EAST NASSAU STEWARDSHIP DISTRICT

February 20, 2025

GOVERNING BOARD

REGULAR MEETING AGENDA

EAST NASSAU
STEWARDSHIP DISTRICT

AGENDA
LETTER

East Nassau Stewardship District

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

February 13, 2025

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

NOTE: Meeting Time

Board of Supervisors
East Nassau Stewardship District

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold a Regular Meeting on February 20, 2025 at 10:30 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. Public Comments *(limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)*
5. Consent Agenda
   - A. Acceptance of Unaudited Financial Statements as of December 31, 2024
   - B. Approval of January 16, 2025 Regular Meeting Minutes
   - C. Ratification Items
     - I. Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (Series 2024 Bonds - Wildlight Village Phase 3)
     - II. Partial Release of Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2024 Special Assessments
     - III. FINAL Acquisition Package (Conservation Lands and Mobility Trail Improvement (PDP 3 Phases)
6. Consideration of Resolutions Relating to Amendment of Annual Budgets
   - A. Resolution 2025-11, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date [GF and DSAP1]
   - B. Resolution 2025-12, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

7. Consideration of Boardwalk and Trail Maintenance Proposals

8. Consideration of England-Thims & Miller Work Authorization No 8 [CEI Services for the Construction of Chester Road and Riverbluff Parkway]

9. Consideration of The Greenery of North Florida, Inc. Amendments to Landscape and Irrigation Maintenance Agreement
   A. Fourth Amendment (Hawthorne Park)
   B. Fifth Amendment (Still Quarters Road)

10. Consideration of Authorization for RFP for Construction Services and Evaluation Criteria (Riverbluff Parkway Phases 2 and 3)
   A. Form of Notice of RFP
   B. Consideration of Evaluation Criteria
   C. Temporary Construction Easement

11. Consideration of Acquisition of Work Product (Chester Road Widening Engineering Plans and Riverbluff Parkway Phase 1 Site Engineering Plans)

12. Consideration of The Greenery, Inc., Landscape Replacement Proposal

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: March 20, 2025 at 10:30 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	ALLISON GROOMES	☐ IN PERSON	☐ PHONE	☐ NO

14. Board Members' Comments/Requests

15. Public Comment

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

UNAUDITED FINANCIAL STATEMENTS

EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024

EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General Fund	Special Revenue Fund DSAP #1	Special Revenue Fund DSAP #2	Special Revenue Fund Commerce Park	Debt Service Fund 2018	Debt Service Fund 2021	Debt Service Fund DSAP #2	Debt Service Fund WVP 3 2024	Capital Projects Fund 2018	Capital Projects Fund 2021	Capital Projects Fund WVP 3 2024	Capital Projects Fund PDP 4 2024	Capital Projects Fund Mobility Fee	Total Governmental Funds
ASSETS														
Cash	$ 1,253,767	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,253,767
SunTrust debit	36	-	-	-	-	-	-	-	-	-	-	-	-	36
Bank United - MMA	100,000	-	-	-	-	-	-	-	-	-	-	-	-	100,000
Bank United - ICS	607,018	-	-	-	-	-	-	-	-	-	-	-	-	607,018
Investments														
Revenue	-	-	-	-	315,281	415,267	-	-	-	-	-	-	-	730,548
Reserve	-	-	-	-	160,225	337,200	-	595,520	-	-	-	-	-	1,092,945
Capitilized interest	-	-	-	-	-	-	-	471,280	-	-	-	-	-	471,280
Prepayment	-	-	-	-	-	16,253	-	-	-	-	-	-	-	16,253
Construction	-	-	-	-	-	-	-	-	2,194	64,429	3,188,800	-	-	3,255,423
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	-	-	385,877	-	-	-	385,877
Cost of issuance	-	-	-	-	-	-	-	6,429	-	-	-	-	-	6,429
Sinking	-	-	-	-	-	100	-	-	-	-	-	-	-	100
Undeposited funds	106,344	-	-	-	-	-	-	-	-	-	-	-	2,048,128	2,154,472
Due from FPL 2022	-	1,813	-	-	-	-	-	-	-	-	-	-	-	1,813
Due from Wildlight LLC	1,833	-	-	-	-	-	-	-	-	-	-	-	-	1,833
Due from general fund	-	1,309,783	-	327,255	14,790	147,857	-	-	-	-	-	-	-	1,799,685
Due from CPF PDP4 2024	-	-	-	-	-	-	-	-	-	-	6,510	-	-	6,510
Prepaid expense	4,228	-	-	-	-	-	-	-	-	-	-	-	-	4,228
Security deposit	3,000	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Utility deposits	-	350	-	-	-	-	-	-	-	-	-	-	-	350
Total assets	$ 2,076,226	$ 1,311,946	$ -	$ 327,255	$ 490,296	$ 916,677	$ -	$ 1,073,229	$ 2,194	$ 450,306	$ 3,195,310	$ -	$ 2,048,128	$ 11,891,567
LIABILITIES AND FUND BALANCES														
Liabilities:		-												
Accounts payable	$ 10,995	$ 11,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,585
Contracts payable	-	-	-	-	-	-	-	-	-	-	117,807	-	-	117,807
Retainage payable	-	-	-	-	-	-	-	-	-	-	13,090	-	-	13,090
Due to Wildlight LLC	1,498	3,800	-	-	-	-	28,496	-	-	-	-	-	-	33,794
Due to special revenue fund - DSAP #1	1,309,783	-	-	-	-	-	-	-	-	-	-	-	-	1,309,783
Due to special revenue fund - Commerce Park	327,255	-	-	-	-	-	-	-	-	-	-	-	-	327,255
Due to debt service fund - series 2018	14,790	-	-	-	-	-	-	-	-	-	-	-	-	14,790
Due to debt service fund - series 2021	147,857	-	-	-	-	-	-	-	-	-	-	-	-	147,857
Due to capital projects fund 2024 WVP3	-	-	-	-	-	-	-	-	-	-	-	6,510	-	6,510
Landowner advance	6,500	-	-	-	-	-	-	-	-	-	-	-	-	6,500
Total liabilities	1,818,678	15,390	-	-	-	-	28,496	-	-	-	130,897	6,510	-	1,999,971
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	1,833	1,813	-	-	-	-	-	-	-	-	-	-	-	3,646
Total deferred inflows of resources	1,833	1,813	-	-	-	-	-	-	-	-	-	-	-	3,646
Fund balances:														
Restricted for:														
Debt service	-	-	-	-	490,296	916,677	(28,496)	1,073,229	-	-	-	-	-	2,451,706
Capital projects	-	-	-	-	-	-	-	-	2,194	450,306	3,064,413	(6,510)	2,048,128	5,558,531
Assigned														
3 months working capital	157,722	395,364	-	-	-	-	-	-	-	-	-	-	-	553,086
Disaster recovery	-	75,000	-	-	-	-	-	-	-	-	-	-	-	75,000
Unassigned	97,993	824,379	-	327,255	-	-	-	-	-	-	-	-	-	1,249,627
Total fund balances	255,715	1,294,743	-	327,255	490,296	916,677	(28,496)	1,073,229	2,194	450,306	3,064,413	(6,510)	2,048,128	9,887,950
Total liabilities, deferred inflows of resources and fund balances	$ 2,076,226	$ 1,311,946	$ -	$ 327,255	$ 490,296	$ 916,677	$ -	$ 1,073,229	$ 2,194	$ 450,306	$ 3,195,310	$ -	$ 2,048,128	$ 11,891,567

*Construction Reserve for Wildlight Ave obligations

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 42,634	$ 51,674	$ 61,068	85%
Assessment levy: off-roll	227,777	227,777	460,565	49%
Lot closing	-	5,836	-	N/A
Lease reimbursements	-	-	42,322	0%
Conservation lands monitoring activities	-	-	170,460	0%
Interest and miscellaneous	1,898	6,465	-	N/A
Total revenues	272,309	291,752	734,415	40%
EXPENDITURES				
Professional & administrative				
District engineer	2,018	6,207	16,000	39%
Traffic calming analysis	-	-	40,000	0%
District map portal	-	-	50,000	0%
General counsel	15,871	15,871	100,000	16%
UF environmental	-	-	20,000	0%
District manager	4,583	13,750	55,000	25%
Audit	-	-	7,000	0%
Postage	89	194	750	26%
Printing and binding	83	250	1,000	25%
Insurance - GL, POL	-	14,272	17,000	84%
Legal advertising	268	1,721	6,500	26%
Miscellaneous - bank charges	-	-	1,000	0%
On-site management	-	-	12,000	0%
Office lease	4,228	12,684	53,274	24%
Office utilities	1,099	2,470	7,250	34%
Office janitorial	-	-	2,600	0%
Office supplies	-	-	1,000	0%
Meeting room	-	-	1,000	0%
Website				
Hosting & maintenance	-	753	760	99%
ADA compliance	-	210	210	100%
Annual district filing fee	-	175	175	100%
Property taxes	-	1,724	-	N/A
Environmental long term maintenance	-	-	5,000	0%
Environmental short term monitoring	530	530	170,460	0%
Contingencies	156	1,385	10,000	14%
Total professional & administrative	28,925	72,196	577,979	12%
Other fees & charges				
Property appraiser and tax collector	853	1,744	1,908	91%
Total other fees & charges	853	1,744	1,908	91%
Total expenditures	29,778	73,940	579,887	13%
Excess/(deficiency) of revenues over/(under) expenditures	242,531	217,812	154,528	
Fund balances - beginning	13,184	37,903	71,208	
Fund balances - ending				
Assigned:				
3 months working capital	157,722	157,722	157,722	
Unassigned	97,993	97,993	68,014	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	$ 255,715	$ 255,715	$ 225,736	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 482,721	$ 585,076	$ 688,986	85%
Assessment levy: off-roll	158,253	158,253	316,507	50%
Landscape & irrigation cost share: WRA	74,696	74,696	192,878	39%
Landscape & irrigation cost share: WCA	28,526	28,526	80,278	36%
Total revenues	744,196	846,551	1,278,649	66%
EXPENDITURES				
Professional & administration				
Administration and accounting	$ 1,250	$ 3,750	$ 15,000	25%
Debt service fund accounting: series 2018	625	1,875	7,500	25%
Debt service fund accounting: series 2021	625	1,875	7,500	25%
Debt service fund accounting: series 2024	625	1,875	7,500	25%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	250	750	3,000	25%
Trustee (series 2018 bonds)	-	-	4,500	0%
Trustee (series 2021 bonds)	-	-	4,500	0%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total professional & administration	3,375	10,125	55,000	18%
Field operations				
Onsite staffing	7,786	25,181	112,000	22%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape & irrigation maintenance	51,027	274,321	772,610	36%
Lake/pond maintenance	1,691	3,382	23,215	15%
Trail & boardwalk maintenance	-	-	18,000	0%
Playground Inspections	-	-	1,600	0%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	7,674	15,348	64,100	24%
Repairs & maintenance	-	4,509	20,000	23%
Repairs & maintenance - roadways	-	-	150,000	0%
Electricity	78	207	1,500	14%
Irrigation (potable)	7,171	10,962	65,300	17%
Landscape replacement	-	22,169	120,600	18%
Parts & supplies	265	830	3,000	28%
Contingency	-	-	30,000	0%
Insurance	-	16,842	25,000	67%
Total field operations	75,692	373,751	1,429,925	26%
Other fees & charges				
Property appraiser and tax collector	9,654	19,723	21,531	92%
Total other fees & charges	9,654	19,723	21,531	92%
Total expenditures	88,721	403,599	1,506,456	27%
Excess/(deficiency) of revenues over/(under) expenditures	655,475	442,952	(227,807)	
Fund balances - beginning	639,268	851,791	612,358	
Assigned:				
3 months working capital	395,364	395,364	395,364	
Disaster recovery	75,000	75,000	75,000	
Unassigned	824,379	824,379	(85,813)	
Fund balances - ending	$1,294,743	$1,294,743	$ 384,551	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ -	$ -	$ 21,000	0%
Total revenues	-	-	21,000	0%
EXPENDITURES				
Field operations				
Administration and accounting	-	-	12,500	0%
Contingency	-	-	500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	-	-	3,000	0%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total expenditures	-	-	21,000	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	-	-	7,083	
Fund balances - ending	$ -	$ -	$ 7,083	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - COMMERCE PARK
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 118,196	$ 143,258	$ 169,762	84%
Assessment levy: off-roll	4,386	4,386	8,771	50%
Total revenues	122,582	147,644	178,533	83%
EXPENDITURES				
Field operations				
Field operations	-	-	17,000	0%
Administration and accounting	208	625	2,500	25%
Wetland and conservation maintenance	-	-	5,000	0%
Landscape & irrigation maintenance	-	-	94,692	0%
Lake maintenance	-	-	8,522	0%
Pest control	-	-	500	0%
Street cleaning	-	-	4,200	0%
Street light lease	1,262	2,524	16,800	15%
Repairs & maintenance	-	-	5,000	0%
Electricity	-	-	3,600	0%
Landscape replacement	-	-	13,650	0%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Total expenditures	1,470	3,149	173,214	2%
Other fees & charges				
Property appraiser and tax collector	2,364	4,842	5,305	91%
Total other fees & charges	2,364	4,842	5,305	91%
Total expenditures	3,834	7,991	178,519	4%
Excess/(deficiency) of revenues over/(under) expenditures	118,748	139,653	14	
Fund balances - beginning	208,507	187,602	137,049	
Fund balances - ending				
Assigned:				
3 months working capital	44,630	44,630	44,630	
Unassigned	282,625	282,625	92,433	
Fund balances - ending	$ 327,255	$ 327,255	$ 137,063	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	$ 221,142	$ 268,031	$ 333,026	80%
Interest	802	3,389	-	N/A
Total revenues	221,944	271,420	333,026	82%
EXPENDITURES				
Debt service				
Principal	-	-	90,000	0%
Interest	-	111,435	223,883	50%
Total debt service	-	111,435	313,883	36%
Other fees & charges				
Property appraiser	-	1,292	3,469	37%
Tax collector	4,423	5,361	6,938	77%
Total other fees and charges	4,423	6,653	10,407	64%
Total expenditures	4,423	118,088	324,290	36%
Excess/(deficiency) of revenues over/(under) expenditures	217,521	153,332	8,736	
Fund balances - beginning	272,775	336,964	327,978	
Fund balances - ending	$ 490,296	$ 490,296	$ 336,714	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	$ 290,696	$ 352,334	$ 417,510	84%
Special assessment: off-roll	128,415	128,415	256,830	50%
Interest	1,563	6,486	-	N/A
Total revenues	420,674	487,235	674,340	72%
EXPENDITURES				
Debt service				
Principal	-	-	265,000	0%
Interest	-	201,788	410,790	49%
Total debt service	-	201,788	675,790	30%
OTHER FINANCING SOURCES/(USES)				
Property appraiser	-	1,620	4,349	37%
Tax collector	5,814	7,047	8,698	81%
Total other financing sources/(uses)	5,814	8,667	13,047	66%
Total expenditures	5,814	210,455	688,837	31%
Excess/(deficiency) of revenues over/(under) expenditures	414,860	276,780	(14,497)	
Fund balances - beginning	501,817	639,897	821,274	
Fund balances - ending	$ 916,677	$ 916,677	$ 806,777	

