution of this document, the Grantor affirmatively represents that it has the contractual right, consent, and lawful authority to any and all forms to take this action in this document in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability provided in section 768.28, Florida Statutes.

[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: Crystal L. Cook

By: John R. Campbell
Its: Vice President

Print Name:

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 13th day of Aug., 2024, 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 ✓
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

[STRIP EASEMENT TRACT, PDP 3 POD 4 NORTH AND POD 5 LANDSCAPE, VARIOUS MAINTENANCE EASEMENT, POND TRACTS AND RELATED IMPROVEMENTS AND CROSSTOWN SIGNAGE, TOWER, AND RELATED ELECTRICAL IMPROVEMENTS]

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Common Area Landscape	$705,128	$0	$705,128
Wildlight Avenue Landscape	$310,356	$0	$310,356
Crosstown Common Area Irrigation	$133,640	$0	$133,640
Wildlight Avenue Irrigation	$157,946	$0	$157,946
Crosstown Electric Services	$17,600	$0	$17,600
Wildlight Avenue Electric Service	$5,200	$0	$5,200
Crosstown Landscape Lighting	$49,046	$0	$49,046
Crosstown Entry Signs	$202,946	$0	$202,946
Crosstown Entry Tower	$218,113	$0	$218,113
TOTAL COSTS	$1,799,975	$0	$1,799,975

WILDLIGHT PDP3 / POD 4 NORTH

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 4-1, 4-2, AND 4-4A, AS SHOWN AND DELINEATED ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Pond Tract 4-1; containing 0.79 Acres, more or less
b) Pond Tract 4-2; containing 0.76 Acres, more or less
c) Pond Tract 4-4A; containing 1.94 Acres, more or less

WILDLIGHT PDP3 / POD 5

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 5-1, 5-2, AND 5-3, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Pond Tract 5-1; containing 1.40 Acres, more or less
b) Pond Tract 5-2; containing 0.03 Acres, more or less
c) Pond Tract 5-3; containing 5.90 Acres, more or less

STRIP EASEMENT(CONVEYANCE OF IMPROVEMENT & LAND):

All sod and other shrubbery located on portions of the real property described in the following legal description:

A parcel of land, known as "Strip Easement", containing 1.63 acres, more or less, being described as:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows: Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning.

CROSSTOWN SIGNAGE AND TOWER (CONVEYANCE OF IMPROVEMENT ONLY):

(DISTRICT OWNS TITLE TO THE LANDSCAPE TRACTS 1 AND 2B AND COUNTY OWNS CROSSTOWN BOULEVARD): Crosstown entry signs (located on landscape tracts on either side of Crosstown Boulevard) and tower improvements (in the median located on Crosstown Boulevard) including associated electrical improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

TOGETHER WITH

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

General (for bill of sale from Developer to CDD): Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above-described improvements, to the extent such work product was not already acquired by the District and is necessary for operation and maintenance of the Improvements described herein.

AFFIDAVIT REGARDING COSTS PAID

STATE OF FLORIDA
COUNTY OF NASSAU

I, John R. Campbell, as Vice President of WILDLIGHT LLC, a Delaware liability company ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. I have authority to make this affidavit on behalf of Developer.

3. Developer is the landowner and developer of certain lands within the East Nassau Stewardship District ("**District**"), a special purpose unit of local government established pursuant to Chapter 2017-206, Laws of Florida ("**Act**").

4. The District's *Amended and Restated East Nassau Stewardship District Engineers Report for Wildlight Village Phase 3* dated December 18, 2023, as revised and adopted January *18, 2024* (the "**Engineer's Report**"), describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to the Act.

5. Developer has expended funds to develop and/or acquire certain of the improvements and/or associated Work Product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached Exhibit A accurately identifies certain of those Trail System Infrastructure Improvements and/or associated Work Product that have been completed to date and states the amounts that Wildlight has spent on those improvements and/or work product.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed improvements that Developer has developed consistent with the Engineer's Report.

[signatures on next page]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13th day of August 2024.

WILDLIGHT LLC

By: _____
Name: 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 13 day of Aug 2024, by John R. Campbell, as Vice President Wildlight LLC, a Florida limited liability company, on behalf of said company and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

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

_____
Notary Public Signature

Chrystal C. Dietz
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH 410826
My Commission Expires: 9.29.27

Exhibit A

DESCRIPTION OF IMPROVEMENTS AND WORK PRODUCT

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Common Area Landscape	$705,128	$0	$705,128
Wildlight Avenue Landscape	$310,356	$0	$310,356
Crosstown Common Area Irrigation	$133,640	$0	$133,640
Wildlight Avenue Irrigation	$157,946	$0	$157,946
Crosstown Electric Services	$17,600	$0	$17,600
Wildlight Avenue Electric Service	$5,200	$0	$5,200
Crosstown Landscape Lighting	$49,046	$0	$49,046
Crosstown Entry Signs	$202,946	$0	$202,946
Crosstown Entry Tower	$218,113	$0	$218,113
TOTAL COSTS	$1,799,975	$0	$1,799,975

WILDLIGHT PDP3 / POD 4 NORTH

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 4-1, 4-2, AND 4-4A, AS SHOWN AND DELINEATED ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Pond Tract 4-1; containing 0.79 Acres, more or less
b) Pond Tract 4-2; containing 0.76 Acres, more or less
c) Pond Tract 4-4A; containing 1.94 Acres, more or less

WILDLIGHT PDP3 / POD 5

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 5-1, 5-2, AND 5-3, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Pond Tract 5-1; containing 1.40 Acres, more or less
b) Pond Tract 5-2; containing 0.03 Acres, more or less

c) Pond Tract 5-3; containing 5.90 Acres, more or less

STRIP EASEMENT(CONVEYANCE OF IMPROVEMENT & LAND):

All sod and other shrubbery located on portions of the real property described in the following legal description:

A parcel of land, known as "Strip Easement", containing 1.63 acres, more or less, being described as:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows: Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning.

CROSSTOWN SIGNAGE AND TOWER (CONVEYANCE OF IMPROVEMENT ONLY):

(DISTRICT OWNS TITLE TO THE LANDSCAPE TRACTS 1 AND 2B AND COUNTY OWNS CROSSTOWN BOULEVARD): Crosstown entry signs (located on landscape tracts on either side of Crosstown Boulevard) and tower improvements (in the median located on Crosstown Boulevard) including associated electrical improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

TOGETHER WITH

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

General (for bill of sale from Developer to CDD): Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above-described improvements, to the extent such work product was not already acquired by the District and is necessary for operation and maintenance of the Improvements described herein.

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 13th day of Aug., 2024, 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

Maintenance, Access & Landscape Easement, containing 0.10 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-3, containing 5.90 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-2, containing 0.76 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-1, containing 0.79 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-4A, containing 1.94 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.74 acre, more or less, which includes an FPU Easement of 0.03 acre, together with the Maintenance, Access & Landscape Easement, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 7, containing 1.07 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 6, containing 4.42, more or less, acres 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 5, containing 0.53 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-1, containing 1.40 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-2, containing 0.03 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.98 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 1, containing 0.80 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in

Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 2, containing 0.78 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 3, containing 0.24 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Strip Easement, containing 1.63 acres, more or less, being described as:

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

Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning,

STATE OF FLORIDA
COUNTY OF NASSAU

CERTIFICATE OF NON-FOREIGN STATUS

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

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

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

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

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

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

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

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

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

Dated: 8-13-24

John R. Campbell
Assistant Secretary
Rayonier TRS Holdings Inc.

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 13th day of Aug., 2024, 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

Exhibit A property

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

EXHIBIT "A"

Nassau County, Florida

Maintenance, Access & Landscape Easement, containing 0.10 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-3, containing 5.90 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-2, containing 0.76 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-1, containing 0.79 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-4A, containing 1.94 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.74 acre, more or less, which includes an FPU Easement of 0.03 acre, together with the Maintenance, Access & Landscape Easement, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 7, containing 1.07 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 6, containing 4.42, more or less, acres 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 5, containing 0.53 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-1, containing 1.40 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-2, containing 0.03 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.98 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 1, containing 0.80 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in

Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 2, containing 0.78 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 3, containing 0.24 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Strip Easement, containing 1.63 acres, more or less, being described as:

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

Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning,

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 13th day of Aug., 2024, 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

Maintenance, Access & Landscape Easement, containing 0.10 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-3, containing 5.90 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-2, containing 0.76 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-1, containing 0.79 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 4-4A, containing 1.94 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.74 acre, more or less, which includes an FPU Easement of 0.03 acre, together with the Maintenance, Access & Landscape Easement, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 7, containing 1.07 acres, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 6, containing 4.42, more or less, acres 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 5, containing 0.53 acre, more or less, 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, Page 1789 through 1795, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-1, containing 1.40 acres, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Pond Tract 5-2, containing 0.03 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 4, containing 0.98 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 1, containing 0.80 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in

Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 2, containing 0.78 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Landscape Tract 3, containing 0.24 acre, more or less, as shown and delineated on Plat of East Nassau – Wildlight PDP 3 / Pod 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Page 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida.

Strip Easement, containing 1.63 acres, more or less, being described as:

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

Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning,

DISTRICT ENGINEER'S CERTIFICATE

[STRIP EASEMENT TRACT, PDP 3 POD 4 NORTH AND POD 5 LANDSCAPE, VARIOUS MAINTENANCE EASEMENT, POND TRACTS AND RELATED IMPROVEMENTS AND CROSSTOWN SIGNAGE, TOWER, AND RELATED ELECTRICAL IMPROVEMENTS]

JUNE 21, 2024

Board of Supervisors
East Nassau Stewardship District

Re: East Nassau Stewardship District (Nassau County, Florida)
Acquisition of Landscape, Strip and Maintenance Easements, Pond Tracts, and Related Improvements

Ladies and Gentlemen:

The undersigned is a representative of England-Thims & Miller, Inc. ("**District Engineer**"), as District Engineer for the East Nassau Stewardship District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Wildlight LLC ("**Developer**") of the stormwater tracts (land only) and strip easement, landscape and maintenance easement tracts and related improvements (collectively, the "**Improvements**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain Bill of Sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. A Representative of England-Thims & Millers, Inc. has reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Amended and Restated East Nassau Stewardship District Engineers Report for Wildlight Village Phase 3* dated December 18, 2023, as revised and adopted January 18, 2024 (the "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. The total costs associated with the Improvements are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred,

or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Improvements or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.

7. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

John Zachary Brecht, District Engineer
England-Thims & Miller, Inc.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 24 day of June, 2024, by John Zachary Brecht, P.E., on behalf of England-Thims & Miller, Inc., who is personally known to me or who has produced _____ as identification, and did ☐ or did not ☐take the oath.

CHARLES JOSEPH BIEDERMAN
Commission # HH 518774
Expires May 6, 2028

[notary seal]

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

EXHIBIT A

[STRIP EASEMENT TRACT, PDP 3 POD 4 NORTH AND POD 5 LANDSCAPE, VARIOUS MAINTENANCE EASEMENT, POND TRACTS AND RELATED IMPROVEMENTS AND CROSSTOWN SIGNAGE, TOWER, AND RELATED ELECTRICAL IMPROVEMENTS]

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Common Area Landscape	$705,128	$0	$705,128
Wildlight Avenue Landscape	$310,356	$0	$310,356
Crosstown Common Area Irrigation	$133,640	$0	$133,640
Wildlight Avenue Irrigation	$157,946	$0	$157,946
Crosstown Electric Services	$17,600	$0	$17,600
Wildlight Avenue Electric Service	$5,200	$0	$5,200
Crosstown Landscape Lighting	$49,046	$0	$49,046
Crosstown Entry Signs	$202,946	$0	$202,946
Crosstown Entry Tower	$218,113	$0	$218,113
TOTAL COSTS	$1,799,975	$0	$1,799,975

WILDLIGHT PDP3 / POD 4 NORTH

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 4-1, 4-2, AND 4-4A, AS SHOWN AND DELINEATED ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Pond Tract 4-1; containing 0.79 Acres, more or less
b) Pond Tract 4-2; containing 0.76 Acres, more or less
c) Pond Tract 4-4A; containing 1.94 Acres, more or less

WILDLIGHT PDP3 / POD 5

LANDSCAPE AND IRRIGATION (CONVEYANCE OF IMPROVEMENT & LAND): All plants, trees, timber, shrubbery, related landscape lighting and electric services, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

CONVEYANCE OF LAND ONLY OF FOLLOWING PONDS; IMPROVEMENTS CONSTRUCTED BY THE DISTRICT:

POND TRACTS 5-1, 5-2, AND 5-3, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Pond Tract 5-1; containing 1.40 Acres, more or less
b) Pond Tract 5-2; containing 0.03 Acres, more or less
c) Pond Tract 5-3; containing 5.90 Acres, more or less

STRIP EASEMENT(CONVEYANCE OF IMPROVEMENT & LAND):

All sod and other shrubbery located on portions of the real property described in the following legal description:

A parcel of land, known as "Strip Easement", containing 1.63 acres, more or less, being described as:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows: Begin at the most Southerly corner of Pond Tract "B" as shown on East Nassau — Wildlight Phase 1a as recorded in Plat Book 8, Pages 203 — 213 of the Public Records of Nassau County, Florida; thence on the most Westerly line of said East Nassau — Wildlight Phase 1a, S 17°43'51" E, a distance of 72.35 feet; thence departing said most Westerly line, S 72°16'09" W, a distance of 107.18 feet; thence S 89°02'41" W, a distance of 842.67 feet to a point on the Easterly line of those lands described in Official Record Book 1484, Page 1762 of the aforesaid Public Records; thence on said Easterly line, N 16°37'11" W, a distance of 77.89 feet to point on the Northerly Right of Way line of Florida Power & Light Company (100 foot Easement for Right of Way) as recorded in Official Record Book 123, Page 284 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Northerly Right of Way line for the next 2 courses, N 89°02'41" E, a distance of 852.65 feet; thence N 72°16'09" E, a distance of 96.12 feet to a point on the aforesaid most Westerly line of East Nassau - Wildlight Phase 1a; thence departing said Northerly Right of Way line and on said most Westerly line, S 17°43'51" E, a distance of 2.65 feet to the Point of Beginning.

CROSSTOWN SIGNAGE AND TOWER (CONVEYANCE OF IMPROVEMENT ONLY):

(DISTRICT OWNS TITLE TO THE LANDSCAPE TRACTS 1 AND 2B AND COUNTY OWNS CROSSTOWN BOULEVARD): Crosstown entry signs (located on landscape tracts on either side of Crosstown Boulevard) and tower improvements (in the median located on Crosstown Boulevard) including associated electrical improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

TOGETHER WITH

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

General (for bill of sale from Developer to CDD): Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the above-described improvements, to the extent such work product was not already acquired by the District and is necessary for operation and maintenance of the Improvements described herein.

WARRANTY AND RELEASE OF RESTRICTIONS ON THE EAST NASSAU STEWARDSHIP DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

[WILDLIGHT AVENUE LANDSCAPE AND IRRIGATION]

THIS WARRANTY AND RELEASE is made the 1 day of July, 2024, by **The Greenery, Inc.,** dba The Greenery of North Florida II, Inc., a South Carolina corporation, having offices located at 93 Arrow Road, Hilton Head Island, South Carolina 29928 ("**Professional**"), in favor of the **East Nassau Stewardship District** ("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Wildlight LLC, a landowner within the District ("**Landowner**"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("**Work Product**").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

SW Brasch

SUSAN W. BRASCH
[print name]

Kristina M. Laub
[print name]

THE GREENERY, INC., DBA The Greenery of North Florida II, Inc., a South Carolina corporation

By: Rick Sotiropoulos
Its: Director of Landscape Construction

Exhibit A

Descriptions of Contractor, Amount Paid and Improvements

Contractor: **THE GREENERY, INC. DBA THE GREENERY OF NORTH FLORIDA II, INC.**

Amount Paid to Contractor: **$468,302** FOR WILDLIGHT AVENUE LANDSCAPE AND IRRIGATION – WILDLIGHT PDP3/POD 5, constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight Ave. Landscape & Irrigation – Non-Mobility; Project Number CB-22-00009), dated March 1, 2022, and Change Orders 1 and 2, dated May 16, 2022 and April 10, 2023, respectively; all by and between Wildlight LLC and The Greenery Inc., dba The Greenery of North Florida II, Inc.

Description of Improvements and Property:

LANDSCAPE AND IRRIGATION: All plants, trees, timber, shrubbery, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

WARRANTY AND RELEASE OF RESTRICTIONS ON THE EAST NASSAU STEWARDSHIP DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

[CROSSTOWN BOULEVARD ENTRY SIGNS IMPROVEMENTS]

THIS WARRANTY AND RELEASE is made the 24 day of June, 2024, by **Quality Neon Sign Company d/b/a Harbinger Sign,** a Florida corporation, having offices located at 5300 Shad Road, Jacksonville, Florida 32257 ("**Professional**"), in favor of the **East Nassau Stewardship District** ("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Wildlight LLC, a landowner within the District ("**Landowner**"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("**Work Product**").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. **EFFECTIVE DATE.** This Warranty and Release shall take effect upon execution.

ATTEST

Sherry Bishop

[print name]

Michael Benn

[print name]

QUALITY NEON SIGN COMPANY D/B/A HARBINGER SIGN, a Florida corporation

Ed Busey

By: Ed Busey

Its: VP Business Development

EXHIBIT A

[CROSSTOWN BOULEVARD ENTRY SIGNS IMPROVEMENTS]

As-builts, engineering for concrete base/footing, and survey for the District improvements constructed pursuant to that Purchase Order Agreement (CN-22-00095) dated November 15, 2022, by and between Wildlight LLC and Quality Neon Sign Company d/b/a Harbinger Sign., described as follows:

CROSSTOWN BOULEVARD ENTRY SIGNAGE: Crosstown entry signs located on landscape tracts on either side of Crosstown Boulevard improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

WARRANTY AND RELEASE OF RESTRICTIONS ON THE EAST NASSAU STEWARDSHIP DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

[CROSSTOWN ENTRY TOWER]

THIS WARRANTY AND RELEASE is made the 20th day of June, 2024, by **Smith McKee Construction, LLC**, a Florida limited liability company, having offices located at 3237 Oak Street, Jacksonville, Florida 32205 ("**Professional**"), in favor of the **East Nassau Stewardship District** ("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Wildlight LLC, a landowner within the District ("**Landowner**"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("**Work Product**").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. **EFFECTIVE DATE.** This Warranty and Release shall take effect upon execution.

WITNESSES

Darrin Lindsay
[print name]

William Dake
William Dake
[print name]

SMITH MCKEE CONSTRUCTION, LLC, a Florida limited liability company

Signature

David Smith
Print Name

Its: President

EXHIBIT A

[CROSSTOWN ENTRY TOWER]

As-builts and survey for the District improvements constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Project Number CN-23-00022), dated January 12, 2023, and Change Order 1, dated July 25, 2023, by and between Wildlight LLC and Smith McKee Construction, LLC.

DESCRIPTION OF IMPROVEMENTS

CROSSTOWN BOULEVARD TOWER IMPROVEMENTS: Crosstown entry tower improvements (in the median located on Crosstown Boulevard) in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

> **CROSSTOWN BOULEVARD**, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

WARRANTY AND RELEASE OF RESTRICTIONS ON THE EAST NASSAU STEWARDSHIP DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

[CROSSTOWN COMMON AREA LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING]

THIS WARRANTY AND RELEASE is made the 1 day of June, 2024, by **United Land Services Operating LLC**, a Delaware limited liability company, having offices located at 12428 San Jose Blvd., Suite 4, Jacksonville, Florida 32223 ("**Professional**"), in favor of the **East Nassau Stewardship District** ("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Wildlight LLC, a landowner within the District ("**Landowner**"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("**Work Product**").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. **EFFECTIVE DATE.** This Warranty and Release shall take effect upon execution.

WITNESSES

Chelsie Frith
[print name]

Nicholas Ruddy
[print name]

UNITED LAND SERVICES OPERATING LLC, a Delaware limited liability company

Signature

Stephen Pinczewski IV
Print Name

Its: Director of Accounting

EXHIBIT A

[CROSSTOWN COMMON AREA LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING]

As-builts for the District improvements constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight – Crosstown Blvd. Landscape & Irrigation (Mobility); Project Number CB-22-00003), dated January 12, 2022, and Change Orders 1 and 2, dated September 28, 2022 and August 30, 2023, respectively; Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight – Crosstown Blvd. Landscape & Irrigation (Non-Mobility) Project Number CB-22-00004), dated January 12, 2022, and Change Orders 1 and 2, dated September 28, 2022 and June 29, 2023, respectively; and Services Agreement (Contract No. PO 000000355), dated May 1, 2023, all by and between Wildlight LLC and United Land Services Operating LLC, as summarized below:

LANDSCAPE AND IRRIGATION: All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE CONSTRUCTION OF SAME

[WILDLIGHT AVENUE LANDSCAPE AND IRRIGATION]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 1 day of July 2024, by **The Greenery, Inc.**, dba The Greenery of North Florida II, Inc., a South Carolina corporation, having offices located at 93 Arrow Road, Hilton Head Island, South Carolina 29928 ("**Contractor**"), in favor of the **East Nassau Stewardship District**("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "**Improvements**"), identified in **Exhibit A**, for Wildlight LLC, a Delaware limited liability company, a developer of lands within the District (the "**Developer**"). A copy of the contract for the construction of said Improvements is attached as **Exhibit B** ("**Construction Contract**").

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit B,** from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibits A and B** because of any act or omission of, whether caused in whole or in part by, Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibits A and B,** including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibits A and B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

Kristina M. Lamb
[print name]

Susan W. Brasch
[print name]

THE GREENERY, INC., DBA The Greenery of North Florida II, Inc., a South Carolina corporation

By: Rick Sotiropoulos
Its: Director of Landscape Construction

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

Wildlight Avenue Landscape and Irrigation improvements constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight Ave. Landscape & Irrigation – Non-Mobility; Project Number CB-22-00009), dated March 1, 2022, and Change Orders 1 and 2, dated May 16, 2022 and April 10, 2023, respectively; all by and between Wildlight LLC and The Greenery Inc., dba The Greenery of North Florida II, Inc., as more particularly described below:

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Wildlight Avenue Landscape	$310,356	$0	$310,356
Wildlight Avenue Irrigation	$157,946	$0	$157,946
TOTAL COSTS	**$468,302.00**	**$0**	**$468,302.00**

LANDSCAPE AND IRRIGATION: All plants, trees, timber, shrubbery, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

EXHIBIT B

ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE CONSTRUCTION OF SAME

[CROSSTOWN BOULEVARD ENTRY SIGNS IMPROVEMENTS]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 17 day of June 2024, by **Quality Neon Sign Company d/b/a Harbinger Sign**, a Florida corporation, having offices located at 5300 Shad Road, Jacksonville, Florida 32257 ("**Contractor**"), in favor of the **East Nassau Stewardship District**("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "**Improvements**"), identified in **Exhibit A**, for Wildlight LLC, a Delaware limited liability company, a developer of lands within the District (the "**Developer**"). A copy of the contract for the construction of said Improvements is attached as **Exhibit B** ("**Construction Contract**").

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit B,** from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibits A and B** because of any act or omission of, whether caused in whole or in part by, Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibits A and B,** including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibits A and B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

Sherry Bishop

Sherry Bishop
[print name]

Michael Benn

Michael Benn
[print name]

QUALITY NEON SIGN COMPANY D/B/A HARBINGER SIGN, a Florida corporation

Ed Busey

By: Ed Busey
Its: VP Business Development

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

Crosstown Entry Signs improvements constructed pursuant to the Purchase Order Agreement (CN-22-00095) dated November 15, 2022, by and between Wildlight LLC and Quality Neon Sign Company d/b/a Harbinger Sign, as more particularly described below:

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Entry Signs	$202,946	$0	$202,946
TOTAL COSTS	**$202,946.00**	**$0**	**$202,946.00**

CROSSTOWN BOULEVARD ENTRY SIGNAGE: Crosstown entry signs located on landscape tracts on either side of Crosstown Boulevard improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

EXHIBIT B

Contractors Release and Warranty Agreement (Harbinger Signs - Crosstown Entry Signs) - East Nassau

Final Audit Report 2024-06-17

Created:	2024-06-17
By:	Ed Busey (EDB@HARBINGERSIGN.COM)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJxh1w4XmoAV4RrwpTcDbVN8Iazr5M0tG

"Contractors Release and Warranty Agreement (Harbinger Signs - Crosstown Entry Signs) - East Nassau" History

Document created by Ed Busey (EDB@HARBINGERSIGN.COM)
2024-06-17 - 3:20:01 PM GMT

Document emailed to Sherry Bishop (sherry@harbingersign.com) for signature
2024-06-17 - 3:20:05 PM GMT

Document emailed to Michael Benn (mbenn@harbingersign.com) for signature
2024-06-17 - 3:20:05 PM GMT

Email viewed by Michael Benn (mbenn@harbingersign.com)
2024-06-17 - 4:38:31 PM GMT

Document e-signed by Michael Benn (mbenn@harbingersign.com)
Signature Date: 2024-06-17 - 4:38:42 PM GMT - Time Source: server

Email viewed by Sherry Bishop (sherry@harbingersign.com)
2024-06-17 - 5:49:17 PM GMT

Document e-signed by Sherry Bishop (sherry@harbingersign.com)
Signature Date: 2024-06-17 - 5:49:34 PM GMT - Time Source: server

Agreement completed.
2024-06-17 - 5:49:34 PM GMT

ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE CONSTRUCTION OF SAME

[CROSSTOWN ENTRY TOWER]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 20th day of June 2024, by **Smith McKee Construction, LLC**, a Florida limited liability company, having offices located at 3237 Oak Street, Jacksonville, Florida 32205 ("**Contractor**"), in favor of the **East Nassau Stewardship District**("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "**Improvements**"), identified in **Exhibit A**, for Wildlight LLC, a Delaware limited liability company, a developer of lands within the District (the "**Developer**"). A copy of the contract for the construction of said Improvements is attached as **Exhibit B** ("**Construction Contract**").

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit B,** from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibits A and B** because of any act or omission of, whether caused in whole or in part by, Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibits A and B,** including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibits A and B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

Darrin Lindsey
[print name]

William Duke
[print name]

SMITH MCKEE CONSTRUCTION, LLC, a Florida limited liability company

By: David Smith
Its: President

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

Crosstown Entry Tower improvements constructed pursuant to the that Construction Agreement Cost Plus with Guaranteed Maximum Price (Project Number CN-23-00022), dated January 12, 2023, and Change Order 1, dated July 25, 2023, by and between Wildlight LLC and Smith McKee Construction, LLC, as more particularly described below:

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Entry Tower	$218,113	$0	$218,113
TOTAL COSTS	**$218,113.00**	**$0**	**$218,113.00**

CROSSTOWN BOULEVARD TOWER IMPROVEMENTS: Crosstown entry tower improvements (in the median located on Crosstown Boulevard) in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

EXHIBIT B

ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE CONSTRUCTION OF SAME

[CROSSTOWN COMMON AREA LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 1st day of June 2024, by **United Land Services Operating LLC**, a Delaware limited liability company, having offices located at 12276 San Jose Blvd., Suite 747, Jacksonville, Florida 32223 ("**Contractor**"), in favor of the **East Nassau Stewardship District**("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "**Improvements**"), identified in **Exhibit A**, for Wildlight LLC, a Delaware limited liability company, a developer of lands within the District (the "**Developer**"). A copy of the contract for the construction of said Improvements is attached as **Exhibit B** ("**Construction Contract**").

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit B,** from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibits A and B** because of any act or omission of, whether caused in whole or in part by, Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibits A and B,** including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibits A and B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

Chelsie Frith
[print name]

Nicholas Ruddy
[print name]

UNITED LAND SERVICES LLC, a Delaware limited liability company

By: Stephen Pinczewski IV
Its: Director of Accounting

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

Crosstown Common Area Landscape, Irrigation and Lighting improvements constructed pursuant to the Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight – Crosstown Blvd. Landscape & Irrigation (Mobility); Project Number CB-22-00003), dated January 12, 2022, and Change Orders 1 and 2, dated September 28, 2022 and August 30, 2023, respectively; Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight – Crosstown Blvd. Landscape & Irrigation (Non-Mobility) Project Number CB-22-00004), dated January 12, 2022, and Change Orders 1 and 2, dated September 28, 2022 and June 29, 2023, respectively; and Services Agreement (Contract No. PO 000000355), dated May 1, 2023, all by and between Wildlight LLC and United Land Services Operating LLC, as more particularly described below:

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Common Area Landscape	$705,128	$0	$705,128
Crosstown Common Area Irrigation	$133,640	$0	$133,640
Crosstown Landscape Lighting	$49,046	$0	$49,046
TOTAL COSTS	**$887,814.00**	**$0**	**$887,814.00**

LANDSCAPE AND IRRIGATION: All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

EXHIBIT B

ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE CONSTRUCTION OF SAME

[CROSSTOWN AND WILDLIGHT AVENUE ELECTRICAL SERVICES ASSOCIATED WITH LANDSCAPE, IRRIGATION, SIGNAGE AND TOWER]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 31 day of July 2024, by **Adkins Electric, Inc**, a Florida corporation, having offices located at 10477 New Kings Road, Jacksonville, Florida 32219 ("**Contractor**"), in favor of the **East Nassau Stewardship District**("**District**"), which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices located c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "**Improvements**"), identified in **Exhibit A**, for Wildlight LLC, a Delaware limited liability company, a developer of lands within the District (the "**Developer**"). A copy of the contract for the construction of said Improvements is attached as **Exhibit B** ("**Construction Contract**").

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit B**, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibits A and B** because of any act or omission of, whether caused in whole or in part by, Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibits A and B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibits A and B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

Michael Douglas
[print name]

Joe Rotheneyer
[print name]

ADKINS ELECTRIC, INC., a Florida corporation

By: _____
Its: _____

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

Crosstown and Wildlight Avenue Electrical Services improvements associated with landscape, irrigation, signage and tower improvements constructed pursuant to the that Services Agreement (Contract No. PO000000051), dated February 15, 2023, and Services Agreement (Contract Number PO0000000372), dated May 4, 2023, by and between Wildlight LLC and Adkins Electric, Inc., as more particularly described below:

Improvement	District Eligible Amount	Paid to Date (to Developer)	Future Requisition Amount ("Acquisition Cost")
Crosstown Electric Services	$17,600	$0	$17,600
Wildlight Avenue Electric Service	$5,200	$0	$5,200
TOTAL COSTS	**$22,800.00**	**$0**	**$22,800.00**

LIGHTING/ELECTRIC SERVICES FOR LANDSCAPE AND IRRIGATION ALONG WILDLIGHT AVENUE: landscape-related lighting and electric services improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

AND:

LIGHTING/ELECTRIC SERVICES FOR SIGNAGE, TOWER, LANDSCAPE AND IRRIGATION ALONG CROSSTOWN BOULEVARD: signage, tower, landscape and irrigation-related lighting and electric services improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU -- WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

AND:

Electrical improvements associated with Crosstown entry signs (located on landscape tracts on either side of Crosstown Boulevard) and tower improvements (in the median located on Crosstown Boulevard) in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END;

THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

TOGETHER WITH

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

EXHIBIT B

Contractor's Final Waiver and Release of Lien
(Upon Final Payment)

KNOW ALL MEN BY THESE PRESENTS:

That the contractor described in **Exhibit A** attached hereto (the "**Contractor**"), for and in consideration of the payment of the sum related to the construction contract as described in **Exhibit A**, and other good and valuable consideration paid by Wildlight, LLC (the "**Owner**"), or paid at the direction and on behalf of Owner, the receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, including, but not limited to, East Nassau Stewardship District (the "**District**"), all liens, lien rights, claims or demands of any kind whatsoever, which Contractor now has or might have against Owner, the District, or their successors or assigns, or the improvements more particularly described on **Exhibit A** (the "**Improvements**") on account of construction or installation of any of said Improvements on the real property described in **Exhibit A** (the "**Property**").

That the undersigned has the right and authority to execute this Final Waiver and Release of Lien on behalf of the Contractor. That this is a waiver of all lien rights and other claims which Contractor has against the Improvements, the Property, the Owner and the District, and their successors and assigns, for all services performed with respect to the Improvements and Property, including, without limitation, extra work, delay claims, acceleration claims and change orders, and contractual claims for additional compensation which might be due for any labor, materials or equipment, and a representation that all subcontractors, suppliers, materialmen, equipment lessors and laborers of Contractor, who have furnished services for the Contractor with respect to the Improvements and/or the Property, have been paid in full for such services.

In consideration of the receipt of final payment with respect to the improvements identified and in the amount stated in **Exhibit A**, Contractor hereby swears that all Improvements on the Property have been completed and are in accordance with the contract between Contractor and Owner with respect thereto, and that all subcontractors, suppliers, materialmen, equipment lessors and laborers under Contractor have been paid in full for all labor, services, material and equipment provided with respect to the Improvements and the Property.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES, OWNER, THE DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, AND OTHER PARTIES, HAVE THE RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY, AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, I have hereunto set my hand and seal this 28 day of June, 2024.

WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name: Kristina M. Lamb

Print Name: Susan W. Brasch

CONTRACTOR:

THE GREENERY, INC., DBA The Greenery of North Florida II, Inc., a South Carolina corporation

By: Rick Sotiropoulos

Its: Director of Landscape Construction

STATE OF ~~FLORIDA~~ South Carolina)

) ss:

COUNTY OF Beaufort)

The foregoing instrument was acknowledged before me ☒ by means of physical presence or ☐ online notarization this 28 day of June, 2024, by means of ☒ physical presence or ☐ online notarization, by Sara Caffrey, as Rick Sotiropoulos of The Greenery. He/She is personally known to me.

NOTARY STAMP OR SEAL:

Sara Caffrey
Notary Public, State of South Carolina
My Commission Expires July 20, 2031

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: July 20, 2031

Exhibit A

Descriptions of Contractor, Amount Paid and Improvements

Contractor: **THE GREENERY, INC. DBA THE GREENERY OF NORTH FLORIDA II, INC.**

Amount Paid to Contractor: **$468,302** FOR WILDLIGHT AVENUE LANDSCAPE AND IRRIGATION – WILDLIGHT PDP3/POD 5, constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight Ave. Landscape & Irrigation – Non-Mobility; Project Number CB-22-00009), dated March 1, 2022, and Change Orders 1 and 2, dated May 16, 2022 and April 10, 2023, respectively; all by and between Wildlight LLC and The Greenery Inc., dba The Greenery of North Florida II, Inc.

Description of Improvements and Property:

LANDSCAPE AND IRRIGATION: All plants, trees, timber, shrubbery, and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

Contractor's Final Waiver and Release of Lien
(Upon Final Payment)

KNOW ALL MEN BY THESE PRESENTS:

That the contractor described in **Exhibit A** attached hereto (the "**Contractor**"), for and in consideration of the payment of the sum related to the construction contract as described in **Exhibit A**, and other good and valuable consideration paid by Wildlight, LLC (the "**Owner**"), or paid at the direction and on behalf of Owner, the receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, including, but not limited to, East Nassau Stewardship District (the "**District**"), all liens, lien rights, claims or demands of any kind whatsoever, which Contractor now has or might have against Owner, the District, or their successors or assigns, or the improvements more particularly described on **Exhibit A** (the "**Improvements**") on account of construction or installation of any of said Improvements on the real property described in **Exhibit A** (the "**Property**").