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(28,496)	(28,496)
Fund balances - ending	$ (28,496)	$ (28,496)

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date
REVENUES		
Interest	$ 4,057	$ 13,784
Total revenues	4,057	13,784
EXPENDITURES		
Interest	-	116,800
Cost of issuance	-	5,925
Total expenditures	-	122,725
Excess/(deficiency) of revenues over/(under) expenditures	4,057	(108,941)
Fund balance - beginning	1,069,172	1,182,170
Fund balance - ending	$ 1,073,229	$ 1,073,229

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 8	$ 25
Total revenues	8	25
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	8	25
Fund balances - beginning	2,186	2,169
Fund balances - ending	$ 2,194	$ 2,194

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 1,590	$ 5,025
Total revenues	1,590	5,025
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1,590	5,025
Fund balances - beginning	448,716	445,281
Fund balances - ending	$ 450,306	$ 450,306

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024 WVP 3
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date
REVENUES		
Interest	$ 23,225	$ 81,315
Total revenues	23,225	81,315
EXPENDITURES		
Capital outlay	-	2,122,704
Total expenditures	-	2,122,704
Net increase/(decrease), fund balance	23,225	(2,041,389)
Fund balances - beginning	3,041,188	5,105,802
Fund balances - ending	$ 3,064,413	$ 3,064,413

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024 PDP 4
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES		
Construction Costs	531	531
Total expenditures	531	531
Net increase/(decrease), fund balance	(531)	(531)
Fund balances - beginning	(5,979)	(5,979)
Fund balances - ending	$ (6,510)	$ (6,510)

EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES MOBILITY FEE
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date
REVENUES		
Mobility Fee Credit Revenue	$ 2,048,128	$ 2,048,128
Total revenues	2,048,128	2,048,128
EXPENDITURES	-	-
Total expenditures	-	-
Net increase/(decrease), fund balance	2,048,128	2,048,128
Fund balances - beginning	-	-
Fund balances - ending	$ 2,048,128	$ 2,048,128

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 January 16, 2025 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Allison Groomes	Assistant Secretary
Rob Fancher	Assistant Secretary
Jaime Northrup	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Michelle Rigoni (via telephone)	District Counsel
Zach Brecht	District Engineer
Johnathan Williams	England-Thims & Miller, Inc. (ETM)
Carol Brown	Landowner Representative
Todd Haskett	CCMC
Jennifer Rosinski (via telephone)	BDA
Eric Inman (via telephone)	Aquatic Weed Control Inc.

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Roll Call**

All Supervisors were present.

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

Mr. Hahaj thanked everyone for attending, stated he appreciates everyone's time and effort and looks forward to the new year, as the work is ongoing.

FOURTH ORDER OF BUSINESS **Public Comments (limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)**

No members of the public spoke.

FIFTH ORDER OF BUSINESS **Consent Agenda**

Mr. Torres presented the following:

A. Acceptance of Unaudited Financial Statements as of November 30, 2024

Ms. Groomes asked why payments to and from Wildlight LLC were not netted against one another in the General Fund. Mr. Torres will review the items with Ms. Groomes after the meeting and contact Accounting for details.

B. Approval of Meeting Minutes

I. November 5, 2024 Landowners' Meeting

II. November 21, 2024 Public Hearing and Regular Meeting

III. December 4, 2024 Continued Regular Meeting

C. Ratification Items

I. East Nassau Event Applications

a. 2025 Run Wild 5K-10K

b. YMCA Kids Biathlon

In response to Ms. Groomes' question regarding an EMS requirement on the Biathlon application, Mr. Haskett stated, because the biathlon is on a trail system instead of a roadway, there is no need for EMS for that type of event. Staff will coordinate with the YMCA. The application for the 5K-10K event on March 8, 2025 was submitted.

II. Partial Releases for Westerly Park Conservation Easement Dedication:

a. Partial Release of Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2024 Special Assessments

b. Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (Series 2024 Bonds – Wildlight Village Phase 3)

III. Acquisition of Commerce Park Roadway & Irrigation Well Improvements

IV. East Nassau Community Planning Area Mobility Improvement Fee Reimbursement Agreement [Curiosity Avenue Phase 3]

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Unaudited Financial Statements as of November 30, 2024; the November 5, 2024 Landowners' Meeting Minutes, the November 21, 2024 Public Hearing and Regular Meeting Minutes and the December 4, 2024 Continued Regular Meeting Minutes, all as presented, were accepted and approved, respectively; and the East Nassau Event Applications; Partial Releases for Westerly Park Conservation Easement Dedication documents; the Acquisition of Commerce Park Roadway & Irrigation Well Improvements and the East Nassau Community Planning Area Mobility Improvement Fee Reimbursement Agreement for Curiosity Avenue Phase 3, were ratified.

SIXTH ORDER OF BUSINESS **Consideration of Aquatic Weed Control, Inc. Agreement [Wildlight Conservation Areas]**

Mr. Torres recalled that the Board previously brought on BDA for consulting and management of the District's environmental needs. He introduced Ms. Jennifer Rosinski, of BDA, and Mr. Eric Inman, of Aquatic Weed Control (AWC), to give an overview and present a proposal.

Ms. Rosinski stated, typically, when monitoring, BDA notes areas that need treatment and then coordinates with AWC to complete the work. In going through the permitting process with the St. Johns River Water Management District (SJRWMD) and BDA's core Engineers, there are permit conditions that requires the District to have the conservation easement area managed. The treatment of aquatic vegetation sometimes requires pine tree removals and, in order to facilitate that, BDA contracts directly with an aquatic weed management company. AWC has been doing the work in progress for several years and has provided a cost estimate for the work.

Mr. Inman presented the AWC mitigation services estimate for 30 days, in the amount of $2,740 per day, equating to $82,200 annually. He stated AWC has been working at Wildlight for several years and, with the site being as large as it is, it makes sense to provide a daily rate for work crews. When BDA crews do the monitoring for inspections, they highlight areas that need to be treated, preventing AWC crews from wasting time looking around the site; therefore, the estimate provided is cost-effective in that it includes unforeseen work that might occur and the District is only paying for the actual work on site.

Ms. Rosinski and Mr. Torres responded to questions regarding if the estimate is a not to exceed (NTE) amount, if the estimate amount is within the budget set forth in the general fund, which line item would the work would fall under and the geography or areas being monitoring and mitigated.

Mr. Jinks will sign off on the Agreement in its final form.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the Aquatic Weed Control, Inc. Agreement for Wildlight Conservation, for 30 days in a not to exceed amount of $2,740 per day, equating to $82,200 annually, and authorizing the Vice Chair to execute the final Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Approving a Form of and Authorizing Execution of Requisition to Mobility Fee Capital Projects Fund; Providing Authority to District Staff Regarding Processing of Same; and Addressing Conflicts, Severability and an Effective Date [SUPPLEMENTAL RESOLUTION REGARDING MOBILITY FEE CREDITABLE IMPROVEMENTS – REQUISITIONS FOR MOBILITY FEE CAPITAL PROJECTS FUND]**

Ms. Rigoni presented Resolution 2025-09. She recalled that the District previously set up a mobility fee capital project fund in order to receive mobility fee reimbursement from the County for the District's contribution of various infrastructure. This supplements the previous Resolution authorizing the process and the provision for a form of requisition in the mobility capital projects fund that emulates the requisition process that is already in place in the bond construction account.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Resolution 2025-09, Approving a Form of and Authorizing Execution of Requisition to Mobility Fee Capital Projects Fund; Providing Authority to District Staff Regarding Processing of Same; and Addressing Conflicts, Severability and an Effective Date [SUPPLEMENTAL RESOLUTION REGARDING MOBILITY FEE CREDITABLE IMPROVEMENTS – REQUISITIONS FOR MOBILITY FEE CAPITAL PROJECTS FUND], was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Partial Releases for Wildlight PDP4 Park Conveyance to County by Developer**

Ms. Rigoni presented the following:

A. Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property [PDP#4 Series 2024 Project]

B. Partial Release of Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2024 Special Assessments

C. Partial Release of True-Up Agreement [Series 2024 Special Assessments]

On MOTION by Mr. Jinks and seconded by Ms. Northup, with all in favor, the Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property for the PDP#4 Series 2024 Project, the Partial Release of Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2024 Special Assessments and the Partial Release of True-Up Agreement for the Series 2024 Special Assessments, were approved.

NINTH ORDER OF BUSINESS **Consideration of Trail Preventative Maintenance Proposal(s)**

Mr. Haskett stated the Trail Preventative Maintenance Proposals were in need of revision; they are being updated and will be presented at the next meeting.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Ratifying, Confirming, and Approving the Sale of the East Nassau Stewardship District Bond Anticipation Note, Series 2024 (PDP#4 Series 2024 Project); 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 Note; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-10.

On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, Resolution 2025-10, Ratifying, Confirming, and Approving the Sale of the East Nassau Stewardship District Bond Anticipation Note, Series 2024 (PDP#4 Series 2024 Project); 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 Note; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Fourth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property (PDP#4 Series 2024 Project)**

Ms. Rigoni presented the Fourth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property for the PDP#4 Series 2024 Project and stated Florida Law requires the District to make affirmative disclosures of public financing of any of its improvements. Staff updated the forms of supplemental disclosures to include the bonded project areas; the document describes the PDP#4 Series 2024 project and directs any members of the public to contact the District Management Office with questions or concerns.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Fourth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property for the PDP#4 Series 2024 Project, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of River Bluff Parkway Phase 1 Construction Contract Assignment - Portion of PDP#4 Series 2024 Project**

Mr. Brecht presented the following:

A. Construction Contract with Vallencourt Construction Co., Inc.

B. Contract Assignment Package

C. Notice of Commencement

Mr. Brecht stated this item lists the Chester Road plans and must be updated to reflect the ETM plans associated with River Bluff Parkway Phase 1.