That the undersigned has the right and authority to execute this Final Waiver and Release of Lien on behalf of the Contractor. That this is a waiver of all lien rights and other claims which Contractor has against the Improvements, the Property, the Owner and the District, and their successors and assigns, for all services performed with respect to the Improvements and Property, including, without limitation, extra work, delay claims, acceleration claims and change orders, and contractual claims for additional compensation which might be due for any labor, materials or equipment, and a representation that all subcontractors, suppliers, materialmen, equipment lessors and laborers of Contractor, who have furnished services for the Contractor with respect to the Improvements and/or the Property, have been paid in full for such services.

In consideration of the receipt of final payment with respect to the improvements identified and in the amount stated in **Exhibit A**, Contractor hereby swears that all Improvements on the Property have been completed and are in accordance with the contract between Contractor and Owner with respect thereto, and that all subcontractors, suppliers, materialmen, equipment lessors and laborers under Contractor have been paid in full for all labor, services, material and equipment provided with respect to the Improvements and the Property.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES, OWNER, THE DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, AND OTHER PARTIES, HAVE THE RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY, AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, I have hereunto set my hand and seal this 17 day of June, 2024.

WITNESSES:

Signed, sealed and delivered in the presence of:

Michael Benn
Print Name: Michael Benn

Predrag Lubura
Predrag Lubura (Jun 17, 2024 11:25 CDT)
Print Name: Predrag Lubura

CONTRACTOR:

QUALITY NEON SIGN COMPANY D/B/A HARBINGER SIGN, a Florida corporation

Ed Busey
By: Ed Busey
Its: VP Business Development

STATE OF FLORIDA)
) ss:
COUNTY OF Duval)

The foregoing instrument was acknowledged before me ☐ by means of physical presence or ☐ online notarization this 17th day of June, 2024, by means of ☐ physical presence or ☐ online notarization, by Ed Busey, as VP. Bus. Devel of Harbinger. He/She is personally known to me.

NOTARY STAMP OR SEAL:

SHERRY J. BISHOP
MY COMMISSION # HH 129165
EXPIRES: September 12, 2025
Bonded Thru Notary Public Underwriters

Sherry J Bishop
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: 9/12/25

4880-0857-3634.2

Exhibit A

Descriptions of Contractor, Amount Paid and Improvements

Contractor: **QUALITY NEON SIGN COMPANY D/B/A HARBINGER SIGN**

Amount Paid to Contractor: **$202,946** FOR CROSSTOWN BOULEVARD ENTRY SIGNS – WILDLIGHT PDP3/ POD 4 NORTH, constructed pursuant to that Purchase Order Agreement (CN-22-00095) dated November 15, 2022, by and between Wildlight LLC and Quality Neon Sign Company d/b/a Harbinger Sign

Description of Improvements and Property:

CROSSTOWN BOULEVARD ENTRY SIGNAGE: Crosstown entry signs located on landscape tracts on either side of Crosstown Boulevard improvements in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

Contractor's Final Waiver and Release of Lien
(Upon Final Payment)

KNOW ALL MEN BY THESE PRESENTS:

That the contractor described in **Exhibit A** attached hereto (the "**Contractor**"), for and in consideration of the payment of the sum related to the construction contract as described in **Exhibit A**, and other good and valuable consideration paid by Wildlight, LLC (the "**Owner**"), or paid at the direction and on behalf of Owner, the receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, including, but not limited to, East Nassau Stewardship District (the "**District**"), all liens, lien rights, claims or demands of any kind whatsoever, which Contractor now has or might have against Owner, the District, or their successors or assigns, or the improvements more particularly described on **Exhibit A** (the "**Improvements**") on account of construction or installation of any of said Improvements on the real property described in **Exhibit A** (the "**Property**").

That the undersigned has the right and authority to execute this Final Waiver and Release of Lien on behalf of the Contractor. That this is a waiver of all lien rights and other claims which Contractor has against the Improvements, the Property, the Owner and the District, and their successors and assigns, for all services performed with respect to the Improvements and Property, including, without limitation, extra work, delay claims, acceleration claims and change orders, and contractual claims for additional compensation which might be due for any labor, materials or equipment, and a representation that all subcontractors, suppliers, materialmen, equipment lessors and laborers of Contractor, who have furnished services for the Contractor with respect to the Improvements and/or the Property, have been paid in full for such services.

In consideration of the receipt of final payment with respect to the improvements identified and in the amount stated in **Exhibit A**, Contractor hereby swears that all Improvements on the Property have been completed and are in accordance with the contract between Contractor and Owner with respect thereto, and that all subcontractors, suppliers, materialmen, equipment lessors and laborers under Contractor have been paid in full for all labor, services, material and equipment provided with respect to the Improvements and the Property.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES, OWNER, THE DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, AND OTHER PARTIES, HAVE THE RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY, AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, I have hereunto set my hand and seal this 20th day of June, 2024.

WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name: Dawna Lindsay

Print Name: William Duke

CONTRACTOR:

SMITH MCKEE CONSTRUCTION, LLC, a Florida limited liability company

By: David Smith

Its: President

STATE OF FLORIDA)
) ss:
COUNTY OF Duval)

The foregoing instrument was acknowledged before me ☑ by means of physical presence or ☐ online notarization this 20th day of June, 2024, by means of ☑ physical presence or ☐ online notarization, by David Smith, as President of Smith Mckee Construction He/She is personally known to me.

NOTARY STAMP OR SEAL:

Cassidy Lanford
Comm.: HH 527356
Expires: Jul. 14, 2025
Notary Public - State of Florida

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: July, 14th 2025

Exhibit A

Descriptions of Contractor, Amount Paid and Improvements

Contractor: **SMITH MCKEE CONSTRUCTION, LLC**

Amount Paid to Contractor: **$218,113** FOR CROSSTOWN BOULEVARD ENTRY TOWER – WILDLIGHT PDP3 / POD 4 NORTH, constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Project Number CN-23-00022), dated January 12, 2023, and Change Order 1, dated July 25, 2023, by and between Wildlight LLC and Smith McKee Construction, LLC

Description of Improvements and Property:

CROSSTOWN BOULEVARD TOWER IMPROVEMENTS: Crosstown entry tower improvements (in the median located on Crosstown Boulevard) in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

> **CROSSTOWN BOULEVARD**, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Contractor's Final Waiver and Release of Lien
(Upon Final Payment)

KNOW ALL MEN BY THESE PRESENTS:

That the contractor described in **Exhibit A** attached hereto (the "**Contractor**"), for and in consideration of the payment of the sum related to the construction contract as described in **Exhibit A**, and other good and valuable consideration paid by Wildlight LLC (the "**Owner**"), or paid at the direction and on behalf of Owner, the receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, including, but not limited to, East Nassau Stewardship District (the "**District**"), all liens, lien rights, claims or demands of any kind whatsoever, which Contractor now has or might have against Owner, the District, or their successors or assigns, or the improvements more particularly described on **Exhibit A** (the "**Improvements**") on account of construction or installation of any of said Improvements on the real property described in **Exhibit A** (the "**Property**").

That the undersigned has the right and authority to execute this Final Waiver and Release of Lien on behalf of the Contractor. That this is a waiver of all lien rights and other claims which Contractor has against the Improvements, the Property, the Owner and the District, and their successors and assigns, for all services performed with respect to the Improvements and Property, including, without limitation, extra work, delay claims, acceleration claims and change orders, and contractual claims for additional compensation which might be due for any labor, materials or equipment, and a representation that all subcontractors, suppliers, materialmen, equipment lessors and laborers of Contractor, who have furnished services for the Contractor with respect to the Improvements and/or the Property, have been paid in full for such services.

In consideration of the receipt of final payment with respect to the improvements identified and amount stated in **Exhibit A**, Contractor hereby swears that all Improvements on the Property have been completed and are in accordance with the contract between Contractor and Owner with respect thereto, and that all subcontractors, suppliers, materialmen, equipment lessors and laborers under Contractor have been paid in full for all labor, services, material and equipment provided with respect to the Improvements and the Property.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES, OWNER, THE DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, AND OTHER PARTIES, HAVE THE RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY, AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, I have hereunto set my hand and seal this 18 day of JUNE, 2024.

WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name: Chelsie Frith

Print Name: Nicholas Ruddy

CONTRACTOR:

UNITED LAND SERVICES LLC, a Delaware limited liability company

By: Stephen Pinczewski IV

Its: Director of Accounting

STATE OF FLORIDA FL)
) ss:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me ☑ by means of physical presence or ☐ online notarization this 18 day of JUNE, 2024, by means of ☑ physical presence or ☐ online notarization, by _____, as _____ of _____. He/She is personally known to me.

NOTARY STAMP OR SEAL:

MELISSA BULLARD
MY COMMISSION # HH 252241
EXPIRES: May 24, 2026

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: 5/24/26

Exhibit A

Descriptions of Contractor, Amount Paid and Improvements

Contractor: **UNITED LAND SERVICES LLC**

Amount Paid to Contractor: **$887,814** FOR CROSSTOWN COMMON AREA LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING– WILDLIGHT PDP3/POD 4, constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight – Crosstown Blvd. Landscape & Irrigation (Mobility); Project Number CB-22-00003), dated January 12, 2022, and Change Orders 1 and 2, dated September 28, 2022 and August 30, 2023, respectively; Construction Agreement Cost Plus with Guaranteed Maximum Price (Wildlight – Crosstown Blvd. Landscape & Irrigation (Non-Mobility) Project Number CB-22-00004), dated January 12, 2022, and Change Orders 1 and 2, dated September 28, 2022 and June 29, 2023, respectively; and Services Agreement (Contract No. PO 000000355), dated May 1, 2023, all by and between Wildlight LLC and United Land Services Operating LLC

Description of Improvements and Property:

LANDSCAPE AND IRRIGATION: All plants, trees, timber, shrubbery, related landscape lighting and electric services and other landscaping and irrigation improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

Contractor's Final Waiver and Release of Lien
(Upon Final Payment)

KNOW ALL MEN BY THESE PRESENTS:

That the contractor described in **Exhibit A** attached hereto (the "**Contractor**"), for and in consideration of the payment of the sum related to the construction contract as described in **Exhibit A**, and other good and valuable consideration paid by Wildlight, LLC (the "**Owner**"), or paid at the direction and on behalf of Owner, the receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, including, but not limited to, East Nassau Stewardship District (the "**District**"), all liens, lien rights, claims or demands of any kind whatsoever, which Contractor now has or might have against Owner, the District, or their successors or assigns, or the improvements more particularly described on **Exhibit A** (the "**Improvements**") on account of construction or installation of any of said Improvements on the real property described in **Exhibit A** (the "**Property**").

That the undersigned has the right and authority to execute this Final Waiver and Release of Lien on behalf of the Contractor. That this is a waiver of all lien rights and other claims which Contractor has against the Improvements, the Property, the Owner and the District, and their successors and assigns, for all services performed with respect to the Improvements and Property, including, without limitation, extra work, delay claims, acceleration claims and change orders, and contractual claims for additional compensation which might be due for any labor, materials or equipment, and a representation that all subcontractors, suppliers, materialmen, equipment lessors and laborers of Contractor, who have furnished services for the Contractor with respect to the Improvements and/or the Property, have been paid in full for such services.

In consideration of the receipt of final payment with respect to the improvements identified and amount stated in **Exhibit A**, Contractor hereby swears that all Improvements on the Property have been completed and are in accordance with the contract between Contractor and Owner with respect thereto, and that all subcontractors, suppliers, materialmen, equipment lessors and laborers under Contractor have been paid in full for all labor, services, material and equipment provided with respect to the Improvements and the Property.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES, OWNER, THE DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, AND OTHER PARTIES, HAVE THE RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY, AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, I have hereunto set my hand and seal this 28th day of June, 2024.

WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name:

Print Name:

CONTRACTOR:

ADKINS ELECTRIC, INC., a Florida corporation

By: Lee Baker

Its: Regional Vice President

STATE OF FLORIDA)
) ss:
COUNTY OF Duval)

The foregoing instrument was acknowledged before me ☒ by means of physical presence or ☐ online notarization this 28th day of June, 2024, by means of ☒ physical presence or ☐ online notarization, by Lee Baker, as Regional Vice President of Adkins Electric, Inc. He/She is personally known to me.

NOTARY STAMP OR SEAL:

MONICA MANNING FORRESTER
Commission # HH 216579
Expires March 12, 2026

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: 3/12/26

Exhibit A

Descriptions of Contractor, Amount Paid and Improvements

Contractor: **ADKINS ELECTRIC, INC.**

Amount Paid to Contractor: **$22,800** FOR CROSSTOWN BOULEVARD AND WILDLIGHT AVENUE ELECTRICAL SERVICES ASSOCIATED WITH LANDSCAPE, IRRIGATION, SIGNAGE AND TOWER IMPROVEMENTS – WILDLIGHT PDP3 / POD 5 AND POD 4 NORTH, constructed pursuant to that Services Agreement (Contract No. PO000000051), dated February 15, 2023, and Services Agreement (Contract Number PO000000372), dated May 4, 2023, by and between Wildlight LLC and Adkins Electric, Inc.

Description of Improvements and Property:
LIGHTING/ELECTRIC SERVICES FOR LANDSCAPE AND IRRIGATION ALONG WILDLIGHT AVENUE: landscape-related lighting and electric services improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 4, 5, 6, and 7, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE FOLLOWING ACREAGES:

a) Landscape Tract 4; containing 0.74 Acres, more or less
b) Landscape Tract 5; containing 0.53 Acres, more or less
c) Landscape Tract 6; containing 4.42 Acres, more or less
d) Landscape Tract 7; containing 1.07 Acres, more or less

TOGETHER WITH:

MAINTENANCE, **ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 4-1**, 0.74 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

AND:

LIGHTING/ELECTRIC SERVICES FOR SIGNAGE, TOWER, LANDSCAPE AND IRRIGATION ALONG CROSSTOWN BOULEVARD: signage, tower, landscape and irrigation-related lighting and electric services improvements in and for the development East Nassau – Wildlight PDP 3 / Pod 5, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACTS 1, 2, 3, and 4, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, with the following acreages:

a) Landscape Tract 1; containing 0.80 Acres, more or less
b) Landscape Tract 2; containing 0.78 Acres, more or less
c) Landscape Tract 3; containing 0.24 Acres, more or less
d) Landscape Tract 4; containing 0.98 Acres, more or less

TOGETHER WITH:

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT SURROUNDING BUT NOT INCLUDING THAT PORTION OF PUMP STATION TRACT 5-1, 0.1 ACRE, MORE OR LESS, AS SHOWN ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 5, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA

AND:

Electrical improvements associated with Crosstown entry signs (located on landscape tracts on either side of Crosstown Boulevard) and tower improvements (in the median located on Crosstown Boulevard) in and for the development of East Nassau – Wildlight PDP 3 / Pod 4 North, all located on portions of the real property described in the following legal description:

LANDSCAPE TRACT 1 AS SHOWN ON THE PLAT KNOWN AS EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

LANDSCAPE **TRACT 2B: A PARCEL OF LAND, BEING A PORTION OF LANDSCAPE TRACT 2,** AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4D, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PDP 3 / POD 4 NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGE 1789, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID PARCEL 4D, N 72°19'01" E, A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (110 FOOT EASEMENT FOR RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE AND ON SAID WESTERLY RIGHT OF WAY LINE, S 31°50'32" E, A DISTANCE OF 103.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 72°19'01" W, A DISTANCE OF 180.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CROSSTOWN BOULEVARD, (150 FOOT RIGHT OF WAY) SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ON THE ARC OF SAID CURVE FOR THE NEXT 2 COURSES, A DISTANCE OF 39.27 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 62°40'59" W, A DISTANCE OF 35.36 FEET TO THE CURVES END; THENCE N 17°40'59" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.04 ACRES.

TOGETHER WITH

CROSSTOWN BOULEVARD, AS SHOWN AND DELINEATED ON PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 11663384
Customer Reference Number LSS ID: 4748

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 03/26/2024 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

LSS ID: 4748 - Community Lot 940 - Maintenance, Access & Landscape Easement Tract, as shown and delineated on Plat of Wildlight Commerce Park, recorded in Official Records Book 2605, Page 1887 through 1890, public records of Nassau County, Florida.

and

LSS ID: 4748 - Community Lot 943 - Open Space Tract 4, as shown and delineated on Plat of Wildlight Commerce Park, recorded in Official Records Book 2605, Page 1887 through 1890, public records of Nassau County, Florida.

and

LSS ID: 4748 - Community Lot 809 - Wildworks Avenue, as shown and delineated on Plat of Wildlight Commerce Park, recorded in Official Records Book 2605, Page 1887 through 1890, public records of Nassau County, Florida.

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 in Official Records Book 2486, page 651.

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

1. Long Term Master Plan Conversion Agreement for East Nassau Comprehensive Planning Area recorded August 9, 2011 Official Records Book 1750, page 809.

2. 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; Adjustment recorded July 23, 2015 in Official Records Book 1993, page 44, as may be amended.

3. 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; Second Amendment recorded November 1, 2021 in Official Records Book 2509, page 1962.

4. 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.

5. 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.

6. 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.

7. 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 in favor of Raydient LLC DBA Raydient Places + Properties, LLC by virtue of Special Warranty Deed recorded August 9, 2021 in Official Records Book 2486, page 651, affected by Release Agreement recorded in Official Records Book 2658, Page 1607. **Note: All rights will be reserved until Grantee transfers ownership of all or any portion of the property to a non-affiliated entity, at which time this reservation will automatically terminate as to the Property transferred to the non-affiliated entity**.

8. Restrictions, covenants, conditions, easements, and other matters as contained on the Plat of Wildlight Commerce Park, recorded December 5, 2022 in Official Records Book 2605, page 1887.

9. Temporary Access and Utility Easement recorded September 14, 2023 in Official Records Book 2666, Page 1754.

NOTE: Notice of Department of the Army Permit as set out in instrument recorded December 18, 2015 in Official Records Book 2019, page 1437.

NOTE: Recorded Notice of Environmental Resource Permit as set out in instrument recorded December 22, 2015 in Official Records Book 2020, page 285.

NOTE: Recorded Notice of Environmental Resource Permit as set out in instrument recorded April 13, 2016 in Official Records Book 2039, page 1684.

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

NOTE: Recorded Notice of Environmental Resource Permit as set out in instrument recorded June 20, 2017 in Official Records Book 2127, page 1743.

NOTE: Recorded Notice of Environmental Resource Permit as set out in instrument recorded June 20, 2017 in Official Records Book 2127, page 1746.

NOTE: Recorded Notice of Environmental Resource Permit as set out in instrument recorded August 1, 2017 in Official Records Book 2137, page 615.

NOTE: Recorded Notice of Environmental Resource Permit as set out in instrument recorded December 8, 2020 in Official Records Book 2414, page 551.

Taxes for the year 2023 are exempt (taxes under minimum) for the following Tax I.D. Nos:

50-3N-27-1006-RW00-0000
50-3N-27-1006-OST4-0000
50-3N-27-1006-MAL1-0000

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

Kelley McCarthy

K. McCarthy kelley.mccarthy@fnf.com

ENSD 2024 Acquisition & Construction Requisition No. 1

Final Audit Report 2024-09-04

Created:	2024-09-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyYytOCERkkjFIA73Q_5M90oUbxOKJBaN

"ENSD 2024 Acquisition & Construction Requisition No. 1" History

Document created by Shelley Blair (blairs@etminc.com)
2024-09-04 - 5:57:57 PM GMT

Document emailed to John Brecht (brechtz@etminc.com) for signature
2024-09-04 - 5:58:44 PM GMT

Email viewed by John Brecht (brechtz@etminc.com)
2024-09-04 - 7:10:20 PM GMT

Signer John Brecht (brechtz@etminc.com) entered name at signing as John Zachary Brecht
2024-09-04 - 7:12:09 PM GMT

Document e-signed by John Zachary Brecht (brechtz@etminc.com)
Signature Date: 2024-09-04 - 7:12:11 PM GMT - Time Source: server

Agreement completed.
2024-09-04 - 7:12:11 PM GMT

ENSD 2024 Acquisition & Construction Requisition No 1

Final Audit Report 2024-09-05

Created:	2024-09-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG7coGaWXjfLujvsfJWE9h-UnG0bAq5OL

"ENSD 2024 Acquisition & Construction Requisition No 1" History

Document created by Shelley Blair (blairs@etminc.com)
2024-09-04 - 7:22:06 PM GMT

Document emailed to mhahaj@eastnassausd.net for signature
2024-09-04 - 7:22:29 PM GMT

Email viewed by mhahaj@eastnassausd.net
2024-09-05 - 2:17:45 PM GMT

Signer mhahaj@eastnassausd.net entered name at signing as Michael Hahaj
2024-09-05 - 2:18:59 PM GMT

Document e-signed by Michael Hahaj (mhahaj@eastnassausd.net)
Signature Date: 2024-09-05 - 2:19:01 PM GMT - Time Source: server

Agreement completed.
2024-09-05 - 2:19:01 PM GMT

Adobe Acrobat Sign

EAST NASSAU
STEWARDSHIP DISTRICT

5A

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 FY 2025 BUDGET

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

08/28/2024 09/04/2024
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 4th day of September, A.D. 2024

Brooke Bird , Notary Public

Personally Known

BROOKE BIRD
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-5-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 500051

EAST NASSAU STEWARDS

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 B
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSM
THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE**

The Board of Supervisors ("Board") for the East Nassau Stewardship District ("District") will hol

DATE:	September 19, 2024
TIME:	10:00 a.m.
LOCATION:	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 2017-206, Laws of Florida ("Act"), to recei ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 202 the Act to consider the imposition of operations and maintenance special assessments ("O&M As Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for t conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Asse of the District will also be held where the Board may consider any other District business that ma

Description of Assessment

The District imposes O&M Assessments on benefitted property within the District for the pur and maintenance budget. A description of the services to be funded by the O&M Assessments, Assessments, are all set forth in the Proposed Budget for FY 2025. A geographic depiction of the identified in the map attached hereto. The District's resolution declaring the proposed O&M Ass Florida Statutes. The table below shows the schedule of the proposed O&M Assessments, which

O&M GF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.00	$15.89
Wellness Center/Private School	28 Acres	5.88	$93.43
SF 30'	26	1.00	$15.89
SF 45'	70	1.00	$15.89
SF 55'	151	1.00	$15.89
SF 70'	72	1.00	$15.89
Apartment	279	1.00	$15.89
MF 33'	179	1.00	$15.89
SF 40'	162	1.00	$15.89
SF 50'	276	1.00	$15.89
SF 65'	112	1.00	$15.89
MF Assisted Living	205	1.00	$15.89
MF Attached	300	1.00	$15.89
MF Detached	250	1.00	$15.89
Light Industrial & Distribution	1,500,000 Sq. Ft.	1.00	$15.89
Retail	20,000 Sq. Ft.	1.00	$15.89
Undeveloped Land - Wildlight	459.11 Acres	1.48	$23.45
Undeveloped Land - Raydient	15,531.25 Acres	1.94	$30.76
Undeveloped Land - Rayonier	58.84 Acres	1.94	$30.76

Land Use
Commercial
Wellness Center/Privat
SF 30'
SF 45'
SF 55'
SF 70'
Apartment
MF 33'
SF 40'
SF 50'
SF 65'
MF Assisted Living
MF Attached
MF Detached
Light Industrial & Dist
Retail
Undeveloped Land -

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER O ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING,

The proposed O&M Assessments as stated include collection costs and/or early payment dis ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Stat by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held o proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is me ments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than because failure to pay will cause a tax certificate to be issued against the property which may res in a foreclosure action which also may result in a loss of title. The District's decision to collect O preclude the District from later electing to collect those or other assessments in a different mann

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance v proposed assessment roll, and the agenda for the public hearings and meeting may be obtained a LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District M District's website at https://eastnassausd.net/. The public hearings and meeting may be contin the record at the public hearings or meeting. There may be occasions when staff or board mem

Any person requiring special accommodations at the public hearings or meeting because of a dis Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are heari dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District

Please note that all affected property owners have the right to appear at the public hearings and m Office within twenty days of publication of this notice. Each person who decides to appeal any d the public hearings or meeting is advised that person will need a record of proceedings and that of the proceedings is made, including the testimony and evidence upon which such appeal is to

District Manager

EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the East Nassau Stewardship District ("District") will hold the following public hearings and meeting:

DATE: September 19, 2024
TIME: 10:00 a.m.
LOCATION: Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 2017-206, Laws of Florida ("Act"), to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to the Act to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget for FY 2025. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District's resolution declaring the proposed O&M Assessments for FY 2025 is attached hereto pursuant to Chapter 170, Florida Statutes. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

O&M GF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.00	$15.89
Wellness Center/Private School	28 Acres	5.88	$93.43
SF 30'	26	1.00	$15.89
SF 45'	70	1.00	$15.89
SF 55'	151	1.00	$15.89
SF 70'	72	1.00	$15.89
Apartment	279	1.00	$15.89
MF 33'	179	1.00	$15.89
SF 40'	162	1.00	$15.89
SF 50'	276	1.00	$15.89
SF 65'	112	1.00	$15.89
MF Assisted Living	205	1.00	$15.89
MF Attached	300	1.00	$15.89
MF Detached	250	1.00	$15.89
Light Industrial & Distribution	1,500,000 Sq. Ft.	1.00	$15.89
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O&M SRF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	$447.90
Wellness Center/Private School	28 Acres	5.88	$1,816.33
SF 30'	26	0.62	$191.52
SF 45'	70	0.87	$268.74
SF 55'	151	1.00	$308.90
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Light Industrial & Distribution	1,500,000 Sq. Ft.	0.39	$117.88
Retail	20,000 Sq. Ft.	1.55	$471.54
Undeveloped Land - Wildlight	459.11 Acres	1.81	$560.64

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Nassau County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

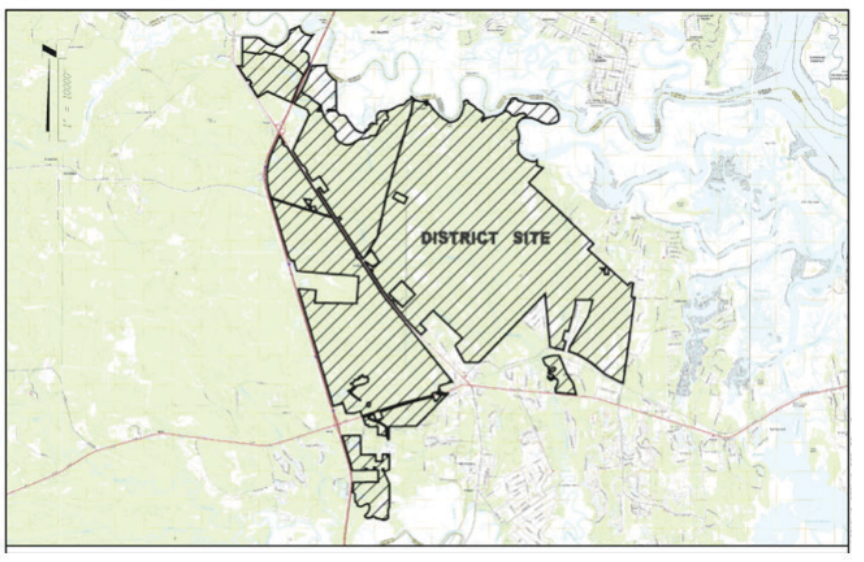
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://eastnassausd.net/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2024-34

[170 DECLARING RESOLUTION - FY 2025 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2025 PURSUANT TO CHAPTER 2017-206, LAWS OF FLORIDA AND CHAPTERS 170, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") prior to July 15, 2024, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes ("O&M Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District in November of this year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: [September 19*], 2024
TIME: 10:00 a.m.
LOCATION: Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

[*as will be amended and ratified by a subsequent resolution to be adopted by the Board on August 29, 2024]

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Nassau County, Florida.

4. 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.

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

PASSED AND ADOPTED THIS 25TH DAY OF JULY 2024.

ATTEST: EAST NASSAU STEWARDSHIP DISTRICT

/s/ Ernesto Torres /s/ Michael Hahaj
Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

VOICE Continued from 7A

ily member of Asa Gillette and whose address is Gillette Engineering, is coincidently on the PAB (Planning and Advisory Board) which has approved the preliminary plat.

It is not okey-dokey with me. This screams conflict of interest.

Debby Arnold
Fernandina Beach

Don't mess with our state parks

Like most of our fellow Floridians I am livid over the idea of converting our state parks, the best in the nation, into DeSantis Land with golf courses and hotels. Florida is one of the most diverse and beautiful places on planet earth. Our pristine state parks allow us an escape from the chaos of cities and turnpikes and a trip into "Old Florida."

There are 19 golf courses in Highlands county where Highlands Hammock State Park is located. There are golf courses all over the state. We knew when former Governor Rick Scott changed the Department of Environmental Protection to the Department of Community affairs that we were under siege.

Scott tried this and was shot down by thousands of Floridians. I call on my neighbors to make your voices heard and tell the governor to cease and desist with this folly. If we don't fight for what's left of Florida we shall look like Miami and Jacksonville from wall to wall.

We can't back down.

Steve Gibbs
Fernandina Beach

Our Florida State Parks

Our Florida State Parks are under assault by the governor and the Florida Department of Environmental Protection. Marketed as the "Great Outdoors Initiative," the proposal includes building 350-room hotels, disc golf courses, and pickleball courts at our state parks. At one state park, Jonathan Dickinson State Park in Martin County, the proposal also includes two 18-hole golf courses, another nine hole course, and removing the beloved Hobe Mountain Observation Tower.

This all came to light last week when the Florida DEP published meeting notices for hearings, scheduled within a week for Aug. 27 and, not surprising, in the middle of the afternoon. Public opposition to the planned development led to the Florida DEP to postpone the meetings until the first week of September. Their reasoning was to find larger venues to accommodate those wishing to provide public comment to the Florida DEP. They should take a hint and realize people are not happy about this proposal.

Anastasia State Park in St. Augustine is slated for a 350-room hotel to be built on a sand dune, just feet from the Atlantic Ocean. The combination of dunes, salt marshes and maritime hammocks at Anastasia supports 195 identified bird species, gopher tortoises and other native reptiles, and the Anastasia Island beach mouse, native to the dunes and an important member of the ecosystem helping to maintain dune vegetation.

Also at Anastasia is the historic Spanish Coquina Quarries, a site on the National Register of Historic Places. Coquina from the quarry was used in the construction of Castillo de San Marcos and other historic buildings in St. Augustine.

Our state parks belong to us, the citizens of Florida, and should not be open to development to the highest bidder. Please call Governor Ron DeSantis at 850-717-9337 and DEP Secretary Shawn Hamilton at 850-245-2118 and tell them to remove the proposals to develop our state parks. If these development proposals are approved, and our state parks are destroyed by development, the Florida DEP will not stop at just the original nine parks. Imagine seeing a 350-room hotel at 177-year-old Fort Clinch.

Angie Hall
Bryceville

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EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Description of Assessments

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O&M GF Assessments

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Additional Provisions

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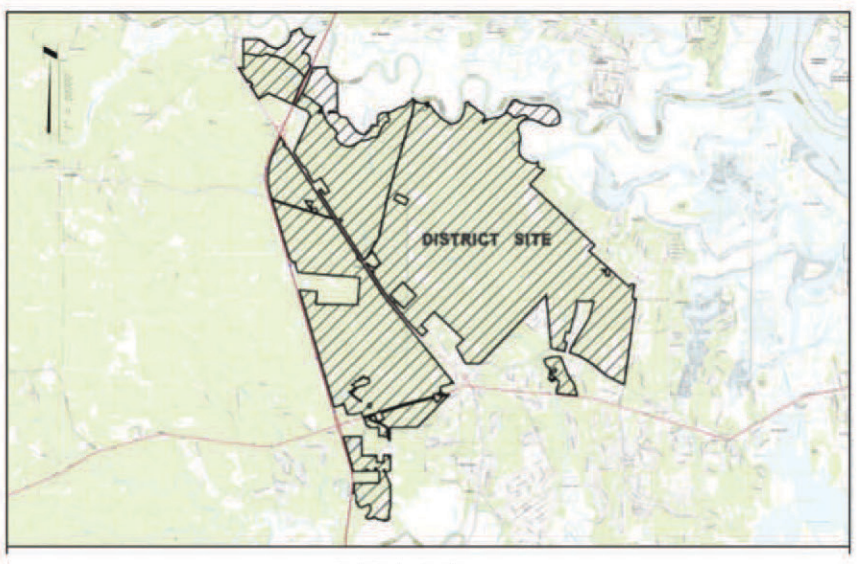
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2024-34

[170 DECLARING RESOLUTION - FY 2025 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2025 PURSUANT TO CHAPTER 2017-206, LAWS OF FLORIDA AND CHAPTERS 170, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") prior to July 15, 2024, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes ("O&M Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District in November of this year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: [September 19*], 2024
TIME: 10:00 a.m.
LOCATION: Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

[*as will be amended and ratified by a subsequent resolution to be adopted by the Board on August 29, 2024]

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Nassau County, Florida.

4. 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.

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

PASSED AND ADOPTED THIS 25TH DAY OF JULY 2024.

ATTEST: EAST NASSAU STEWARDSHIP DISTRICT

/s/ Ernesto Torres — /s/ Michael Hahaj
Secretary/Assistant Secretary — Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

Lawmaker indicted on forgery charges

News Service of Florida

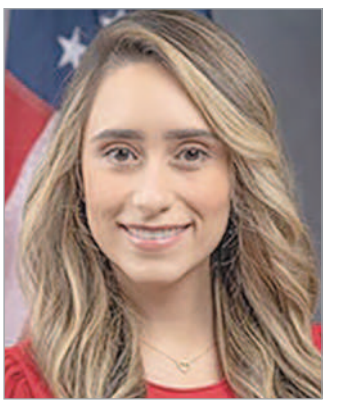


PHOTO COURTESY FLORIDA HOUSE
State Rep, Carolina Amesty, R-Windermere.

A day after being indicted by a grand jury on forgery and other charges, state Rep. Carolina Amesty, R-Windermere, turned herself in at the Orange County Jail Thursday.

The 29-year-old legislator, who is running for reelection in November, was indicted on charges of forgery, uttering a forgery, false acknowledgement or certification by a notary public and notarizing your own signature, according to the state attorney's office in the 9th Judicial Circuit. All four charges are third-degree felonies, and penalties can reach up to five years in prison for each offense.

Amesty was released after posting a bail bond, which was set at $20,000.

The state legislator's campaign maintained that Amesty is "confident of her public vindication."

"This prosecution, initiated just a few weeks before absentee ballots being dropped, is based on misleading reports from a partisan newspaper about a notarization of an employee verification background report, the truth of the contents which have not been questioned in any manner," Amesty's campaign said in an online post Thursday.

"A concerned citizen brought potential criminal wrongdoing to our attention, and in line with our obligation to investigate fairly and without bias, we requested a Florida Department of Law Enforcement investigation and thoroughly reviewed the facts and evidence of the case," State Attorney Andrew Bain, an appointee of Republican Gov. Ron DeSantis, said in the statement.

"That information was presented to the grand jury who found sufficient evidence to return an indictment," Bain continued. "I am committed to upholding fairness and justice in every case by applying the law equally to everyone and my record reflects this dedication."

The Orlando Sentinel, which has run investigative pieces about Amesty, reported the freshman lawmaker is accused of forging a signature on a document she notarized as an administrator of her family-run school Central Christian University in Orange County.