D. Temporary Construction and Access Easement

E. Form of Payment and Performance Bonds

Mr. Brecht stated the work is currently ongoing; Vallencourt is installing utilities and other infrastructure. He proposed having a ETM intern provide CEI services directly for the District for this quarter to oversee the construction process and ensure everything is installed as it should, per the plans. The idea is for ETM, as part of this work authorization, to provide weekly reports as back up for work that was completed, to substantiate the requisitions that would be paid out to the contractor. Mr. Brecht will present two ETM Work Authorizations at the February meeting; one for the Chester Road roadwork and the other for the CEI services for River Bluff Parkway Phase 1.

Mr. Jinks stated an additional change order related to the pump/lift station is in process and must be included in the scope of work.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the River Bluff Parkway Phase 1 Construction Contract Assignment - Portion of PDP#4 Series 2024 Project documents, as listed, all in substantial form to allow for the correction and inclusion of any final change orders, and authorizing the Vice Chair to coordinate with District Counsel and sign off on construction documents, were approved.

THIRTEENTH ORDER OF BUSINESS **Consideration of Second Amendment to Interlocal Agreement for Landscape Maintenance of Certain County Road Rights-of-Way (Still Quarters Road, Glover Lane, Wildworks Avenue, Public Right of Way)**

Ms. Rigoni presented the Second Amendment to Interlocal Agreement for Landscape Maintenance of Certain County Road Rights-of-Way for Still Quarters Road, Glover Lane, Wildworks Avenue and Public Right of Way (ROW). She stated that the District has an Interlocal Agreement with the County to take on the landscaping and irrigation work, for any County-owned roadway, above and beyond the minimum required and because the District has certain landscaping standards that the Board previously implemented to add in the second amendment, Staff will be adding in those newly conveyed roadways so the District can continue maintaining those areas as the District sees fit.

Ms. Rigoni, Mr. Brecht and Mr. Haskett responded to questions regarding the Exhibit, ownership of Wildworks Avenue and if the maintenance was already captured in the current budget.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Second Amendment to Interlocal Agreement for Landscape Maintenance of Certain County Road Rights-of-Way for Still Quarters Road, Glover Lane, Wildworks Avenue and Public Right of Way, was approved.

FOURTEENTH ORDER OF BUSINESS **Discussion: Hawthorn Park ROW, Roads and Ponds**

This item was tabled to a future meeting.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolutions Relating to Amendment of Annual Budgets**

Mr. Torres stated Staff typically prepares budget amendments ahead of the audit, to balance out the line items based on the actuals, in order to avoid a finding on the audit.

A. Resolution 2025-11, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date [GF and DSAP1]

B. Resolution 2025-12, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

Ms. Groomes asked why the bank charges were amended and questioned the budget variance in the General Fund and the "Unassigned" line items. Mr. Torres will clarify with Accounting and present revised amendments at the next meeting, if necessary.

A Board Member asked for the revisions to account for any changes to the legal or other bond-related fees.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, tabling Resolutions 2025-11 and 2025-12 Relating to Amendment of Annual Budgets to the next meeting, was approved.

SIXTEENTH ORDER OF BUSINESS Development Update/Staff Reports]

A. Developer Representative

There were no updates or comments for the Board.

B. District Counsel: Kutak Rock LLP

There was no report.

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

Mr. Brecht stated construction is ongoing and the road work should be completed by the end of the 2025.

Asked for the status of the traffic study for DSAP1, Mr. Brecht stated it was put on hold.

D. Field Operations: CCMC

Mr. Haskett presented the December 2024 Operations Report.

Mr. Brecht responded to Mr. Haskett's questions regarding a drainage issue on Palmetto Lace and if there will be a cost to the District for the repairs.

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

- **NEXT MEETING DATE: February 20, 2025 at 10:00 AM**
  - **QUORUM CHECK**

SEVENTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

Ms. Groomes asked about the cost of ethics training and if the Board would be amenable to taking the training as a group.

Discussion ensued regarding the ethics training requirement, if Kutak Rock facilitates ethics training courses, the costs associated with a workshop and the December 31, 2025 deadline date for 2025.

EIGHTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the meeting adjourned at 10:58 a.m.

338
339
340
341 _____ _____
342 Secretary/Assistant Secretary Chair/Vice Chair

EAST NASSAU
STEWARDSHIP DISTRICT

RATIFICATION ITEMS I

Inst. Number: 202445035759 Book: 2757 Page: 1299 Page 1 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

This instrument was prepared by and
upon recording should be returned to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

RELEASE OF COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS FOR CERTAIN IDENTIFIED PROPERTY
(Series 2024 Bonds – Wildlight Village Phase 3)

THIS RELEASE OF COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS FOR CERTAIN IDENTIFIED PROPERTY ("**Release**"), is made as of this 4th day of December 2024, by:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, *Florida Statutes*, being situated in Nassau County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), in favor of:

WILDLIGHT LLC, a Delaware limited liability company, the owner of certain lands within the boundaries of the District, with an address at 1 Rayonier Way, Wildlight, Florida 3209, together with its successors and assigns ("**Wildlight**"), and

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company and affiliated entity of Wildlight, LLC, also the owner of certain lands within the boundaries of the District, with an address of 1 Rayonier Way, Wildlight, Florida 32097, together with its successors and assigns ("**Raydient**", and together with Wildlight, the "**Landowner**" and together with the District, the "**Parties**").

WITNESSETH:

WHEREAS, District and Landowner are parties to that certain *Collateral Assignment and Assumption of Development Rights Series 2024 Bonds [Wildlight Village Phase 3]*, dated July 31, 2024, and recorded in the public records of Nassau County, Florida, at Official Records Book 2729, Page 280 ("**Collateral Assignment**"); and

WHEREAS, in order to obtain necessary permitting for certain conservation easements, Landowner has requested that the District release certain property currently subject to the terms of the Collateral Assignment, which property is more particularly described in **Exhibit A** attached hereto and incorporated by reference herein ("**Released Property**"); and

WHEREAS, the District now desires to formally release the Released Property from the scope and effect of the Collateral Assignment to the extent said Collateral Assignment remains applicable to the Released Property, in accordance with and pursuant to the terms set forth herein this Release; and

WHEREAS, the Parties expressly acknowledge and agree that except as expressly set forth in this Release, the Collateral Assignment otherwise remains in full force and effect and that nothing contained herein is intended to nor shall be interpreted as waiving or otherwise releasing Landowner's obligations thereunder; and

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Release.

2. RELEASE OF PROPERTY SUBJECT TO COLLATERAL ASSIGNMENT. The Released Property, which property is described in **Exhibit A** attached hereto and incorporated by reference herein, is hereby released and discharged from the operation and effect of the Collateral Assignment, and, to the extent applicable, as of the effective date of this Release, such Released Property shall no longer be subject to the terms and provisions of such Collateral Assignment.

3. COLLATERAL ASSIGNMENT REMAINS IN FULL FORCE AND EFFECT. Except as to the Released Property only and any other property automatically released under the terms of the Collateral Assignment, the Parties expressly acknowledge, agree, and affirm the continuing effectiveness and intent of the Collateral Assignment in all material respects and further acknowledge, agree, and affirm that nothing contained in this Release shall be deemed to or otherwise be construed as affecting any portion of the Collateral Assignment or the Parties respective obligations thereunder.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Release to be executed, each respectively, by their duly authorized officers, which Release is effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

(Signature)
Crystal L. Cook
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

(Signature)
Chrystal C. Dietz
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

EAST NASSAU STEWARDSHIP DISTRICT

Mike Hahaj
Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 19th day of December 2024, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☒ is personally known to me ~~or ☐ produced _____ as identification.~~

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

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

Signed, sealed and delivered
in the presence of:

(Signature)

Crystal L. Cook
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

(Signature)

Chrystal C. Dietz
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

WILDLIGHT LLC

John R. Campbell
Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☑ physical presence or ☐ online notarization this 19th day of December 2024, by John R. Campbell, as Vice President of Wildlight LLC, for and on behalf of company. He ☑ is personally known to me ~~or ☐ produced _____ as identification.~~

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

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

Signed, sealed and delivered
in the presence of:

(Signature)

Crystal L. Cook
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

(Signature)

Chrystal C. Dietz
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC

John R. Campbell
Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☑ physical presence or ☐ online notarization this 19th day of Decembe 2024, by John R. Campbell, as Vice President of Raydient LLC DBA Raydient Places + Properties LLC, for and on behalf of company. He ☑ is personally known to me ~~or ☐ produced _____ as identification.~~

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

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

EXHIBIT "A"

Legal Description of Released Property

SEE ATTACHED PAGES

Inst. Number: 202445035759 Book: 2757 Page: 1305 Page 7 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 200.52 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 1157.13 feet to the Point of Beginning; thence N 82°33'00" E, a distance of 93.09 feet; thence S 16°04'45" W, a distance of 37.17 feet; thence N 73°55'15" W, a distance of 85.35 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.04 ACRES	0.04 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 3 OF 3

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

L. D. BRADLEY LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-1	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 1.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 1A:

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

Commence at the Most Northeasterly corner of the Plat of Wildlight Commerce Park as recorded in Official Record Book 2605, Pages 1887 thru 1890 of the Public Records of Nassau County, Florida; thence on the Southwesterly Right of Way line of CSX Railroad (200 foot Right of Way), N 38°47'16" W, a distance of 1442.85 feet; thence departing said southwesterly right of way line, s 51°12'44" W, a distance of 689.39 feet to the Point of Beginning; thence S 57°02'20" W, a distance of 70.27 feet; thence S 61°41'01" W, a distance of 99.12 feet; thence S 57°07'28" W, a distance of 265.48 feet; thence N 80°45'09" W, a distance of 13.96 feet; thence S 50°11'40" W, a distance of 33.10 feet; thence N 80°45'09" W, a distance of 47.15 feet; thence N 42°14'53" W, a distance of 97.50 feet; thence N 26°05'45" W, a distance of 75.38 feet; thence N 43°14'45" W, a distance of 81.80 feet; thence N 23°06'08" W, a distance of 83.83 feet; thence N 14°18'31" W, a distance of 100.98 feet; thence N 36°19'17" W, a distance of 57.47 feet; thence N 19°53'49" W, a distance of 92.25 feet; thence N 30°54'29" E, a distance of 125.00 feet; thence N 71°02'23" E, a distance of 39.26 feet; thence N 13°14'11" E, a distance of 30.44 feet; thence N 06°55'12" W, a distance of 97.39

SEE SHEET 6 OF 6

ACREAGE TABLE				
CONSERVATION EASEMENT 1A				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.36 ACRES	0.52 ACRES	0.66 ACRES	0.97 ACRES	8.51 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEETS 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-450-CE-1A	DATE: 07/11/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24450 CE 1A.DWG	FB N/A PG

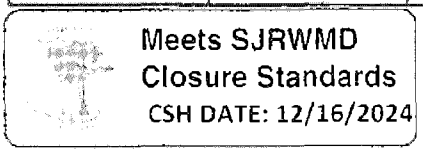
Inst. Number: 202445035759 Book: 2757 Page: 1307 Page 9 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SEE SHEET 5 OF 6

feet; thence N 47°50'33" W, a distance of 52.04 feet; thence N 26°53'12" W, a distance of 50.46 feet; thence N 63°07'48" W, a distance of 60.06 feet; thence N 37°22'48" E, a distance of 34.10 feet; thence N 62°54'54" E, a distance of 178.58 feet; thence S 27°57'15" E, a distance of 79.71 feet; thence S 31°42'08" E, a distance of 91.67 feet; thence S 24°35'41" E, a distance of 99.35 feet; thence S 51°29'12" E, a distance of 60.46 feet; thence N 61°36'33" E, a distance of 12.91 feet; thence N 73°25'28" E, a distance of 46.87 feet; thence S 79°09'34" E, a distance of 54.29 feet; thence S 76°07'14" E, a distance of 34.64 feet; thence S 28°51'13" E, a distance of 264.47 feet; thence S 20°59'13" E, a distance of 25.18 feet; thence S 75°52'02" W, a distance of 66.04 feet; thence N 67°30'42" W, a distance of 52.61 feet; thence S 40°50'33" E, a distance of 111.66 feet; thence S 63°31'22" E, a distance of 106.60 feet; thence S 30°05'34" E, a distance of 37.18 feet; thence S 48°46'25" E, a distance of 57.40 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1A				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.36 ACRES	0.52 ACRES	0.66 ACRES	0.97 ACRES	8.51 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEETS 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

B R A D L E Y
OLD WORLD KNOWLEDGE. . NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-450-CE-1A	DATE: 07/11/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24450 CE 1A.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 2:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 230.86 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 892.72 feet to the Point of Beginning; thence N 02°53'53" E, a distance of 60.24 feet; thence N 84°21'46" E, a distance of 35.88 feet; thence S 81°23'09" E, a distance of 102.93 feet; thence S 77°50'52" W, a distance of 58.28 feet; thence S 66°41'17" W, a distance of 90.98 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.09 ACRES	0.00 ACRES	0.09 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 3 OF 3

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-2	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 2.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1309 Page 11 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 2A:

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

Commence at the Most Northeasterly corner of the Plat of Wildlight Commerce Park as recorded in Official Record Book 2605, Pages 1887 thru 1890 of the Public Records of Nassau County, Florida; thence on the Southwesterly Right of Way line of CSX Railroad (200 foot Right of Way), N 38°47'16" W, a distance of 2446.75 feet; thence departing said Southwesterly Right of Way line, S 51°12'44" W, a distance of 662.26 feet to the Point of Beginning; thence S 63°52'13" W, a distance of 25.00 feet; thence S 68°33'58" W, a distance of 80.19 feet; thence S 69°33'18" W, a distance of 93.33 feet; thence N 45°25'56" W, a distance of 69.12 feet; thence N 23°34'56" W, a distance of 13.11 feet; thence N 53°41'57" E, a distance of 25.63 feet; thence N 50°11'40" E, a distance of 95.42 feet; thence N 53°54'08" E, a distance of 78.71 feet; thence S 44°05'52" E, a distance of 79.72 feet; thence S 26°07'47" E, a distance of 59.02 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.39 ACRES	0.00 ACRES	0.00 ACRES	0.13 ACRES	0.52 ACRES

Meets SJRWMD
Closure Standards
(SH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-450-CE-2A	DATE: 07/11/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24450 CE 2A.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 3:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 389.41 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 572.36 feet to the Point of Beginning; thence N 16°39'54" W, a distance of 109.24 feet; thence N 13°02'57" E, a distance of 107.66 feet; thence N 02°32'39" E, a distance of 15.71 feet; thence S 26°24'36" E, a distance of 94.00 feet; thence S 43°37'37" E, a distance of 106.20 feet; thence S 67°28'33" E, a distance of 80.49 feet; thence S 29°02'53" W, a distance of 36.43 feet; thence N 60°07'25" W, a distance of 25.00 feet; thence N 86°42'52" W, a distance of 43.06 feet; thence S 68°46'15" W, a distance of 84.39 feet; thence N 57°21'08" W, a distance of 26.23 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.46 ACRES	0.00 ACRES	0.46 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 3 OF 3

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-3	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 3.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 4:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 748.57 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 679.88 feet to the Point of Beginning; thence N 06°40'08" W, a distance of 60.75 feet; thence N 29°36'23" E, a distance of 102.40 feet; thence S 16°38'55" W, a distance of 73.25 feet; thence S 15°53'43" W, a distance of 82.34 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.04 ACRES	0.04 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 3 OF 3

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-4	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 4.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1312 Page 14 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 5:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 1659.61 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 1420.70 feet to the Point of Beginning; thence N 10°49'58" W, a distance of 72.86 feet; thence N 37°54'04" E, a distance of 43.26 feet; thence N 39°09'20" E, a distance of 98.00 feet; thence N 57°19'35" E, a distance of 49.56 feet; thence N 43°43'57" E, a distance of 130.98 feet; thence S 38°58'28" W, a distance of 186.37 feet; thence S 29°41'23" W, a distance of 171.44 feet; thence S 27°50'11" W, a distance of 10.48 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 5				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.18 ACRES	0.00 ACRES	0.18 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y

OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-5	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 5.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41 TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 6:

A parcel of land, being a portion of the Heirs of E. Watermon Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2126.38 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 412.91 feet to the Point of Beginning; thence N 15°50'08" E, a distance of 88.08 feet; thence S 21°37'58" E, a distance of 45.47 feet; thence S 12°55'40" W, a distance of 70.22 feet; thence N 44°00'20" W, a distance of 36.11 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 6				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.05 ACRES	0.05 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y

OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-6	DATE: 06/25/2024	DRAFTED BY: DHS
CHECKED BY: RJJ	CAD FILE: 24449 CE 6.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 7:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2287.16 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 535.98 feet to the Point of Beginning; thence N 17°06'07" E, a distance of 126.32 feet; thence N 55°28'45" W, a distance of 17.25 feet; thence S 78°29'32" E, a distance of 53.13 feet; thence S 07°38'42" E, a distance of 2.89 feet; thence S 14°42'21" W, a distance of 38.73 feet; thence S 62°45'06" W, a distance of 34.52 feet; thence S 05°36'12" W, a distance of 95.46 feet; thence S 22°47'59" W, a distance of 40.42 feet; thence S 80°39'12" W, a distance of 51.53 feet; thence N 28°03'39" E, a distance of 87.09 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 7				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.15 ACRES	0.00 ACRES	0.15 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE .. NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-7	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 7.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 8:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2206.39 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2138.34 feet to the Point of Beginning; thence N 11°17'56" W, a distance of 91.63 feet; thence N 15°25'32" E, a distance of 120.63 feet; thence N 58°54'16" E, a distance of 221.03 feet; thence N 10°47'03" E, a distance of 157.07 feet; thence S 42°48'29" E, a distance of 103.04 feet; thence S 46°36'58" W, a distance of 224.52 feet; thence S 32°44'28" W, a distance of 139.35 feet; thence S 26°44'30" W, a distance of 69.76 feet; thence N 63°15'30" W, a distance of 12.50 feet; thence S 26°44'30" W, a distance of 25.00 feet; thence S 63°15'30" E, a distance of 12.50 feet; thence S 26°44'30" W, a distance of 48.08 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 8				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.58 ACRES	0.00 ACRES	0.58 ACRES

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 5 OF 5

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

L. D. BRADLEY SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-8	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 8.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 9:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2525.26 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 676.62 feet to the Point of Beginning; thence N 40°47'13" E, a distance of 11.84 feet; thence N 03°53'27" E, a distance of 219.97 feet; thence S 47°09'30" E, a distance of 51.86 feet; thence S 37°21'04" W, a distance of 21.90 feet; thence S 03°04'55" E, a distance of 100.45 feet; thence S 00°55'16" E, a distance of 63.82 feet; thence S 33°34'53" W, a distance of 20.28 feet; thence N 82°58'14" W, a distance of 42.94 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 9				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.19 ACRES	0.00 ACRES	0.19 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-9	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 9.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 10:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3025.50 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 207.17 feet to the Point of Beginning; thence N 16°34'31" W, a distance of 127.38 feet; thence N 14°26'17" E, a distance of 110.75 feet; thence N 53°49'23" E, a distance of 61.96 feet; thence N 20°53'12" E, a distance of 11.86 feet; thence N 09°07'41" E, a distance of 21.53 feet; thence N 05°31'50" W, a distance of 20.08 feet; thence N 20°16'09" W, a distance of 21.76 feet; thence N 83°04'54" E, a distance of 33.27 feet; thence N 75°02'55" E, a distance of 30.05 feet; thence N 72°08'39" E, a distance of 269.52 feet; thence S 15°32'12" E, a distance of 95.64 feet; thence S 17°49'32" E, a distance of 30.92 feet; thence S 01°46'01" W, a distance of 73.69 feet; thence S 04°35'29" E, a distance of 59.31 feet; thence S 24°16'56" E, a distance of 50.94 feet; thence S 18°28'20" E, a distance of 64.65 feet; thence S 17°17'41" W, a distance of 58.93 feet; thence S 64°59'37" W, a distance of 67.09 feet; thence S 84°30'00" W, a distance of 74.37 feet; thence N 51°00'36" W, a distance of 17.31 feet; thence N 88°16'34" W, a distance of 28.13 feet; thence S 80°38'23" W, a distance of 61.20 feet; thence N 33°06'56" W, a distance of 42.14 feet; thence S 85°16'49" W, a distance of 44.17 feet; thence N 63°16'51" W, a distance of 14.52 feet; thence S 79°26'22" W, a distance of 104.51 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 10				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
1.31 ACRES	0.74 ACRES	1.01 ACRES	0.48 ACRES	3.54 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 5 OF 5

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-10	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 10.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 11:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3787.99 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 30.03 feet to the Point of Beginning; thence N 39°01'32" E, a distance of 35.06 feet; thence N 69°44'04" E, a distance of 85.98 feet; thence N 23°02'28" E, a distance of 113.76 feet; thence N 61°00'38" E, a distance of 44.93 feet; thence S 30°59'34" W, a distance of 166.69 feet; thence S 68°03'12" W, a distance of 108.60 feet to the Point of Beginning.

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 11				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.08 ACRES	0.08 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

L. D. BRADLEY Land Surveyors
OLD WORLD KNOWLEDGE NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-11	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 11 REVISED.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1319 Page 21 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA
AND BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 12:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3885.97 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 1518.01 feet to the Point of Beginning; thence N 60°22'06" W, a distance of 150.35 feet; thence S 85°05'16" W, a distance of 98.65 feet; thence S 58°08'00" W, a distance of 14.89 feet; thence N 41°59'26" E, a distance of 70.57 feet; thence S 77°30'49" E, a distance of 53.70 feet; thence S 69°20'08" E, a distance of 124.69 feet; thence S 63°34'17" E, a distance of 80.27 feet; thence S 85°25'17" W, a distance of 10.89 feet; thence S 62°54'13" W, a distance of 40.11 feet to the Point of Beginning.

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 12				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.18 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-12	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 12 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 13:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3513.36 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2424.66 feet to the Point of Beginning; thence N 65°23'25" E, a distance of 32.41 feet; thence N 62°00'06" E, a distance of 17.44 feet; thence S 03°14'45" E, a distance of 77.64 feet; thence S 58°01'48" W, a distance of 21.72 feet; thence N 24°36'35" W, a distance of 74.06 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 13				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.06 ACRES	0.00 ACRES	0.06 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-13	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 13.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1321 Page 23 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 14:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3492.68 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2973.67 feet to the Point of Beginning; thence S 66°02'18" E, a distance of 28.91 feet; thence S 23°21'44" E, a distance of 19.81 feet; thence S 66°38'16" W, a distance of 43.48 feet; thence N 06°49'28" E, a distance of 47.51 feet to the Point of Beginning.

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 14				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.02 ACRES	0.00 ACRES	0.02 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE.. NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-14	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 14.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1322 Page 24 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 15:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3120.90 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2148.68 feet to the Point of Beginning; thence N 49°06'40" W, a distance of 102.72 feet; thence N 34°55'03" E, a distance of 16.41 feet; thence N 60°58'57" E, a distance of 69.10 feet; thence S 03°55'36" E, a distance of 114.48 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 15				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.10 ACRES	0.00 ACRES	0.10 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y

OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-15	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 15.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1323 Page 25 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
AND BEING A PORTION OF
HEIRS OF E WATERMAN (MILL GRANT) SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 16:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East and a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 1952.61 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2228.40 feet to the Point of Beginning; thence N 21°43'20" E, a distance of 140.61 feet; thence S 28°40'50" E, a distance of 22.25 feet; thence N 46°06'07" E, a distance of 25.91 feet; thence N 28°40'50" W, a distance of 33.22 feet; thence N 27°26'00" E, a distance of 91.40 feet; thence N 36°58'01" E, a distance of 104.11 feet; thence N 46°07'20" E, a distance of 120.44 feet; thence N 00°38'17" E, a distance of 14.20 feet; thence S 75°11'37" E, a distance of 10.87 feet; thence N 47°46'54" E, a distance of 26.99 feet; thence S 44°21'01" E, a distance of 44.16 feet; thence S 75°11'37" E, a distance of 17.59 feet; thence S 58°35'23" E, a distance of 105.87 feet; thence S 17°27'54" E, a distance of 19.32 feet; thence S 49°14'12" E, a distance of 127.95 feet; thence S 54°16'29" E, a distance of 107.46 feet; thence N 63°08'10" E, a distance of 10.13 feet; thence S 45°48'54" E, a distance of 128.00 feet; thence S 33°53'01" W, a distance of 128.00 feet; thence S 43°57'50" W, a distance of 87.87 feet; thence S 28°09'57" W, a distance of 126.14 feet; thence S 25°33'38" W, a distance of 73.52 feet; thence S 20°08'55" E, a distance of 84.96 feet; thence S 24°43'46" E, a distance of 85.89 feet; thence S 25°01'40" W, a distance of 141.57 feet; thence N 71°01'27" W, a distance of 113.25 feet; thence N 36°25'53" W, a distance of 60.87 feet; thence N 18°14'40" W, a distance of 85.81 feet; thence N 46°57'52" W, a distance of 139.15 feet; thence N 48°25'49" W, a distance of 82.81 feet; thence N 42°31'07" W, a distance of 185.21 feet; thence N 03°14'56" E, a distance of 59.19 feet; thence N 59°21'08" W, a distance of 49.66 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 16				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.21 ACRES	0.00 ACRES	1.18 ACRES	0.94 ACRES	8.33 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 7 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 7