According to the Sentinel, Amesty notarized a form in September 2021 claiming a veteran educator was an employee of her family's university. The form was part of documents Central Christian submitted to the Florida Department of Education for state licensing. The educator, Robert Shaffer, disputed working for Central Christian, the Sentinel reported. Amesty responded to the Sentinel by submitting an affidavit attesting that Shaffer signed the form she notarized.

The Sentinel also reported that Amesty submitted false information about her own credentials as part of the school's licensing efforts.

The Florida Democratic Party called on Amesty to resign or for the House to expel her.

"The charges Carolina Amesty is facing are serious, and they call every decision she's ever made on behalf of her constituents into question," Democratic Party Chairwoman Nikki Fried said in a statement. "If she was willing to forge official documents for personal gain, there's no telling what else she's gotten away with during her time in office."

Amesty won the House District 45 seat with 53.3 percent of the vote in 2022. She faces an election challenge this year from former Disney executive Leonard Spencer.

Earlier this year, Leon County Circuit Judge J. Lee Marsh backed Amesty in a case filed by Nicolas Frevola, who served as a legislative aide for Rep. Fabian Basabe, R-Miami Beach.

The lawsuit alleged, in part, that Amesty falsely told Basabe that Frevola tried to run her over with a car in 2022.

Amesty defeated Frevola's mother in a Republican primary in 2022.

Frevola filed the defamation lawsuit in September 2023.

But in a March motion, Amesty's attorneys argued that she had legal immunity because the alleged defamatory statements were "made within the scope of her duties as a member of the House of Representatives." Also, they argued that the defamation allegations should be rejected because they were not "published to a third party."

NEWS LEADER
AMELIA ISLAND • FERNANDINA BEACH • NASSAU COUNTY
We'll be there, so you can be there, too.

LOCAL MATTERS

EAST NASSAU
STEWARDSHIP DISTRICT

5B

RESOLUTION 2024-42
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE EAST NASSAU STEWARDSHIP DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the East Nassau Stewardship District (**"District"**) prior to July 15, 2024, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Chapter 2017-206, *Laws of Florida*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the East Nassau Stewardship District for the Fiscal Year Ending September 30, 2025."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 19th DAY OF SEPTEMBER, 2024.

ATTEST: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

EAST NASSAU
STEWARDSHIP DISTRICT
FISCAL YEAR 2025
PROPOSED BUDGET

EAST NASSAU
STEWARDSHIP DISTRICT
TABLE OF CONTENTS

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Detailed Specific Area Plan #1: Wildlight Phases 1, 2, & 3 Budget	5 - 6
Definitions of Detailed Specific Area Plan #1: Wildlight Phases 1, 2, & 3	7
Detailed Specific Area Plan #2: PDP #4	8
Definitions of Detailed Specific Area Plan #2: PDP #4	9
Special Revenue Fund: Commerce Park	10
Definitions of Special Revenue Fund: Commerrce Park	11
Debt Service Fund: Series 2018: Budget	12
Debt Service Fund: Series 2018: Amortization Schedule	13 - 14
Debt Service Fund: Series 2021: Budget	15
Debt Service Fund: Series 2021: Amortization Schedule	16 - 17
Projected Assessments	18 - 21

EAST NASSAU STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: gross	$ 21,422				$ 63,612
Allowable discounts (4%)	(857)				(2,544)
Assessment levy: net	20,565	$ 18,713	$ 1,852	$ 20,565	61,068
Assessments off-roll	214,271	179,250	35,021	214,271	460,565
Office cost share	34,343	7,930	26,104	34,034	42,322
Conservation lands monitoring activities	-	-	-	-	170,460
Total revenues	269,179	205,893	62,977	268,870	734,415
EXPENDITURES					
Professional & administration					
District engineer	12,000	6,901	7,000	13,901	16,000
Traffic calming analysis	-	-	-	-	40,000
District map portal	-	-	-	-	50,000
General counsel	50,000	27,886	27,000	54,886	100,000
District manager	48,000	24,000	24,000	48,000	55,000
Postage	500	387	250	637	750
Printing and binding	1,000	500	500	1,000	1,000
Legal advertising & notice	6,500	12,345	1,750	14,095	6,500
Meeting room	500	-	500	500	1,000
Audit	7,000	-	7,000	7,000	7,000
Annual district filing fee	175	175	-	175	175
Miscellaneous- bank charges	1,000	217	783	1,000	1,000
Website					
Hosting & maintenance	705	753	-	753	760
ADA compliance	210	210	-	210	210
Insurance - POL & GL	14,000	17,481	-	-	17,000
Property	-	-	-	-	-
Property taxes	900	-	900	900	-
Evolution Turfman	-	12,989	-	12,989	-
Contingency	-	-	-	-	10,000
Total professional & admin	$142,490	$103,844	$69,683	$156,046	$306,395
Field operations					
On-site management	-	-	-	-	12,000
Office					
Lease	43,003	21,519	21,484	43,003	53,274
Utilities	6,000	3,015	2,985	6,000	7,250
Janitorial	-	-	-	-	2,600
Supplies	2,563	216	2,347	2,563	1,000
UF master research environmental	40,000	-	40,000	40,000	20,000
Environmental long term maintenance	-	-	-	-	5,000
Environmental short term monitoring	-	-	-	-	170,460
Total field operations	91,566	24,750	66,816	91,566	271,584
Other fees and charges					
Tax collector and property appraiser	642	374	268	642	1,908
Total other fees & charges	642	374	268	642	1,908
Total expenditures	234,698	128,968	136,767	248,254	579,887

EAST NASSAU
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Net increase/(decrease) of fund balance	34,481	76,925	(73,790)	20,616	154,528
Fund balance - beginning (unaudited)	105,121	50,592	127,517	50,592	71,208
Fund balance - ending (projected):					
Assigned:					
3 months working capital	69,175	69,175	53,727	53,727	157,722
Unassigned	70,427	58,342	-	17,481	68,014
Fund balance - ending (projected)	$ 139,602	$ 127,517	$ 53,727	$ 71,208	$ 225,736

EAST NASSAU
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administration

District engineer	$	16,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Traffic calming analysis		40,000
Board may consider hiring a firm to conduct traffic calm test.		
District map portal		50,000
District engineer may submit a work authorization to create map portal for staff to use.		
General counsel		100,000
Legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.		
District manager		55,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.		
Postage		750
Mailing agenda packages, overnight deliveries, correspondence, etc.		
Printing and binding		1,000
Letterhead, envelopes, copies, agenda packages, etc.		
Legal advertising & notice		6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, mail notice when required, etc.		
Meeting room		1,000
Cost of annual room rental for district meetings		
Audit		7,000
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.		
Annual district filing fee		175
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.		
Miscellaneous- bank charges		1,000
Bank charges and other miscellaneous expenses incurred during the year.		
Hosting & maintenance		760
ADA compliance		210
Insurance - POL & GL		17,000
The District carries general liability and public officials liability insurance. The limit of liability is set at $5,000,000 for general liability and $5,000,000 for public officials liability.		
Contingency		

EAST NASSAU
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	10,000
On-site management	12,000
Lease	53,274
Per cost share agreement between the district and Wildlight Residential Association, LLC,	
Utilities	7,250
Janitorial	2,600
Supplies	1,000
UF master research environmental	20,000
Environmental long term maintenance	5,000
Agreement with BDA permit conditions maintenance of the onsite mitigation restoration areas, long term maintenance. Wildlight Phases 1 and 2, $5,000 per year.	
Environmental short term monitoring	170,460
Agreement with BDA permit conditions annual monitoring and reporting of the onsite mitigation restoration areas. Wildlight parcel 1C $21,460, Wildlight Pod 4 $44,700, Wildlight Pod 5 $44,700, Commerce Park $59,600. All expenditures for annual monitoring reimbursed by landowner based on Acquisition and Monitoring Activities agreement 1/22/24.	
Other fees and charges	
Tax collector and property appraiser	1,908
The tax collector's fee is 2% of assessments collected.	
Total expenditures	$ 589,887

EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT PHASES 1, 2, & 3
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: gross	$ 624,444				$ 717,694
Allowable discounts (4%)	(24,978)				(28,708)
Assessment levy: net	599,466	$ 548,921	$ 50,545	$ 599,466	688,986
Assessments off-roll	324,290	207,043	117,247	324,290	316,507
Landscape & irrigation cost share: WRA	-	-	251,305	251,305	192,878
Landscape & irrigation cost share: WCA	-	-	88,020	88,020	80,278
Total revenues	923,756	755,964	507,117	1,263,081	1,278,649
EXPENDITURES					
Professional & administration					
Administration and accounting	10,000	5,000	10,000	10,000	15,000
Debt service fund accounting: series 2018	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2021	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2024	-	-	-	-	7,500
Arbitrage rebate calculation	1,000	500	500	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	3,000
Trustee (series 2018 bonds)	4,000	4,246	-	4,246	4,500
Trustee (series 2021 bonds)	4,000	-	4,000	4,000	4,500
Trustee (series 2024 bonds)	-	-	-	4,000	4,500
Total professional & admin	36,000	18,246	23,000	40,246	55,000
Field Operations					
On-site staffing	-	-	-	-	112,000
Field operations management	116,893	39,958	81,916	121,874	-
Wetland and conservation maintenance	10,000	-	10,000	10,000	10,000
Landscape & irrigation maitenance	694,064	313,022	790,882	1,103,904	772,610
Landscape replacement	69,406	-	62,160	62,160	120,600
Lake/pond maintenance	19,108	4,875	16,656	21,531	23,215
Trail & boardwalk maitenance	-	-	-	-	18,000
Playground inspections	-	-	-	-	1,600
Pest control	1,000	-	100	100	1,000
Street cleaning	12,000	-	3,000	3,000	12,000
Street lights & lease	111,150	31,543	32,500	64,043	64,100
Electricity	984	420	984	1,404	1,500
Irrigation (potable)	41,169	1,874	28,000	29,874	65,300
Parts & supplies	3,000	421	2,680	3,101	3,000
Repairs & maintenance	25,000	9,611	16,147	25,758	20,000
Repairs & maintenance - roadways	-	-	-	-	150,000
Insurance - property	5,000	-	-	-	25,000
Contingency	250	-	250	250	30,000
Total field operations	1,109,024	401,724	1,045,275	1,446,999	1,429,925
Other fees and charges					
Tax collector and property appraiser	18,733	18,463	270	18,733	21,531
Total other fees & charges	18,733	18,463	270	18,733	21,531
Total expenditures	1,163,757	438,433	1,068,545	1,505,978	1,506,456

EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT PHASES 1, 2, & 3
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Net increase/(decrease) of fund balance	(240,001)	317,531	(561,428)	(242,897)	(227,807)
Fund balance - beginning (unaudited)	624,494	855,255	1,172,786	855,255	612,358
Fund balance - ending (projected):					
Assigned:					
3 months working capital	294,689	395,364	395,364	395,364	395,364
Disaster recovery	75,000	75,000	75,000	75,000	75,000
Unassigned	14,804	702,422	140,994	141,994	(85,813)
Fund balance - ending (projected)	$ 384,493	$ 1,172,786	$ 611,358	$ 612,358	$ 384,551

EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT PHASES 1, 2, & 3 EXPENDITURES

EXPENDITURES	
Administration and accounting	$ 15,000
Debt service fund accounting: series 2018	7,500
Debt service fund accounting: series 2021	7,500
Debt service fund accounting: series 2024	7,500
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee (series 2018 bonds)	4,500
Trustee (series 2021 bonds)	4,500
Trustee (series 2024 bonds)	4,500
On-site staffing	112,000
Wetland and conservation maintenance	10,000
Landscape & irrigation maitenance	772,610
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control. Includes common area coming on line during budget cycle.	
Landscape replacement	120,600
Lake/pond maintenance	23,215
Current maintenance of 10 ponds and bioswale to control algae blooms and invasive plant species and monthly trash removal. Includes additional ponds for 1C2 and Del Webb in 2022 as of 10/1. Pod 4 and Pod 5 online 4/1/2023.	
Trail & boardwalk maitenance	18,000
Playground inspections	1,600
Pest control	1,000
Street cleaning	12,000
Street lights & lease	64,100
FPL service agreement to lease street lights account 561865411, 145 street lights projected 38 additional lights in FY25.	
Electricity	1,500
Costs to provide electricity from FPL for common area irrigation clocks. Meter ACD9206, ACD2854, ACD2809. Not street lights	
Irrigation (potable)	65,300
Reclaimed water. Cost share with Commercial and Residential Associations. The District is invoiced monthly by both associations.	
Parts & supplies	3,000
Repairs & maintenance	20,000
Costs for parts or supplies in common areas.	
Repairs & maintenance - roadways	150,000
Insurance - property	25,000
Contingency	30,000
Tax collector and property appraiser	21,531
Total expenditures	$ 1,531,456

EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #2: PDP #4
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Landowner contributions	$ 9,000	$ -	$ 9,000	$ 9,000	$ 21,000
Total revenues	9,000	-	9,000	9,000	21,000
EXPENDITURES					
Professional & administration					
Debt service fund accounting: series 2024	7,500	-	1,250	1,250	12,500
Arbitrage rebate calculation	-	-	-	-	500
Dissemination agent	1,000	-	167	167	3,000
Trustee (series 2024 bonds)	-	-	-	-	4,500
Contingency	500	-	500	500	500
Total expenditures	9,000	-	1,917	1,917	21,000
Net increase/(decrease) of fund balance	-	-	7,083	7,083	-
Fund balance - beginning (unaudited)	4,250	-	-	-	7,083
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	-
Unassigned	4,250	-	-	-	7,083
Fund balance - ending (projected)	$ 4,250	$ -	$ 7,083	$ 7,083	$ 7,083

EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #2: PDP #4 EXPENDITURES

EXPENDITURES		
Field operations		
Debt service fund accounting: series 2024	$	12,500
Arbitrage rebate calculation		500
Dissemination agent		3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.		
Trustee (series 2024 bonds)		4,500
Annual fees paid for services provided as trustee, paying agent and registrar.		
Contingency		500
Total expenditures	$	21,000

EAST NASSAU
STEWARDSHIP DISTRICT
COMMERCE PARK
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: gross	$ 67,119				$ 176,835
Allowable discounts (4%)	(2,685)				(7,073)
Assessment levy: net	64,434	$ 58,634	$ 5,800	$ 64,434	169,762
Assessments off-roll	101,269	-	8,288	8,288	8,771
Lot closing	-	92,981	-	92,981	-
Total revenues	165,703	151,615	14,088	165,703	178,533
EXPENDITURES					
Professional & administration					
Administration and accounting	250	-	250	250	2,500
Total professional and admin	250	-	250	250	2,500
EXPENDITURES					
Field operations					
Field operations management	17,018	-	-	-	17,000
Wetland and conservation maintenance	10,000	-	10,000	10,000	5,000
Landscape & irrigation maintenance	74,024	-	32,205	32,205	94,692
Landscape replacement	7,402	-	-	-	13,650
Lake maintenance	8,522	-	900	900	8,522
Pest control	500	-	-	-	500
Street cleaning	4,200	-	-	-	4,200
Street lights & lease	17,160	-	16,568	16,568	16,800
Electricity	1,800	-	800	800	3,600
Irrigation (potable)	11,058	-	-	-	-
Parts & supplies	1,500	-	1,500	1,500	1,500
Repairs & maintenance	5,000	-	500	500	5,000
Insurance	5,000	-	5,000	5,000	-
Contingency	250	-	250	250	250
Total field operations	163,434	-	67,723	67,723	170,714
Other fees and charges					
Tax collector and property appraiser	2,014	3,186	(1,172)	2,014	5,305
Total other fees & charges	2,014	3,186	(1,172)	2,014	5,305
Total expenditures	165,698	3,186	66,801	69,987	178,519
Net increase/(decrease) of fund balance	5	148,429	(52,713)	95,716	14
Fund balance - beginning (unaudited)	4	41,333	189,762	41,333	137,049
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	44,630
Disaster recovery					
Unassigned	9	189,762	137,049	137,049	92,433
Fund balance - ending (projected)	$ 9	$ 189,762	$ 137,049	$ 137,049	$ 137,063

EAST NASSAU
STEWARDSHIP DISTRICT
COMMERCE PARK

EXPENDITURES		
Administration and accounting	$	2,500
Field operations accounting functions provided by Wrathell, Hunt and Associates, LLC		
Field operations management		17,000
Wetland and conservation maintenance		5,000
Costs for general repair/maintenance within the conservation and wetlands.		
Landscape & irrigation maintenance		94,692
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control.		
Landscape replacement		13,650
Lake maintenance		8,522
Maintenance of 3 ponds		
Pest control		500
Costs related to the removal of nuisance pests in the community, i.e. alligators, bee relocation.		
Street cleaning		4,200
$350 per month for street sweeping.		
Street lights & lease		16,800
FPL service agreement to lease street lights. 42 each 6800 lumens, 117 each 7000 lumens and 160 total fixtures. Account number 05618-65411, average bill $1,301.41 per month		
Electricity		3,600
Costs to provide electricity from FPL for common area irrigation clocks and entry way signage.		
Parts & supplies		1,500
Costs for parts or supplies in common areas.		
Repairs & maintenance		5,000
Expenses related to irrigation repair, curb repair, signage, pressure washing and any other repairs/maintenance related to Commerce Park common areas and/or responsibility.		
Contingency		250
Tax collector and property appraiser		5,305
Total expenditures	$	178,519

EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ 354,321				$ 346,902
Allowable discounts (4%)	(14,173)				(13,876)
Assessment levy: on-roll - net	340,148	$ 300,659	$ 39,489	$ 340,148	333,026
Assessment prepayments	-	93,252	-	93,252	-
Interest	-	7,672	-	7,672	-
Total revenues	340,148	401,583	39,489	441,072	333,026
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	90,000
Principal prepayment	-	90,000	35,000	125,000	-
Interest	234,149	117,713	114,747	232,460	223,883
Total debt service	324,149	207,713	239,747	447,460	313,883
Other fees & charges					
Property appraiser	3,543	-	3,543	3,543	3,469
Tax collector	7,086	6,010	1,076	7,086	6,938
Total other fees & charges	10,629	6,010	4,619	10,629	10,407
Total expenditures	334,778	213,723	244,366	458,089	324,290
Excess/(deficiency) of revenues over/(under) expenditures	5,370	187,860	(204,877)	(17,017)	8,736
Fund balance - beginning (unaudited)	287,568	344,995	532,855	344,995	327,978
Fund balance - ending (projected)	$292,938	$532,855	$327,978	$327,978	336,714
Use of fund balance					
Debt service reserve balance (required)					(176,209)
Interest expense - November 1, 2025					(109,871)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 50,634

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2018
$5,460,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-		111,941.25	111,941.25
05/01/2025	90,000.00	4.600%	111,941.25	201,941.25
11/01/2025	-		109,871.25	109,871.25
05/01/2026	95,000.00	4.600%	109,871.25	204,871.25
11/01/2026	-		107,686.25	107,686.25
05/01/2027	100,000.00	4.600%	107,686.25	207,686.25
11/01/2027	-		105,386.25	105,386.25
05/01/2028	105,000.00	4.600%	105,386.25	210,386.25
11/01/2028	-		102,971.25	102,971.25
05/01/2029	105,000.00	4.600%	102,971.25	207,971.25
11/01/2029	-		100,556.25	100,556.25
05/01/2030	115,000.00	5.125%	100,556.25	215,556.25
11/01/2030	-		97,609.38	97,609.38
05/01/2031	120,000.00	5.125%	97,609.38	217,609.38
11/01/2031	-		94,534.38	94,534.38
05/01/2032	125,000.00	5.125%	94,534.38	219,534.38
11/01/2032	-		91,331.25	91,331.25
05/01/2033	130,000.00	5.125%	91,331.25	221,331.25
11/01/2033	-		88,000.00	88,000.00
05/01/2034	140,000.00	5.125%	88,000.00	228,000.00
11/01/2034	-		84,412.50	84,412.50
05/01/2035	145,000.00	5.125%	84,412.50	229,412.50
11/01/2035	-		80,696.88	80,696.88
05/01/2036	155,000.00	5.125%	80,696.88	235,696.88
11/01/2036	-		76,725.00	76,725.00
05/01/2037	160,000.00	5.125%	76,725.00	236,725.00
11/01/2037	-		72,625.00	72,625.00
05/01/2038	170,000.00	5.125%	72,625.00	242,625.00
11/01/2038	-		68,268.75	68,268.75
05/01/2039	180,000.00	5.125%	68,268.75	248,268.75
11/01/2039	-		63,656.25	63,656.25
05/01/2040	190,000.00	5.250%	63,656.25	253,656.25
11/01/2040	-		58,668.75	58,668.75
05/01/2041	200,000.00	5.250%	58,668.75	258,668.75
11/01/2041	-		53,418.75	53,418.75
05/01/2042	210,000.00	5.250%	53,418.75	263,418.75
11/01/2042	-		47,906.25	47,906.25
05/01/2043	220,000.00	5.250%	47,906.25	267,906.25
11/01/2043	-		42,131.25	42,131.25
05/01/2044	235,000.00	5.250%	42,131.25	277,131.25
11/01/2044	-		35,962.50	35,962.50
05/01/2045	245,000.00	5.250%	35,962.50	280,962.50
11/01/2045	-		29,531.25	29,531.25
05/01/2046	260,000.00	5.250%	29,531.25	289,531.25
11/01/2046	-		22,706.25	22,706.25
05/01/2047	275,000.00	5.250%	22,706.25	297,706.25
11/01/2047	-		15,487.50	15,487.50
05/01/2048	285,000.00	5.250%	15,487.50	300,487.50

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2018
$5,460,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2048	-		8,006.25	8,006.25
05/01/2049	305,000.00	5.250%	8,006.25	313,006.25
Total	**$4,360,000.00**		**$3,540,181.28**	**$7,900,181.28**

EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ 365,674				$ 434,906
Allowable discounts (4%)	(14,627)				(17,396)
Assessment levy: on-roll - net	351,047	$ 320,619	$ 30,428	$ 351,047	417,510
Off-roll assessment levy	337,780	162,834	174,946	337,780	256,830
Assessment prepayments	-	10,848	16,436	27,284	-
Interest	-	19,087	-	19,087	-
Total revenues	688,827	513,388	221,810	735,198	674,340
EXPENDITURES					
Debt service					
Principal	260,000	-	260,000	260,000	265,000
Principal prepayment	-	-	25,000	25,000	-
Interest	419,730	208,943	210,787	419,730	410,790
Total debt service	679,730	208,943	495,787	704,730	675,790
Other fees & charges					
Property appraiser	3,657	-	3,657	3,657	4,349
Tax collector	7,313	6,409	904	7,313	8,698
Total other fees & charges	10,970	6,409	4,561	10,970	13,047
Total expenditures	690,700	215,352	500,348	715,700	688,837
Excess/(deficiency) of revenues over/(under) expenditures	(1,873)	298,036	(278,538)	19,498	(14,497)
Fund balance - beginning (unaudited)	556,569	801,776	1,099,812	801,776	821,274
Fund balance - ending (projected)	$554,696	$1,099,812	$ 821,274	$821,274	806,777
Use of fund balance					
Debt service reserve balance (required)					(339,250)
Interest expense - November 1, 2025					(202,215)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 265,312

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2021
$12,170,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-		205,395.00	205,395.00
05/01/2025	265,000.00	2.400%	205,395.00	470,395.00
11/01/2025	-		202,215.00	202,215.00
05/01/2026	270,000.00	2.400%	202,215.00	472,215.00
11/01/2026	-		198,975.00	198,975.00
05/01/2027	275,000.00	3.000%	198,975.00	473,975.00
11/01/2027	-		194,850.00	194,850.00
05/01/2028	285,000.00	3.000%	194,850.00	479,850.00
11/01/2028	-		190,575.00	190,575.00
05/01/2029	295,000.00	3.000%	190,575.00	485,575.00
11/01/2029	-		186,150.00	186,150.00
05/01/2030	305,000.00	3.000%	186,150.00	491,150.00
11/01/2030	-		181,575.00	181,575.00
05/01/2031	310,000.00	3.000%	181,575.00	491,575.00
11/01/2031	-		176,925.00	176,925.00
05/01/2032	320,000.00	3.500%	176,925.00	496,925.00
11/01/2032	-		171,325.00	171,325.00
05/01/2033	335,000.00	3.500%	171,325.00	506,325.00
11/01/2033	-		165,462.50	165,462.50
05/01/2034	345,000.00	3.500%	165,462.50	510,462.50
11/01/2034	-		159,425.00	159,425.00
05/01/2035	360,000.00	3.500%	159,425.00	519,425.00
11/01/2035	-		153,125.00	153,125.00
05/01/2036	370,000.00	3.500%	153,125.00	523,125.00
11/01/2036	-		146,650.00	146,650.00
05/01/2037	385,000.00	3.500%	146,650.00	531,650.00
11/01/2037	-		139,912.50	139,912.50
05/01/2038	400,000.00	3.500%	139,912.50	539,912.50
11/01/2038	-		132,912.50	132,912.50
05/01/2039	410,000.00	3.500%	132,912.50	542,912.50
11/01/2039	-		125,737.50	125,737.50
05/01/2040	425,000.00	3.500%	125,737.50	550,737.50
11/01/2040	-		118,300.00	118,300.00
05/01/2041	440,000.00	3.500%	118,300.00	558,300.00
11/01/2041	-		110,600.00	110,600.00
05/01/2042	460,000.00	4.000%	110,600.00	570,600.00
11/01/2042	-		101,400.00	101,400.00
05/01/2043	480,000.00	4.000%	101,400.00	581,400.00
11/01/2043	-		91,800.00	91,800.00
05/01/2044	495,000.00	4.000%	91,800.00	586,800.00
11/01/2044	-		81,900.00	81,900.00
05/01/2045	515,000.00	4.000%	81,900.00	596,900.00
11/01/2045	-		71,600.00	71,600.00
05/01/2046	540,000.00	4.000%	71,600.00	611,600.00
11/01/2046	-		60,800.00	60,800.00
05/01/2047	560,000.00	4.000%	60,800.00	620,800.00
11/01/2047	-		49,600.00	49,600.00
05/01/2048	585,000.00	4.000%	49,600.00	634,600.00

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2021
$12,170,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2048	-		37,900.00	37,900.00
05/01/2049	605,000.00	4.000%	37,900.00	642,900.00
11/01/2049	-		25,800.00	25,800.00
05/01/2050	630,000.00	4.000%	25,800.00	655,800.00
11/01/2050	-		13,200.00	13,200.00
05/01/2051	660,000.00	4.000%	13,200.00	673,200.00
Total	**$11,325,000.00**		**$6,988,220.00**	**$18,313,220.00**

EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	297,280	$ 15.89	$ 447.91	$ -	$ 463.80	$ 417.48
Wellness Center/Private School	Acre	28	93.43	1,816.35	-	1,909.78	1,706.01
Residential							
SF 30'	Unit	26	15.89	191.52	664.35	871.76	846.96
SF 45'	Unit	70	15.89	268.75	996.53	1,281.17	1,249.88
SF 55'	Unit	151	15.89	308.90	1,217.98	1,542.77	1,508.12
SF 70'	Unit	72	15.89	395.40	1,550.15	1,961.44	1,919.52
Apartment	Unit	279	15.89	160.63	-	176.52	154.31
Other Residential	Unit	-	15.89	-	-	15.89	7.16

Off-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	66,402	$ 14.78	$ 416.56	$ -	$ 431.34	$ 388.26

EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessments - DSAP 1

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	249,372	$ 15.89	$ 447.91	$ -	$ 463.80	$ 417.48

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF 33' - Phase 2A	Unit	56	$ 15.89	$ 213.14	$ 692.92	$ 921.95	$ 895.34
SF 40' - Phase 2A	Unit	102	15.89	281.10	839.91	1,136.90	1,104.58
SF 50' - Phase 2A	Unit	129	15.89	308.90	1,049.88	1,374.67	1,340.02
SF 65' - Phase 2A	Unit	78	15.89	370.68	1,364.85	1,751.42	1,711.58
MF 33' - Phase 2B	Unit	49	15.89	213.14	824.91	1,053.94	955.42
SF 50' - Phase 2B	Unit	25	15.89	308.90	1,249.86	1,574.65	1,432.20

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF 33' - Phase 2A	Unit	74	14.78	198.22	644.42	857.42	832.67
SF 40' - Phase 2A	Unit	60	14.78	261.42	781.12	1,057.32	1,027.26
SF 50' - Phase 2A	Unit	122	14.78	287.28	976.39	1,278.45	1,246.22
SF 65' - Phase 2A	Unit	34	14.78	344.74	1,269.31	1,628.83	1,591.77

EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF Assisted Living	Unit	205	$ 15.89	213.14	$ -	$ 229.03	$ 202.42
MF Attached	Unit	300	15.89	194.61	-	210.50	185.44
MF Detached	Unit	250	15.89	194.61	-	210.50	185.44

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	415,000	$ 14.78	$ 416.56	$ -	$ 431.34	$ 388.26
Residential							
MF 33'	Unit	196	14.78	198.22	-	213.00	188.25

EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessments - Commerce Park							
Parcel	**Unit of Measurement**	**Sq. Ft./ Acres/Units**	**FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit**
Non-Residential							
Light Industrial & Distribution	Sq. Ft.	1,500,000	$ 15.89	$ 117.89	$ -	$ 133.78	$ 118.56

Off-Roll Assessments - Commerce Park							
Parcel	**Unit of Measurement**	**Sq. Ft./ Acres/Units**	**FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit**
Non-Residential							
Retail	Sq. Ft.	20,000	14.78	438.54	-	453.32	421.06

Off-Roll Assessments - Areas outside of Wildlight Village Phase 1 Through 3, the Commerce Park & PDP4							
Parcel	**Unit of Measurement**	**Sq. Ft./ Acres/Units**	**FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit**	**FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit**
Non-Residential							
Commercial	Sq. Ft.	8,451,946	$ 14.78	$ -	$ -	$ 14.78	$ 6.66
Residential							
Residential Unit	Unit	21,722	14.78	-	-	14.78	6.66

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

NOTICE OF FY 2025 BUDGET

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

08/28/2024 09/04/2024
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 4th day of September, A.D. 2024

Brooke Bird , Notary Public

Personally Known

BROOKE BIRD
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-5-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 500051

EAST NASSAU STEWARDS

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 B
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSM
THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE**

The Board of Supervisors ("Board") for the East Nassau Stewardship District ("District") will hol

DATE:	September 19, 2024
TIME:	10:00 a.m.
LOCATION:	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 2017-206, Laws of Florida ("Act"), to recei ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 202 the Act to consider the imposition of operations and maintenance special assessments ("O&M As Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for t conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Asse of the District will also be held where the Board may consider any other District business that ma

Description of Assessment

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O&M GF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.00	$15.89
Wellness Center/Private School	28 Acres	5.88	$93.43
SF 30'	26	1.00	$15.89
SF 45'	70	1.00	$15.89
SF 55'	151	1.00	$15.89
SF 70'	72	1.00	$15.89
Apartment	279	1.00	$15.89
MF 33'	179	1.00	$15.89
SF 40'	162	1.00	$15.89
SF 50'	276	1.00	$15.89
SF 65'	112	1.00	$15.89
MF Assisted Living	205	1.00	$15.89
MF Attached	300	1.00	$15.89
MF Detached	250	1.00	$15.89
Light Industrial & Distribution	1,500,000 Sq. Ft.	1.00	$15.89
Retail	20,000 Sq. Ft.	1.00	$15.89
Undeveloped Land - Wildlight	459.11 Acres	1.48	$23.45
Undeveloped Land - Raydient	15,531.25 Acres	1.94	$30.76
Undeveloped Land - Rayonier	58.84 Acres	1.94	$30.76

Land Use
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Wellness Center/Privat
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Undeveloped Land -

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For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than because failure to pay will cause a tax certificate to be issued against the property which may res in a foreclosure action which also may result in a loss of title. The District's decision to collect O preclude the District from later electing to collect those or other assessments in a different mann

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance v proposed assessment roll, and the agenda for the public hearings and meeting may be obtained a LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District M District's website at https://eastnassausd.net/. The public hearings and meeting may be contin the record at the public hearings or meeting. There may be occasions when staff or board mem

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District Manager

EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the East Nassau Stewardship District ("District") will hold the following public hearings and meeting:

DATE: September 19, 2024
TIME: 10:00 a.m.
LOCATION: Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

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For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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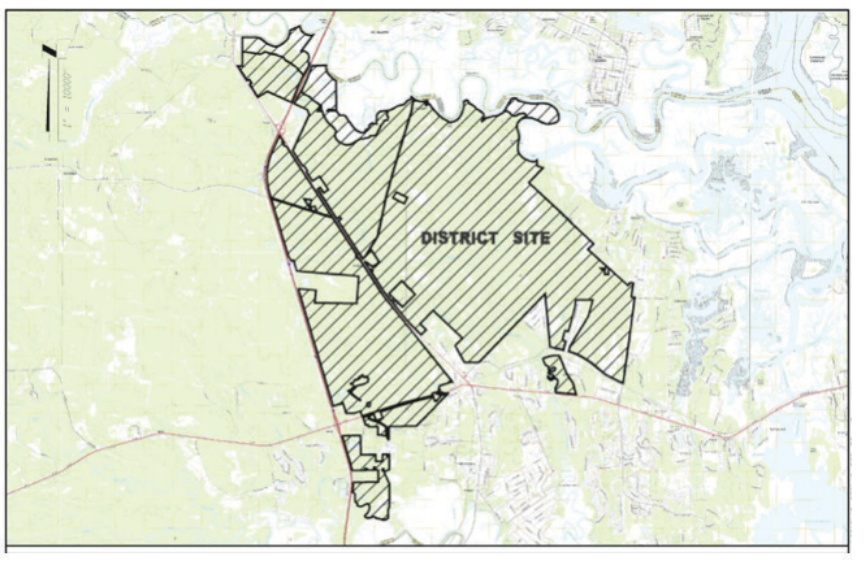
District Manager



RESOLUTION 2024-34

[170 DECLARING RESOLUTION - FY 2025 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2025 PURSUANT TO CHAPTER 2017-206, LAWS OF FLORIDA AND CHAPTERS 170, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") prior to July 15, 2024, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes ("O&M Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District in November of this year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: [September 19*], 2024
TIME: 10:00 a.m.
LOCATION: Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

[*as will be amended and ratified by a subsequent resolution to be adopted by the Board on August 29, 2024]

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Nassau County, Florida.

4. 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.

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

PASSED AND ADOPTED THIS 25TH DAY OF JULY 2024.

ATTEST: EAST NASSAU STEWARDSHIP DISTRICT

/s/ Ernesto Torres /s/ Michael Hahaj
Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

VOICE Continued from 7A

ily member of Asa Gillette and whose address is Gillette Engineering, is coincidently on the PAB (Planning and Advisory Board) which has approved the preliminary plat.

It is not okey-dokey with me. This screams conflict of interest.

Debby Arnold
Fernandina Beach

Don't mess with our state parks

Like most of our fellow Floridians I am livid over the idea of converting our state parks, the best in the nation, into DeSantis Land with golf courses and hotels. Florida is one of the most diverse and beautiful places on planet earth. Our pristine state parks allow us an escape from the chaos of cities and turnpikes and a trip into "Old Florida."

There are 19 golf courses in Highlands county where Highlands Hammock State Park is located. There are golf courses all over the state. We knew when former Governor Rick Scott changed the Department of Environmental Protection to the Department of Community affairs that we were under siege.