SHEET 6 OF 7

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-16	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 16 REVISED.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1324 Page 26 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
AND BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 16:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East and a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 1952.61 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2228.40 feet to the Point of Beginning; thence N 21°43'20" E, a distance of 140.61 feet; thence S 28°40'50" E, a distance of 22.25 feet; thence N 46°06'07" E, a distance of 25.91 feet; thence N 28°40'50" W, a distance of 33.22 feet; thence N 27°26'00" E, a distance of 91.40 feet; thence N 36°58'01" E, a distance of 104.11 feet; thence N 46°07'20" E, a distance of 120.44 feet; thence N 00°38'17" E, a distance of 14.20 feet; thence S 75°11'37" E, a distance of 10.87 feet; thence N 47°46'54" E, a distance of 26.99 feet; thence S 44°21'01" E, a distance of 44.16 feet; thence S 75°11'37" E, a distance of 17.59 feet; thence S 58°35'23" E, a distance of 105.87 feet; thence S 17°27'54" E, a distance of 19.32 feet; thence S 49°14'12" E, a distance of 127.95 feet; thence S 54°16'29" E, a distance of 107.46 feet; thence N 63°08'10" E, a distance of 10.13 feet; thence S 45°48'54" E, a distance of 128.00 feet; thence S 33°53'01" W, a distance of 128.00 feet; thence S 43°57'50" W, a distance of 87.87 feet; thence S 28°09'57" W, a distance of 126.14 feet; thence S 25°33'38" W, a distance of 73.52 feet; thence S 20°08'55" E, a distance of 84.96 feet; thence S 24°43'46" E, a distance of 85.89 feet; thence S 25°01'40" W, a distance of 141.57 feet; thence N 71°01'27" W, a distance of 113.25 feet; thence N 36°25'53" W, a distance of 60.87 feet; thence N 18°14'40" W, a distance of 85.81 feet; thence N 46°57'52" W, a distance of 139.15 feet; thence N 48°25'49" W, a distance of 82.81 feet; thence N 42°31'07" W, a distance of 185.21 feet; thence N 03°14'56" E, a distance of 59.19 feet; thence N 59°21'08" W, a distance of 49.66 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 16				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.21 ACRES	0.00 ACRES	1.18 ACRES	0.94 ACRES	8.33 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 7 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 7

B R A D L E Y
OLD WORLD KNOWLEDGE ... NEW AGE TECHNOLOGY

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-16	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 16 REVISED.DWG	FB N/A PG

Inst. Number: 202445035759 Book: 2757 Page: 1325 Page 27 of 28 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 17:

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

Commence at the Most Northeasterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida; thence on the Northerly line of said Plat of East Nassau – Wildlight PDP 3 / POD 5 for the next 4 courses, N 78°31'48" W, a distance of 248.52 feet; thence S 65°16'10" W, a distance of 369.55 feet; thence S 70°55'42" W, a distance of 142.31 feet; thence S 20°04'05" W, a distance of 71.98 feet; thence departing said Northerly line, N 60°18'11" W, a distance of 152.97 feet to the Point of Beginning; thence S 43°28'49" W, a distance of 559.33 feet; thence S 69°00'31" W, a distance of 67.63 feet; thence N 42°54'11" W, a distance of 68.86 feet; thence S 77°13'53" W, a distance of 128.22 feet; thence N 62°16'32" W, a distance of 112.46 feet; thence N 56°05'08" W, a distance of 113.04 feet; thence N 03°27'40" W, a distance of 72.31 feet; thence N 03°45'47" E, a distance of 71.12 feet; thence N 00°40'39" E, a distance of 79.06 feet; thence N 10°12'20" E, a distance of 79.18 feet; thence N 19°53'39" W, a distance of 44.03 feet; thence N 65°30'27" W, a distance of 68.55 feet; thence N 08°43'24" E, a distance of 103.22 feet; thence N 27°01'36" E, a distance of 86.89 feet; thence N 14°28'49" E, a distance of 101.24 feet; thence N 88°01'39" W, a distance of 244.59 feet; thence N 49°30'38" W, a distance of 34.02 feet; thence N 02°12'57" W, a distance of 72.96

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

SEE SHEET 6 OF 6

ACREAGE TABLE				
CONSERVATION EASEMENT 17				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
48.52 ACRES	4.61 ACRES	5.06 ACRES	0.88 ACRES	59.07 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

B R A D L E Y
L A N D S U R V E Y O R S
OLD WORLD KNOWLEDGE .. NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-17	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 17.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

SEE SHEET 5 OF 6

feet; thence N 73°26'25" E, a distance of 63.56 feet; thence S 78°25'56" E, a distance of 109.87 feet; thence N 77°53'06" E, a distance of 126.94 feet; thence N 21°14'57" E, a distance of 46.15 feet; thence S 86°43'46" W, a distance of 80.34 feet; thence N 87°36'51" W, a distance of 165.15 feet; thence N 88°49'08" W, a distance of 222.35 feet; thence N 17°38'45" W, a distance of 393.35 feet; thence N 00°00'00" E, a distance of 391.26 feet; thence N 37°12'08" W, a distance of 354.33 feet; thence S 87°08'15" E, a distance of 710.48 feet; thence S 84°23'26" E, a distance of 911.49 feet; thence S 31°50'36" E, a distance of 1158.19 feet to the beginning of a non-tangent curve, concave Northwest, having a radius of 1120.00 feet and a central angle of 4°26'54"; thence on the arc of said curve, a distance of 86.95 feet said arc being subtended by a chord which bears S 42°06'07" W, a distance of 86.93 feet to the curves end; thence S 51°17'25" W, a distance of 174.49 feet to the beginning of a curve, concave Northwest, having a radius of 1140.00 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 277.92 feet said arc being subtended by a chord which bears S 58°16'28" W, a distance of 277.23 feet to a point of reverse curvature of a curve having a radius of 1260.00 feet and a central angle of 6°55'55"; thence on the arc of said curve, a distance of 152.44 feet said arc being subtended by a chord which bears S 61°47'32" W, a distance of 152.35 feet to the beginning of a curve, concave Southeast, having a radius of 788.76 feet and a central angle of 9°29'10"; thence on the arc of said curve, a distance of 130.59 feet said arc being subtended by a chord which bears S 52°33'35" W, a distance of 130.44 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 17				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
48.52 ACRES	4.61 ACRES	5.06 ACRES	0.88 ACRES	59.07 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

B R A D L E Y
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-17	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 17.DWG	FB N/A PG

EAST NASSAU
STEWARDSHIP DISTRICT

RATIFICATION ITEMS II

Inst. Number: 202445035758 Book: 2757 Page: 1274 Page 1 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

This instrument was prepared by and upon recording should be returned to: Michelle K. Rigoni, Esq. KUTAK ROCK LLP 107 W. College Avenue Tallahassee, Florida 32301	(This space reserved for Clerk)

PARTIAL RELEASE OF DECLARATION OF CONSENT TO JURISDICTION OF THE EAST NASSAU STEWARDSHIP DISTRICT AND TO IMPOSITION OF SERIES 2024 SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the East Nassau Stewardship District, a local unit of special-purpose government, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"), hereby releases and terminates the effectiveness of that certain Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Special Assessments, recorded in Official Records Book 2729, Page 276 of the public records of Nassau County, Florida ("Declaration of Consent"), solely with respect to the property more particularly described on **Exhibit A** ("Released Property") attached hereto and incorporated by reference herein.

The scope of this Partial Release is limited to the Released Lands and nothing contained in this Partial Release is intended or shall be construed as releasing or otherwise affecting the operation and effect of the Declarations of Consent on any remaining lands described in the Declarations of Consent.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Partial Release of Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Special Assessments has been executed to be effective as of the 19th day of December, 2024, and recorded in the Official Records of Nassau County, Florida.

Signed, sealed and delivered
in the presence of:

(Signature) Crystal L. Cook

(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

(Signature)
Chrystal C. Dietz

(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

EAST NASSAU STEWARDSHIP DISTRICT

Mike Hahaj
Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☑ physical presence or ☐ online notarization this 19th day of December 2024, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☑ is personally known to me ~~or ☐ produced _____~~ as ~~identification~~.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

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

Exhibit A: Legal Description

EXHIBIT "A"

Legal Description of Released Property

SEE ATTACHED PAGES

Inst. Number: 202445035758 Book: 2757 Page: 1277 Page 4 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 200.52 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 1157.13 feet to the Point of Beginning; thence N 82°33'00" E, a distance of 93.09 feet; thence S 16°04'45" W, a distance of 37.17 feet; thence N 73°55'15" W, a distance of 85.35 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.04 ACRES	0.04 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 3 OF 3

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY LAND SURVEYORS
OUR WORLD: KNOWLEDGE. NEW AGE: TECHNOLOGY

W.O. NO.: 24-449-CE-1	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 1.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 1A:

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

Commence at the Most Northeasterly corner of the Plat of Wildlight Commerce Park as recorded in Official Record Book 2605, Pages 1887 thru 1890 of the Public Records of Nassau County, Florida; thence on the Southwesterly Right of Way line of CSX Railroad (200 foot Right of Way), N 38°47'16" W, a distance of 1442.85 feet; thence departing said southwesterly right of way line, s 51°12'44" W, a distance of 689.39 feet to the Point of Beginning; thence S 57°02'20" W, a distance of 70.27 feet; thence S 61°41'01" W, a distance of 99.12 feet; thence S 57°07'28" W, a distance of 265.48 feet; thence N 80°45'09" W, a distance of 13.96 feet; thence S 50°11'40" W, a distance of 33.10 feet; thence N 80°45'09" W, a distance of 47.15 feet; thence N 42°14'53" W, a distance of 97.50 feet; thence N 26°05'45" W, a distance of 75.38 feet; thence N 43°14'45" W, a distance of 81.80 feet; thence N 23°06'08" W, a distance of 83.83 feet; thence N 14°18'31" W, a distance of 100.98 feet; thence N 36°19'17" W, a distance of 57.47 feet; thence N 19°53'49" W, a distance of 92.25 feet; thence N 30°54'29" E, a distance of 125.00 feet; thence N 71°02'23" E, a distance of 39.26 feet; thence N 13°14'11" E, a distance of 30.44 feet; thence N 06°55'12" W, a distance of 97.39

SEE SHEET 6 OF 6

ACREAGE TABLE				
CONSERVATION EASEMENT 1A				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.36 ACRES	0.52 ACRES	0.66 ACRES	0.97 ACRES	8.51 ACRES

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEETS 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

L. D. BRADLEY
LAND SURVEYORS
OLD WORLD EXCELLENCE... NEW AGE TECHNOLOGY

W.O. NO.: 24-450-CE-1A	DATE: 07/11/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24450 CE 1A.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SEE SHEET 5 OF 6

feet; thence N 47°50'33" W, a distance of 52.04 feet; thence N 26°53'12" W, a distance of 50.46 feet; thence N 63°07'48" W, a distance of 60.06 feet; thence N 37°22'48" E, a distance of 34.10 feet; thence N 62°54'54" E, a distance of 178.58 feet; thence S 27°57'15" E, a distance of 79.71 feet; thence S 31°42'08" E, a distance of 91.67 feet; thence S 24°35'41" E, a distance of 99.35 feet; thence S 51°29'12" E, a distance of 60.46 feet; thence N 61°36'33" E, a distance of 12.91 feet; thence N 73°25'28" E, a distance of 46.87 feet; thence S 79°09'34" E, a distance of 54.29 feet; thence S 76°07'14" E, a distance of 34.64 feet; thence S 28°51'13" E, a distance of 264.47 feet; thence S 20°59'13" E, a distance of 25.18 feet; thence S 75°52'02" W, a distance of 66.04 feet; thence N 67°30'42" W, a distance of 52.61 feet; thence S 40°50'33" E, a distance of 111.66 feet; thence S 63°31'22" E, a distance of 106.60 feet; thence S 30°05'34" E, a distance of 37.18 feet; thence S 48°46'25" E, a distance of 57.40 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1A				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.36 ACRES	0.52 ACRES	0.66 ACRES	0.97 ACRES	8.51 ACRES



Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEETS 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No 6888

B R A D L E Y

OLD WORLD KNOWLEDGE. . NEW AGE TECHNOLOGY

W.O. NO.: 24-450-CE-1A	DATE: 07/11/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24450 CE 1A.DWG	FB N/A PG