Scott tried this and was shot down by thousands of Floridians. I call on my neighbors to make your voices heard and tell the governor to cease and desist with this folly. If we don't fight for what's left of Florida we shall look like Miami and Jacksonville from wall to wall.

We can't back down.

Steve Gibbs
Fernandina Beach

Our Florida State Parks

Our Florida State Parks are under assault by the governor and the Florida Department of Environmental Protection. Marketed as the "Great Outdoors Initiative," the proposal includes building 350-room hotels, disc golf courses, and pickleball courts at our state parks. At one state park, Jonathan Dickinson State Park in Martin County, the proposal also includes two 18-hole golf courses, another nine hole course, and removing the beloved Hobe Mountain Observation Tower.

This all came to light last week when the Florida DEP published meeting notices for hearings, scheduled within a week for Aug. 27 and, not surprising, in the middle of the afternoon. Public opposition to the planned development led to the Florida DEP to postpone the meetings until the first week of September. Their reasoning was to find larger venues to accommodate those wishing to provide public comment to the Florida DEP. They should take a hint and realize people are not happy about this proposal.

Anastasia State Park in St. Augustine is slated for a 350-room hotel to be built on a sand dune, just feet from the Atlantic Ocean. The combination of dunes, salt marshes and maritime hammocks at Anastasia supports 195 identified bird species, gopher tortoises and other native reptiles, and the Anastasia Island beach mouse, native to the dunes and an important member of the ecosystem helping to maintain dune vegetation.

Also at Anastasia is the historic Spanish Coquina Quarries, a site on the National Register of Historic Places. Coquina from the quarry was used in the construction of Castillo de San Marcos and other historic buildings in St. Augustine.

Our state parks belong to us, the citizens of Florida, and should not be open to development to the highest bidder. Please call Governor Ron DeSantis at 850-717-9337 and DEP Secretary Shawn Hamilton at 850-245-2118 and tell them to remove the proposals to develop our state parks. If these development proposals are approved, and our state parks are destroyed by development, the Florida DEP will not stop at just the original nine parks. Imagine seeing a 350-room hotel at 177-year-old Fort Clinch.

Angie Hall
Bryceville

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NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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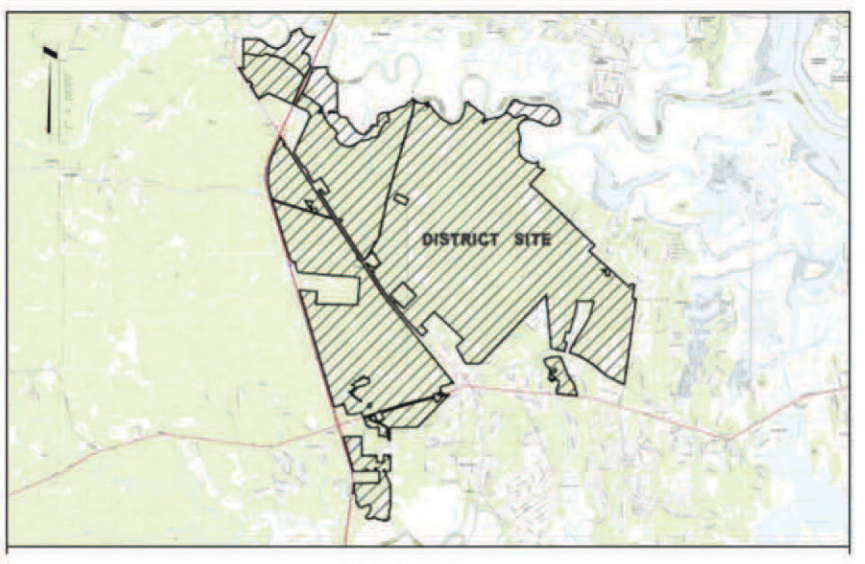
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2024-34

[170 DECLARING RESOLUTION - FY 2025 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2025 PURSUANT TO CHAPTER 2017-206, LAWS OF FLORIDA AND CHAPTERS 170, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") prior to July 15, 2024, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes ("O&M Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District in November of this year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: [September 19*], 2024
TIME: 10:00 a.m.
LOCATION: Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

[*as will be amended and ratified by a subsequent resolution to be adopted by the Board on August 29, 2024]

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Nassau County, Florida.

4. 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.

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

PASSED AND ADOPTED THIS 25TH DAY OF JULY 2024.

ATTEST: EAST NASSAU STEWARDSHIP DISTRICT

/s/ Ernesto Torres — /s/ Michael Hahaj
Secretary/Assistant Secretary — Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

Lawmaker indicted on forgery charges

News Service of Florida

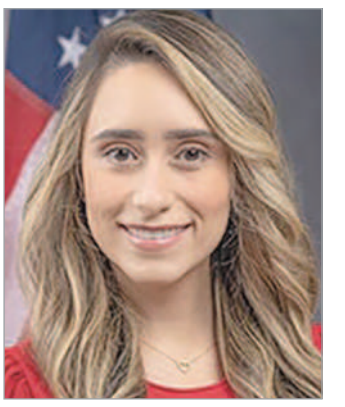


PHOTO COURTESY FLORIDA HOUSE
State Rep, Carolina Amesty, R-Windermere.

A day after being indicted by a grand jury on forgery and other charges, state Rep. Carolina Amesty, R-Windermere, turned herself in at the Orange County Jail Thursday.

The 29-year-old legislator, who is running for reelection in November, was indicted on charges of forgery, uttering a forgery, false acknowledgement or certification by a notary public and notarizing your own signature, according to the state attorney's office in the 9th Judicial Circuit. All four charges are third-degree felonies, and penalties can reach up to five years in prison for each offense.

Amesty was released after posting a bail bond, which was set at $20,000.

The state legislator's campaign maintained that Amesty is "confident of her public vindication."

"This prosecution, initiated just a few weeks before absentee ballots being dropped, is based on misleading reports from a partisan newspaper about a notarization of an employee verification background report, the truth of the contents which have not been questioned in any manner," Amesty's campaign said in an online post Thursday.

"A concerned citizen brought potential criminal wrongdoing to our attention, and in line with our obligation to investigate fairly and without bias, we requested a Florida Department of Law Enforcement investigation and thoroughly reviewed the facts and evidence of the case," State Attorney Andrew Bain, an appointee of Republican Gov. Ron DeSantis, said in the statement.

"That information was presented to the grand jury who found sufficient evidence to return an indictment," Bain continued. "I am committed to upholding fairness and justice in every case by applying the law equally to everyone and my record reflects this dedication."

The Orlando Sentinel, which has run investigative pieces about Amesty, reported the freshman lawmaker is accused of forging a signature on a document she notarized as an administrator of her family-run school Central Christian University in Orange County.

According to the Sentinel, Amesty notarized a form in September 2021 claiming a veteran educator was an employee of her family's university. The form was part of documents Central Christian submitted to the Florida Department of Education for state licensing. The educator, Robert Shaffer, disputed working for Central Christian, the Sentinel reported. Amesty responded to the Sentinel by submitting an affidavit attesting that Shaffer signed the form she notarized.

The Sentinel also reported that Amesty submitted false information about her own credentials as part of the school's licensing efforts.

The Florida Democratic Party called on Amesty to resign or for the House to expel her.

"The charges Carolina Amesty is facing are serious, and they call every decision she's ever made on behalf of her constituents into question," Democratic Party Chairwoman Nikki Fried said in a statement. "If she was willing to forge official documents for personal gain, there's no telling what else she's gotten away with during her time in office."

Amesty won the House District 45 seat with 53.3 percent of the vote in 2022. She faces an election challenge this year from former Disney executive Leonard Spencer.

Earlier this year, Leon County Circuit Judge J. Lee Marsh backed Amesty in a case filed by Nicolas Frevola, who served as a legislative aide for Rep. Fabian Basabe, R-Miami Beach.

The lawsuit alleged, in part, that Amesty falsely told Basabe that Frevola tried to run her over with a car in 2022.

Amesty defeated Frevola's mother in a Republican primary in 2022.

Frevola filed the defamation lawsuit in September 2023.

But in a March motion, Amesty's attorneys argued that she had legal immunity because the alleged defamatory statements were "made within the scope of her duties as a member of the House of Representatives." Also, they argued that the defamation allegations should be rejected because they were not "published to a third party."

NEWS LEADER
AMELIA ISLAND • FERNANDINA BEACH • NASSAU COUNTY
We'll be there, so you can be there, too.

LOCAL MATTERS

EAST NASSAU
STEWARDSHIP DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

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

2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the East Nassau Stewardship District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.

3. I do hereby certify that on August 23, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A.**

4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

Michal Szymonowicz
By: Michal Szymonowicz

SWORN AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 23rd day of August 2024, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who ☑ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☑ did not take an oath.

NOTARY PUBLIC

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

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

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

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

THIS IS NOT A BILL – DO NOT PAY

August 23, 2024

VIA FIRST CLASS U.S. MAIL
XXX
XXX
XXX
PARCEL ID: XXX
UNIT TYPE: XXXX

RE: East Nassau Stewardship District ("District")
Supplemental Notice - Public Hearings for FY 2025 Budget and O&M Assessments

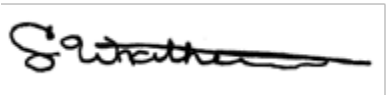
Dear Property Owner:

We are writing to supplement our prior notice of above-mentioned public hearings and meeting, dated July 29, 2024 ("Original Notice"). ***This notice is to inform you of the new date, time and location*** for the Proposed Budget for fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025") and levy of related operations and maintenance assessments ("O&M Assessments"), which is rescheduled as follows:

DATE:	**September 19, 2024**
TIME:	**10:00 a.m.**
LOCATION:	**Fernandina Beach Municipal Airport** **700 Airport Road** **Fernandina Beach, Florida 32034**

Except as stated herein, all other information and terms provided in the Original Notice remain the same, including but not limited to the proposed O&M Assessments for your property, the schedule of assessments, total revenue to be collected to fund the FY 2025 proposed budget, and the various ways you can participate in the public hearings. Should you have any questions regarding same or would like copies of any documentation, please do not hesitate to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010.

Sincerely,



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

THIS IS NOT A BILL – DO NOT PAY

July 29, 2024

VIA FIRST CLASS U.S. MAIL
XXX
XXX
XXX
PARCEL ID: XXX
UNIT TYPE: XXXX

RE: East Nassau Stewardship District
FY 2025 Budget and O&M Assessments

Dear Property Owner:

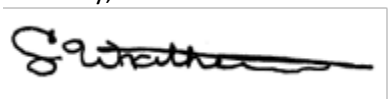
Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE:	August 29, 2024
TIME:	10:00 a.m.
LOCATION:	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2025 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A

Summary of O&M Assessments – FY 2025

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **$1,803,134.51** in gross revenue.

2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, "**EAU/ERU**") basis for platted lots.

3. **Schedule of O&M Assessments:**

O&M GF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.00	$15.89
Wellness Center/Private School	28 Acres	5.88	$93.43
SF 30'	26	1.00	$15.89
SF 45'	70	1.00	$15.89
SF 55'	151	1.00	$15.89
SF 70'	72	1.00	$15.89
Apartment	279	1.00	$15.89
MF 33'	179	1.00	$15.89
SF 40'	162	1.00	$15.89
SF 50'	276	1.00	$15.89
SF 65'	112	1.00	$15.89
MF Assisted Living	205	1.00	$15.89
MF Attached	300	1.00	$15.89
MF Detached	250	1.00	$15.89
Light Industrial & Distribution	1,500,000 Sq. Ft.	1.00	$15.89
Retail	20,000 Sq. Ft.	1.00	$15.89
Undeveloped Land - Wildlight	459.11 Acres	1.48	$23.45
Undeveloped Land - Raydient	15,531.25 Acres	1.94	$30.76
Undeveloped Land - Rayonier	58.84 Acres	1.94	$30.76

O&M SRF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	$447.90
Wellness Center/Private School	28 Acres	5.88	$1,816.33
SF 30'	26	0.62	$191.52
SF 45'	70	0.87	$268.74
SF 55'	151	1.00	$308.90
SF 70'	72	1.28	$395.39
Apartment	279	0.52	$160.63
MF 33'	179	0.69	$213.14
SF 40'	162	0.91	$281.10
SF 50'	276	1.00	$308.90
SF 65'	112	1.20	$370.68
MF Assisted Living	205	0.69	$213.14
MF Attached	300	0.63	$194.61
MF Detached	250	0.63	$194.61
Light Industrial & Distribution	1,500,000 Sq. Ft.	0.39	$117.88
Retail	20,000 Sq. Ft.	1.55	$471.54
Undeveloped Land - Wildlight	459.11 Acres	1.81	$560.64

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice

provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
AA	**BB**	**CC**

5. **Collection.** By operation of law, each year's O&M Assessment constitutes a lien against the property levied on, just as do each year's property taxes. For FY 2025, the District intends to have the Nassau County ("**County**") Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PIN_DSP	Name
50-3N-27-1004-0071-0000	ALEXANDER BRENDA
50-3N-27-1004-0029-0000	BROWN DEBORAH
50-3N-27-1004-0035-0000	BUCHANAN ELDRIDGE WALDO JR ET AL
50-3N-27-1004-0060-0000	CAPOBIANCO ANTHONY
50-3N-27-1004-0027-0000	CONE JUANITA GWENDOLYN
50-3N-27-1004-0043-0000	COSTA MARGARET MITCHELL & JOSEPH JR
50-3N-27-1004-0026-0000	EASON MARSHA L &
50-3N-27-1004-0081-0000	EICHNER PATRICIA THERESA
50-3N-27-1004-0058-0000	ENGELBRECHT LIVING TRUST
50-3N-27-1004-0062-0000	EVERETT MARY ELLEN L/E
50-3N-27-1004-0070-0000	FECHO CLAUDIA J & ROBERT A
50-3N-27-1004-0067-0000	FRAZIER DONNA KAY
50-3N-27-1004-0061-0000	GARVER SHULA VONETTE
50-3N-27-1004-0032-0000	GIZZO ALICE
50-3N-27-1004-0079-0000	GRAHAM ARTHUR MARK & KARLA V
50-3N-27-1004-0059-0000	GRUCHALA JONATHAN & MARY
50-3N-27-1004-0039-0000	HARBISON DENNIS BRUCE & ROSEANNE H
50-3N-27-1004-0056-0000	HELMS REBECCA IRENE
50-3N-27-1004-0037-0000	HERRERA ALEXANDER DUNCAN JR
50-3N-27-1004-0045-0000	HOLWELL STEPHEN LIVING TRUST
50-3N-27-1004-0063-0000	JOHNSON CHARLES R JR & KATHERINE M REVOCABLE LIVING TRUST
50-3N-27-1004-0041-0000	JOHNSON LAWRENCE ALLEN
50-3N-27-1004-0033-0000	JOHNSON MELVYN D & BERNADETTE L
50-3N-27-1004-0031-0000	LAPIN TODD MICHAEL & CATHERINE DONNA
50-3N-27-1004-0042-0000	LEIF GLEN WILLIAM & PAULA MLATNIK
50-3N-27-1004-0038-0000	MCNAIR BEVERLYE FLEETA
50-3N-27-1004-0036-0000	MENINGER HOLDINGS LLC
50-3N-27-1004-0047-0000	NORBERG LESLIE E
50-3N-27-1004-0034-0000	POWELL ROBERT & SHERYL
50-3N-27-1004-0064-0000	POWERS MONTY HALE & MARYANN BOWYER
50-3N-27-1004-0083-0000	REGISTER FAMILY REVOCABLE TRST
50-3N-27-1004-0028-0000	REIN SUSAN S
50-3N-27-1004-0082-0000	ROSE ROBERT J & DONNA L REV TRUST
50-3N-27-1004-0077-0000	SNEAD DAVID G & MARILU G
50-3N-27-1004-0078-0000	STREAMO LINDA L
50-3N-27-1004-0044-0000	VANGELLOW PAULETTE F
50-3N-27-1004-0040-0000	WALINSKI DIANE & EUGENE J
50-3N-27-1004-0057-0000	WASINGER BARBARA A
50-3N-27-1004-0030-0000	WHITE DENNIS R SR & CHRISTINE ELLEN
50-3N-27-1004-0080-0000	WINTZER DENISE MARIE
50-3N-27-1004-0066-0000	WULFF NELLE M
50-3N-27-1004-0065-0000	GAUDIO KEVIN ANTHONY
50-3N-27-1004-0084-0000	JOFFE DIANE REV LVG TRUST
44-2N-27-1000-0016-0000	BENDIK ROBERT
44-2N-27-1000-0030-0000	BORGES CHRISTOPHER A
44-2N-27-1000-0026-0000	CAPRIOLA MAGGIE W

44-2N-27-1000-0023-0000	CLINTON ANNA THERESA
44-2N-27-1000-0002-0000	COLLINS SHARON RENAY
44-2N-27-1000-0024-0000	CONTOIS JOSEPH ELLIOTT & HANNAH RAE
44-2N-27-1000-0008-0000	DOSTIE HOMES LLC
44-2N-27-1000-0009-0000	DOSTIE HOMES LLC
44-2N-27-1000-0034-0000	DOSTIE HOMES LLC
44-2N-27-1000-0035-0000	DOSTIE HOMES LLC
44-2N-27-1000-0036-0000	DOSTIE HOMES LLC
44-2N-27-1000-0017-0000	DUNN MATTHEW CHARLES
44-2N-27-1000-0037-0000	FOX DEREK GERVASE
44-2N-27-1000-0027-0000	HELBURN MARILYN
44-2N-27-1000-0033-0000	HOLSENBECK JASON A & CYNTHIA D
44-2N-27-1000-0003-0000	LAMB CARL E III
44-2N-27-1000-0019-0000	NELSON RICHARD W
44-2N-27-1000-0032-0000	NIKOSEY MICHAEL G & CHERIE A
44-2N-27-1000-0028-0000	PAEK ASHLEY YAENA
44-2N-27-1000-0038-0000	RONSON BRENDA
44-2N-27-1000-0001-0000	STEGER KIMBERLY L
44-2N-27-1000-0005-0000	STEVENS PAULA B
44-2N-27-1000-0018-0000	STONE MARYFAITH & WALTER C
44-2N-27-1000-0006-0000	WHITE MAYA ALEXANDRA
44-2N-27-1000-0031-0000	WIGMORE CHARLOTTE R
44-2N-27-1000-0029-0000	SHELDON TODD M & PENNY L
50-3N-27-1004-0091-0000	ALLEN CHERYL P & WILLIAM N
50-3N-27-1004-0295-0000	AUSTBO KIM & KATRINA
50-3N-27-1004-0088-0000	BENDIXEN JAMES JOSEPH
50-3N-27-1004-0021-0000	BLANKENSHIP ROBERT E & CYNTHIA R
50-3N-27-1004-0090-0000	BURGESS KEVIN EUGENE
50-3N-27-1004-0123-0000	BUSHNELL ELLEN GRIEB & DAVID S
50-3N-27-1004-0024-0000	CARLUCCI JOSEPH A LIVING TRST
50-3N-27-1004-0278-0000	CUNNINGHAM JEFFREY EDWARD REVOCABLE TRUST
50-3N-27-1004-0075-0000	DELANO WILLIAM D & LAURIE E
50-3N-27-1004-0314-0000	FAFARD BRUCE J & EUGENIA M
50-3N-27-1004-0138-0000	FISHER LINDA A
50-3N-27-1004-0283-0000	FRITZ PAULA
50-3N-27-1004-0117-0000	GANDARIAS SARAH
50-3N-27-1004-0137-0000	GATLING JOHN M & NAZIJA G
50-3N-27-1004-0076-0000	GLENNON SUSAN MARIE & JAMES F JR
50-3N-27-1004-0119-0000	GOLDSTEIN GERALD H DECLARATION OF TRUST
50-3N-27-1004-0140-0000	GRANGER KENNETH L/E
50-3N-27-1004-0074-0000	HANDLEY JOHN JOSEPH & EILEEN R
50-3N-27-1004-0141-0000	HANEKAMP JAMES & PATRICIA M
50-3N-27-1004-0124-0000	KELLEN THOMAS & KATHRYN REVOCABLE TRUST
50-3N-27-1004-0087-0000	KELLEY NICOLE REV TRUST
50-3N-27-1004-0280-0000	LENHART FREDERICK E & BEVERLY ANN
50-3N-27-1004-0086-0000	LEOHNER MARY JANE
50-3N-27-1004-0122-0000	LOVE MICHAEL C

50-3N-27-1004-0073-0000	MADDOX JOHN R JR 2016 AMENDED & RESTATED REV TRUST
50-3N-27-1004-0025-0000	MARCO SERGE F
50-3N-27-1004-0343-0000	MCKINNEY SHARON DEE
50-3N-27-1004-0135-0000	MEANEY MARTIN JOSEPH
50-3N-27-1004-0346-0000	MURRAY ROBERT JAMES & THERESA HEFNER
50-3N-27-1004-0139-0000	NAZZARO MARISE ANN
50-3N-27-1004-0344-0000	PEARSON BRENDA J
50-3N-27-1004-0072-0000	POSTON ANITA C
50-3N-27-1004-0317-0000	PRATT BRUCE C & KHRISTINE V
50-3N-27-1004-0285-0000	PYLES VIVIAN CAROLYN
50-3N-27-1004-0023-0000	RAMEAU DOMINIQUE
50-3N-27-1004-0120-0000	RUDOSKY CAROL ANN
50-3N-27-1004-0286-0000	RUTKOWSKI NANCY LEE
50-3N-27-1004-0118-0000	SCHMITZ BRIAN J
50-3N-27-1004-0085-0000	STEVENS KYLE & STACEY
50-3N-27-1004-0022-0000	TOBIN REVOCABLE LIVING TRUST
50-3N-27-1004-0121-0000	VERLEZZA DOMENIC M & GLORIA A
50-3N-27-1004-0305-0000	WESLEY RONALD P & LINDA K
50-3N-27-1004-0089-0000	WESNAK DIANE LIVING TRUST
44-2N-27-1003-0039-0000	ABUEG RALPH E B & KATRINA ELIZABETH
44-2N-27-1003-0108-0000	ALVERSON SAMUEL KENNEDY
44-2N-27-1000-0056-0000	BARKER RYAN & CHANLI ALEXIS
44-2N-27-1003-0001-0000	BOERUM CHRISTOPHER MARK
44-2N-27-1003-0119-0000	BOUDREAUX LABARRON JAMES
44-2N-27-1003-0088-0000	BRADFIELD PATRICK A & YONG S
44-2N-27-1000-0010-0000	BRADLEY CHRISTINA & DENNIS JR
44-2N-27-1003-0114-0000	BRADLEY JIMMIE B & MARY G
44-2N-27-1000-0046-0000	BRAYTON RYAN WESLEY & JAMI MICHELLE
44-2N-27-1003-0118-0000	BRIDGES MICHAEL ANTHONY
44-2N-27-1000-0013-0000	BUNNEWITH DENISE P LVG TRUST
44-2N-27-1000-0039-0000	CARTER CANDICE N
44-2N-27-1003-0115-0000	CHAFIN JOHN STEVEN & JENNIFER APRIL
44-2N-27-1003-0105-0000	COCHIUS LEWIS &
44-2N-27-1003-0117-0000	COOPER ALEXZANDREA
44-2N-27-1000-0050-0000	COPPER JULIE EST
44-2N-27-1000-0041-0000	CRUBAUGH JULIE F
44-2N-27-1000-0040-0000	DAVIS MICHAEL LEE & CARLA PRESCOTT
44-2N-27-1000-0054-0000	DROST GUY M JR
44-2N-27-1003-0021-0000	DUFRESNE JONATHAN LOUIS &
44-2N-27-1000-0022-0000	FINK RAYMOND P & MARIBETH
44-2N-27-1000-0052-0000	FITZMAURICE SEAN & JULIA
44-2N-27-1003-0085-0000	FLOYD JAMES N JR &
44-2N-27-1003-0110-0000	FORREST FAMILY REVOCABLE LIVING TRUST
44-2N-27-1003-0084-0000	FOSTER ROBIN MARIE
44-2N-27-1000-0049-0000	FRANK CHRISTOPHER S & CAROLE A
44-2N-27-1003-0014-0000	GRAVES RICHARD A & LETICIA
44-2N-27-1000-0051-0000	HARBISON DARCIE BRAE

44-2N-27-1000-0020-0000	HARBISON RYAN P
44-2N-27-1003-0004-0000	HARRELL DONALD J & KAREN E
44-2N-27-1000-0044-0000	HARRIS JONATHAN R & BRITTANY M
44-2N-27-1000-0055-0000	HEAD HORACE HILORY & JENNIFER FENNEL
44-2N-27-1000-0004-0000	HENDRIX CINDY E
44-2N-27-1003-0106-0000	HINCHLIFFE BENJAMIN IAN
44-2N-27-1000-0021-0000	HOLLAND BRENDA S & DONALD HAROLD
44-2N-27-1000-0014-0000	HUANG YU HUA
44-2N-27-1003-0038-0000	JESSEE SARA C & SCOTT MICHAEL
44-2N-27-1003-0086-0000	JOCHUMSEN TAYLOR R & MORGAN MIXON
44-2N-27-1003-0041-0000	JOLDERSMA LETA A
44-2N-27-1003-0005-0000	JONES DOUGLAS ANDREW ET AL
44-2N-27-1003-0017-0000	KABALEN BRUCE D & PAMELA H
44-2N-27-1003-0109-0000	KALLUSCH KATHERINE ELIZABETH
44-2N-27-1003-0116-0000	KEMLER JACOB
44-2N-27-1003-0013-0000	LAY GARRETT W & JASMINE E
44-2N-27-1000-0011-0000	LEE DAVID DEAN & CLARA MICHELE
44-2N-27-1003-0107-0000	LIBERTY DOUGLAS K & DEBRA M
44-2N-27-1000-0012-0000	LINDVA ISABELL C &
44-2N-27-1000-0045-0000	LONG EDWARD W & FAYE G
44-2N-27-1000-0007-0000	MACE RANDY K & JOE ANN
44-2N-27-1003-0042-0000	MATNER JAMIE M & RICHARD R
44-2N-27-1003-0087-0000	MILLS BENJAMIN T & RACHEL ELIZABETH
44-2N-27-1003-0006-0000	MONTANEZ ELISEO &
44-2N-27-1003-0089-0000	MORRISON MARCELLA THERESA
44-2N-27-1003-0002-0000	NOBLE BRIAN JAMES & ALINE T
44-2N-27-1000-0042-0000	OTT ANDREW J
44-2N-27-1003-0011-0000	PARRY JOHN ROGER & SUSAN SALE
44-2N-27-1003-0012-0000	PRICE BRYAN C & ALEXA L
44-2N-27-1003-0040-0000	ROJAS CHRISTOPHER K & ALEXIS MICHELLE
44-2N-27-1000-0047-0000	SCHMAND KATHRYN M
44-2N-27-1003-0091-0000	SCOTT BETH LAURIE
44-2N-27-1003-0090-0000	SHELDON TODD M & PENNY L
44-2N-27-1003-0018-0000	SLAUGENHAUPT SCOTT & GABRIELLE L
44-2N-27-1000-0043-0000	SPEARS JANICE ANN
44-2N-27-1003-0037-0000	SWEARINGEN TAYLOR
44-2N-27-1000-0057-0000	VAN DER LINDEN KAREL A & BALDWIN MARI-ELENA REV TRUST
44-2N-27-1000-0048-0000	VICKERS MATTHEW W & PAIGE R
44-2N-27-1000-0053-0000	WORTHAM CHARLES J & GLINDA D
44-2N-27-1003-0003-0000	WUERTH LORI ANN
44-2N-27-1000-0025-0000	DAVIS JOSHUA C & AMBER R
44-2N-27-1000-0015-0000	HALL NANCY R L/E
50-3N-27-1004-0109-0000	ADAMS JOHN EARL & SUSAN UNKLE
50-3N-27-1004-0351-0000	ALIKONIS JOANNA
50-3N-27-1004-0228-0000	ANDERSON TIMOTHY MARSHALL & JULIE DORIS
50-3N-27-1004-0143-0000	BACHELLER KEVIN & GINGER ANN
50-3N-27-1004-0152-0000	BELKONEN ALAN & SANDRA A

50-3N-27-1004-0151-0000	BELLAIR PETER JOSEPH & JANET M
50-3N-27-1004-0128-0000	BLACK ROBERT HENRY JR
50-3N-27-1004-0259-0000	BOWEN DARELL WAYNE & SHERRY L
50-3N-27-1004-0103-0000	BREY KAREN CLAY & KEVIN YORK
50-3N-27-1004-0130-0000	CARNEY REVOCABLE TRUST
50-3N-27-1004-0107-0000	CIALDELLA JOSEPH
50-3N-27-1004-0147-0000	DANNEMANN FAMILY TRUST
50-3N-27-1004-0156-0000	DAVIES SHARON KAY
50-3N-27-1004-0104-0000	DAVIS FAMILY LIVING TRUST
50-3N-27-1004-0362-0000	DAVIS SYLVIA HOWARD & JOHNNY LEE
50-3N-27-1004-0149-0000	DEAM JIM MICHAEL & DEBORAH CHANDLER
50-3N-27-1004-0225-0000	DEAN-GRAVELY TRUST
50-3N-27-1004-0146-0000	DELVO KEN & LAEL
50-3N-27-1004-0099-0000	DEVINE JAMES & ELAYNE DEMETREON LIVING TRUST
50-3N-27-1004-0226-0000	DICKSTEIN RICHARD J
50-3N-27-1004-0125-0000	DUBAS CHARLES GERARD SR & JANE ANN
50-3N-27-1004-0256-0000	DWYER JOSEPH FRANCIS
50-3N-27-1004-0106-0000	ECHARD FAMILY LIVING TRUST
50-3N-27-1004-0148-0000	EIDE JAN TUMER & GERALD TUMER
50-3N-27-1004-0241-0000	ENGELHART FERDINAND KARL & RUTHANNE TRUST
50-3N-27-1004-0110-0000	ESCOBEDO JANET
50-3N-27-1004-0113-0000	GITTER ANDREW W & SANDRA J LIVING TRUST
50-3N-27-1004-0252-0000	GORDON EUGENIA & BRIAN
50-3N-27-1004-0352-0000	GRAESE LIVING TRUST
50-3N-27-1004-0116-0000	HARRISON CONNOR LYNN
50-3N-27-1004-0364-0000	HOGAN KENNETH HARVEY & DEBRA LYNNE
50-3N-27-1004-0108-0000	HOLLOWAY DELOISE L
50-3N-27-1004-0353-0000	KAHOUN FRED CHARLES & JOAN MCATEE
50-3N-27-1004-0114-0000	KENNEY JUDITH
50-3N-27-1004-0250-0000	KNIPPEL JOHN & BEVERLY
50-3N-27-1004-0153-0000	LAM TONYA
50-3N-27-1004-0129-0000	LEISTIKO FRED A & CONSTANCE L
50-3N-27-1004-0111-0000	LOTTE VAJDA TRUST
50-3N-27-1004-0098-0000	MAXEY MARILYN JOAN REACH
50-3N-27-1004-0227-0000	MCCARTT MARK JULIE TRUST
50-3N-27-1004-0154-0000	MCLAUGHLIN JAMES F & DIANE K
50-3N-27-1004-0105-0000	MILANA SUSAN L & PAUL F
50-3N-27-1004-0115-0000	MILLER PAUL
50-3N-27-1004-0257-0000	MOHL LYNN F & DANIEL M
50-3N-27-1004-0126-0000	MUNRO HAROLD R
50-3N-27-1004-0131-0000	PALMER SAMUEL COPELAND & AMY
50-3N-27-1004-0363-0000	PANNO JULIO & DONNA
50-3N-27-1004-0134-0000	PARKER JAMES DAVID & LINDA L
50-3N-27-1004-0248-0000	POFF LISA BANNER LIVING TRUST
50-3N-27-1004-0127-0000	POGUE SANDY WAYNE & JANET RENEE
50-3N-27-1004-0142-0000	POOR LIVING TRUST
50-3N-27-1004-0239-0000	PROSZKOW ALEXANDER JAMES & TATIANA

50-3N-27-1004-0350-0000	ROECKNER RICHARD G TRUST
50-3N-27-1004-0255-0000	ROMEO GEORGEANNE E
50-3N-27-1004-0354-0000	SCHUNDER FAMILY TRUST
50-3N-27-1004-0355-0000	SHINKLE ROBERT L II & CONNIE SUE L/E
50-3N-27-1004-0100-0000	SINCLAIR ALLEN D
50-3N-27-1004-0356-0000	SMITH CHERYL FAY L/E
50-3N-27-1004-0101-0000	SMITH MELISSA J LIVING TRUST
50-3N-27-1004-0144-0000	STEPHENSON DWIGHT F & SUSAN MATTHEWS
50-3N-27-1004-0145-0000	STYKA TIMOTHY & CHANIN M
50-3N-27-1004-0112-0000	VANDERHOOF WAYNE T & DENISE J
50-3N-27-1004-0251-0000	WAHLIG FAMILY REVOCABLE LIVING TRUST
50-3N-27-1004-0254-0000	WAMPLER ADELE & AARON
50-3N-27-1004-0150-0000	WHITE FAMILY TRUST
50-3N-27-1004-0102-0000	WILHELM DENNIS M & LINDA M
50-3N-27-1004-0360-0000	WOODWARD LINDA
50-3N-27-1004-0155-0000	ZELENSKI MICHAEL EDWARD
44-2N-27-1003-0185-0000	ACIEGO JON H & ELIZABETH G
44-2N-27-1003-0094-0000	ANGLIN LINDSEY C & MATTHEW M
44-2N-27-1003-0235-0000	APONTE ROSEMARY & RAYMOND F
44-2N-27-1000-0062-0000	ARMSTRONG MICHAEL S & KAREN
44-2N-27-1003-0218-0000	ARNOLD LIVING TRUST
44-2N-27-1003-0048-0000	AUGUSTIN JEAN ERNST
44-2N-27-1003-0096-0000	BAKER ANDREW T & EMILY W
44-2N-27-1003-0175-0000	BARDALES MARIA D P & IGOR IVAN
44-2N-27-1000-0066-0000	BARNACK JOSHUA & NICOLA LYN
44-2N-27-1003-0054-0000	BELL NICHOLAS J & MELISSA STURNEY
44-2N-27-1003-0202-0000	BELL VENTAVIOUS DEONTE & BIANCA ROCHELLE
44-2N-27-1003-0223-0000	BISHOP KYLE K
44-2N-27-1003-0186-0000	BLACK CHARLES &
44-2N-27-1003-0241-0000	BLANDINO PETER JR & CHRISTINE DORTA
44-2N-27-1003-0077-0000	BLANTON DARRELL G & SHARON H
44-2N-27-1003-0234-0000	BOGGS SANDRA K & JAMES A
44-2N-27-1003-0169-0000	BRIDGEMAN CHRIS T & PATRICIA A
44-2N-27-1003-0209-0000	BROWN JOSHUA C & REBECCA
44-2N-27-1003-0238-0000	BUCKALEW RYAN O & ANDREA M
44-2N-27-1003-0035-0000	BURKE MARTIN X & STEPHANIE CAROLYN
44-2N-27-1003-0214-0000	BUTLER KELLY E
44-2N-27-1003-0221-0000	BYRER ROBERT & PEGGY
44-2N-27-1000-0064-0000	CALINGO HOLLY JO & NOAH
44-2N-27-1003-0098-0000	CAMPBELL AMBER J
44-2N-27-1003-0113-0000	CANTU JOSEPH E JR & JENNIFER MARIE
44-2N-27-1003-0183-0000	CARLSON KEVIN & SHANNON
44-2N-27-1003-0229-0000	CARPENTER JARED
44-2N-27-1003-0019-0000	CAVE JOSHUAH VAUGHN & BRENDA CHRISTINE
44-2N-27-1003-0047-0000	CESSNA JUSTIN HOLLIS
44-2N-27-1003-0104-0000	CHEESE CHARLES ENTERTAINMENT
44-2N-27-1003-0173-0000	CHEN JIANQING