Inst. Number: 202445035758 Book: 2757 Page: 1280 Page 7 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 2:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 230.86 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 892.72 feet to the Point of Beginning; thence N 02°53'53" E, a distance of 60.24 feet; thence N 84°21'46" E, a distance of 35.88 feet; thence S 81°23'09" E, a distance of 102.93 feet; thence S 77°50'52" W, a distance of 58.28 feet; thence S 66°41'17" W, a distance of 90.98 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.09 ACRES	0.00 ACRES	0.09 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-2	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 2.DWG	FB N/A PG

Inst. Number: 202445035758 Book: 2757 Page: 1281 Page 8 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 2A:

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

Commence at the Most Northeasterly corner of the Plat of Wildlight Commerce Park as recorded in Official Record Book 2605, Pages 1887 thru 1890 of the Public Records of Nassau County, Florida; thence on the Southwesterly Right of Way line of CSX Railroad (200 foot Right of Way), N 38°47'16" W, a distance of 2446.75 feet; thence departing said Southwesterly Right of Way line, S 51°12'44" W, a distance of 662.26 feet to the Point of Beginning; thence S 63°52'13" W, a distance of 25.00 feet; thence S 68°33'58" W, a distance of 80.19 feet; thence S 69°33'18" W, a distance of 93.33 feet; thence N 45°25'56" W, a distance of 69.12 feet; thence N 23°34'56" W, a distance of 13.11 feet; thence N 53°41'57" E, a distance of 25.63 feet; thence N 50°11'40" E, a distance of 95.42 feet; thence N 53°54'08" E, a distance of 78.71 feet; thence S 44°05'52" E, a distance of 79.72 feet; thence S 26°07'47" E, a distance of 59.02 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.39 ACRES	0.00 ACRES	0.00 ACRES	0.13 ACRES	0.52 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No 6888

B R A D L E Y

OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-450-CE-2A	DATE: 07/11/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24450 CE 2A.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 3:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 389.41 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 572.36 feet to the Point of Beginning; thence N 16°39'54" W, a distance of 109.24 feet; thence N 13°02'57" E, a distance of 107.66 feet; thence N 02°32'39" E, a distance of 15.71 feet; thence S 26°24'36" E, a distance of 94.00 feet; thence S 43°37'37" E, a distance of 106.20 feet; thence S 67°28'33" E, a distance of 80.49 feet; thence S 29°02'53" W, a distance of 36.43 feet; thence N 60°07'25" W, a distance of 25.00 feet; thence N 86°42'52" W, a distance of 43.06 feet; thence S 68°46'15" W, a distance of 84.39 feet; thence N 57°21'08" W, a distance of 26.23 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.46 ACRES	0.00 ACRES	0.46 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-3	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 3.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 4:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 748.57 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 679.88 feet to the Point of Beginning; thence N 06°40'08" W, a distance of 60.75 feet; thence N 29°36'23" E, a distance of 102.40 feet; thence S 16°38'55" W, a distance of 73.25 feet; thence S 15°53'43" W, a distance of 82.34 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.04 ACRES	0.04 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-4	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 4.DWG	FB N/A PG

Inst. Number: 202445035758 Book: 2757 Page: 1284 Page 11 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 5:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 1659.61 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 1420.70 feet to the Point of Beginning; thence N 10°49'58" W, a distance of 72.86 feet; thence N 37°54'04" E, a distance of 43.26 feet; thence N 39°09'20" E, a distance of 98.00 feet; thence N 57°19'35" E, a distance of 49.56 feet; thence N 43°43'57" E, a distance of 130.98 feet; thence S 38°58'28" W, a distance of 186.37 feet; thence S 29°41'23" W, a distance of 171.44 feet; thence S 27°50'11" W, a distance of 10.48 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 5				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.18 ACRES	0.00 ACRES	0.18 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-5	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 5.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41 TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 6:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2126.38 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 412.91 feet to the Point of Beginning; thence N 15°50'08" E, a distance of 88.08 feet; thence S 21°37'58" E, a distance of 45.47 feet; thence S 12°55'40" W, a distance of 70.22 feet; thence N 44°00'20" W, a distance of 36.11 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 6				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.05 ACRES	0.05 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-6	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 6.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 7:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2287.16 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 535.98 feet to the Point of Beginning; thence N 17°06'07" E, a distance of 126.32 feet; thence N 55°28'45" W, a distance of 17.25 feet; thence S 78°29'32" E, a distance of 53.13 feet; thence S 07°38'42" E, a distance of 2.89 feet; thence S 14°42'21" W, a distance of 38.73 feet; thence S 62°45'06" W, a distance of 34.52 feet; thence S 05°36'12" W, a distance of 95.46 feet; thence S 22°47'59" W, a distance of 40.42 feet; thence S 80°39'12" W, a distance of 51.53 feet; thence N 28°03'39" E, a distance of 87.09 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 7				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.15 ACRES	0.00 ACRES	0.15 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
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PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-7	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 7.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 8:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2206.39 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2138.34 feet to the Point of Beginning; thence N 11°17'56" W, a distance of 91.63 feet; thence N 15°25'32" E, a distance of 120.63 feet; thence N 58°54'16" E, a distance of 221.03 feet; thence N 10°47'03" E, a distance of 157.07 feet; thence S 42°48'29" E, a distance of 103.04 feet; thence S 46°36'58" W, a distance of 224.52 feet; thence S 32°44'28" W, a distance of 139.35 feet; thence S 26°44'30" W, a distance of 69.76 feet; thence N 63°15'30" W, a distance of 12.50 feet; thence S 26°44'30" W, a distance of 25.00 feet; thence S 63°15'30" E, a distance of 12.50 feet; thence S 26°44'30" W, a distance of 48.08 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 8				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.58 ACRES	0.00 ACRES	0.58 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

L. D. BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-8	DATE: 08/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 8.DWG	FB N/A PG

Inst. Number: 202445035758 Book: 2757 Page: 1288 Page 15 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 9:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 2525.26 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 676.62 feet to the Point of Beginning; thence N 40°47'13" E, a distance of 11.84 feet; thence N 03°53'27" E, a distance of 219.97 feet; thence S 47°09'30" E, a distance of 51.86 feet; thence S 37°21'04" W, a distance of 21.90 feet; thence S 03°04'55" E, a distance of 100.45 feet; thence S 00°55'16" E, a distance of 63.82 feet; thence S 33°34'53" W, a distance of 20.28 feet; thence N 82°58'14" W, a distance of 42.94 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 9				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.19 ACRES	0.00 ACRES	0.19 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
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LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-9	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 9.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 10:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3025.50 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 207.17 feet to the Point of Beginning; thence N 16°34'31" W, a distance of 127.38 feet; thence N 14°26'17" E, a distance of 110.75 feet; thence N 53°49'23" E, a distance of 61.96 feet; thence N 20°53'12" E, a distance of 11.86 feet; thence N 09°07'41" E, a distance of 21.53 feet; thence N 05°31'50" W, a distance of 20.08 feet; thence N 20°16'09" W, a distance of 21.76 feet; thence N 83°04'54" E, a distance of 33.27 feet; thence N 75°02'55" E, a distance of 30.05 feet; thence N 72°08'39" E, a distance of 269.52 feet; thence S 15°32'12" E, a distance of 95.64 feet; thence S 17°49'32" E, a distance of 30.92 feet; thence S 01°46'01" W, a distance of 73.69 feet; thence S 04°35'29" E, a distance of 59.31 feet; thence S 24°16'56" E, a distance of 50.94 feet; thence S 18°28'20" E, a distance of 64.65 feet; thence S 17°17'41" W, a distance of 58.93 feet; thence S 64°59'37" W, a distance of 67.09 feet; thence S 84°30'00" W, a distance of 74.37 feet; thence N 51°00'36" W, a distance of 17.31 feet; thence N 88°16'34" W, a distance of 28.13 feet; thence S 80°38'23" W, a distance of 61.20 feet; thence N 33°06'56" W, a distance of 42.14 feet; thence S 85°16'49" W, a distance of 44.17 feet; thence N 63°16'51" W, a distance of 14.52 feet; thence S 79°26'22" W, a distance of 104.51 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 10				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
1.31 ACRES	0.74 ACRES	1.01 ACRES	0.48 ACRES	3.54 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 5 OF 5

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
L. D. SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-10	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 10.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 11:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3787.99 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 30.03 feet to the Point of Beginning; thence N 39°01'32" E, a distance of 35.06 feet; thence N 69°44'04" E, a distance of 85.98 feet; thence N 23°02'28" E, a distance of 113.76 feet; thence N 61°00'38" E, a distance of 44.93 feet; thence S 30°59'34" W, a distance of 166.69 feet; thence S 68°03'12" W, a distance of 108.60 feet to the Point of Beginning.

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 11				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.00 ACRES	0.08 ACRES	0.08 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 5 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

L D BRADLEY LAND SURVEYORS
OUR WORK IS KNOWLEDGE. NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-11	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 11 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 12:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3885.97 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 1518.01 feet to the Point of Beginning; thence N 60°22'06" W, a distance of 150.35 feet; thence S 85°05'16" W, a distance of 98.65 feet; thence S 58°08'00" W, a distance of 14.89 feet; thence N 41°59'26" E, a distance of 70.57 feet; thence S 77°30'49" E, a distance of 53.70 feet; thence S 69°20'08" E, a distance of 124.69 feet; thence S 63°34'17" E, a distance of 80.27 feet; thence S 85°25'17" W, a distance of 10.89 feet; thence S 62°54'13" W, a distance of 40.11 feet to the Point of Beginning.

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 12				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.18 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEET 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY LAND SURVEYORS
OLD WORLD KNOWLEDGE NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-12	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 12 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 13:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3513.36 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2424.66 feet to the Point of Beginning; thence N 65°23'25" E, a distance of 32.41 feet; thence N 62°00'06" E, a distance of 17.44 feet; thence S 03°14'45" E, a distance of 77.64 feet; thence S 58°01'48" W, a distance of 21.72 feet; thence N 24°36'35" W, a distance of 74.06 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 13				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.06 ACRES	0.00 ACRES	0.06 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-13	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 13.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
HEIRS OF E WATERMAN (MILL GRANT) SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 14:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3492.68 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2973.67 feet to the Point of Beginning; thence S 66°02'18" E, a distance of 28.91 feet; thence S 23°21'44" E, a distance of 19.81 feet; thence S 66°38'16" W, a distance of 43.48 feet; thence N 06°49'28" E, a distance of 47.51 feet to the Point of Beginning.

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 14				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.02 ACRES	0.00 ACRES	0.02 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
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PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE.. NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-14	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 14.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 15:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3120.90 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2148.68 feet to the Point of Beginning; thence N 49°06'40" W, a distance of 102.72 feet; thence N 34°55'03" E, a distance of 16.41 feet; thence N 60°58'57" E, a distance of 69.10 feet; thence S 03°55'36" E, a distance of 114.48 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 15				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
0.00 ACRES	0.00 ACRES	0.10 ACRES	0.00 ACRES	0.10 ACRES

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

B R A D L E Y
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-15	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 15.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E. WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
AND BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT) SECTION 50, TOWNSHIP 3 NORTH RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 16:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East and a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 1952.61 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2228.40 feet to the Point of Beginning; thence N 21°43'20" E, a distance of 140.61 feet; thence S 28°40'50" E, a distance of 22.25 feet; thence N 46°06'07" E, a distance of 25.91 feet; thence N 28°40'50" W, a distance of 33.22 feet; thence N 27°26'00" E, a distance of 91.40 feet; thence N 36°58'01" E, a distance of 104.11 feet; thence N 46°07'20" E, a distance of 120.44 feet; thence N 00°38'17" E, a distance of 14.20 feet; thence S 75°11'37" E, a distance of 10.87 feet; thence N 47°46'54" E, a distance of 26.99 feet; thence S 44°21'01" E, a distance of 44.16 feet; thence S 75°11'37" E, a distance of 17.59 feet; thence S 58°35'23" E, a distance of 105.87 feet; thence S 17°27'54" E, a distance of 19.32 feet; thence S 49°14'12" E, a distance of 127.95 feet; thence S 54°16'29" E, a distance of 107.46 feet; thence N 63°08'10" E, a distance of 10.13 feet; thence S 45°48'54" E, a distance of 128.00 feet; thence S 33°53'01" W, a distance of 128.00 feet; thence S 43°57'50" W, a distance of 87.87 feet; thence S 28°09'57" W, a distance of 126.14 feet; thence S 25°33'38" W, a distance of 73.52 feet; thence S 20°08'55" E, a distance of 84.96 feet; thence S 24°43'46" E, a distance of 85.89 feet; thence S 25°01'40" W, a distance of 141.57 feet; thence N 71°01'27" W, a distance of 113.25 feet; thence N 36°25'53" W, a distance of 60.87 feet; thence N 18°14'40" W, a distance of 85.81 feet; thence N 46°57'52" W, a distance of 139.15 feet; thence N 48°25'49" W, a distance of 82.81 feet; thence N 42°31'07" W, a distance of 185.21 feet; thence N 03°14'56" E, a distance of 59.19 feet; thence N 59°21'08" W, a distance of 49.66 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 16				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.21 ACRES	0.00 ACRES	1.18 ACRES	0.94 ACRES	8.33 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 7 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 7