44-2N-27-1003-0236-0000	CLEXANDER BRYSON M &
44-2N-27-1003-0196-0000	COLLINS JOSHUA D & HALEY LYNN
44-2N-27-1003-0082-0000	CONNORS JOHN J & KAYLIN MAE
44-2N-27-1003-0212-0000	COOPER DEV N RAY
44-2N-27-1003-0177-0000	CRISS CONARD SCOTT & JAN MARIE
44-2N-27-1003-0031-0000	CROWE ERIN E & MICHAEL W
44-2N-27-1003-0228-0000	DACOSTA JOHN
44-2N-27-1003-0213-0000	DANGERFIELD LOURDES & MARIA
44-2N-27-1003-0242-0000	DEL HIERRO VEGA KAROLINA
44-2N-27-1003-0027-0000	DIFILIPPI MARY A
44-2N-27-1003-0028-0000	DOGAR NAEEM & ADEN IQBAL
44-2N-27-1003-0033-0000	DRAUGHN JUSTIN LANE & MAGEN A
44-2N-27-1003-0227-0000	DUFF DOMENIQUE
44-2N-27-1000-0070-0000	DUGAN NATHAN J & KATHARINE L
44-2N-27-1003-0193-0000	DUPUIS MATTHEW
44-2N-27-1000-0072-0000	FRANKEL STEPHEN M & STACEY LYN
44-2N-27-1003-0168-0000	FUDGE CARL M
44-2N-27-1003-0203-0000	GIBSON STEPHEN M & PATRICIA E
44-2N-27-1003-0192-0000	GREER MARK D & ROXY R
44-2N-27-1003-0194-0000	GRIFFIN CHRISTOPHER
44-2N-27-1003-0176-0000	GRIFFIN JAMES RYAN & APRIL HUYNH
44-2N-27-1000-0063-0000	GUNKEL RONALD & MARJORIE T
44-2N-27-1003-0232-0000	HALL TORIVIO LASAWN
44-2N-27-1000-0071-0000	HAWASHEM NASIM & NORMA LUCIA
44-2N-27-1003-0205-0000	HAZELWOOD BRIAN STEVEN & BRANDI MARSINO
44-2N-27-1003-0220-0000	HERNANDEZ RAFAEL
44-2N-27-1000-0068-0000	HIGGINS JUSTIN A & ALEXA L
44-2N-27-1003-0170-0000	HILL STEPHANIE LYNN
44-2N-27-1003-0095-0000	HUDGINS GREGORY ALTON & LISA A
44-2N-27-1003-0029-0000	HUNT GREGORY H & JENNA M
44-2N-27-1003-0225-0000	HUNTER KIRK R & VALERIE
44-2N-27-1003-0187-0000	IACCHETTA ANTHONY
44-2N-27-1003-0200-0000	JABOUR CAYCE GRIFFIN & KARL JASON IV
44-2N-27-1003-0195-0000	JACKSON MARIE XEFTERIS & ROBERT LEE
44-2N-27-1003-0179-0000	JETER AGNIESZKA
44-2N-27-1000-0058-0000	JEWELL JONATHAN R & DESTINEE LEE
44-2N-27-1003-0211-0000	JORGENSON DEREK & NICOLE
44-2N-27-1003-0240-0000	KALLUSCH KATHERINE E
44-2N-27-1003-0025-0000	KAPPARIS DENNIS DWAYNE
44-2N-27-1003-0057-0000	KELTNER HUNTER D & KAITLYN B
44-2N-27-1003-0058-0000	KESSLER NICHOLAS D & MEGAN D
44-2N-27-1003-0020-0000	KIMBALL WILLIAM S & NAOMI IVETTE
44-2N-27-1003-0022-0000	KLINGAMAN ROBERT S & SHANA DENA
44-2N-27-1003-0239-0000	KOSCIUSZKO COREY & MELISSA
44-2N-27-1003-0198-0000	LARA TODD & VANESSA
44-2N-27-1003-0051-0000	LEIBERT DAVID L & LAURA C
44-2N-27-1003-0055-0000	LEMMERMAN TIMOTHY F JR & SARAH ANN BANKER

44-2N-27-1003-0174-0000	LEMON NICOLE JEAN
44-2N-27-1003-0216-0000	LEON SILVIO G & ERICA NIGRO
44-2N-27-1003-0207-0000	LINDHOLM ERIN B & CARL JR
44-2N-27-1003-0066-0000	LIU HAI
44-2N-27-1003-0074-0000	LOCKE CLINT J & STEPHANIE MARIE
44-2N-27-1003-0206-0000	MACBETH SUMNER C
44-2N-27-1003-0226-0000	MACOMBER DANIEL & REBECCA
44-2N-27-1003-0073-0000	MAIER RICHARD H & DOLORES R
44-2N-27-1003-0036-0000	MANN CHANDLER A
44-2N-27-1003-0052-0000	MARKLE COREY ALAN &
44-2N-27-1003-0215-0000	MASIELLO PETER M & TAMMY LEE
44-2N-27-1003-0210-0000	MAY STEPHEN M
44-2N-27-1003-0032-0000	MCARTHUR FRANK E & TIFFANY
44-2N-27-1003-0121-0000	MCCANN DENNIS JOHN & JILLIAN E
44-2N-27-1000-0069-0000	MCCARTER JAMES B & KELLEY D
44-2N-27-1003-0024-0000	MCCORMICK DANIEL W & JAMILETTE
44-2N-27-1003-0188-0000	MEEGAN JANICE
44-2N-27-1003-0178-0000	MERRILL LEE SALVATORE
44-2N-27-1003-0191-0000	MINARCINE SCOTT EDWARD & ADRIENNE RAE MONDRAGON
44-2N-27-1003-0063-0000	MITCHELL MICHELLE K
44-2N-27-1003-0224-0000	NGUYEN TAI V & HOA T
44-2N-27-1003-0092-0000	PALMER JACK K JR & PATRICIA L
44-2N-27-1003-0247-0000	PATEL DEVIN
44-2N-27-1003-0246-0000	PATEL HARMISH
44-2N-27-1003-0181-0000	PERRY MATTHEW & HELEN
44-2N-27-1003-0056-0000	POPE SAMANTHA & APPLE JOE
44-2N-27-1000-0060-0000	POUNCEY TIFFANY
44-2N-27-1000-0065-0000	POWELL ANDREW & BROOKE E
44-2N-27-1003-0197-0000	PRICE KYLE ROBERT & ERICA JUNE
44-2N-27-1003-0201-0000	REAVES ERRILYN S & MARCUS
44-2N-27-1003-0099-0000	REGISTER SAMANTHA T & JAMAL D
44-2N-27-1003-0231-0000	RHODEN REMINGTON
44-2N-27-1003-0030-0000	RICHARDS BRETT A & VICTORIA E
44-2N-27-1003-0075-0000	RICHARDSON THERESA FAYE
44-2N-27-1003-0034-0000	RIVERS KEMISHA & DARVELLE K
44-2N-27-1003-0208-0000	ROMANO EDWARD & CONSTANCE
44-2N-27-1003-0180-0000	ROSS JONATHAN ANDREW & MEGAN N
44-2N-27-1003-0244-0000	RUEFENACHT ROGER MICHAEL & STEPHANIE NICOLE
44-2N-27-1003-0222-0000	SAMS WILLIAM A &
44-2N-27-1003-0182-0000	SCHULT NATHAN D & EMILY A
44-2N-27-1003-0189-0000	SHAFFER JOHN C
44-2N-27-1003-0026-0000	SMITH GREGORY JOHN & CHRISTIANNE REV TRUST
44-2N-27-1003-0120-0000	SPILSBURY EDGARDO & MEGAN
44-2N-27-1003-0217-0000	STUDDARD AARON
44-2N-27-1003-0166-0000	TASKER HOLLY L
44-2N-27-1003-0064-0000	TAYLOR JEREMY W & AMY E
44-2N-27-1003-0067-0000	TEAL JESSE EDWARD & TARA L

44-2N-27-1003-0245-0000	THE FLORIDA WILDLIGHT LAND TRUST OF KALLIOPE BARLIS
44-2N-27-1003-0190-0000	THOMAS ROCK E & MELISSA
44-2N-27-1003-0015-0000	THOMPSON JASON M & ANDREA
44-2N-27-1003-0219-0000	TORRES EDWIN
44-2N-27-1003-0172-0000	UECHI JAMES M & SUZANNE P
44-2N-27-1003-0233-0000	WAKIM JOSEPH
44-2N-27-1003-0065-0000	WANG KAI & LILY
44-2N-27-1003-0204-0000	WEHBY ABRAHAM JASON SALEEM & MIKAELA MARISSA
44-2N-27-1003-0076-0000	WENK WILLIAM G & CHERIE R
44-2N-27-1003-0016-0000	WHITE MICHAEL CRAWFORD
44-2N-27-1003-0237-0000	WIFORD KYLE & BRITTANY
44-2N-27-1003-0050-0000	WILLIAMS PATRICK JEFFREY
44-2N-27-1003-0046-0000	WILLIAMS TIFFANY M & DOMINIC L
44-2N-27-1003-0171-0000	WILLIAMSON JOSHUA & LINDSAY
44-2N-27-1003-0184-0000	WILSON CHERYL MILLER & MARK LEONARD
44-2N-27-1003-0053-0000	WISE ROSS DAVIN & ASHELY CLAY
44-2N-27-1003-0167-0000	WOOD NATHAN & REBEKAH KRIEK
44-2N-27-1003-0093-0000	WOODS JAMES ALLEN JR
44-2N-27-1000-0059-0000	BEACH JAMES E JR & RACHEL J
44-2N-27-1000-0067-0000	HARBISON DENNIS & ROSANNE
44-2N-27-1000-0073-0000	STANLEY KEVIN T & DOMINIQUE MARIE
44-2N-27-1003-0049-0000	STOCKS MICHAEL Z JR & PAULA LOUISE
44-2N-27-1000-0061-0000	TATE KENNETH J & RENEE
50-3N-27-1004-0095-0000	ARNOLD HARRY SCOTT & KELENE A LONG
50-3N-27-1004-0168-0000	BAUM BERNARD REVOCABLE TRUST
50-3N-27-1004-0094-0000	BRUCKNER HOWARD L & CONSUELO
50-3N-27-1004-0159-0000	CRAIG ROBERT K & SHARON K
50-3N-27-1004-0165-0000	D'ALESSIO PAUL G & MARIE A
50-3N-27-1004-0195-0000	DOMENICK RONALD JOSEPH & DONNA M
50-3N-27-1004-0194-0000	HAZARD PATRICK
50-3N-27-1004-0166-0000	HENEFELD GEORGE PAUL & KAREN J
50-3N-27-1004-0096-0000	HOBBS SANDRA KAY & STEPHEN EARL
50-3N-27-1004-0219-0000	JURKOVICH GEORGE A JR & VANESSA R
50-3N-27-1004-0210-0000	KAYE CHARLES A & ELIZABETH S
50-3N-27-1004-0197-0000	KENNEDY SUSAN P REVOCABLE TRUST
50-3N-27-1004-0093-0000	KISSMAN ROBERT
50-3N-27-1004-0193-0000	KLEIN JOEL ANTHONY & PAMELA DEE
50-3N-27-1004-0173-0000	LANDON LISA & JAMES
50-3N-27-1004-0097-0000	LETHERT CHRISTOPHER M & APRIL JANE
50-3N-27-1004-0172-0000	LOPES JOEL R JR
50-3N-27-1004-0174-0000	MARTINEZ ALFARO HECTOR E
50-3N-27-1004-0186-0000	PANZERA MICHAEL J & MICHELE D
50-3N-27-1004-0092-0000	POTTS CR RAMSEY & JOELLE KETTERING
50-3N-27-1004-0161-0000	SABANAS-BYRNE SUZANNE T
50-3N-27-1004-0164-0000	SARNECKY JOHN & CATHY M
50-3N-27-1004-0160-0000	SERWE JOHN BARTHOL & MARIETTA B
50-3N-27-1004-0163-0000	SKISTIMAS JOHN J JR & ELIZABETH

50-3N-27-1004-0162-0000	SNYDER KEITH ALAN
50-3N-27-1004-0170-0000	SUNDT MARK R
50-3N-27-1004-0209-0000	TILKIN STEVE & NANCY REVOCABLE TRUST
50-3N-27-1004-0212-0000	UTZSCHNEIDER JOHN R
50-3N-27-1004-0169-0000	VOEGLIE CHRISTOPHER C & SHARON L
50-3N-27-1004-0167-0000	WILLIAMS KELLY
44-2N-27-1000-0078-0000	ARNDT MATTHEW D & MARGARET C
44-2N-27-1003-0137-0000	BEAN SIKETHA RENEE
44-2N-27-1003-0133-0000	BISHOP STEVEN
44-2N-27-1000-0080-0000	BOSWELL JONATHAN A & BOSWELL CRYSTAL A
44-2N-27-1000-0079-0000	COL STEPHEN & JULIANA
44-2N-27-1003-0127-0000	DAVIS DAVID & JAMZEE
44-2N-27-1000-0081-0000	DOOLIN-JUNCO SHANE M & MARY-KATHERINE
44-2N-27-1000-0074-0000	GIOVANNI RACHEL
44-2N-27-1003-0148-0000	GRIMES JOHN ALLEN & DENISE ANN
44-2N-27-1003-0123-0000	GRUBE JOSEPH CLIFFORD & LORI JEAN
44-2N-27-1003-0129-0000	HALBER MACIEJ STANISLAW
44-2N-27-1003-0140-0000	HEILMAN RYAN JAMES & KAREN LYNN
44-2N-27-1000-0083-0000	HOARE DENNIS L & SUSAN K
44-2N-27-1003-0135-0000	ISOLA DENISHA & JEMELL
44-2N-27-1003-0165-0000	JOHNSON TORI A & CURTIS MARCELLIOUS
44-2N-27-1003-0141-0000	JUSTICE JAMES LAVERNE & SHERRIE LOU
44-2N-27-1003-0139-0000	LIBY LIVING TRUST
44-2N-27-1000-0077-0000	LIU HAI
44-2N-27-1003-0136-0000	LUCIANO ANGELO JR
44-2N-27-1000-0084-0000	MCHUGH MARK D
44-2N-27-1003-0150-0000	PALLADINO KEVIN
44-2N-27-1003-0061-0000	RICH BRIAN & CHERYL
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44-2N-27-1003-0124-0000	ROBERTS SCOTT A & TINA D
44-2N-27-1003-0152-0000	SHEPARD ANGELA & JOSHUA

44-2N-27-1000-0076-0000	SINGLETARY ARIC & SHANNON
44-2N-27-1000-0075-0000	SMALL JASON MICHAEL & SHELBY GRACE
44-2N-27-1003-0070-0000	SPRING DECLARATION OF TRUST
44-2N-27-1003-0164-0000	TAVA SIAOSI & LESIELI VEEHALA
44-2N-27-1003-0144-0000	THOMPSON WILLIAM FRANKLIN & TAMI LORRAINE
44-2N-27-1003-0132-0000	VACCARO DANIEL L & MELANIE
44-2N-27-1003-0128-0000	WILDES THOMAS W & CHRISTINA C
44-2N-27-1000-0082-0000	WILLETT STEVEN B & LOIS SCHERTZ
44-2N-27-1003-0069-0000	WILSON CHRISTINA MICHELLE
44-2N-27-1003-0158-0000	WRODA BRYAN T
44-2N-27-1003-0134-0000	YARBROUGH TIMOTHY & JAMIE
44-2N-27-1003-0079-0000	BROOKS JEFFREY W & ELIZABETH
44-2N-27-1003-0151-0000	CURTIN JOHN A & SAYURI T
44-2N-27-1003-0097-0000	FLAHARDY KELLY M & TAMORA G
44-2N-27-1003-0078-0000	FLEWELLING MATTHEW & PATRICIA
44-2N-27-1003-0071-0000	GLOVER CHRISTOPHER &
44-2N-27-1003-0102-0000	GREEN ROBERT W
44-2N-27-1003-0081-0000	HARVEY SHANE ANTHONY & MICHELENE CECILLIA
44-2N-27-1003-0101-0000	HILL JAMES R & LINDA A
44-2N-27-1003-0083-0000	HOLZMAN HENRY G & LORNA ADA
44-2N-27-1003-0138-0000	HOUSE WILLIAM E JR & DONNA
44-2N-27-1003-0060-0000	KRAMER HOLLY JEAN & JOSEPH
44-2N-27-1003-0131-0000	LALUMANDIER JAMES ALBERT & ROSE ELIZABETH
44-2N-27-1003-0072-0000	LOTT DWAYNE LYDELL & RENETTE CUMMINGS
44-2N-27-1003-0080-0000	MASEK DONALD & SUELLYN
44-2N-27-1003-0059-0000	RHODEN EARICE R JR & LEANNE E
44-2N-27-1003-0142-0000	SAULS MICHAEL CLIFFORD II & MELISSA L
44-2N-27-1003-0068-0000	SEIBERT ANDREW W & DANIELLE N
44-2N-27-1003-0149-0000	SMITH SHIRLEY A
44-2N-27-1003-0147-0000	STONE MARK ROBERT & MEGHAN BREE
44-2N-27-1003-0062-0000	WELLIVER DAWN C LIVING TRUST

Exhibit A

Parcel ID	Owner
50-3N-27-1005-05A1-0000	HAMLET AT WL LLC
50-3N-27-1008-0001-0000	HAMLET AT WL LLC
50-3N-27-1008-0002-0000	HAMLET AT WL LLC
50-3N-27-1008-0003-0000	HAMLET AT WL LLC
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50-3N-27-1008-0024-0000	HAMLET AT WL LLC
50-3N-27-1008-0025-0000	HAMLET AT WL LLC
50-3N-27-1008-0026-0000	HAMLET AT WL LLC

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

THIS IS NOT A BILL – DO NOT PAY

August 23, 2024

VIA FIRST CLASS U.S. MAIL
PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500
ORLANDO, FL 32811

PARCEL ID: See Exhibit A

RE: East Nassau Stewardship District ("District")
Supplemental Notice - Public Hearings for FY 2025 Budget and O&M Assessments

Dear Property Owner:

We are writing to supplement our prior notice of above-mentioned public hearings and meeting, dated July 29, 2024 ("Original Notice"). ***This notice is to inform you of the new date, time and location*** for the Proposed Budget for fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025") and levy of related operations and maintenance assessments ("O&M Assessments"), which is rescheduled as follows:

DATE:	**September 19, 2024**
TIME:	**10:00 a.m.**
LOCATION:	**Fernandina Beach Municipal Airport** **700 Airport Road** **Fernandina Beach, Florida 32034**

Except as stated herein, all other information and terms provided in the Original Notice remain the same, including but not limited to the proposed O&M Assessments for your property, the schedule of assessments, total revenue to be collected to fund the FY 2025 proposed budget, and the various ways you can participate in the public hearings. Should you have any questions regarding same or would like copies of any documentation, please do not hesitate to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010.

Sincerely,

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

THIS IS NOT A BILL – DO NOT PAY

August 23, 2024

VIA FIRST CLASS U.S. MAIL
PULTE HOME COMPANY LLC
12724 GRAN BAY PKWY W STE 200
JACKSONVILLE, FL 32258

PARCEL ID: See Exhibit A

RE: East Nassau Stewardship District ("District")
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Sincerely,

Craig Wrathell
District Manager

Exhibit A

50-3N-27-1007-0118-0000
50-3N-27-1007-0119-0000
50-3N-27-1007-0120-0000
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Exhibit A

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Exhibit A

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50-3N-27-1004-0233-0000

Exhibit A

Parcel ID	Owner
44-2N-27-1007-0001-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0002-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0003-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0004-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0005-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0006-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0007-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0008-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0009-0000	PULTE HOME COMPANY LLC
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44-2N-27-1007-0037-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0038-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0039-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0040-0000	PULTE HOME COMPANY LLC
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44-2N-27-1007-0042-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0043-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0044-0000	PULTE HOME COMPANY LLC
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44-2N-27-1007-0046-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0047-0000	PULTE HOME COMPANY LLC
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44-2N-27-1007-0068-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0069-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0070-0000	PULTE HOME COMPANY LLC

Exhibit A

Parcel ID	Owner
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44-2N-27-1007-0010-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0011-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0012-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0013-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0014-0000	PULTE HOME COMPANY LLC
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44-2N-27-1007-0032-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0033-0000	PULTE HOME COMPANY LLC
44-2N-27-1007-0034-0000	PULTE HOME COMPANY LLC
44-2N-27-1003-0199-0000	PULTE HOME COMPANY LLC
44-2N-27-1003-0230-0000	PULTE HOME COMPANY LLC
44-2N-27-1003-0243-0000	PULTE HOME COMPANY LLC

Exhibit A

Parcel ID	Owner
50-3N-27-0000-0001-0280	RAYDIENT LLC
50-3N-27-0000-0001-0320	RAYDIENT LLC
50-3N-27-0000-0002-0010	RAYDIENT LLC
50-3N-27-0000-0002-0010	RAYDIENT LLC
50-3N-27-0000-0002-0010	RAYDIENT LLC
50-3N-27-0000-0002-0010	RAYDIENT LLC
51-3N-27-4780-0003-0000	RAYDIENT LLC
01-3N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
01-3N-26-0000-0001-0060	RAYDIENT LLC DBA RAYDIENT
02-3N-26-0000-0001-0150	RAYDIENT LLC DBA RAYDIENT
07-2N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
07-2N-27-0000-0005-0000	RAYDIENT LLC DBA RAYDIENT
11-3N-26-0000-0001-0050	RAYDIENT LLC DBA RAYDIENT
11-3N-26-0000-0001-0050	RAYDIENT LLC DBA RAYDIENT
12-2N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
14-3N-26-0000-0001-0010	RAYDIENT LLC DBA RAYDIENT
14-3N-26-0000-0001-0010	RAYDIENT LLC DBA RAYDIENT
18-2N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
26-4N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
26-4N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
32-4N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
32-4N-27-0000-0001-0020	RAYDIENT LLC DBA RAYDIENT
32-4N-27-0000-0001-0030	RAYDIENT LLC DBA RAYDIENT
33-4N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
34-4N-26-0000-0001-0010	RAYDIENT LLC DBA RAYDIENT
35-4N-26-0000-0001-0110	RAYDIENT LLC DBA RAYDIENT
36-4N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
36-4N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
37-3N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
37-4N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
38-2N-27-0000-0001-0160	RAYDIENT LLC DBA RAYDIENT
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38-4N-26-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
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41-3N-26-0000-0001-0040	RAYDIENT LLC DBA RAYDIENT
43-3N-27-0000-0001-0030	RAYDIENT LLC DBA RAYDIENT
45-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
45-3N-27-0000-0001-0010	RAYDIENT LLC DBA RAYDIENT
46-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
47-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
48-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
48-3N-27-0000-0001-0010	RAYDIENT LLC DBA RAYDIENT
48-3N-27-0000-0002-0020	RAYDIENT LLC DBA RAYDIENT

Exhibit A

Parcel ID	Owner
48-3N-27-0000-0002-0040	RAYDIENT LLC DBA RAYDIENT
48-3N-27-0000-0002-0050	RAYDIENT LLC DBA RAYDIENT
48-3N-27-0000-0003-0000	RAYDIENT LLC DBA RAYDIENT
50-3N-27-0000-0001-0230	RAYDIENT LLC DBA RAYDIENT
50-3N-27-0000-0001-0260	RAYDIENT LLC DBA RAYDIENT
50-3N-27-0000-0001-0310	RAYDIENT LLC DBA RAYDIENT
50-3N-27-0000-0001-0310	RAYDIENT LLC DBA RAYDIENT
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52-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
54-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
55-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
56-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT
32-4N-27-0000-0001-0040	RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC
44-3N-27-0000-0001-0000	RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC
44-3N-27-0000-0001-0010	RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC

Exhibit A

Parcel ID	Owner
23-3N-26-0000-0001-0010	RAYONIER FOREST RESOURCES LP
32-4N-27-0000-0001-0010	RAYONIER FOREST RESOURCES LP
41-3N-26-0000-0003-0000	RAYONIER FOREST RESOURCES LP
48-3N-27-0000-0002-0000	RAYONIER FOREST RESOURCES LP
48-3N-27-0000-0002-0010	RAYONIER FOREST RESOURCES LP

Exhibit A

Parcel ID	Owner
06-2N-27-0000-0001-0000	WILDLIGHT LLC
06-2N-27-0000-0001-0020	WILDLIGHT LLC
44-2N-27-0000-0002-0030	WILDLIGHT LLC
44-2N-27-1000-00TB-0000	WILDLIGHT LLC
44-2N-27-1000-00TC-0000	WILDLIGHT LLC
44-2N-27-1000-00TF-0000	WILDLIGHT LLC
44-2N-27-1000-00TG-0000	WILDLIGHT LLC
44-2N-27-1004-004C-0000	WILDLIGHT LLC
44-2N-27-1004-004D-0000	WILDLIGHT LLC
44-2N-27-1004-004D-0000	WILDLIGHT LLC
44-2N-27-1004-004E-0000	WILDLIGHT LLC
50-3N-27-0000-0001-0400	WILDLIGHT LLC
50-3N-27-0000-0001-0400	WILDLIGHT LLC
50-3N-27-0000-0001-0400	WILDLIGHT LLC
50-3N-27-0000-0001-0410	WILDLIGHT LLC
50-3N-27-1005-05B3-0000	WILDLIGHT LLC
50-3N-27-1006-000E-0000	WILDLIGHT LLC
50-3N-27-1006-000F-0000	WILDLIGHT LLC
51-3N-27-0000-0001-0290	WILDLIGHT LLC

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

THIS IS NOT A BILL – DO NOT PAY

August 23, 2024

VIA FIRST CLASS U.S. MAIL
XXX
XXX
XXX
PARCEL ID: XXX
UNIT TYPE: XXXX

RE: East Nassau Stewardship District ("District")
Supplemental Notice - Public Hearings for FY 2025 Budget and O&M Assessments

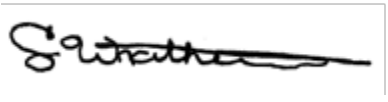
Dear Property Owner:

We are writing to supplement our prior notice of above-mentioned public hearings and meeting, dated July 29, 2024 ("Original Notice"). ***This notice is to inform you of the new date, time and location*** for the Proposed Budget for fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025") and levy of related operations and maintenance assessments ("O&M Assessments"), which is rescheduled as follows:

DATE:	**September 19, 2024**
TIME:	**10:00 a.m.**
LOCATION:	**Fernandina Beach Municipal Airport** **700 Airport Road** **Fernandina Beach, Florida 32034**

Except as stated herein, all other information and terms provided in the Original Notice remain the same, including but not limited to the proposed O&M Assessments for your property, the schedule of assessments, total revenue to be collected to fund the FY 2025 proposed budget, and the various ways you can participate in the public hearings. Should you have any questions regarding same or would like copies of any documentation, please do not hesitate to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010.

Sincerely,



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

THIS IS NOT A BILL – DO NOT PAY

July 29, 2024

VIA FIRST CLASS U.S. MAIL
XXX
XXX
XXX
PARCEL ID: XXX
UNIT TYPE: XXXX

RE: East Nassau Stewardship District
FY 2025 Budget and O&M Assessments

Dear Property Owner:

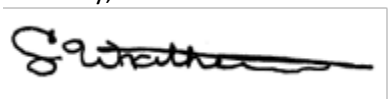
Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE:	August 29, 2024
TIME:	10:00 a.m.
LOCATION:	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2025 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A

Summary of O&M Assessments – FY 2025

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **$1,803,134.51** in gross revenue.

2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, "**EAU/ERU**") basis for platted lots. Your property is classified as **5 acres** of **Wellness Center/Private School**.

3. **Schedule of O&M Assessments:**

O&M GF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.00	$15.89
Wellness Center/Private School	28 Acres	5.88	$93.43
SF 30'	26	1.00	$15.89
SF 45'	70	1.00	$15.89
SF 55'	151	1.00	$15.89
SF 70'	72	1.00	$15.89
Apartment	279	1.00	$15.89
MF 33'	179	1.00	$15.89
SF 40'	162	1.00	$15.89
SF 50'	276	1.00	$15.89
SF 65'	112	1.00	$15.89
MF Assisted Living	205	1.00	$15.89
MF Attached	300	1.00	$15.89
MF Detached	250	1.00	$15.89
Light Industrial & Distribution	1,500,000 Sq. Ft.	1.00	$15.89
Retail	20,000 Sq. Ft.	1.00	$15.89
Undeveloped Land - Wildlight	459.11 Acres	1.48	$23.45
Undeveloped Land - Raydient	15,531.25 Acres	1.94	$30.76
Undeveloped Land - Rayonier	58.84 Acres	1.94	$30.76

O&M SRF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
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Retail	20,000 Sq. Ft.	1.55	$471.54
Undeveloped Land - Wildlight	459.11 Acres	1.81	$560.64

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate"

authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
AA	**BB**	**CC**

5. **Collection.** By operation of law, each year's O&M Assessment constitutes a lien against the property levied on, just as do each year's property taxes. For FY 2025, the District intends to have the Nassau County ("**County**") Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PIN_DSP	Name	Name2
44-2N-27-1002-00P1-0040	SHANDS JACKSONVILLE FOUNDATION	
44-2N-27-1002-00P1-0030	FELIPE J ESTEVEZ BISHOP OF DIOCESE OF ST AUGUSTINE	
44-2N-27-1115-0101-0000	EYPOD 2 LLC	
44-2N-27-1115-0102-0000	EYPOD 2 LLC	
44-2N-27-1115-0201-0000	SS NASSAU LLC	
44-2N-27-1115-0202-0000	SS NASSAU LLC	
44-2N-27-1115-0301-0000	SBC FINANCIAL LLC	
44-2N-27-1115-0302-0000	FELLOWSHIP WL OFFICE LLC	
44-2N-27-1115-0303-0000	COLLIER INVESTMENTS VI LLC	
44-2N-27-1115-0401-0000	SS NASSAU LLC	
44-2N-27-1115-0402-0000	SS NASSAU LLC	
44-2N-27-1115-0403-0000	SS NASSAU LLC	
44-2N-27-1115-0501-0000	SS NASSAU LLC	
44-2N-27-1115-0502-0000	SS NASSAU LLC	
44-2N-27-1115-0503-0000	SS NASSAU LLC	
44-2N-27-1115-0601-0000	SAY FELLER LLC	
44-2N-27-1115-0602-0000	SAY FELLER LLC	
44-2N-27-1115-0603-0000	SAY FELLER LLC	
06-2N-27-0000-0001-0040	SS STORAGE LLC	
44-2N-27-0000-0001-0390	UNIVERSITY OF FLORIDA JACKSONVILLE PHYS INC	
44-2N-27-0000-0001-0410	LOW COUNTRY LAND TRUST	PROPERTY MANAGMENT SUPPORT INC
44-2N-27-0000-0002-0040	THE CHURCH OF ELEVEN22 INC	
44-2N-27-1000-00TB-0010	JKM IMPACT WILDLIGHT LLC	
44-2N-27-1000-00TC-0010	WAWA FLORIDA LLC	
44-2N-27-1000-00TD-0010	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TD-0020	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TD-0030	PRD REAL ESTATE 2 LLC	
44-2N-27-1000-00TD-0040	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TD-0050	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TE-0010	BWS COMMERCIAL HOLDINGS LLC	
44-2N-27-1000-00TH-0000	FIRST FEDERAL BANK OF FLORIDA	
44-2N-27-1000-00TI-0000	EIG14T RCCC 230 FL YULEE LLC	
44-2N-27-1960-0001-0000	RAYONIER OPERATING COMPANY LLC	
44-2N-27-1960-0002-0000	FLORIDA PUBLIC UTILITIES CO	
44-2N-27-1000-00TA-0000	RAS WILDLIGHT OWNER LLC &	ZE 77TH WILDLIGHT LLC
44-2N-27-1004-04B2-0000	FELLOWSHIP WL LLC	
50-3N-27-1005-05A1-0000	HAMLET AT WL LLC	
50-3N-27-1008-0001-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0002-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0003-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0004-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0005-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0006-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0007-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0008-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0009-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0010-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0011-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0012-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0013-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0014-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0015-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0016-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0017-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0018-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0019-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0020-0000	HAMLET AT WILDLIGHT LLC	

50-3N-27-1008-0021-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0022-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0023-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0024-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0025-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0026-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1005-05B2-0000	EXCHANGE WILDLIGHT APRTMENTS LLC
50-3N-27-1006-000E-0000	WILDLIGHT LLC
50-3N-27-1006-000A-0000	YULEE INDUSTRIAL LAND 1 LLC
50-3N-27-1006-000B-0000	YUL1 LLC
50-3N-27-1006-000C-0010	YULEE INDUSTRIAL LAND 1 LLC
50-3N-27-1006-000C-0000	YULEE INDUSTRIAL LAND 1 LLC
	PULTE HOME COMPANY LLC
	PULTE HOME COMPANY LLC
	WILDLIGHT LLC
	RAYONIER FOREST RESOURCES LP
	RAYDIENT LLC DBA RAYDIENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

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

2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the East Nassau Stewardship District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.

3. I do hereby certify that on July 29, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A.**

4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 29th day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☑ did not take an oath.

NOTARY PUBLIC

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

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

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

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

THIS IS NOT A BILL – DO NOT PAY

July 29, 2024

VIA FIRST CLASS U.S. MAIL

XXX
XXX
XXX
PARCEL ID: XXX
UNIT TYPE: XXXX

RE: East Nassau Stewardship District
FY 2025 Budget and O&M Assessments

Dear Property Owner:

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DATE:	August 29, 2024
TIME:	10:00 a.m.
LOCATION:	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2025 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,

Craig Wrathell
District Manager

EXHIBIT A

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PIN_DSP	Name
50-3N-27-1004-0071-0000	ALEXANDER BRENDA
50-3N-27-1004-0029-0000	BROWN DEBORAH
50-3N-27-1004-0035-0000	BUCHANAN ELDRIDGE WALDO JR ET AL
50-3N-27-1004-0060-0000	CAPOBIANCO ANTHONY
50-3N-27-1004-0027-0000	CONE JUANITA GWENDOLYN
50-3N-27-1004-0043-0000	COSTA MARGARET MITCHELL & JOSEPH JR
50-3N-27-1004-0026-0000	EASON MARSHA L &
50-3N-27-1004-0081-0000	EICHNER PATRICIA THERESA
50-3N-27-1004-0058-0000	ENGELBRECHT LIVING TRUST
50-3N-27-1004-0062-0000	EVERETT MARY ELLEN L/E
50-3N-27-1004-0070-0000	FECHO CLAUDIA J & ROBERT A
50-3N-27-1004-0067-0000	FRAZIER DONNA KAY
50-3N-27-1004-0061-0000	GARVER SHULA VONETTE
50-3N-27-1004-0032-0000	GIZZO ALICE
50-3N-27-1004-0079-0000	GRAHAM ARTHUR MARK & KARLA V
50-3N-27-1004-0059-0000	GRUCHALA JONATHAN & MARY
50-3N-27-1004-0039-0000	HARBISON DENNIS BRUCE & ROSEANNE H
50-3N-27-1004-0056-0000	HELMS REBECCA IRENE
50-3N-27-1004-0037-0000	HERRERA ALEXANDER DUNCAN JR
50-3N-27-1004-0045-0000	HOLWELL STEPHEN LIVING TRUST
50-3N-27-1004-0063-0000	JOHNSON CHARLES R JR & KATHERINE M REVOCABLE LIVING TRUST
50-3N-27-1004-0041-0000	JOHNSON LAWRENCE ALLEN
50-3N-27-1004-0033-0000	JOHNSON MELVYN D & BERNADETTE L
50-3N-27-1004-0031-0000	LAPIN TODD MICHAEL & CATHERINE DONNA
50-3N-27-1004-0042-0000	LEIF GLEN WILLIAM & PAULA MLATNIK
50-3N-27-1004-0038-0000	MCNAIR BEVERLYE FLEETA
50-3N-27-1004-0036-0000	MENINGER HOLDINGS LLC
50-3N-27-1004-0047-0000	NORBERG LESLIE E
50-3N-27-1004-0034-0000	POWELL ROBERT & SHERYL
50-3N-27-1004-0064-0000	POWERS MONTY HALE & MARYANN BOWYER
50-3N-27-1004-0083-0000	REGISTER FAMILY REVOCABLE TRST
50-3N-27-1004-0028-0000	REIN SUSAN S
50-3N-27-1004-0082-0000	ROSE ROBERT J & DONNA L REV TRUST
50-3N-27-1004-0077-0000	SNEAD DAVID G & MARILU G
50-3N-27-1004-0078-0000	STREAMO LINDA L
50-3N-27-1004-0044-0000	VANGELLOW PAULETTE F
50-3N-27-1004-0040-0000	WALINSKI DIANE & EUGENE J
50-3N-27-1004-0057-0000	WASINGER BARBARA A
50-3N-27-1004-0030-0000	WHITE DENNIS R SR & CHRISTINE ELLEN
50-3N-27-1004-0080-0000	WINTZER DENISE MARIE
50-3N-27-1004-0066-0000	WULFF NELLE M
50-3N-27-1004-0065-0000	GAUDIO KEVIN ANTHONY
50-3N-27-1004-0084-0000	JOFFE DIANE REV LVG TRUST
44-2N-27-1000-0016-0000	BENDIK ROBERT
44-2N-27-1000-0030-0000	BORGES CHRISTOPHER A
44-2N-27-1000-0026-0000	CAPRIOLA MAGGIE W

44-2N-27-1000-0023-0000	CLINTON ANNA THERESA
44-2N-27-1000-0002-0000	COLLINS SHARON RENAY
44-2N-27-1000-0024-0000	CONTOIS JOSEPH ELLIOTT & HANNAH RAE
44-2N-27-1000-0008-0000	DOSTIE HOMES LLC
44-2N-27-1000-0009-0000	DOSTIE HOMES LLC
44-2N-27-1000-0034-0000	DOSTIE HOMES LLC
44-2N-27-1000-0035-0000	DOSTIE HOMES LLC
44-2N-27-1000-0036-0000	DOSTIE HOMES LLC
44-2N-27-1000-0017-0000	DUNN MATTHEW CHARLES
44-2N-27-1000-0037-0000	FOX DEREK GERVASE
44-2N-27-1000-0027-0000	HELBURN MARILYN
44-2N-27-1000-0033-0000	HOLSENBECK JASON A & CYNTHIA D
44-2N-27-1000-0003-0000	LAMB CARL E III
44-2N-27-1000-0019-0000	NELSON RICHARD W
44-2N-27-1000-0032-0000	NIKOSEY MICHAEL G & CHERIE A
44-2N-27-1000-0028-0000	PAEK ASHLEY YAENA
44-2N-27-1000-0038-0000	RONSON BRENDA
44-2N-27-1000-0001-0000	STEGER KIMBERLY L
44-2N-27-1000-0005-0000	STEVENS PAULA B
44-2N-27-1000-0018-0000	STONE MARYFAITH & WALTER C
44-2N-27-1000-0006-0000	WHITE MAYA ALEXANDRA
44-2N-27-1000-0031-0000	WIGMORE CHARLOTTE R
44-2N-27-1000-0029-0000	SHELDON TODD M & PENNY L
50-3N-27-1004-0091-0000	ALLEN CHERYL P & WILLIAM N
50-3N-27-1004-0295-0000	AUSTBO KIM & KATRINA
50-3N-27-1004-0088-0000	BENDIXEN JAMES JOSEPH
50-3N-27-1004-0021-0000	BLANKENSHIP ROBERT E & CYNTHIA R
50-3N-27-1004-0090-0000	BURGESS KEVIN EUGENE
50-3N-27-1004-0123-0000	BUSHNELL ELLEN GRIEB & DAVID S
50-3N-27-1004-0024-0000	CARLUCCI JOSEPH A LIVING TRST
50-3N-27-1004-0278-0000	CUNNINGHAM JEFFREY EDWARD REVOCABLE TRUST
50-3N-27-1004-0075-0000	DELANO WILLIAM D & LAURIE E
50-3N-27-1004-0314-0000	FAFARD BRUCE J & EUGENIA M
50-3N-27-1004-0138-0000	FISHER LINDA A
50-3N-27-1004-0283-0000	FRITZ PAULA
50-3N-27-1004-0117-0000	GANDARIAS SARAH
50-3N-27-1004-0137-0000	GATLING JOHN M & NAZIJA G
50-3N-27-1004-0076-0000	GLENNON SUSAN MARIE & JAMES F JR
50-3N-27-1004-0119-0000	GOLDSTEIN GERALD H DECLARATION OF TRUST
50-3N-27-1004-0140-0000	GRANGER KENNETH L/E
50-3N-27-1004-0074-0000	HANDLEY JOHN JOSEPH & EILEEN R
50-3N-27-1004-0141-0000	HANEKAMP JAMES & PATRICIA M
50-3N-27-1004-0124-0000	KELLEN THOMAS & KATHRYN REVOCABLE TRUST
50-3N-27-1004-0087-0000	KELLEY NICOLE REV TRUST
50-3N-27-1004-0280-0000	LENHART FREDERICK E & BEVERLY ANN
50-3N-27-1004-0086-0000	LEOHNER MARY JANE
50-3N-27-1004-0122-0000	LOVE MICHAEL C

50-3N-27-1004-0073-0000	MADDOX JOHN R JR 2016 AMENDED & RESTATED REV TRUST
50-3N-27-1004-0025-0000	MARCO SERGE F
50-3N-27-1004-0343-0000	MCKINNEY SHARON DEE
50-3N-27-1004-0135-0000	MEANEY MARTIN JOSEPH
50-3N-27-1004-0346-0000	MURRAY ROBERT JAMES & THERESA HEFNER
50-3N-27-1004-0139-0000	NAZZARO MARISE ANN
50-3N-27-1004-0344-0000	PEARSON BRENDA J
50-3N-27-1004-0072-0000	POSTON ANITA C
50-3N-27-1004-0317-0000	PRATT BRUCE C & KHRISTINE V
50-3N-27-1004-0285-0000	PYLES VIVIAN CAROLYN
50-3N-27-1004-0023-0000	RAMEAU DOMINIQUE
50-3N-27-1004-0120-0000	RUDOSKY CAROL ANN
50-3N-27-1004-0286-0000	RUTKOWSKI NANCY LEE
50-3N-27-1004-0118-0000	SCHMITZ BRIAN J
50-3N-27-1004-0085-0000	STEVENS KYLE & STACEY
50-3N-27-1004-0022-0000	TOBIN REVOCABLE LIVING TRUST
50-3N-27-1004-0121-0000	VERLEZZA DOMENIC M & GLORIA A
50-3N-27-1004-0305-0000	WESLEY RONALD P & LINDA K
50-3N-27-1004-0089-0000	WESNAK DIANE LIVING TRUST
44-2N-27-1003-0039-0000	ABUEG RALPH E B & KATRINA ELIZABETH
44-2N-27-1003-0108-0000	ALVERSON SAMUEL KENNEDY
44-2N-27-1000-0056-0000	BARKER RYAN & CHANLI ALEXIS
44-2N-27-1003-0001-0000	BOERUM CHRISTOPHER MARK
44-2N-27-1003-0119-0000	BOUDREAUX LABARRON JAMES
44-2N-27-1003-0088-0000	BRADFIELD PATRICK A & YONG S
44-2N-27-1000-0010-0000	BRADLEY CHRISTINA & DENNIS JR
44-2N-27-1003-0114-0000	BRADLEY JIMMIE B & MARY G
44-2N-27-1000-0046-0000	BRAYTON RYAN WESLEY & JAMI MICHELLE
44-2N-27-1003-0118-0000	BRIDGES MICHAEL ANTHONY
44-2N-27-1000-0013-0000	BUNNEWITH DENISE P LVG TRUST
44-2N-27-1000-0039-0000	CARTER CANDICE N
44-2N-27-1003-0115-0000	CHAFIN JOHN STEVEN & JENNIFER APRIL
44-2N-27-1003-0105-0000	COCHIUS LEWIS &
44-2N-27-1003-0117-0000	COOPER ALEXZANDREA
44-2N-27-1000-0050-0000	COPPER JULIE EST
44-2N-27-1000-0041-0000	CRUBAUGH JULIE F
44-2N-27-1000-0040-0000	DAVIS MICHAEL LEE & CARLA PRESCOTT
44-2N-27-1000-0054-0000	DROST GUY M JR
44-2N-27-1003-0021-0000	DUFRESNE JONATHAN LOUIS &
44-2N-27-1000-0022-0000	FINK RAYMOND P & MARIBETH
44-2N-27-1000-0052-0000	FITZMAURICE SEAN & JULIA
44-2N-27-1003-0085-0000	FLOYD JAMES N JR &
44-2N-27-1003-0110-0000	FORREST FAMILY REVOCABLE LIVING TRUST
44-2N-27-1003-0084-0000	FOSTER ROBIN MARIE
44-2N-27-1000-0049-0000	FRANK CHRISTOPHER S & CAROLE A
44-2N-27-1003-0014-0000	GRAVES RICHARD A & LETICIA
44-2N-27-1000-0051-0000	HARBISON DARCIE BRAE

44-2N-27-1000-0020-0000	HARBISON RYAN P
44-2N-27-1003-0004-0000	HARRELL DONALD J & KAREN E
44-2N-27-1000-0044-0000	HARRIS JONATHAN R & BRITTANY M
44-2N-27-1000-0055-0000	HEAD HORACE HILORY & JENNIFER FENNEL
44-2N-27-1000-0004-0000	HENDRIX CINDY E
44-2N-27-1003-0106-0000	HINCHLIFFE BENJAMIN IAN
44-2N-27-1000-0021-0000	HOLLAND BRENDA S & DONALD HAROLD
44-2N-27-1000-0014-0000	HUANG YU HUA
44-2N-27-1003-0038-0000	JESSEE SARA C & SCOTT MICHAEL
44-2N-27-1003-0086-0000	JOCHUMSEN TAYLOR R & MORGAN MIXON
44-2N-27-1003-0041-0000	JOLDERSMA LETA A
44-2N-27-1003-0005-0000	JONES DOUGLAS ANDREW ET AL
44-2N-27-1003-0017-0000	KABALEN BRUCE D & PAMELA H
44-2N-27-1003-0109-0000	KALLUSCH KATHERINE ELIZABETH
44-2N-27-1003-0116-0000	KEMLER JACOB
44-2N-27-1003-0013-0000	LAY GARRETT W & JASMINE E
44-2N-27-1000-0011-0000	LEE DAVID DEAN & CLARA MICHELE
44-2N-27-1003-0107-0000	LIBERTY DOUGLAS K & DEBRA M
44-2N-27-1000-0012-0000	LINDVA ISABELL C &
44-2N-27-1000-0045-0000	LONG EDWARD W & FAYE G
44-2N-27-1000-0007-0000	MACE RANDY K & JOE ANN
44-2N-27-1003-0042-0000	MATNER JAMIE M & RICHARD R
44-2N-27-1003-0087-0000	MILLS BENJAMIN T & RACHEL ELIZABETH
44-2N-27-1003-0006-0000	MONTANEZ ELISEO &
44-2N-27-1003-0089-0000	MORRISON MARCELLA THERESA
44-2N-27-1003-0002-0000	NOBLE BRIAN JAMES & ALINE T
44-2N-27-1000-0042-0000	OTT ANDREW J
44-2N-27-1003-0011-0000	PARRY JOHN ROGER & SUSAN SALE
44-2N-27-1003-0012-0000	PRICE BRYAN C & ALEXA L
44-2N-27-1003-0040-0000	ROJAS CHRISTOPHER K & ALEXIS MICHELLE
44-2N-27-1000-0047-0000	SCHMAND KATHRYN M
44-2N-27-1003-0091-0000	SCOTT BETH LAURIE
44-2N-27-1003-0090-0000	SHELDON TODD M & PENNY L
44-2N-27-1003-0018-0000	SLAUGENHAUPT SCOTT & GABRIELLE L
44-2N-27-1000-0043-0000	SPEARS JANICE ANN
44-2N-27-1003-0037-0000	SWEARINGEN TAYLOR
44-2N-27-1000-0057-0000	VAN DER LINDEN KAREL A & BALDWIN MARI-ELENA REV TRUST
44-2N-27-1000-0048-0000	VICKERS MATTHEW W & PAIGE R
44-2N-27-1000-0053-0000	WORTHAM CHARLES J & GLINDA D
44-2N-27-1003-0003-0000	WUERTH LORI ANN
44-2N-27-1000-0025-0000	DAVIS JOSHUA C & AMBER R
44-2N-27-1000-0015-0000	HALL NANCY R L/E
50-3N-27-1004-0109-0000	ADAMS JOHN EARL & SUSAN UNKLE
50-3N-27-1004-0351-0000	ALIKONIS JOANNA
50-3N-27-1004-0228-0000	ANDERSON TIMOTHY MARSHALL & JULIE DORIS
50-3N-27-1004-0143-0000	BACHELLER KEVIN & GINGER ANN
50-3N-27-1004-0152-0000	BELKONEN ALAN & SANDRA A

50-3N-27-1004-0151-0000	BELLAIR PETER JOSEPH & JANET M
50-3N-27-1004-0128-0000	BLACK ROBERT HENRY JR
50-3N-27-1004-0259-0000	BOWEN DARELL WAYNE & SHERRY L
50-3N-27-1004-0103-0000	BREY KAREN CLAY & KEVIN YORK
50-3N-27-1004-0130-0000	CARNEY REVOCABLE TRUST
50-3N-27-1004-0107-0000	CIALDELLA JOSEPH
50-3N-27-1004-0147-0000	DANNEMANN FAMILY TRUST
50-3N-27-1004-0156-0000	DAVIES SHARON KAY
50-3N-27-1004-0104-0000	DAVIS FAMILY LIVING TRUST
50-3N-27-1004-0362-0000	DAVIS SYLVIA HOWARD & JOHNNY LEE
50-3N-27-1004-0149-0000	DEAM JIM MICHAEL & DEBORAH CHANDLER
50-3N-27-1004-0225-0000	DEAN-GRAVELY TRUST
50-3N-27-1004-0146-0000	DELVO KEN & LAEL
50-3N-27-1004-0099-0000	DEVINE JAMES & ELAYNE DEMETREON LIVING TRUST
50-3N-27-1004-0226-0000	DICKSTEIN RICHARD J
50-3N-27-1004-0125-0000	DUBAS CHARLES GERARD SR & JANE ANN
50-3N-27-1004-0256-0000	DWYER JOSEPH FRANCIS
50-3N-27-1004-0106-0000	ECHARD FAMILY LIVING TRUST
50-3N-27-1004-0148-0000	EIDE JAN TUMER & GERALD TUMER
50-3N-27-1004-0241-0000	ENGELHART FERDINAND KARL & RUTHANNE TRUST
50-3N-27-1004-0110-0000	ESCOBEDO JANET
50-3N-27-1004-0113-0000	GITTER ANDREW W & SANDRA J LIVING TRUST
50-3N-27-1004-0252-0000	GORDON EUGENIA & BRIAN
50-3N-27-1004-0352-0000	GRAESE LIVING TRUST
50-3N-27-1004-0116-0000	HARRISON CONNOR LYNN
50-3N-27-1004-0364-0000	HOGAN KENNETH HARVEY & DEBRA LYNNE
50-3N-27-1004-0108-0000	HOLLOWAY DELOISE L
50-3N-27-1004-0353-0000	KAHOUN FRED CHARLES & JOAN MCATEE
50-3N-27-1004-0114-0000	KENNEY JUDITH
50-3N-27-1004-0250-0000	KNIPPEL JOHN & BEVERLY
50-3N-27-1004-0153-0000	LAM TONYA
50-3N-27-1004-0129-0000	LEISTIKO FRED A & CONSTANCE L
50-3N-27-1004-0111-0000	LOTTE VAJDA TRUST
50-3N-27-1004-0098-0000	MAXEY MARILYN JOAN REACH
50-3N-27-1004-0227-0000	MCCARTT MARK JULIE TRUST
50-3N-27-1004-0154-0000	MCLAUGHLIN JAMES F & DIANE K
50-3N-27-1004-0105-0000	MILANA SUSAN L & PAUL F
50-3N-27-1004-0115-0000	MILLER PAUL
50-3N-27-1004-0257-0000	MOHL LYNN F & DANIEL M
50-3N-27-1004-0126-0000	MUNRO HAROLD R
50-3N-27-1004-0131-0000	PALMER SAMUEL COPELAND & AMY
50-3N-27-1004-0363-0000	PANNO JULIO & DONNA
50-3N-27-1004-0134-0000	PARKER JAMES DAVID & LINDA L
50-3N-27-1004-0248-0000	POFF LISA BANNER LIVING TRUST
50-3N-27-1004-0127-0000	POGUE SANDY WAYNE & JANET RENEE
50-3N-27-1004-0142-0000	POOR LIVING TRUST
50-3N-27-1004-0239-0000	PROSZKOW ALEXANDER JAMES & TATIANA

50-3N-27-1004-0350-0000	ROECKNER RICHARD G TRUST
50-3N-27-1004-0255-0000	ROMEO GEORGEANNE E
50-3N-27-1004-0354-0000	SCHUNDER FAMILY TRUST
50-3N-27-1004-0355-0000	SHINKLE ROBERT L II & CONNIE SUE L/E
50-3N-27-1004-0100-0000	SINCLAIR ALLEN D
50-3N-27-1004-0356-0000	SMITH CHERYL FAY L/E
50-3N-27-1004-0101-0000	SMITH MELISSA J LIVING TRUST
50-3N-27-1004-0144-0000	STEPHENSON DWIGHT F & SUSAN MATTHEWS
50-3N-27-1004-0145-0000	STYKA TIMOTHY & CHANIN M
50-3N-27-1004-0112-0000	VANDERHOOF WAYNE T & DENISE J
50-3N-27-1004-0251-0000	WAHLIG FAMILY REVOCABLE LIVING TRUST
50-3N-27-1004-0254-0000	WAMPLER ADELE & AARON
50-3N-27-1004-0150-0000	WHITE FAMILY TRUST
50-3N-27-1004-0102-0000	WILHELM DENNIS M & LINDA M
50-3N-27-1004-0360-0000	WOODWARD LINDA
50-3N-27-1004-0155-0000	ZELENSKI MICHAEL EDWARD
44-2N-27-1003-0185-0000	ACIEGO JON H & ELIZABETH G
44-2N-27-1003-0094-0000	ANGLIN LINDSEY C & MATTHEW M
44-2N-27-1003-0235-0000	APONTE ROSEMARY & RAYMOND F
44-2N-27-1000-0062-0000	ARMSTRONG MICHAEL S & KAREN
44-2N-27-1003-0218-0000	ARNOLD LIVING TRUST
44-2N-27-1003-0048-0000	AUGUSTIN JEAN ERNST
44-2N-27-1003-0096-0000	BAKER ANDREW T & EMILY W
44-2N-27-1003-0175-0000	BARDALES MARIA D P & IGOR IVAN
44-2N-27-1000-0066-0000	BARNACK JOSHUA & NICOLA LYN
44-2N-27-1003-0054-0000	BELL NICHOLAS J & MELISSA STURNEY
44-2N-27-1003-0202-0000	BELL VENTAVIOUS DEONTE & BIANCA ROCHELLE
44-2N-27-1003-0223-0000	BISHOP KYLE K
44-2N-27-1003-0186-0000	BLACK CHARLES &
44-2N-27-1003-0241-0000	BLANDINO PETER JR & CHRISTINE DORTA
44-2N-27-1003-0077-0000	BLANTON DARRELL G & SHARON H
44-2N-27-1003-0234-0000	BOGGS SANDRA K & JAMES A
44-2N-27-1003-0169-0000	BRIDGEMAN CHRIS T & PATRICIA A
44-2N-27-1003-0209-0000	BROWN JOSHUA C & REBECCA
44-2N-27-1003-0238-0000	BUCKALEW RYAN O & ANDREA M
44-2N-27-1003-0035-0000	BURKE MARTIN X & STEPHANIE CAROLYN
44-2N-27-1003-0214-0000	BUTLER KELLY E
44-2N-27-1003-0221-0000	BYRER ROBERT & PEGGY
44-2N-27-1000-0064-0000	CALINGO HOLLY JO & NOAH
44-2N-27-1003-0098-0000	CAMPBELL AMBER J
44-2N-27-1003-0113-0000	CANTU JOSEPH E JR & JENNIFER MARIE
44-2N-27-1003-0183-0000	CARLSON KEVIN & SHANNON
44-2N-27-1003-0229-0000	CARPENTER JARED
44-2N-27-1003-0019-0000	CAVE JOSHUAH VAUGHN & BRENDA CHRISTINE
44-2N-27-1003-0047-0000	CESSNA JUSTIN HOLLIS
44-2N-27-1003-0104-0000	CHEESE CHARLES ENTERTAINMENT
44-2N-27-1003-0173-0000	CHEN JIANQING

44-2N-27-1003-0236-0000	CLEXANDER BRYSON M &
44-2N-27-1003-0196-0000	COLLINS JOSHUA D & HALEY LYNN
44-2N-27-1003-0082-0000	CONNORS JOHN J & KAYLIN MAE
44-2N-27-1003-0212-0000	COOPER DEV N RAY
44-2N-27-1003-0177-0000	CRISS CONARD SCOTT & JAN MARIE
44-2N-27-1003-0031-0000	CROWE ERIN E & MICHAEL W
44-2N-27-1003-0228-0000	DACOSTA JOHN
44-2N-27-1003-0213-0000	DANGERFIELD LOURDES & MARIA
44-2N-27-1003-0242-0000	DEL HIERRO VEGA KAROLINA
44-2N-27-1003-0027-0000	DIFILIPPI MARY A
44-2N-27-1003-0028-0000	DOGAR NAEEM & ADEN IQBAL
44-2N-27-1003-0033-0000	DRAUGHN JUSTIN LANE & MAGEN A
44-2N-27-1003-0227-0000	DUFF DOMENIQUE
44-2N-27-1000-0070-0000	DUGAN NATHAN J & KATHARINE L
44-2N-27-1003-0193-0000	DUPUIS MATTHEW
44-2N-27-1000-0072-0000	FRANKEL STEPHEN M & STACEY LYN
44-2N-27-1003-0168-0000	FUDGE CARL M
44-2N-27-1003-0203-0000	GIBSON STEPHEN M & PATRICIA E
44-2N-27-1003-0192-0000	GREER MARK D & ROXY R
44-2N-27-1003-0194-0000	GRIFFIN CHRISTOPHER
44-2N-27-1003-0176-0000	GRIFFIN JAMES RYAN & APRIL HUYNH
44-2N-27-1000-0063-0000	GUNKEL RONALD & MARJORIE T
44-2N-27-1003-0232-0000	HALL TORIVIO LASAWN
44-2N-27-1000-0071-0000	HAWASHEM NASIM & NORMA LUCIA
44-2N-27-1003-0205-0000	HAZELWOOD BRIAN STEVEN & BRANDI MARSINO
44-2N-27-1003-0220-0000	HERNANDEZ RAFAEL
44-2N-27-1000-0068-0000	HIGGINS JUSTIN A & ALEXA L
44-2N-27-1003-0170-0000	HILL STEPHANIE LYNN
44-2N-27-1003-0095-0000	HUDGINS GREGORY ALTON & LISA A
44-2N-27-1003-0029-0000	HUNT GREGORY H & JENNA M
44-2N-27-1003-0225-0000	HUNTER KIRK R & VALERIE
44-2N-27-1003-0187-0000	IACCHETTA ANTHONY
44-2N-27-1003-0200-0000	JABOUR CAYCE GRIFFIN & KARL JASON IV
44-2N-27-1003-0195-0000	JACKSON MARIE XEFTERIS & ROBERT LEE
44-2N-27-1003-0179-0000	JETER AGNIESZKA
44-2N-27-1000-0058-0000	JEWELL JONATHAN R & DESTINEE LEE
44-2N-27-1003-0211-0000	JORGENSON DEREK & NICOLE
44-2N-27-1003-0240-0000	KALLUSCH KATHERINE E
44-2N-27-1003-0025-0000	KAPPARIS DENNIS DWAYNE
44-2N-27-1003-0057-0000	KELTNER HUNTER D & KAITLYN B
44-2N-27-1003-0058-0000	KESSLER NICHOLAS D & MEGAN D
44-2N-27-1003-0020-0000	KIMBALL WILLIAM S & NAOMI IVETTE
44-2N-27-1003-0022-0000	KLINGAMAN ROBERT S & SHANA DENA
44-2N-27-1003-0239-0000	KOSCIUSZKO COREY & MELISSA
44-2N-27-1003-0198-0000	LARA TODD & VANESSA
44-2N-27-1003-0051-0000	LEIBERT DAVID L & LAURA C
44-2N-27-1003-0055-0000	LEMMERMAN TIMOTHY F JR & SARAH ANN BANKER

44-2N-27-1003-0174-0000	LEMON NICOLE JEAN
44-2N-27-1003-0216-0000	LEON SILVIO G & ERICA NIGRO
44-2N-27-1003-0207-0000	LINDHOLM ERIN B & CARL JR
44-2N-27-1003-0066-0000	LIU HAI
44-2N-27-1003-0074-0000	LOCKE CLINT J & STEPHANIE MARIE
44-2N-27-1003-0206-0000	MACBETH SUMNER C
44-2N-27-1003-0226-0000	MACOMBER DANIEL & REBECCA
44-2N-27-1003-0073-0000	MAIER RICHARD H & DOLORES R
44-2N-27-1003-0036-0000	MANN CHANDLER A
44-2N-27-1003-0052-0000	MARKLE COREY ALAN &
44-2N-27-1003-0215-0000	MASIELLO PETER M & TAMMY LEE
44-2N-27-1003-0210-0000	MAY STEPHEN M
44-2N-27-1003-0032-0000	MCARTHUR FRANK E & TIFFANY
44-2N-27-1003-0121-0000	MCCANN DENNIS JOHN & JILLIAN E
44-2N-27-1000-0069-0000	MCCARTER JAMES B & KELLEY D
44-2N-27-1003-0024-0000	MCCORMICK DANIEL W & JAMILETTE
44-2N-27-1003-0188-0000	MEEGAN JANICE
44-2N-27-1003-0178-0000	MERRILL LEE SALVATORE
44-2N-27-1003-0191-0000	MINARCINE SCOTT EDWARD & ADRIENNE RAE MONDRAGON
44-2N-27-1003-0063-0000	MITCHELL MICHELLE K
44-2N-27-1003-0224-0000	NGUYEN TAI V & HOA T
44-2N-27-1003-0092-0000	PALMER JACK K JR & PATRICIA L
44-2N-27-1003-0247-0000	PATEL DEVIN
44-2N-27-1003-0246-0000	PATEL HARMISH
44-2N-27-1003-0181-0000	PERRY MATTHEW & HELEN
44-2N-27-1003-0056-0000	POPE SAMANTHA & APPLE JOE
44-2N-27-1000-0060-0000	POUNCEY TIFFANY
44-2N-27-1000-0065-0000	POWELL ANDREW & BROOKE E
44-2N-27-1003-0197-0000	PRICE KYLE ROBERT & ERICA JUNE
44-2N-27-1003-0201-0000	REAVES ERRILYN S & MARCUS
44-2N-27-1003-0099-0000	REGISTER SAMANTHA T & JAMAL D
44-2N-27-1003-0231-0000	RHODEN REMINGTON
44-2N-27-1003-0030-0000	RICHARDS BRETT A & VICTORIA E
44-2N-27-1003-0075-0000	RICHARDSON THERESA FAYE
44-2N-27-1003-0034-0000	RIVERS KEMISHA & DARVELLE K
44-2N-27-1003-0208-0000	ROMANO EDWARD & CONSTANCE
44-2N-27-1003-0180-0000	ROSS JONATHAN ANDREW & MEGAN N
44-2N-27-1003-0244-0000	RUEFENACHT ROGER MICHAEL & STEPHANIE NICOLE
44-2N-27-1003-0222-0000	SAMS WILLIAM A &
44-2N-27-1003-0182-0000	SCHULT NATHAN D & EMILY A
44-2N-27-1003-0189-0000	SHAFFER JOHN C
44-2N-27-1003-0026-0000	SMITH GREGORY JOHN & CHRISTIANNE REV TRUST
44-2N-27-1003-0120-0000	SPILSBURY EDGARDO & MEGAN
44-2N-27-1003-0217-0000	STUDDARD AARON
44-2N-27-1003-0166-0000	TASKER HOLLY L
44-2N-27-1003-0064-0000	TAYLOR JEREMY W & AMY E
44-2N-27-1003-0067-0000	TEAL JESSE EDWARD & TARA L

44-2N-27-1003-0245-0000	THE FLORIDA WILDLIGHT LAND TRUST OF KALLIOPE BARLIS
44-2N-27-1003-0190-0000	THOMAS ROCK E & MELISSA
44-2N-27-1003-0015-0000	THOMPSON JASON M & ANDREA
44-2N-27-1003-0219-0000	TORRES EDWIN
44-2N-27-1003-0172-0000	UECHI JAMES M & SUZANNE P
44-2N-27-1003-0233-0000	WAKIM JOSEPH
44-2N-27-1003-0065-0000	WANG KAI & LILY
44-2N-27-1003-0204-0000	WEHBY ABRAHAM JASON SALEEM & MIKAELA MARISSA
44-2N-27-1003-0076-0000	WENK WILLIAM G & CHERIE R
44-2N-27-1003-0016-0000	WHITE MICHAEL CRAWFORD
44-2N-27-1003-0237-0000	WIFORD KYLE & BRITTANY
44-2N-27-1003-0050-0000	WILLIAMS PATRICK JEFFREY
44-2N-27-1003-0046-0000	WILLIAMS TIFFANY M & DOMINIC L
44-2N-27-1003-0171-0000	WILLIAMSON JOSHUA & LINDSAY
44-2N-27-1003-0184-0000	WILSON CHERYL MILLER & MARK LEONARD
44-2N-27-1003-0053-0000	WISE ROSS DAVIN & ASHELY CLAY
44-2N-27-1003-0167-0000	WOOD NATHAN & REBEKAH KRIEK
44-2N-27-1003-0093-0000	WOODS JAMES ALLEN JR
44-2N-27-1000-0059-0000	BEACH JAMES E JR & RACHEL J
44-2N-27-1000-0067-0000	HARBISON DENNIS & ROSANNE
44-2N-27-1000-0073-0000	STANLEY KEVIN T & DOMINIQUE MARIE
44-2N-27-1003-0049-0000	STOCKS MICHAEL Z JR & PAULA LOUISE
44-2N-27-1000-0061-0000	TATE KENNETH J & RENEE
50-3N-27-1004-0095-0000	ARNOLD HARRY SCOTT & KELENE A LONG
50-3N-27-1004-0168-0000	BAUM BERNARD REVOCABLE TRUST
50-3N-27-1004-0094-0000	BRUCKNER HOWARD L & CONSUELO
50-3N-27-1004-0159-0000	CRAIG ROBERT K & SHARON K
50-3N-27-1004-0165-0000	D'ALESSIO PAUL G & MARIE A
50-3N-27-1004-0195-0000	DOMENICK RONALD JOSEPH & DONNA M
50-3N-27-1004-0194-0000	HAZARD PATRICK
50-3N-27-1004-0166-0000	HENEFELD GEORGE PAUL & KAREN J
50-3N-27-1004-0096-0000	HOBBS SANDRA KAY & STEPHEN EARL
50-3N-27-1004-0219-0000	JURKOVICH GEORGE A JR & VANESSA R
50-3N-27-1004-0210-0000	KAYE CHARLES A & ELIZABETH S
50-3N-27-1004-0197-0000	KENNEDY SUSAN P REVOCABLE TRUST
50-3N-27-1004-0093-0000	KISSMAN ROBERT
50-3N-27-1004-0193-0000	KLEIN JOEL ANTHONY & PAMELA DEE
50-3N-27-1004-0173-0000	LANDON LISA & JAMES
50-3N-27-1004-0097-0000	LETHERT CHRISTOPHER M & APRIL JANE
50-3N-27-1004-0172-0000	LOPES JOEL R JR
50-3N-27-1004-0174-0000	MARTINEZ ALFARO HECTOR E
50-3N-27-1004-0186-0000	PANZERA MICHAEL J & MICHELE D
50-3N-27-1004-0092-0000	POTTS CR RAMSEY & JOELLE KETTERING
50-3N-27-1004-0161-0000	SABANAS-BYRNE SUZANNE T
50-3N-27-1004-0164-0000	SARNECKY JOHN & CATHY M
50-3N-27-1004-0160-0000	SERWE JOHN BARTHOL & MARIETTA B
50-3N-27-1004-0163-0000	SKISTIMAS JOHN J JR & ELIZABETH

50-3N-27-1004-0162-0000	SNYDER KEITH ALAN
50-3N-27-1004-0170-0000	SUNDT MARK R
50-3N-27-1004-0209-0000	TILKIN STEVE & NANCY REVOCABLE TRUST
50-3N-27-1004-0212-0000	UTZSCHNEIDER JOHN R
50-3N-27-1004-0169-0000	VOEGLIE CHRISTOPHER C & SHARON L
50-3N-27-1004-0167-0000	WILLIAMS KELLY
44-2N-27-1000-0078-0000	ARNDT MATTHEW D & MARGARET C
44-2N-27-1003-0137-0000	BEAN SIKETHA RENEE
44-2N-27-1003-0133-0000	BISHOP STEVEN
44-2N-27-1000-0080-0000	BOSWELL JONATHAN A & BOSWELL CRYSTAL A
44-2N-27-1000-0079-0000	COL STEPHEN & JULIANA
44-2N-27-1003-0127-0000	DAVIS DAVID & JAMZEE
44-2N-27-1000-0081-0000	DOOLIN-JUNCO SHANE M & MARY-KATHERINE
44-2N-27-1000-0074-0000	GIOVANNI RACHEL
44-2N-27-1003-0148-0000	GRIMES JOHN ALLEN & DENISE ANN
44-2N-27-1003-0123-0000	GRUBE JOSEPH CLIFFORD & LORI JEAN
44-2N-27-1003-0129-0000	HALBER MACIEJ STANISLAW
44-2N-27-1003-0140-0000	HEILMAN RYAN JAMES & KAREN LYNN
44-2N-27-1000-0083-0000	HOARE DENNIS L & SUSAN K
44-2N-27-1003-0135-0000	ISOLA DENISHA & JEMELL
44-2N-27-1003-0165-0000	JOHNSON TORI A & CURTIS MARCELLIOUS
44-2N-27-1003-0141-0000	JUSTICE JAMES LAVERNE & SHERRIE LOU
44-2N-27-1003-0139-0000	LIBY LIVING TRUST
44-2N-27-1000-0077-0000	LIU HAI
44-2N-27-1003-0136-0000	LUCIANO ANGELO JR
44-2N-27-1000-0084-0000	MCHUGH MARK D
44-2N-27-1003-0150-0000	PALLADINO KEVIN
44-2N-27-1003-0061-0000	RICH BRIAN & CHERYL
44-2N-27-1003-0100-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0125-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0126-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0130-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0143-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0145-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0146-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0153-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0154-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0155-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0156-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0157-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0159-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0160-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0161-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0162-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0163-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC
44-2N-27-1003-0124-0000	ROBERTS SCOTT A & TINA D
44-2N-27-1003-0152-0000	SHEPARD ANGELA & JOSHUA

44-2N-27-1000-0076-0000	SINGLETARY ARIC & SHANNON
44-2N-27-1000-0075-0000	SMALL JASON MICHAEL & SHELBY GRACE
44-2N-27-1003-0070-0000	SPRING DECLARATION OF TRUST
44-2N-27-1003-0164-0000	TAVA SIAOSI & LESIELI VEEHALA
44-2N-27-1003-0144-0000	THOMPSON WILLIAM FRANKLIN & TAMI LORRAINE
44-2N-27-1003-0132-0000	VACCARO DANIEL L & MELANIE
44-2N-27-1003-0128-0000	WILDES THOMAS W & CHRISTINA C
44-2N-27-1000-0082-0000	WILLETT STEVEN B & LOIS SCHERTZ
44-2N-27-1003-0069-0000	WILSON CHRISTINA MICHELLE
44-2N-27-1003-0158-0000	WRODA BRYAN T
44-2N-27-1003-0134-0000	YARBROUGH TIMOTHY & JAMIE
44-2N-27-1003-0079-0000	BROOKS JEFFREY W & ELIZABETH
44-2N-27-1003-0151-0000	CURTIN JOHN A & SAYURI T
44-2N-27-1003-0097-0000	FLAHARDY KELLY M & TAMORA G
44-2N-27-1003-0078-0000	FLEWELLING MATTHEW & PATRICIA
44-2N-27-1003-0071-0000	GLOVER CHRISTOPHER &
44-2N-27-1003-0102-0000	GREEN ROBERT W
44-2N-27-1003-0081-0000	HARVEY SHANE ANTHONY & MICHELENE CECILLIA
44-2N-27-1003-0101-0000	HILL JAMES R & LINDA A
44-2N-27-1003-0083-0000	HOLZMAN HENRY G & LORNA ADA
44-2N-27-1003-0138-0000	HOUSE WILLIAM E JR & DONNA
44-2N-27-1003-0060-0000	KRAMER HOLLY JEAN & JOSEPH
44-2N-27-1003-0131-0000	LALUMANDIER JAMES ALBERT & ROSE ELIZABETH
44-2N-27-1003-0072-0000	LOTT DWAYNE LYDELL & RENETTE CUMMINGS
44-2N-27-1003-0080-0000	MASEK DONALD & SUELLYN
44-2N-27-1003-0059-0000	RHODEN EARICE R JR & LEANNE E
44-2N-27-1003-0142-0000	SAULS MICHAEL CLIFFORD II & MELISSA L
44-2N-27-1003-0068-0000	SEIBERT ANDREW W & DANIELLE N
44-2N-27-1003-0149-0000	SMITH SHIRLEY A
44-2N-27-1003-0147-0000	STONE MARK ROBERT & MEGHAN BREE
44-2N-27-1003-0062-0000	WELLIVER DAWN C LIVING TRUST

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

THIS IS NOT A BILL – DO NOT PAY

July 29, 2024

VIA FIRST CLASS U.S. MAIL
XXX
XXX
XXX
PARCEL ID: XXX
UNIT TYPE: XXXX

RE: East Nassau Stewardship District
FY 2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE:	August 29, 2024
TIME:	10:00 a.m.
LOCATION:	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2025 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

Craig Wrathell
District Manager

EXHIBIT A

Summary of O&M Assessments – FY 2025

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **$1,803,134.51** in gross revenue.