B R A D L E Y
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY
Meets SJRWMD Closure Standards
CSH DATE: 12/16/2021
L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-16	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 16 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF
BEING A PORTION OF EAST NASSAU - WILDLIGHT POD 5 NORTH
AS RECORDED IN OFFICIAL RECORD BOOK 2721, PAGES 1337 & 1338
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
AND BEING A PORTION OF
HEIRS OF E WATERMAN GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST
AND BEING A PORTION OF
HEIRS OF E WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 16:

A parcel of land, being a portion of East Nassau – Wildlight POD 5 North as recorded in Official Record Book 2721, Pages 1337 & 1338 of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East and a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Most Northwesterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida said point also being on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 1952.61 feet; thence departing said Easterly Limited Access Right of Way line, N 73°23'06" E, a distance of 2228.40 feet to the Point of Beginning; thence N 21°43'20" E, a distance of 140.61 feet; thence S 28°40'50" E, a distance of 22.25 feet; thence N 46°06'07" E, a distance of 25.91 feet; thence N 28°40'50" W, a distance of 33.22 feet; thence N 27°26'00" E, a distance of 91.40 feet; thence N 36°58'01" E, a distance of 104.11 feet; thence N 46°07'20" E, a distance of 120.44 feet; thence N 00°38'17" E, a distance of 14.20 feet; thence S 75°11'37" E, a distance of 10.87 feet; thence N 47°46'54" E, a distance of 26.99 feet; thence S 44°21'01" E, a distance of 44.16 feet; thence S 75°11'37" E, a distance of 17.59 feet; thence S 58°35'23" E, a distance of 105.87 feet; thence S 17°27'54" E, a distance of 19.32 feet; thence S 49°14'12" E, a distance of 127.95 feet; thence S 54°16'29" E, a distance of 107.46 feet; thence N 63°08'10" E, a distance of 10.13 feet; thence S 45°48'54" E, a distance of 128.00 feet; thence S 33°53'01" W, a distance of 128.00 feet; thence S 43°57'50" W, a distance of 87.87 feet; thence S 28°09'57" W, a distance of 126.14 feet; thence S 25°33'38" W, a distance of 73.52 feet; thence S 20°08'55" E, a distance of 84.96 feet; thence S 24°43'46" E, a distance of 85.89 feet; thence S 25°01'40" W, a distance of 141.57 feet; thence N 71°01'27" W, a distance of 113.25 feet; thence N 36°25'53" W, a distance of 60.87 feet; thence N 18°14'40" W, a distance of 85.81 feet; thence N 46°57'52" W, a distance of 139.15 feet; thence N 48°25'49" W, a distance of 82.81 feet; thence N 42°31'07" W, a distance of 185.21 feet; thence N 03°14'56" E, a distance of 59.19 feet; thence N 59°21'08" W, a distance of 49.66 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 16				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
6.21 ACRES	0.00 ACRES	1.18 ACRES	0.94 ACRES	8.33 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 7 FOR GENERAL NOTES AND SHEET 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 7

B R A D L E Y
OLDWORLD KNOWLEDGE... NEW AGE TECHNOLOGY

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-16	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 16 REVISED.DWG	FB N/A PG

Inst. Number: 202445035758 Book: 2757 Page: 1297 Page 24 of 25 Date: 12/20/2024 Time: 9:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E. WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONSERVATION EASEMENT 17:

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

Commence at the Most Northeasterly corner of the Plat of East Nassau – Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 thru 1613 of the Public Records of Nassau County, Florida; thence on the Northerly line of said Plat of East Nassau – Wildlight PDP 3 / POD 5 for the next 4 courses, N 78°31'48" W, a distance of 248.52 feet; thence S 65°16'10" W, a distance of 369.55 feet; thence S 70°55'42" W, a distance of 142.31 feet; thence S 20°04'05" W, a distance of 71.98 feet; thence departing said Northerly line, N 60°18'11" W, a distance of 152.97 feet to the Point of Beginning; thence S 43°28'49" W, a distance of 559.33 feet; thence S 69°00'31" W, a distance of 67.63 feet; thence N 42°54'11" W, a distance of 68.86 feet; thence S 77°13'53" W, a distance of 128.22 feet; thence N 62°16'32" W, a distance of 112.46 feet; thence N 56°05'08" W, a distance of 113.04 feet; thence N 03°27'40" W, a distance of 72.31 feet; thence N 03°45'47" E, a distance of 71.12 feet; thence N 00°40'39" E, a distance of 79.06 feet; thence N 10°12'20" E, a distance of 79.18 feet; thence N 19°53'39" W, a distance of 44.03 feet; thence N 65°30'27" W, a distance of 68.55 feet; thence N 08°43'24" E, a distance of 103.22 feet; thence N 27°01'36" E, a distance of 86.89 feet; thence N 14°28'49" E, a distance of 101.24 feet; thence N 88°01'39" W, a distance of 244.59 feet; thence N 49°30'38" W, a distance of 34.02 feet; thence N 02°12'57" W, a distance of 72.96

SEE SHEET 6 OF 6

Meets SJRWMD Closure Standards
CSH DATE: 12/16/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 17				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
48.52 ACRES	4.61 ACRES	5.06 ACRES	0.88 ACRES	59.07 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-449-CE-17	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 17.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
HEIRS OF E WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

Meets SJRWMD
Closure Standards
CSH DATE: 12/16/2024

SEE SHEET 5 OF 6

feet; thence N 73°26'25" E, a distance of 63.56 feet; thence S 78°25'56" E, a distance of 109.87 feet; thence N 77°53'06" E, a distance of 126.94 feet; thence N 21°14'57" E, a distance of 46.15 feet; thence S 86°43'46" W, a distance of 80.34 feet; thence N 87°36'51" W, a distance of 165.15 feet; thence N 88°49'08" W, a distance of 222.35 feet; thence N 17°38'45" W, a distance of 393.35 feet; thence N 00°00'00" E, a distance of 391.26 feet; thence N 37°12'08" W, a distance of 354.33 feet; thence S 87°08'15" E, a distance of 710.48 feet; thence S 84°23'26" E, a distance of 911.49 feet; thence S 31°50'36" E, a distance of 1158.19 feet to the beginning of a non-tangent curve, concave Northwest, having a radius of 1120.00 feet and a central angle of 4°26'54"; thence on the arc of said curve, a distance of 86.95 feet said arc being subtended by a chord which bears S 42°06'07" W, a distance of 86.93 feet to the curves end; thence S 51°17'25" W, a distance of 174.49 feet to the beginning of a curve, concave Northwest, having a radius of 1140.00 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 277.92 feet said arc being subtended by a chord which bears S 58°16'28" W, a distance of 277.23 feet to a point of reverse curvature of a curve having a radius of 1260.00 feet and a central angle of 6°55'55"; thence on the arc of said curve, a distance of 152.44 feet said arc being subtended by a chord which bears S 61°47'32" W, a distance of 152.35 feet to the beginning of a curve, concave Southeast, having a radius of 788.76 feet and a central angle of 9°29'10"; thence on the arc of said curve, a distance of 130.59 feet said arc being subtended by a chord which bears S 52°33'35" W, a distance of 130.44 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 17				
WETLAND PRESERVATION	WETLAND RESTORATION	UPLAND RESTORATION	BUFFER (NO CREDIT)	TOTAL ACRES
48.52 ACRES	4.61 ACRES	5.06 ACRES	0.88 ACRES	59.07 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 1 FOR GENERAL NOTES AND SHEET 5 & 6 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY
OLD WORLD KNOWLEDGE . NEW AGE TECHNOLOGY

W.O. NO.: 24-449-CE-17	DATE: 06/25/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24449 CE 17.DWG	FB N/A PG

EAST NASSAU
STEWARDSHIP DISTRICT

RATIFICATION ITEMS III

January 22, 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 Conservation Lands and Related Improvements
Portions of Phases 1c-1, 1c-West, 1c-2, and PDP 3 Pod 4 and Pod 5

Dear Craig:

Pursuant to the *Supplemental Acquisition and Monitoring-Activities Funding Agreement [Conservation Lands and Mobility Trails]*, dated January 22, 2024 ("**Acquisition Agreement**"), you are hereby notified that Wildlight LLC ("**Developer**") has completed and wishes to sell to the District the real property ("**Conservation Lands**"), related trail improvements and associated work product (together, the "**Improvements**"), all as more particularly described in **Exhibit A** attached hereto.

Conservation Lands and Improvements were included in the District's overall capital improvement program as described in *Engineers Report for Central Planning Area,* dated August 10, 2017 ("**Engineer's Report**"), as amended and supplemented. Developer constructed, installed and equipped the Improvements consistent with the Engineer's Report and has completed monitoring activities for portions of Conservation Lands as required by St. Johns River Water Management District ("**SJRWMD**") Permit No. 139976-1, as amended and supplemented ("**Permit**"). Those portions of Conservation Lands being conveyed that still require monitoring by the District after the Permit transfer is described in **Exhibit B.**

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; 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 $1,089.737.61 ("**Acquisition Cost**"), which may be reimbursable by a future series of Special Assessment Revenue Bonds to be issued by the District, subject to Section 10 of the Acquisition Agreement.

Furthermore, pursuant to Section 7 of the Acquisition Agreement, the Developer hereby agrees to transfer the applicable portions of the Permit within thirty (30) days from the date of conveyance. To this end, Developer will use SJRWMD's Form 62-330.340(1) for Request to

Transfer of Environmental Resource and/or State 404 Program Permit I as attached hereto as **Exhibit C.** We will further coordinate any documentation necessary for successful transition of the Permit, as may be required. In conjunction with same and upon completion of the Conservation Lands conveyance, please send a written request for monitoring funding pursuant to Section 8 of the Acquisition Agreement.

Sincerely,
WILDLIGHT LLC

By: John R. Campbell
Its: Vice President

Enclosures:

Exhibit A	Description of Conservation Lands and Improvements
Exhibit B	List of Conservation Lands Subject to Monitoring per Permit
Exhibit C	Permit Transfer Form

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

EXHIBIT A
AMENDED AND RESTATED*

CONSERVATION LANDS AND RELATED TRAIL IMPROVEMENTS – PORTIONS OF PHASES 1C-1, 1C-WEST, 1C-2, AND PDP 3 POD 4 AND POD 5

Improvement	District Eligible Cost	Paid to Date (to Developer)	Requisition Amount ("Acquisition Cost")[1, 2]
SR 200 Boardwalk	$450,493.40	$0	$450,493.40
Founder's Park Boardwalk	$103,670.50	$0	$103,670.50
Founder's Park Trail	$87,911.83	$0	$87,911.83
TOTAL COSTS	$642,075.73	$0	$642,075.73

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost.

[2] Acquisition Cost has been updated to exclude improvements costs (SR 200 Trail improvements by AJ Johns) which are ineligible for reimbursement by bond proceeds

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 83 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

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.

CONVEYANCE OF CONSERVATION LAND ONLY (NO IMPROVEMENTS ON THE FOLLOWING REAL PROPERTY):

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.33 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29°08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17°47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest corner of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 feet to the Point of Beginning.

WORK PRODUCT

Engineering by ETM: The work product associated with this Release & Warranty include Wildlight PDP #4 Parcel 4B & 8A Common Areas Engineering Plans, dated November 16, 2022, Wildlight PDP #3 North/South Trail Engineering Plans dated December 1, 2022, and Sloped Trail Connection Site Plan Exhibit dated February 1, 2023, all as related to public mobility trails improvements for East Nassau Stewardship District.

Geotechnical Report: The work product associated with this Release & Warranty include Geotechnical Engineering Report for Wildlight Pod 4 dated April 15, 2020, as related to public mobility trails improvements for East Nassau Stewardship District.

*This **Exhibit A, Amended and Restated**, supplements the Prior Acquisition, as such term is defined in the Agreement by and between the *East Nassau Stewardship District and Wildlight LLC, regarding Acquisition of Certain Work Product, Infrastructure, and Real Property [Wildlight Village Phase 3]*, dated June 28, 2024, effective as of January 18, 2024 ("Acquisition Agreement"), of improvements identified herein in order to provide for the Acquisition Cost, pursuant to said Acquisition Agreement and as further described in that *Amended and Restated East Nassau Stewardship District Engineer's Report for Wildlight Village Phase 3*, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented and amended from time to time.