2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, "**EAU/ERU**") basis for platted lots. Your property is classified as **5 acres** of **Wellness Center/Private School**.

3. **Schedule of O&M Assessments:**

O&M GF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.00	$15.89
Wellness Center/Private School	28 Acres	5.88	$93.43
SF 30'	26	1.00	$15.89
SF 45'	70	1.00	$15.89
SF 55'	151	1.00	$15.89
SF 70'	72	1.00	$15.89
Apartment	279	1.00	$15.89
MF 33'	179	1.00	$15.89
SF 40'	162	1.00	$15.89
SF 50'	276	1.00	$15.89
SF 65'	112	1.00	$15.89
MF Assisted Living	205	1.00	$15.89
MF Attached	300	1.00	$15.89
MF Detached	250	1.00	$15.89
Light Industrial & Distribution	1,500,000 Sq. Ft.	1.00	$15.89
Retail	20,000 Sq. Ft.	1.00	$15.89
Undeveloped Land - Wildlight	459.11 Acres	1.48	$23.45
Undeveloped Land - Raydient	15,531.25 Acres	1.94	$30.76
Undeveloped Land - Rayonier	58.84 Acres	1.94	$30.76

O&M SRF Assessments

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	$447.90
Wellness Center/Private School	28 Acres	5.88	$1,816.33
SF 30'	26	0.62	$191.52
SF 45'	70	0.87	$268.74
SF 55'	151	1.00	$308.90
SF 70'	72	1.28	$395.39
Apartment	279	0.52	$160.63
MF 33'	179	0.69	$213.14
SF 40'	162	0.91	$281.10
SF 50'	276	1.00	$308.90
SF 65'	112	1.20	$370.68
MF Assisted Living	205	0.69	$213.14
MF Attached	300	0.63	$194.61
MF Detached	250	0.63	$194.61
Light Industrial & Distribution	1,500,000 Sq. Ft.	0.39	$117.88
Retail	20,000 Sq. Ft.	1.55	$471.54
Undeveloped Land - Wildlight	459.11 Acres	1.81	$560.64

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate"

authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
AA	**BB**	**CC**

5. **Collection.** By operation of law, each year's O&M Assessment constitutes a lien against the property levied on, just as do each year's property taxes. For FY 2025, the District intends to have the Nassau County ("**County**") Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PIN_DSP	Name	Name2
44-2N-27-1002-00P1-0040	SHANDS JACKSONVILLE FOUNDATION	
44-2N-27-1002-00P1-0030	FELIPE J ESTEVEZ BISHOP OF DIOCESE OF ST AUGUSTINE	
44-2N-27-1115-0101-0000	EYPOD 2 LLC	
44-2N-27-1115-0102-0000	EYPOD 2 LLC	
44-2N-27-1115-0201-0000	SS NASSAU LLC	
44-2N-27-1115-0202-0000	SS NASSAU LLC	
44-2N-27-1115-0301-0000	SBC FINANCIAL LLC	
44-2N-27-1115-0302-0000	FELLOWSHIP WL OFFICE LLC	
44-2N-27-1115-0303-0000	COLLIER INVESTMENTS VI LLC	
44-2N-27-1115-0401-0000	SS NASSAU LLC	
44-2N-27-1115-0402-0000	SS NASSAU LLC	
44-2N-27-1115-0403-0000	SS NASSAU LLC	
44-2N-27-1115-0501-0000	SS NASSAU LLC	
44-2N-27-1115-0502-0000	SS NASSAU LLC	
44-2N-27-1115-0503-0000	SS NASSAU LLC	
44-2N-27-1115-0601-0000	SAY FELLER LLC	
44-2N-27-1115-0602-0000	SAY FELLER LLC	
44-2N-27-1115-0603-0000	SAY FELLER LLC	
06-2N-27-0000-0001-0040	SS STORAGE LLC	
44-2N-27-0000-0001-0390	UNIVERSITY OF FLORIDA JACKSONVILLE PHYS INC	
44-2N-27-0000-0001-0410	LOW COUNTRY LAND TRUST	PROPERTY MANAGMENT SUPPORT INC
44-2N-27-0000-0002-0040	THE CHURCH OF ELEVEN22 INC	
44-2N-27-1000-00TB-0010	JKM IMPACT WILDLIGHT LLC	
44-2N-27-1000-00TC-0010	WAWA FLORIDA LLC	
44-2N-27-1000-00TD-0010	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TD-0020	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TD-0030	PRD REAL ESTATE 2 LLC	
44-2N-27-1000-00TD-0040	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TD-0050	WTC NORTH SBRC LLC	WTC NORTH DGS LLC
44-2N-27-1000-00TE-0010	BWS COMMERCIAL HOLDINGS LLC	
44-2N-27-1000-00TH-0000	FIRST FEDERAL BANK OF FLORIDA	
44-2N-27-1000-00TI-0000	EIG14T RCCC 230 FL YULEE LLC	
44-2N-27-1960-0001-0000	RAYONIER OPERATING COMPANY LLC	
44-2N-27-1960-0002-0000	FLORIDA PUBLIC UTILITIES CO	
44-2N-27-1000-00TA-0000	RAS WILDLIGHT OWNER LLC &	ZE 77TH WILDLIGHT LLC
44-2N-27-1004-04B2-0000	FELLOWSHIP WL LLC	
50-3N-27-1005-05A1-0000	HAMLET AT WL LLC	
50-3N-27-1008-0001-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0002-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0003-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0004-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0005-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0006-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0007-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0008-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0009-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0010-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0011-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0012-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0013-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0014-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0015-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0016-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0017-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0018-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0019-0000	HAMLET AT WILDLIGHT LLC	
50-3N-27-1008-0020-0000	HAMLET AT WILDLIGHT LLC	

50-3N-27-1008-0021-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0022-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0023-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0024-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0025-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1008-0026-0000	HAMLET AT WILDLIGHT LLC
50-3N-27-1005-05B2-0000	EXCHANGE WILDLIGHT APRTMENTS LLC
50-3N-27-1006-000E-0000	WILDLIGHT LLC
50-3N-27-1006-000A-0000	YULEE INDUSTRIAL LAND 1 LLC
50-3N-27-1006-000B-0000	YUL1 LLC
50-3N-27-1006-000C-0010	YULEE INDUSTRIAL LAND 1 LLC
50-3N-27-1006-000C-0000	YULEE INDUSTRIAL LAND 1 LLC
	PULTE HOME COMPANY LLC
	PULTE HOME COMPANY LLC
	WILDLIGHT LLC
	RAYONIER FOREST RESOURCES LP
	RAYDIENT LLC DBA RAYDIENT

EAST NASSAU
STEWARDSHIP DISTRICT

6C

RESOLUTION 2024-43
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Nassau County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"FY 2025"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statute*s, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be

collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on October 1, 2024 provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than April 1, 2025.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on in full on October 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2024, 25% due no later than February 1, 2025, and 25% due no later than April 1, 2025.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect 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 special 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of September, 2024.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

EAST NASSAU STEWARDSHIP DISTRICT

7

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2025

[DETAILED SPECIFIC AREA PLAN #2: PDP #4 SPECIAL REVENUE FUND BUDGET]

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

East Nassau Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2017-206, *Laws of Florida*, ("**District**"), and is located in Nassau County, Florida ("**County**"), and

Wildlight LLC, a Delaware limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer,**" and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement .

RECITALS

WHEREAS, pursuant to Chapter 2017-206, *Laws of Florida*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District adopted its FY 2025 operations and maintenance budgets including the Detailed Specific Area Plan #2: PDP #4 Special Revenue Fund Budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying certain assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

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

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer's consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total Budget in the event that actual expenses are less than the projected Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the DSAP 2/PDP 4 Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

   a. *Contractual Lien.* The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.
   b. *Enforcement Action.* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
   c. *Uniform Method; Direct.* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. 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.

5. **AUTHORIZATION.** 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 of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

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

8. **ENFORCEMENT.** In the event that any party 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 all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein 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.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

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

Attest:

East Nassau Stewardship District

_____
Secretary/Assistant Secretary

_____
By: _____
Its: _____

Wildlight LLC,
a Delaware limited liability company

_____
Witness

_____
By: _____
Its: _____

EXHIBIT A: FY 2025 DSAP 2/PDP 4 Budget

EAST NASSAU STEWARDSHIP DISTRICT

8

RESOLUTION 2024-44

A RESOLUTION OF THE EAST NASSAU STEWARDSHIP DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the East Nassau Stewardship District("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida ("Act") and Chapter 189, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Nassau County.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of September, 2024.

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A

EAST NASSAU STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 17, 2024	**Regular Meeting**	**10:00 AM**
November 5, 2024	**Landowners' Meeting**	**10:00 AM**
November 21, 2024	**Regular Meeting**	**10:00 AM**
December 19, 2024	**Regular Meeting**	**12:00 PM**
January 16, 2025	**Regular Meeting**	**10:00 AM**
February 20, 2025	**Regular Meeting**	**10:00 AM**
March 20, 2025	**Regular Meeting**	**10:00 AM**
April 17, 2025	**Regular Meeting**	**10:00 AM**
May 15, 2025	**Regular Meeting**	**10:00 AM**
June 19, 2025	**Regular Meeting**	**10:00 AM**
July 17, 2025	**Regular Meeting**	**10:00 AM**
August 21, 2025	**Regular Meeting**	**10:00 AM**
September 18, 2025	**Regular Meeting**	**10:00 AM**

NOTE: June 19, 2025 is Juneteenth Holiday

EAST NASSAU
STEWARDSHIP DISTRICT

9A

BILL OF SALE

[GENERAL TRACT DESCRIPTION] TRACTS AND RELATED IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS, on this ___ day of _____ 20[__], that [Builder Entity], a [State of incorporation and type of entity], with a mailing address of [Address] (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 (i) it is the lawful owner of the above-described real property and assets; ~~that~~ (ii) said real property and assets are free from all liens and encumbrances; ~~that~~ (iii) Seller has good right to sell said real property and assets; ~~that~~ (iv) all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the real property and assets have been paid in full; (v) Seller hereby warrants and/or guarantees to the District that the (a) the Improvements will be free from defects of materials and workmanship for a period of one (1) year from the date of the acceptance by the District and the Seller agrees that it will, at its own expense, repair and replace all materials or installations which violate the covenants herein contained; this Seller's warranty and guarantee is in addition to any contractual guarantees and warranties relating to the Improvements, if any, which the Seller also herby conveys to the District; and ~~that~~ (vi) 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.~~;~~

Notwithstanding (v) above, Seller represents that, without independent investigation, it has no knowledge of any defects in the Improvements, and hereby assigns, transfers, and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of

indemnification; and by execution of this document, the Seller affirmatively represents that it has the contractual right, consent, and lawful authority to any and all forms to take this action in this document in this form.

Nothing herein shall be construed as a waiver of Grantee's limitations on liability provided in section 768.28, Florida Statutes.

[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:

[BUILDER ENTITY]
a [State of incorporation and type of entity]

_____

Print Name:_____

_____
By: [Name]
Its: [Position]

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20[__], by [Name], as [Position] of [Builder Entity], a [State of incorporation and type of entity], on behalf of company.

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

[notary seal]

EXHIBIT A

[description of improvements & legal description; include work product, if applicable]

EAST NASSAU
STEWARDSHIP DISTRICT

10

RESOLUTION 2024-45

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT ADOPTING A POLICY REGARDING TRESPASSING; PROVIDING TRESPASS ENFORCEMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF A LETTER REGARDING THE SAME; DESIGNATING DISTRICT REPRESENTATIVES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (the "**District**") is a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District owns and maintains various improvements including but not limited to stormwater ponds, roadways, common areas, open spaces, and other recreational and public improvements that are located within the boundaries of the District (collectively, "**District Property**"); and

WHEREAS, in order to protect the District Property and to prevent use of same without authorization or in a manner inconsistent with the District's policies that govern the use of such District Property, the District finds that it is in the best interests of the District and its residents and landowners to secure the assistance of the Nassau County Sheriff's Office or such other law enforcement agencies as may be available, to prevent trespassing on District Property; and

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

SECTION 1. AUTHORITY REGARDING ENFORCEMENT OF TRESPASS LAWS. The Board hereby authorizes and requests that, in accordance with Chapter 810, Florida Statutes, the Nassau County Sheriff's Office and any other applicable law enforcement agencies issue trespass warnings, issue trespass citations, or take other necessary enforcement action as provided for by law with respect to any person using the District Property without authorization or in violation of the District policies, including but not limited to policies and rules governing the use of the District Property. Upon request, the District Manager provide a copy of applicable policies and rules to the requesting law enforcement agency.

SECTION 2. LETTER REGARDING TRESPASSING. The Board hereby authorizes and directs District staff to prepare and execute a letter to the Nassau County Sherriff's Office authorizing the enforcement of the laws regarding trespass within the District and enter into any agreements required by the Nassau County Sheriff's Office to enforce trespass on the District Property. The letter shall be substantially in the form attached as **Exhibit A**.

SECTION 3. DISTRICT REPRESENTATIVES. The Board hereby authorizes the District Manager, Board members, and District staff to act on behalf of the District with respect to the enforcement of the District's rules and policies, including, but not limited to, taking any actions necessary to the enforcement and/or prosecution of trespass violations in cooperation with and/or upon the applicable law enforcement agency's request for assistance on the District's behalf and pursuant to Florida law.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED on the 19th day of September, 2024.

ATTEST: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Trespass Letter

EXHIBIT A

[INSERT DISTRICT LETTERHEAD]

September __, 2024

Nassau County Sheriff's Office
[Insert Address]

Re: East Nassau Stewardship District Authorization of
Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

Please find attached the authorization of East Nassau Stewardship District ("District") to allow all law enforcement officers of the Nassau County Sheriff's Office to enforce trespass violations on property owned by the District as provided for in Sections 810.08 and 810.09, Florida Statutes.

Should you have any questions regarding this authorization, please contact me at Phone: (561) 571-0010 or Todd Haskett, Community Manager, at (904) 530-1559.

Sincerely,

Craig Wrathell
District Manager

Enclosure

Authorization of Law Enforcement Officers to Enforce Trespass

Property owners and lessees may provide law enforcement officers with written authorization to order trespassers to leave property if there is a threat to public safety or welfare. [FS: 810.08(3) and 810.09(3)]

Property Owner: East Nassau Stewardship District (Government Entity, Attn: Craig Wrathell, Telephone: (561) 571-0010) hereby authorizes any law enforcement officer with the Nassau County Sheriff's Office to act on behalf of the East Nassau Stewardship District, to enforce the provisions of Sections 810.08 and 810.09, Florida Statutes, which generally address trespass on a structure or property.

Pursuant to these statutes, the East Nassau Stewardship District authorizes your law enforcement officers to direct trespassers to leave the properties owned and maintained by the East Nassau Stewardship District when there is a threat to public safety or welfare. It should be further understood that the Board of Supervisors and its representatives and agents of the East Nassau Stewardship District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Signature and Title of Authorizing Person:

_____
Chair, Board of Supervisors
East Nassau Stewardship District

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of September __, 2024, by Mike Hahaj, Chair of the Board of Supervisors of the East Nassau Stewardship District, who ☐ is personally known to me or who ☐ has produced _____ as identification.

_____
Notary Public, State of Florida

Print Name:_____
Commission No.:_____
My Commission Expires: _____

EAST NASSAU
STEWARDSHIP DISTRICT

11

RESOLUTION NO. 2024-46

(PDP#4 SERIES 2024 PROJECT)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST NASSAU STEWARDSHIP DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION NO. 2024-27 TO AMEND CERTAIN PROVISIONS THEREOF RELATING TO THE CONDITIONS FOR THE ISSUANCE OF ITS (A) EAST NASSAU STEWARDSHIP DISTRICT (NASSAU COUNTY, FLORIDA) SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PDP#4 SERIES 2024 PROJECT) (THE "SERIES 2024 BONDS") AND/OR (B) EAST NASSAU STEWARDSHIP DISTRICT (NASSAU COUNTY, FLORIDA) BOND ANTICIPATION NOTES, SERIES 2024 (PDP#4 SERIES 2024 PROJECT) (THE "SERIES 2024 NOTES"); RATIFYING AND CONFIRMING ALL ACTIONS HERETOFORE OR HEREAFTER TAKEN OR DONE RELATING TO THE SALE OF THE SERIES 2024 BONDS AND/OR THE SERIES 2024 NOTES; PROVIDING FOR INCIDENTAL ACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, East Nassau Stewardship District (the "District") is an independent special district duly created, organized and existing pursuant to Chapter 2017-206, Laws of Florida, effective June 6, 2017 (the "Act"); and

WHEREAS, the District is authorized under the Act to provide, plan, implement, construct, maintain, and finance as a local government management entity its systems, facilities, services, improvements, infrastructure, and projects, and possesses financing powers to fund its management power over the long term and with sustained levels of high quality; and

WHEREAS, the District previously determined to undertake, in one or more stages, specific master improvements comprising the first phase of development in PDP#4 (the "Series 2024 Project"), as described in the East Nassau Stewardship District Supplemental Engineers Report for Preliminary Development Plan #4 Series 2024 Project, dated June 20, 2024, and summarized in Schedule I attached to the Original Delegation Resolution (as defined herein); and

WHEREAS, the Board of Supervisors of the District previously adopted Resolution No. 2024-27 (the "Original Delegation Resolution" and together with this Resolution, the "Amended Delegation Resolution") on June 20, 2024, authorizing the issuance of Series 2024 Bonds in an amount not to exceed $45,000,000 to finance a portion of the Series 2024 Project; and

WHEREAS, upon the recommendation of the Underwriter, the District now desires to amend and supplement the provisions of the Original Delegation Resolution to (i) increase the maximum principal amount of Series 2024 Bonds that can be issued pursuant to the Original Delegation Resolution from $45,000,000 to $65,000,000, (ii) authorize the issuance of the Series 2024 Notes as described herein, and (iii) provide general authorization to the Chair, in consultation with District staff and Underwriter, to determine the final structure of the financing program for Series 2024 Project consistent with the Amended Delegation Resolution, to provide the District

the flexibility in financing structure it needs in an uncertain economy to expeditiously proceed with the Series 2024 Project; and

WHEREAS, the Board has determined that it would be in the best interest of the landowners of the District for the District to issue its Series 2024 Bonds and/or the Series 2024 Notes for the purpose(s) of providing funds for a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2024 Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of East Nassau Stewardship District, as follows:

Section 1. **Defined Terms**. Any capitalized term used herein and not otherwise expressly defined herein shall have the meaning ascribed thereto in the Original Delegation Resolution and the Indenture.

Section 2. **Amendments to Section 1 of the Original Delegation Resolution**.

The heading for Section 1 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"**Authorization of Issuance of the Series 2024 Bonds and/or the Series 2024 Notes**."

Section 1 of the Original Delegation Resolution is hereby supplemented to include the following paragraphs:

"There are also hereby authorized and directed to be issued: the East Nassau Stewardship District (Nassau County, Florida) Bond Anticipation Notes, Series 2024 (the "Series 2024 Notes") in an aggregate principal amount not to exceed $65,000,000, together with other available funds of the District, including the Series 2024 Bonds, if any, for the purpose of providing funds to (i) pay a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2024 Project, (ii) fund a deposit to any reserve account in an amount that equals any applicable debt service reserve requirement, (iii) pay a portion of the interest coming due on the Series 2024 Notes, if any, and (iv) pay certain costs of issuance in respect of the Series 2024 Notes. The Series 2024 Notes shall be issued under and secured by the Indenture, as amended to reflect the structure of the Series 2024 Notes.

Further, the District reserves the option to issue (i) only the Series 2024 Bonds in the aggregate principal amount not to exceed $65,000,000, or (ii) only the Series 2024 Notes in the aggregate principal amount not to exceed $65,000,0000, or (iii) both the Series 2024 Bonds and the Series 2024 Notes together, in which case, in the aggregate principal amount not to exceed $65,000,000."

Section 3. **Amendments to Section 2 of the Original Delegation Resolution**.

The heading for Section 2 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"**Details of the Series 2024 Bonds and the Series 2024 Notes**."

Section 2 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The District hereby determines that the Series 2024 Bonds and/or the Series 2024 Notes shall mature in the amounts and at the times, shall bear interest at the rates, be redeemable at the redemption prices and as determined by the Chair of the Board (the "Chair") or any member of the Board designated by the Chair (a "Designated Member"), prior to sale of said Series 2024 Bonds and/or the Series 2024 Notes, respectively, all in a manner consistent with the requirements of the Authorizing Resolution and within the parameters set forth in Section 5 hereof."

Section 4. Amendments to Section 4 of the Original Delegation Resolution.

Section 4 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The Series 2024 Bonds and/or the Series 2024 Notes shall be sold by a negotiated sale to the Underwriter. It is hereby determined by the District that a negotiated sale of the Series 2024 Bonds and/or the Series 2024 Notes to the Underwriter will best effectuate the purposes of the Act, is in the best interests of the District and is necessitated by, in general, the characteristics of the issues and prevailing market conditions and specifically, the following additional reasons:

(i) because of the complexity of the financing structure of the Series 2024 Bonds and/or the Series 2024 Notes, including the pledge of Series 2024 Special Assessments as security for the Series 2024 Bonds and/or the Series 2024 Notes, it is desirable to sell the Series 2024 Bonds and/or the Series 2024 Notes pursuant to a negotiated sale so as to have underwriters involved from the outset of the financing to assist in these matters;

(ii) because of changing market conditions for tax-exempt bonds and the necessity of being able to adjust the terms of the Series 2024 Bonds and/or the Series 2024 Notes, it is in the best interests of the District to sell the Series 2024 Bonds and/or the Series 2024 Notes by a negotiated sale;

(iii) the Underwriter has participated in structuring the issuance of the Series 2024 Bonds and/or the Series 2024 Notes and can assist the District in attempting to obtain the most attractive financing for the District;

(iv) the Series 2024 Bonds and/or the Series 2024 Notes do not bear a credit rating and will be offered initially only to accredited investors within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder; and

(v) the District will not be adversely affected if the Series 2024 Bonds and/or the Series 2024 Notes are not sold pursuant to a competitive sale."

Section 5. Amendments to Section 5 of the Original Delegation Resolution.

Section 5(3) of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The aggregate principal amount of the Series 2024 Bonds shall not exceed $65,000,000."

Section 5(4) of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The Series 2024 Bonds shall have a final maturity not later than the maximum term allowed by Florida law, which is currently thirty (30) years of principal amortization or May 1, 2057; and"

Section 5 of the Original Delegation Resolution is hereby supplemented to include the parameters regarding the Series 2024 Notes as follows:

"(6) Any optional redemption of the Series 2024 Notes will be determined at pricing of the Series 2024 Notes;

(7) The interest rate on the Series 2024 Notes shall not exceed the maximum statutory rate (calculated under Section 215.84(3), Florida Statutes, as amended);

(8) The aggregate principal amount of the Series 2024 Notes shall not exceed $65,000,000;

(9) The Series 2024 Notes shall have a final maturity not later than May 1, 2030; and

(10) The price at which the Series 2024 Notes shall be sold to the Underwriter shall not be less than 98.0% of the aggregate face amount of the Series 2024 Notes, exclusive of original issue discount.

(11) the aggregate principal amount of the Series 2024 Bonds and the Series 2024 Notes, issued together, shall not exceed $65,000,000."

Section 6. Amendment to Section 13 of the Original Delegation Resolution. Section 13 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The Board hereby approves of changes to the Engineer's Report previously approved by the Board and also authorizes further revisions and supplements to the Engineer's Report with respect to the marketing and sale of the Series 2024 Bonds and/or the Series 2024 Notes relating to the Series 2024 Project. The Board authorizes further modifications and/or supplements to the Methodology Report previously approved by the Board to conform such report(s) to the marketing and sale of the Series 2024 Bonds and/or the Series 2024 Notes."

Section 7. Amendments to Section 15 of the Original Delegation Resolution.

Section 15 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The Chair, the Secretary and each member of the Board of Supervisors of the District and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, (i) any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2024 Bonds and/or the Series 2024 Notes including but not limited to supplemental indenture(s), (ii) any documents required in connection with implementation of a book-entry system of registration, and investment agreements relating to the investment of the proceeds of the Series 2024 Bonds and/or the Series 2024 Notes, (iii) any agreements in connection with maintaining the exclusion of interest on the Series 2024 Bonds and/or the Series 2024 Notes from gross income of the holders thereof; and (iv) any other financing documents as may be needed for the Series 2024 Bonds and/or the Series 2024 Notes, which documents were listed and initially approved in substantial form in the Original Delegation Resolution) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Amended Delegation Resolution, including changing the series designation or the dated date of any and all documents on behalf of the District which are necessary and desirable in connection with the issuance of the Series 2024 Bonds and/or the Series 2024 Notes. In the event that the Chair or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. Execution by the Chair or a Designated Member of such document shall be deemed to be conclusive evidence of approval of such document. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Amended Delegation Resolution and the issuance of the Series 2024 Bonds and/or the Series 2024 Notes, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved."

Section 8. **General Supplement to the Original Delegation Resolution**. Wherever applicable in the Original Delegation Resolution, the term Series 2024 Bonds is hereby amended and supplemented to refer to the "Series 2024 Bonds and/or the Series 2024 Notes".

Section 9. **Severability**. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 10. **Inconsistent Proceedings**. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 11. **Public Meetings**. It is hereby found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution and the consummation of the transactions contemplated by this Resolution were adopted in open meetings of the District, and that all deliberations of the District that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 12. **Ratification of Original Delegation Resolution**. Except to the extent previously modified and/or hereby modified, the Original Delegation Resolution of the District is hereby ratified, confirmed and approved in all respects.

Section 13. **Effective Date**. This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE FOLLOWS]

PASSED in Public Session of the Board of Supervisors of East Nassau Stewardship District, this 19th day of September, 2024.

EAST NASSAU STEWARDSHIP DISTRICT

Attest:

_____
Secretary, Board of Supervisors

_____
Chair, Board of Supervisors

EAST NASSAU
STEWARDSHIP DISTRICT

STAFF
REPORTS D

CCMC

Now this feels like home.®

September 11, 2024

East Nassau Stewardship District

RE: Operations Report – August 2024
57 Homegrown Avenue, Unit 303
Wildlight, FL 32097

Below, you will find a summary of operation items for August 2024. Please let me know if you have any questions.

GENERAL OPERATIONS/ADMINISTRATIVE

MAINTENANCE

- Ponds
  - Florida Waterways treated the ponds on 08/15, 08/16 & 08/23 for shoreline and floating weeds. Several ponds have shown an increase of algae which was discussed with the pond maintenance contractor. See Exhibit "A."

- Roadways
  - Speed hump located on Floco Ave adjacent to Daydream Ave was replaced on September 5th by the Everline Company. All other speed humps were inspected on August 26 with no issues noted.

- Boardwalks, Sidewalks & Trails
  - Staff completed the monthly inspections of all boardwalks, sidewalks, and trails. See Exhibit "B."

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

- Entrance Sign
  - The Crosstown entrance sign was reported to have several letters not illuminated at night. The sign vendor was called to repair it. Inspection of the signs found that each sign is working correctly.

LANDSCAPING

- Irrigation Inspections
  - The Greenery conducted irrigation inspections throughout the month of August. Multiple repairs were made associated with lateral line breaks, broken heads, and valve communication issues, as discussed in the weekly landscape meeting. The Greenery did not provide written inspection reports for the month of August.

- Landscape Maintenance
  - The Greenery performed routine landscape maintenance throughout the common areas. Roger Kintz, Todd Haskett, and Kyle from The Greenery completed weekly inspections of all areas, noting any deficiencies and providing a timeline for correcting them. A punch list of items is reviewed and updated weekly.
    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 – August 2024 Pond Maintenance Reports

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Wildlight

Customer ID: J19267

Field Biologist: Paul Mosteller and Adolfo Figueroa

Date of Visit: 8/15/2024

Weather: 88 °F High 25%

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11	12	20		
Algae															
Submersed Weeds										x					
Shoreline Grasses & Brush		x		x	x	x	x	x	x			x			
Floating Weeds		x	x			x	x	x							
Mosquito Larvicide															
Pond Dye															
Inspection	x										x		x		
Debris Removal															

Comments: Water lily was treated on ponds 2, 3, 6, 7, and 8. Shoreline grasses were treated on ponds 2, 4, 5, 6, 7, 8, 9, and 12. Submersed weeds were treated on pond 10. Ponds 1, 11, and 20 received inspections.

Carp Program
- ☐ Carp Observed
- ☑ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☑ Visible

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

Water Levels
- ☐ High
- ☑ Normal
- ☐ Low

Fish/Wildlife Observations
- ☑ Bass
- ☑ Bream
- ☐ Catfish
- ☐ Gambusia
- ☐ Anhinga
- ☐ Cormorant
- ☐ Egrets
- ☐ Herons
- ☑ Woodstork
- ☑ Ducks
- ☐ Osprey
- ☐ Ibis
- ☐ Turtles
- ☐ Snakes
- ☑ Alligator
- ☑ Frogs
- ☐ Other Species: _____

Native/Beneficial Vegetation Noted
- ☑ Arrowhead
- ☑ Cordgrass
- ☑ Bacopa
- ☑ Pickerelweed
- ☐ Bulrush
- ☑ Lily
- ☐ Golden Canna
- ☐ Spadderdock
- ☐ Lotus
- ☐ Chara
- ☐ Naiad
- ☐ Eelgrass
- ☐ Slender Spikerush
- ☐ Blue Flag Iris
- ☐ Bladderwort
- ☐ 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:	8/15/2024
Customer ID:	J19267	Weather:	88 °F High
Field Biologist:	Paul Mosteller and Adolfo Figueroa		25%

Pond 1

Pond 2

Pond 3

Pond 4

Pond 5

Pond 6

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:	8/15/2024
Customer ID:	J19267	Weather:	88 °F High
Field Biologist:	Paul Mosteller and Adolfo Figueroa		25%

Pond 7

Pond 8

Pond 9

Pond 10

Pond 11

Pond 12

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:	8/15/2024
Customer ID:	J19267	Weather:	88 °F High
Field Biologist:	Paul Mosteller and Adolfo Figueroa		25%

Pond 20

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: Paul Mosteller and Adolfo Figueroa

Date of Visit: 8/16/2024

Weather: 87 °F High

0%

Waterway and Ditch Treatments

Site	13	14	17	18	21										
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	x		x	x	x										
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal		x													

Comments: Shoreline grasses were sprayed on ponds 13, 17, 18, and 21. Trash was picked up from pond 14.

Carp Program
- ☐ Carp Observed
- ☑ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☑ Visible

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

Water Levels
- ☐ High
- ☑ Normal
- ☐ Low

Fish/Wildlife Observations
- ☑ Bass
- ☑ Bream
- ☐ Catfish
- ☐ Gambusia
- ☐ Anhinga
- ☐ Cormorant
- ☑ Egrets
- ☐ Herons
- ☐ Woodstork
- ☑ Ducks
- ☐ Osprey
- ☐ Ibis
- ☑ Turtles
- ☐ Snakes
- ☑ Alligator
- ☑ Frogs
- ☐ Other Species: _____

Native/Beneficial Vegetation Noted
- ☑ Arrowhead
- ☑ Cordgrass
- ☑ Bacopa
- ☑ Pickerelweed
- ☐ Bulrush
- ☑ Lily
- ☐ Golden Canna
- ☐ Spadderdock
- ☐ Lotus
- ☐ Chara
- ☐ Naiad
- ☐ Eelgrass
- ☐ Slender Spikerush
- ☐ Blue Flag Iris
- ☐ Bladderwort
- ☐ 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:	8/16/2024
Customer ID:	J19267	Weather:	87 °F High
Field Biologist:	Paul Mosteller and Adolfo Figueroa		0%

Pond 13

Pond 14

Pond 17

Pond 18

Pond 21

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: Paul Mosteller and Adolfo Figueroa

Date of Visit: 8/23/2024

Weather: 82 °F High 100%

Waterway and Ditch Treatments

Site	7	8	9	10	11	13	19	21							
Algae															
Submersed Weeds															
Shoreline Grasses & Brush							x								
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x	x	x	x	x	x		x							
Debris Removal															

Comments: The shoreline grasses were sprayed on pond 19, and then it began to thunderstom. We used the inclement weather as an opportunity to gauge the effectiveness of the treatments from the previous week.

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:	8/23/2024
Customer ID:	J19267	Weather:	82 °F High
Field Biologist:	Paul Mosteller and Adolfo Figueroa		100%

Pond 10

Pond 19

Pond 21

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”

Boardwalk & Trail Inspection Reports August 2024

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Wildlight Pioneer Park Docks.

Boardwalks

	OK			Notes
	Ok		Handrails are in good repair	Screw heads popping up. Corrected.
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

	OK			Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok			
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Dock behind St Clares

Boardwalks

	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

	OK			Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Foret Park . Founders Park Mobility Tr

Boardwalks

	OK			Notes
	OK		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
			Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Dock At Whistling Duck Inspection

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK			Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	
Location:	Dock At Coin Toss

Boardwalks

Needs Work				Notes
	OK		Handrails are in good repair	
	OK		No cracked or broken boards	
	OK		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok			
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Concrete Sidewalk Along ST RD 200 Inspection

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Concrete Sidewalk In Common Area Inspections.

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	OK		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	OK		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Wildlight Boardwalk Along ST RD 200

Boardwalks

Needs Work	OK	N/A		Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	In Progress		Surrounding vegetation clear of boardwalk	Some vegetation growing on handrails.

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Hike and Bike Blacktop Trails

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Issue	In Progress.	Surface material in good repair & free of trip hazards	Surface removed to investigate leak. Pending repairs.
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/11/2024
Inspector:	Roger Kintz
Location:	4/16/2024

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Issue	In Progress.	Surface material in good repair & free of trip hazards	Surface removed to investigate leak, pending repairs.
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/16/2024
Inspector:	Roger Kintz
Location:	Ponder Cr and Coin Toss Trail.

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

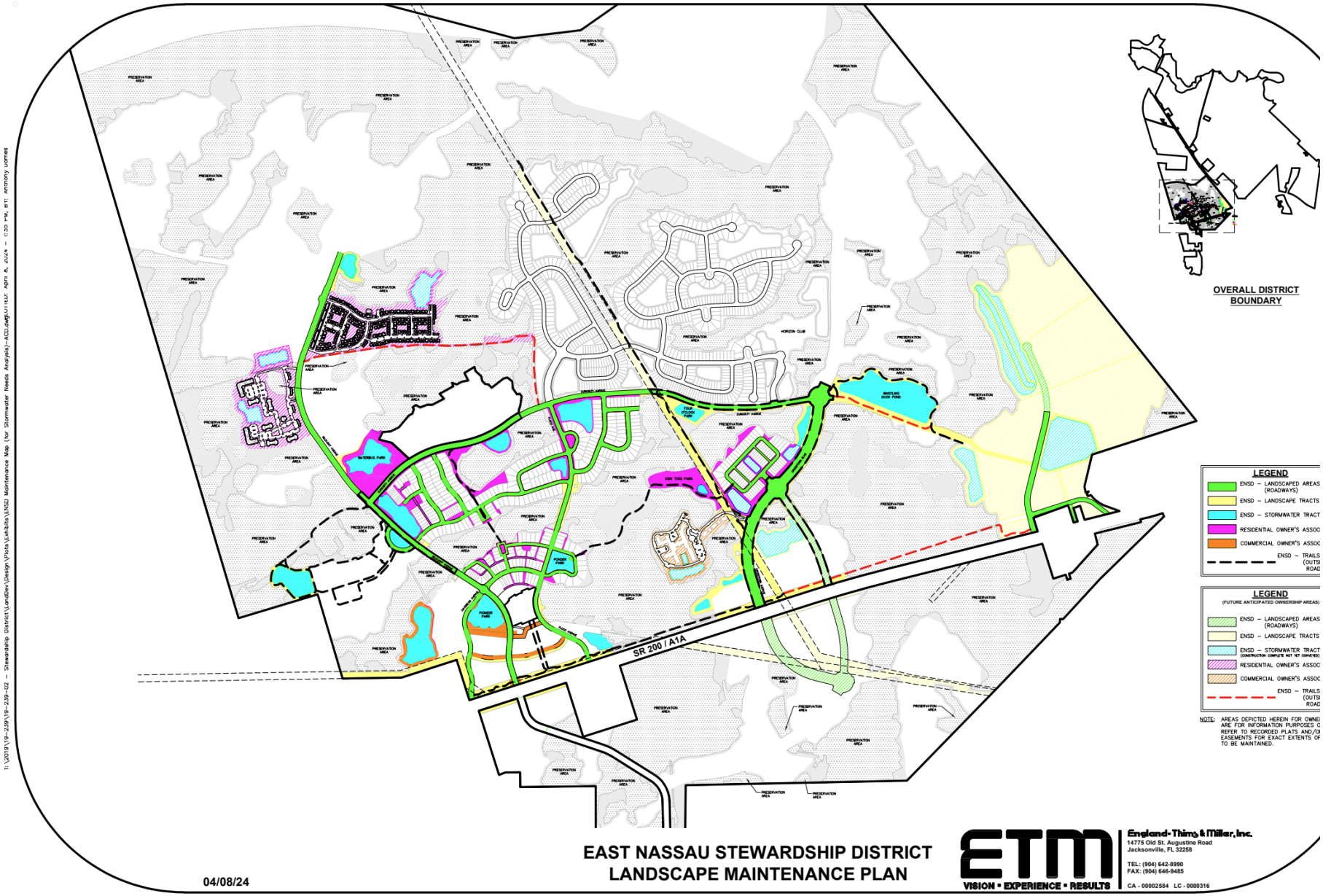
Needs Work	OK	N/A		Notes
	Issue	In Progress	Surface material in good repair & free of trip hazards	Errosion at boardwalk bulkhead
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

EXHIBIT “C”

The Greenery – August 2024 Landscape Maintenance Reports

Landscape Maintenance Schedule



Area	*Type*	*Requested Date*	*Description*	*Completion Date*	*Follow-Up*
Common Area	Irrigation	7.30.24	Lot of bubblers are stick up in the air. Need to resolve that		Will be worked on a weekly basis
Common Area	Enh\Warranty??	7.30.24	Need to add grasses at mobility trail under oak		Need to discuss 8.13.24
Common Area	Warranty?	7.30.24	Turf at Ponder Cir needs to be replaced		Need to discuss 8.13.24
Common Area	Maint\Weeds	7.30.24	Weeds in black top / cart path	8.12 \ Weekly	Bryan completed this section but others found, working on weekly
CommonArea	Enhancement	7.30.24	Top Dress areas along Curiosity		Proposal needed - revisit 8.13.24
CommonArea	Irrigation	7.30.24	Lids on boxes need to be checked	Weekly	Jeff/Kyle/Bryan
CommonArea	Maint/Weeds	7.30.24	Check bedding areas throughout property	Weekly	Crews/Bryan/Kyle
Townhomes	Enhancement	7.30.24	Propose turf along Homegrown & Daydream	In Progress	Kyle
Commercial	Enhancement	7.30.24	Propose new turf @ Skinners commercial	NC	Kyle - to discuss 8.8.24 in meeting
Common Area	Maint	8.12.24	Weeds in gravel path @ UofF	8.13.24	Kyle \ Bryan
Common Area	Maint	8.8.24	Dead palm along Wildlight Ave extension	8.12.24	Kyle
Common Area	Maint	8.8.24	Leaning pine tree in bedding area	8.14.24	Kyle \ Bryan
Common Area	Maint	8.8.24	Weeds in beds @ Cointoss	8.15.24	Every Dept.
Common Area	Maint	8.8.24	3 Trees leaning need to be staked up	8.15.24	Alex \ Bryan \ Crew
Common Area	Maint	8.8.24	Holes\Erosion in a few spots - use dirt by woodline	8.15.24	Alex \ Bryan \ Crew
Common Area	Maint	8.8.24	No more mowing of wildflowers @ Cointoss	8.15.24	Bryan\Crew\Kyle

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

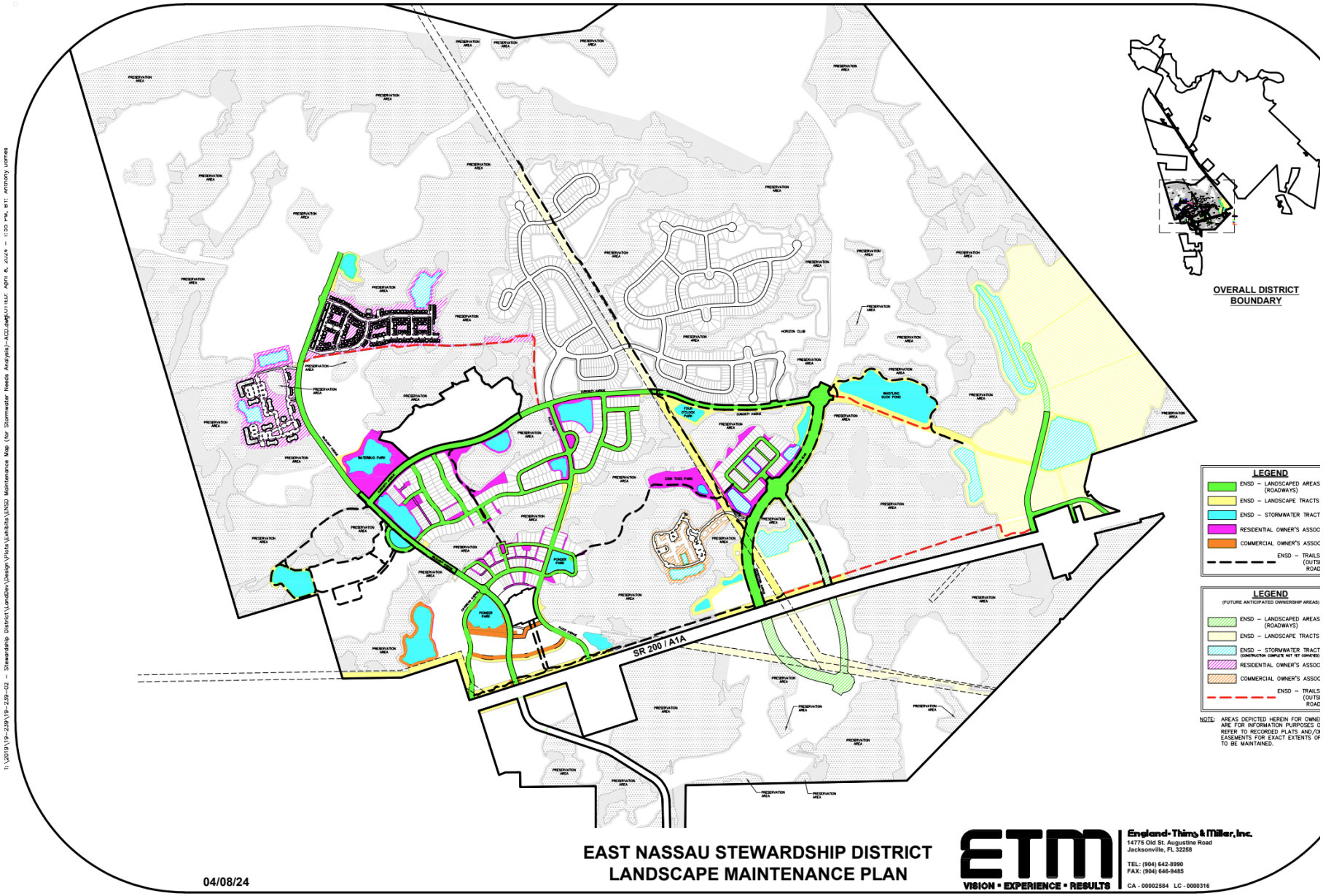
Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated $	Created Date	Complete Date	Lost Date
ESTIMATING							
	Forest Park	Grass count around pond	In Review				
	Buttonwood Park	Bed plantings	In Review				
	Sawgrass Park	Bed plantings	In Review				
	Crosstown	Plant additions	In Review				
DELIVERED							
	Boot Brush	Approved per C. Hill			7.23.24	8.12.24	
	Tinker Dr. Renovation	Delivered			8.12.24		
	Plant Installation @ Commercial Area	Delivered			8.8.24		
	Pallet of Sod	Approved per T. Haskell			7.30.24		
LOST							
	Trail Mowing/Maintenance						8.12.24

Cumulative List - Completed

Area	Description	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Townhomes	Weeds in gravel at Morning Ray	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Coin Toss park	
Common Area	Whistling duck beds by pond	
Townhomes	250 Wildlight - Remove dead shrubs	
Townhomes	250 Daydream - Fill in around irrigation repair	
Common Area	Waterbug walk ways - weeds and grasses cut off sidewalk	
Common Area	Dead palm fronds at pool	
Townhomes	Installs completed	
Common Area	Need to install moisture meter	
Common Area	Refresh playground mulch	
Townhomes	Checked several clocks and adjusted per Roger	
Common Area	Repair at cut asphalt path on Wildlife Ave	
Common Area	Commercial area	
Common Area	Dumpster area weed email	
Common Area	Cattails in bioswale by townhomes	
Common Area	Removal of weeds in bioswell	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Trim grasses back from curb lines behind Tastys	
Townhomes	Crack weeds	
Townhomes	Throughout beds	
Townhomes	Picked up clippings	
Common Area	Weeds in black top / cart path	
Common Area	Check turf at Ponder Cir monument sign	
Common Area	Missing Magnolia on Extension	
Common Area	2-wire on top of soil. Office condos	
Common Area	Lot of bubblers are stick up in the air. Need to resolve that	
Common Area	Dog Trot Park	
Common Area	Need to add grasses at mobility trail under oak	
Common Area	Turf at Ponder Cir needs to be replaced	
Common Area	Tree suckers down Floco	
Common Area	Trim grasses off of sidewalk at Publix berm	
Common Area	Publix berm	
Common Area	In tree rings along Floco and Homegrown	
Common Area	Need to install moisture meter	
Common Area	Refresh playground mulch	
Townhomes	Checked several clocks and adjusted per Roger	
Common Area	Repair at cut asphalt path on Wildlife Ave	
Common Area	Commercial area	
Common Area	Dumpster area weed email	

Common Area	Cattails in bioswale by townhomes	
Common Area	Removal of weeds in bioswell	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Trim grasses back from curb lines behind Tastys	
Townhomes	Crack weeds	
Townhomes	Throughout beds	
Townhomes	Picked up clippings	
Common Area	Weeds in black top / cart path	
Townhomes	Checked several clocks and adjusted per Roger	7.30.24
Common Area	Repair at cut asphalt path on Wildlife Ave	7.30.24
Common Area	Commercial area	7.30.24
Common Area	Dumpster area weed email	7.30.24
Common Area	Cattails in bioswale by townhomes	7.30.24
Common Area	Removal of weeds in bioswell	7.30.24

Landscape Maintenance Schedule



Area	Type	Requested Date	Description	Completion Date	Follow-Up
Common Area	Enh\Warranty??	7.30.24	Need to add grasses at mobility trail under oak		Need to discuss 8.27.24
CommonArea	Enhancement	7.30.24	Top Dress areas along Curiosity		Proposal needed - revisit 8.27.24
CommonArea	Irrigation	7.30.24	Lids on boxes need to be checked	Weekly	Jeff/Kyle/Bryan
CommonArea	Maint/Weeds	7.30.24	Check bedding areas throughout property	Weekly	Crews/Bryan/Kyle
Townhomes	Enhancement	7.30.24	Propose turf along Homegrown & Daydream	In Progress	Kyle
Commercial	Enhancement	7.30.24	Propose new turf @ Skinners commercial	NC	Kyle - to discuss 8.27.24
Commercial	Maint	8.20.24	Tree down behind Wawa	8.21.24	Kyle \ Bryan
Commercial	Maint	8.20.24	Weeds in the beds in commercial area	8.21.24	Larry
Common Area	Maint	8.20.24	Hole needs to be filled @ Floco \ Sawgrass		Larry \ Bryan\ Kyle
Common Area	Maint	8.20.24	Pine tree down @ Cointoss Park	8.21.24	Bryan \ Kyle
Common Area	Warranty	8.20.24	12 Junipers @ Cointoss Park need replacement	8.22.24	Larry \ Bryan \ Kyle
Common Area	Maint	8.20.24	Push back straw around pickle and basketball		Crew
Common Area	Maint	8.20.24	Crack weeds between Homegrown & Tinker	8.21.24	Larry
Commercial	Maint	8.20.24	Sucker growth in trees @ commercial offices		
Commercial	Maint	8.20.24	CrepeMyrtles need feet in commercial area	8.22.24	Kyle \ Bryan
Common Area	Maint	8.20.24	Weeds @ electrical transformer @ Wawa		Crew
Commercial	Maint	8.20.24	Vines @ dumpster area in commercial area	8.22.24	Kyle
Common Area	Maint	8.20.24	Palmetto Pl & Julep Park needs maint		Crew
Common Area	Maint	8.20.24	Dog park @ Cointoss Park needs fertilizer		Cory \ Bryan \ Larry \ Kyle
Common Area	Maint	8.20.24	Downed tree by playground @ Cointoss Park	8.21.24	Bryan \ Kyle

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

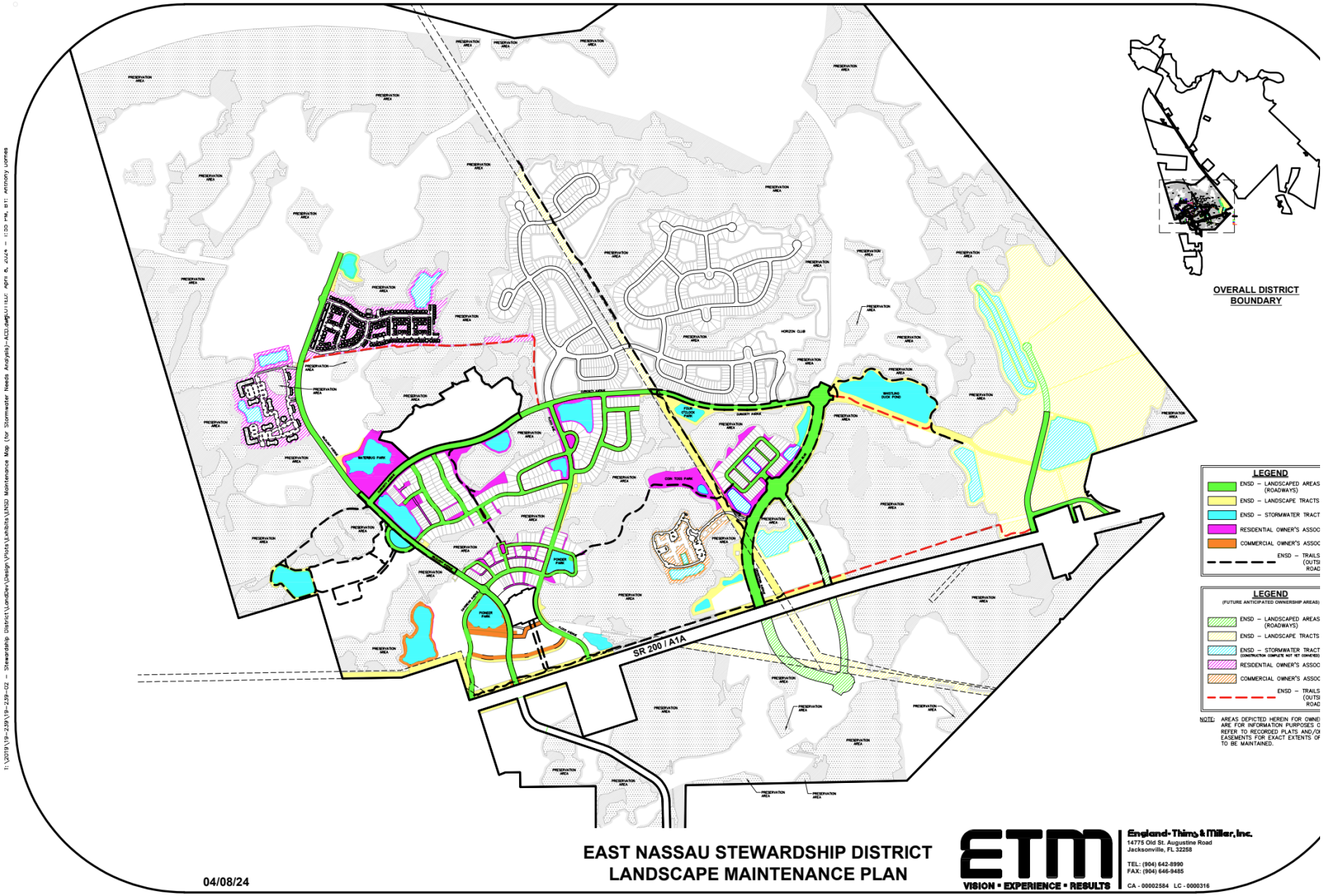
Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated $	Created Date	Complete Date	Lost Date
ESTIMATING							
	Forest Park	Grass count around pond	In Progress				
	Buttonwood Park	Bed plantings	In Progress				
	Sawgrass Park	Bed plantings	In Progress				
DELIVERED							
	Boot Brush	Approved per C. Hill			7.23.24	8.12.24	
	Tinker Dr. Renovation	Delivered			8.12.24		
	Plant Installation @ Commercial Area	Delivered			8.8.24		
	Pallet of Sod	Approved per T. Haskell			7.30.24		
LOST							
	Trail Mowing/Maintenance						8.12.24

Cumulative List - Completed

Area	Description	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Townhomes	Weeds in gravel at Morning Ray	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Coin Toss park	
Common Area	Whistling duck beds by pond	
Townhomes	250 Wildlight - Remove dead shrubs	
Townhomes	250 Daydream - Fill in around irrigation repair	
Common Area	Waterbug walk ways - weeds and grasses cut off sidewalk	
Common Area	Dead palm fronds at pool	
Townhomes	Installs completed	
Common Area	Need to install moisture meter	
Common Area	Refresh playground mulch	
Townhomes	Checked several clocks and adjusted per Roger	
Common Area	Repair at cut asphalt path on Wildlife Ave	
Common Area	Commercial area	
Common Area	Dumpster area weed email	
Common Area	Cattails in bioswale by townhomes	
Common Area	Removal of weeds in bioswell	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Trim grasses back from curb lines behind Tastys	
Townhomes	Crack weeds	
Townhomes	Throughout beds	
Townhomes	Picked up clippings	
Common Area	Weeds in black top / cart path	
Common Area	Check turf at Ponder Cir monument sign	
Common Area	Missing Magnolia on Extension	
Common Area	2-wire on top of soil. Office condos	
Common Area	Lot of bubblers are stick up in the air. Need to resolve that	
Common Area	Dog Trot Park	
Common Area	Need to add grasses at mobility trail under oak	
Common Area	Turf at Ponder Cir needs to be replaced	
Common Area	Tree suckers down Floco	
Common Area	Trim grasses off of sidewalk at Publix berm	
Common Area	Publix berm	
Common Area	In tree rings along Floco and Homegrown	
Common Area	Need to install moisture meter	
Common Area	Refresh playground mulch	
Townhomes	Checked several clocks and adjusted per Roger	
Common Area	Repair at cut asphalt path on Wildlife Ave	
Common Area	Commercial area	
Common Area	Dumpster area weed email	

Common Area	Cattails in bioswale by townhomes	
Common Area	Removal of weeds in bioswell	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Trim grasses back from curb lines behind Tastys	
Townhomes	Crack weeds	
Townhomes	Throughout beds	
Townhomes	Picked up clippings	
Common Area	Weeds in black top / cart path	
Townhomes	Checked several clocks and adjusted per Roger	7.30.24
Common Area	Repair at cut asphalt path on Wildlife Ave	7.30.24
Common Area	Commercial area	7.30.24
Common Area	Dumpster area weed email	7.30.24
Common Area	Cattails in bioswale by townhomes	7.30.24
Common Area	Removal of weeds in bioswell	7.30.24
Commercial	Tree down behind Wawa	8.20.24
Commercial	Weeds in the beds in commercial area	8.20.24
Common Area	Hole needs to be filled @ Floco \ Sawgrass	8.20.24
Common Area	Pine tree down @ Cointoss Park	8.20.24
Common Area	12 Junipers @ Cointoss Park need replacement	8.20.24
Common Area	Push back straw around pickle and basketball	8.20.24
Common Area	Crack weeds between Homegrown & Tinker	8.20.24
Commercial	Sucker growth in trees @ commercial offices	8.20.24
Commercial	CrepeMyrtles need feet in commercial area	8.20.24
Common Area	Weeds @ electrical transformer @ Wawa	8.20.24
Commercial	Vines @ dumpster area in commercial area	8.20.24
Common Area	Palmetto Pl & Julep Park needs maint	8.20.24
Common Area	Dog park @ Cointoss Park needs fertilizer	8.20.24
Common Area	Downed tree by playground @ Cointoss Park	8.20.24

Landscape Maintenance Schedule



Area	Type	Requested Date	Description	Completion Date	Follow-Up
Common Area	Enh\Warranty??	7.30.24	Need to add grasses at mobility trail under oak		Need to discuss 8.27.24
CommonArea	Enhancement	7.30.24	Top Dress areas along Curiosity		Proposal needed - revisit 8.27.24
CommonArea	Irrigation	7.30.24	Lids on boxes need to be checked	Weekly	Jeff/Kyle/Bryan
CommonArea	Maint/Weeds	7.30.24	Check bedding areas throughout property	Weekly	Crews/Bryan/Kyle
Townhomes	Enhancement	7.30.24	Propose turf along Homegrown & Daydream	In Progress	Kyle
Commercial	Enhancement	7.30.24	Propose new turf @ Skinners commercial	NC	Kyle - to discuss 8.27.24
Common Area	Maint	8.20.24	Hole needs to be filled @ Floco \ Sawgrass		Larry \ Bryan\ Kyle
Commercial	Maint	8.20.24	Sucker growth in trees @ commercial offices	In Progress	
Common Area	Maint	8.20.24	Dog park @ Cointoss Park needs fertilizer		Cory - getting scheduled
Common Area	Maint	8.27.24	Wildlight Ave. crack weeds & edging		Larry
Common Area	Maint	8.27.24	Homegrown to Floco to Daydream edging/crack weeds	8.27.24	Larry \ Bryan\ Kyle
Common Area	Maint	8.27.24	Weeds on/in drain		Larry \ Bryan\ Kyle
Common Area	Maint	8.27.24	Trash around edge of pond - IF POSSIBLE	Weekly \ As Needed	Crew
Commercial	Maint	8.27.24	Weeds around fountain skirting		Larry \ Bryan\ Kyle
Commercial	Maint	8.27.24	Treat bed weeds in commercial area		Crews/Bryan/Kyle
Commercial	Maint	8.27.24	Remove vine from Savannah Holly @ rear of sha de sail		Crews/Bryan/Kyle
Common Area	Maint	8.27.24	Mow pond behind bank area		Crews
Commercial	Maint	8.27.24	Tree @ Skinner commercial needs straightening		Bryan \ Kyle
Commercial	Maint	8.27.24	Weeds in Skinner commercial area		Larry \ Crews
Townhomes	Maint	8.27.24	Crack weeds in ally ways		Larry \ Crews
Commercial	Maint	8.27.24	Edge turf when servicing area	Weekly	Crews
Common area	Maint	8.27.24	Edge both sides along Tinker St.		Crews
Common Area	Mant	8.27.24	Weeds in electrical area across from Wawa	Weekly	Crews
Common Area	Maint	8.27.24	Crack weeds @ Homegrown, Floco, Daydream i n curbs and cracks	Weekly	Crews \ Larry
Common Area	Maint	8.27.24	Pond behind bank needs maintenance	As Needed	Crews \ Larry \ Bryan \ Kyle
Common Area	Maint	8.27.24	Clean out storm drain by Wawa	8.30.24	Bryan \ Kyle
Common Area	Maint	8.27.24	Weeds in entry island of Wildlight	8.29.24	Larry
Common Area	Maint	8.27.24	Publix beds need attention		Crews \ Larry \ Bryan \ Kyle
Common Area	Mant	8.27.24	Remove palm bracing along 200		Crews \ Larry \ Bryan \ Kyle
Irrigation	Irrig	8.27.24	2 broken heads @ Ponder Cir.	8.29.24	Jeff
Common Area	Maint	8.27.24	Crepe needs trimming@ Ponder Cir	8.30.24	Bryan \ Kyle
Enhancement	Enhancement	8.27.24	Sod replacement @ Ponder Cir	Sept.2-6th	Enh Division \ Alex
Irrigation	Irrig	8.27.24	Broken Irrig head on Morning Ray Park		Jeff
Common Area	Maint	8.27.24	Julep park ribbon crack weeds		Larry \ Bryan\ Kyle
Townhomes	Maint	8.27.24	Torpedo grass in tree rings		Cory \ Larry
Common Area	Maint	8.27.24	Dead pine tree @ game park	8.29.24	Bryan
Common Area	Maint	8.27.24	Fill dirt around irrigation valve box		Crews \ Larry \ Bryan \ Kyle
Common Area	Maint	8.27.24	Straighten tree along Curiosity bed		Bryan \ Kyle
Common Area	Maint	8.27.24	Turf runners growing through curbs on Curiosity		Bryan \ Kyle

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					
	Forest Park	Grass count around pond	In Progress				
	Buttonwood Park	Bed plantings	In Progress				
	Sawgrass Park	Bed plantings	In Progress				
		DELIVERED					
	Boot Brush	Approved per C. Hill			7.23.24	8.12.24	
	Tinker Dr. Renovation	Approved per T. Haskell			8.28.24		
	Plant Installation @ Commercial Area	Delivered			8.8.24		
	Pallet of Sod	Approved per T. Haskell			7.30.24		
	Buttonwood Park	Approved per T. Haskell			8.22.24		
	Sawgrass Park	Approved per T. Haskell			8.22.24		
	Curiosity Blue Daze	Approved per T. Haskell			8.28.24		
		LOST					
	Trail Mowing/Maintenance						8.12.24

Cumulative List - Completed

Area	Description	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Townhomes	Weeds in gravel at Morning Ray	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Coin Toss park	
Common Area	Whistling duck beds by pond	
Townhomes	250 Wildlight - Remove dead shrubs	
Townhomes	250 Daydream - Fill in around irrigation repair	
Common Area	Waterbug walk ways - weeds and grasses cut off sidewalk	
Common Area	Dead palm fronds at pool	
Townhomes	Installs completed	
Common Area	Need to install moisture meter	
Common Area	Refresh playground mulch	
Townhomes	Checked several clocks and adjusted per Roger	
Common Area	Repair at cut asphalt path on Wildlife Ave	
Common Area	Commercial area	
Common Area	Dumpster area weed email	
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Townhomes	Crack weeds	
Townhomes	Throughout beds	
Townhomes	Picked up clippings	
Common Area	Weeds in black top / cart path	
Common Area	Check turf at Ponder Cir monument sign	
Common Area	Missing Magnolia on Extension	
Common Area	2-wire on top of soil. Office condos	
Common Area	Lot of bubblers are stick up in the air. Need to resolve that	
Common Area	Dog Trot Park	
Common Area	Need to add grasses at mobility trail under oak	
Common Area	Turf at Ponder Cir needs to be replaced	
Common Area	Tree suckers down Floco	
Common Area	Trim grasses off of sidewalk at Publix berm	
Common Area	Publix berm	
Common Area	In tree rings along Floco and Homegrown	
Common Area	Need to install moisture meter	
Common Area	Refresh playground mulch	
Townhomes	Checked several clocks and adjusted per Roger	
Common Area	Repair at cut asphalt path on Wildlife Ave	
Common Area	Commercial area	
Common Area	Dumpster area weed email	

Common Area	Cattails in bioswale by townhomes	
Common Area	Removal of weeds in bioswell	
Common Area	Dollarweed starting in beds in Rayonier parking lot	
Common Area	Trim grasses back from curb lines behind Tastys	
Townhomes	Crack weeds	
Townhomes	Throughout beds	
Townhomes	Picked up clippings	
Common Area	Weeds in black top / cart path	
Townhomes	Checked several clocks and adjusted per Roger	7.30.24
Common Area	Repair at cut asphalt path on Wildlife Ave	7.30.24
Common Area	Commercial area	7.30.24
Common Area	Dumpster area weed email	7.30.24
Common Area	Cattails in bioswale by townhomes	7.30.24
Common Area	Removal of weeds in bioswell	7.30.24
Commercial	Tree down behind Wawa	8.20.24
Commercial	Weeds in the beds in commercial area	8.20.24
Common Area	Hole needs to be filled @ Floco \ Sawgrass	8.20.24
Common Area	Pine tree down @ Cointoss Park	8.20.24
Common Area	12 Junipers @ Cointoss Park need replacement	8.20.24
Common Area	Push back straw around pickle and basketball	8.20.24
Common Area	Crack weeds between Homegrown & Tinker	8.20.24
Commercial	Sucker growth in trees @ commercial offices	8.20.24
Commercial	CrepeMyrtles need feet in commercial area	8.20.24
Common Area	Weeds @ electrical transformer @ Wawa	8.20.24
Commercial	Vines @ dumpster area in commercial area	8.20.24
Common Area	Palmetto Pl & Julep Park needs maint	8.20.24
Common Area	Dog park @ Cointoss Park needs fertilizer	8.20.24
Common Area	Downed tree by playground @ Cointoss Park	8.20.24

EAST NASSAU
STEWARDSHIP DISTRICT

STAFF
REPORTS E

EAST NASSAU STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024	Regular Meeting	10:00 AM
November 5, 2024	Landowners' Meeting	10:00 AM
November 21, 2024	Regular Meeting	10:00 AM
December 19, 2024	Regular Meeting	12:00 PM
January 16, 2025	Regular Meeting	10:00 AM
February 20, 2025	Regular Meeting	10:00 AM
March 20, 2025	Regular Meeting	10:00 AM
April 17, 2025	Regular Meeting	10:00 AM
May 15, 2025	Regular Meeting	10:00 AM
June 19, 2025	Regular Meeting	10:00 AM
July 17, 2025	Regular Meeting	10:00 AM
August 21, 2025	Regular Meeting	10:00 AM
September 18, 2025	Regular Meeting	10:00 AM

NOTE:

June 19, 2025 is Juneteenth Holiday