The Developer, District and District Engineer hereby acknowledge and agree that the effectiveness of the acquisition of these improvements shall be as of the date of the original Bill of Sale, dated February 28, 2024. The parties further agree that the original acquisition documents be updated to include this Exhibit A, Amended and Restated, and that the Acquisition Cost identified herein control.

The parties hereto have caused this Exhibit A, Amended And Restated to be executed on this 19 day of November, 2024.

Wildlight LLC
("Developer")

John R Campbell

John R. Campbell
Vice President

England-Thims & Miller, Inc.
("District Engineer")

John Zachary Brecht
John Zachary Brecht (Nov 18, 2024 11:04 EST)

J. Zachary Brecht, P.E.
District Engineer

East Nassau Stewardship District
("District")

Mike Hahaj

Michael A. Hahaj
Chair, Board of Supervisors

Exhibit B

List of Conservation Lands Subject to Monitoring per Permit

Plat	Plat Tract/Parcel	Type	CE Monitoring Status	GIS Lot #
1C-1	Conservation Easement 4A	Conservation	Complete	WL-CE 4A
1C-1	Conservation Easement A	Conservation	Complete	1C-Conserv A
1C-1	Conservation Easement D	Conservation	Complete	WL-CE D
1C-1	Conservation Easement 4B	Conservation	Complete	WL-CE 4B
1C-1	Conservation Easement A6	Conservation	Started 2019	1C-Conserv A6
1C-1	Conservation Easement 2	Conservation	Complete	WL-CE 2
1C-2	Conservation Easement B	Conservation	Complete	WL-1C2-CE B
1C-2	Conservation Easement A7	Conservation	Started 2019	WL-1C2-CE A7
Pod 4	Conservation Easement 4-C	Conservation	Started 2022	WL-4-CE 4-C
Pod 4	Conservation Easement 4B	Conservation	Started 2022	WL-4-CE 4B
Pod 4	Conservation Easement C	Conservation/Trail	Complete	WL-4-Site 1
Pod 5	Conservation Easement A1	Conservation	Started 2019	WL-1-CE A1
Pod 5	Conservation Easement A1-B	Conservation	Started 2020	WL-1-CE A1-B
Pod 5	Conservation Easement A1-A	Conservation	Started 2020	WL-1-CE A1-A
Pod 5	Conservation Easement A4	Conservation	Started 2019	WL-5-CE A4
Pod 5	Conservation Easement 1	Conservation	Complete	WL-1-CE 1
N/A	Conservation Easement G	Conservation	Complete	WL-CE G
N/A	Conservation Easement H	Conservation	Complete	WL-CE H
	need funding related to continued monitoring			

EXHIBIT C

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

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

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

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

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

Permitted Project: Proposed Project Name (if different):

Phase of Project (if applicable):

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

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

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

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

☐ Other

Inst. Number: 202445005808 Book: 2697 Page: 0981 Page 1 of 30 Date: 3/4/2024 Time: 12:56 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

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

STATE OF FLORIDA
COUNTY OF NASSAU

SPECIAL WARRANTY DEED
(Wildlight Conservation Easements)

THIS SPECIAL WARRANTY DEED is made this 28th day of February 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 41 0W, 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-CEA1-0000;
44-2N-27-0000-0001-0270;
44-2N-27-1003-00CE-0000;
44-2N-27-1003-0CP2-0000;
50-3N-27-1005-CEA4-0000;
50-3N-27-1005-0CE1-0000;
44-2N-27-1004-0CEC-0000;
44-2N-27-1004-0CE4-00C0;
44-2N-27-1004-0CE4-00B0;
44-2N-27-1003-0CP1-0000;
A PORTION OF 44-2N-27-1003-RT03-0000
50-3N-27-1005-RA1A-0000;

50-3N-27-1005-RA1B-0000;
44-2N-27-1004-RCT5-0000;
44-2N-27-1004-RCT4-0000;
44-2N-27-1004-MTE1-0000;

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 28 day of February 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.: HH410826

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

EXHIBIT "A"

Nassau County, Florida

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.39 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E. a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning.

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29*08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17*47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest comer of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52º23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52º06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 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

[CONSERVATION LANDS AND RELATED TRAIL IMPROVEMENTS – PORTIONS OF PHASES 1C-1, 1C-WEST, 1C-2, AND PDP 3 POD 4 AND POD 5]

KNOW ALL MEN BY THESE PRESENTS, on this 28th day of February 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:

Signed, sealed and delivered
in the presence of:

WILDLIGHT LLC
a Delaware limited liability company

Print Name: Crystal L. Cook

By: John R. Campbell
Its: Vice President

Print Name: Chrystal C. Dietz

STATE OF FLORIDA
COUNTY OF NASSAU

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 28 day of Feb, 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
AMENDED AND RESTATED*

CONSERVATION LANDS AND RELATED TRAIL IMPROVEMENTS – PORTIONS OF PHASES 1C-1, 1C-WEST, 1C-2, AND PDP 3 POD 4 AND POD 5

Improvement	District Eligible Cost	Paid to Date (to Developer)	Requisition Amount ("Acquisition Cost")[1, 2]
SR 200 Boardwalk	$450,493.40	$0	$450,493.40
Founder's Park Boardwalk	$103,670.50	$0	$103,670.50
Founder's Park Trail	$87,911.83	$0	$87,911.83
TOTAL COSTS	$642,075.73	$0	$642,075.73

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost.

[2] Acquisition Cost has been updated to exclude improvements costs (SR 200 Trail improvements by AJ Johns) which are ineligible for reimbursement by bond proceeds

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 83 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

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.

CONVEYANCE OF CONSERVATION LAND ONLY (NO IMPROVEMENTS ON THE FOLLOWING REAL PROPERTY):

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.33 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29°08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17°47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest corner of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 feet to the Point of Beginning.

WORK PRODUCT

Engineering by ETM: The work product associated with this Release & Warranty include Wildlight PDP #4 Parcel 4B & 8A Common Areas Engineering Plans, dated November 16, 2022, Wildlight PDP #3 North/South Trail Engineering Plans dated December 1, 2022, and Sloped Trail Connection Site Plan Exhibit dated February 1, 2023, all as related to public mobility trails improvements for East Nassau Stewardship District.

Geotechnical Report: The work product associated with this Release & Warranty include Geotechnical Engineering Report for Wildlight Pod 4 dated April 15, 2020, as related to public mobility trails improvements for East Nassau Stewardship District.

*This **Exhibit A, Amended and Restated**, supplements the Prior Acquisition, as such term is defined in the Agreement by and between the *East Nassau Stewardship District and Wildlight LLC, regarding Acquisition of Certain Work Product, Infrastructure, and Real Property [Wildlight Village Phase 3]*, dated June 28, 2024, effective as of January 18, 2024 ("Acquisition Agreement"), of improvements identified herein in order to provide for the Acquisition Cost, pursuant to said Acquisition Agreement and as further described in that *Amended and Restated East Nassau Stewardship District Engineer's Report for Wildlight Village Phase 3*, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented and amended from time to time.

The Developer, District and District Engineer hereby acknowledge and agree that the effectiveness of the acquisition of these improvements shall be as of the date of the original Bill of Sale, dated February 28, 2024. The parties further agree that the original acquisition documents be updated to include this Exhibit A, Amended and Restated, and that the Acquisition Cost identified herein control.

The parties hereto have caused this Exhibit A, Amended And Restated to be executed on this 19 day of November, 2024.

Wildlight LLC
("Developer")

John R Campbell

John R. Campbell
Vice President

England-Thims & Miller, Inc.
("District Engineer")

John Zachary Brecht
John Zachary Brecht (Nov 18, 2024 11:04 EST)

J. Zachary Brecht, P.E.
District Engineer

East Nassau Stewardship District
("District")

Mike Hahaj

Michael A. Hahaj
Chair, Board of Supervisors

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 *Engineers Report for Central Planning Area,* dated August 10, 2017 (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 Trail System Infrastructure 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 28th day of February 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 28 day of February 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)

_____
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

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

EXHIBIT A
AMENDED AND RESTATED*

CONSERVATION LANDS AND RELATED TRAIL IMPROVEMENTS – PORTIONS OF PHASES 1C-1, 1C-WEST, 1C-2, AND PDP 3 POD 4 AND POD 5

Improvement	District Eligible Cost	Paid to Date (to Developer)	Requisition Amount ("Acquisition Cost")[1, 2]
SR 200 Boardwalk	$450,493.40	$0	$450,493.40
Founder's Park Boardwalk	$103,670.50	$0	$103,670.50
Founder's Park Trail	$87,911.83	$0	$87,911.83
TOTAL COSTS	$642,075.73	$0	$642,075.73

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost.

[2] Acquisition Cost has been updated to exclude improvements costs (SR 200 Trail improvements by AJ Johns) which are ineligible for reimbursement by bond proceeds

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 83 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

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.

CONVEYANCE OF CONSERVATION LAND ONLY (NO IMPROVEMENTS ON THE FOLLOWING REAL PROPERTY):

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.33 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29°08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17°47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest corner of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 feet to the Point of Beginning.

WORK PRODUCT

Engineering by ETM: The work product associated with this Release & Warranty include Wildlight PDP #4 Parcel 4B & 8A Common Areas Engineering Plans, dated November 16, 2022, Wildlight PDP #3 North/South Trail Engineering Plans dated December 1, 2022, and Sloped Trail Connection Site Plan Exhibit dated February 1, 2023, all as related to public mobility trails improvements for East Nassau Stewardship District.

Geotechnical Report: The work product associated with this Release & Warranty include Geotechnical Engineering Report for Wildlight Pod 4 dated April 15, 2020, as related to public mobility trails improvements for East Nassau Stewardship District.

*This **Exhibit A, Amended and Restated**, supplements the Prior Acquisition, as such term is defined in the Agreement by and between the *East Nassau Stewardship District and Wildlight LLC, regarding Acquisition of Certain Work Product, Infrastructure, and Real Property [Wildlight Village Phase 3]*, dated June 28, 2024, effective as of January 18, 2024 ("Acquisition Agreement"), of improvements identified herein in order to provide for the Acquisition Cost, pursuant to said Acquisition Agreement and as further described in that *Amended and Restated East Nassau Stewardship District Engineer's Report for Wildlight Village Phase 3*, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented and amended from time to time.

The Developer, District and District Engineer hereby acknowledge and agree that the effectiveness of the acquisition of these improvements shall be as of the date of the original Bill of Sale, dated February 28, 2024. The parties further agree that the original acquisition documents be updated to include this Exhibit A, Amended and Restated, and that the Acquisition Cost identified herein control.

The parties hereto have caused this Exhibit A, Amended And Restated to be executed on this 19 day of November, 2024.

Wildlight LLC
("Developer")

John R Campbell

John R. Campbell
Vice President

England-Thims & Miller, Inc.
("District Engineer")

John Zachary Brecht
John Zachary Brecht (Nov 18, 2024 11:04 EST)

J. Zachary Brecht, P.E.
District Engineer

East Nassau Stewardship District
("District")

Mike Hahaj

Michael A. Hahaj
Chair, Board of Supervisors

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 28 day of February, 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

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.39 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E. a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning.

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03" W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29*08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17*47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest corner of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 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: 2/28/24

John R. Campbell
Assistant Secretary
Rayonier TRS Holdings Inc.

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 28 day of February, 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

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.39 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E. a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning.

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03" W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29*08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17*47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest comer of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 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 28th day of February 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

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.39 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E. a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning.

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29*08'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17*47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest comer of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E. a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 feet to the Point of Beginning.

DISTRICT ENGINEER'S CERTIFICATE
AMENDED AND RESTATED

[IMPROVEMENTS – WILDLIGHT PDP4, POD 4 NORTH - PORTION]

NOVEMBER 18, 2024

Board of Supervisors
East Nassau Stewardship District

Re: East Nassau Stewardship District (Nassau County, Florida)
Acquisition of Conservation Lands and Related Improvements
Phases 1c-1, 1c-West, 1c-2, and PDP 3 Pod 4, and Pod 5

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 Prior Acquisition. as such term is defined in the *Agreement by and between the East Nassau Stewordship District and Wildlight LLC, regarding Acquisitian of Certain Work Product, Infrastructure, and Real Property [Wildlight Village Phase 3]*, dated June 28, 2024, effective as of January 18, 2024 from Wildlight LLC ("**Developer**") of the mobility trail improvements improvements ("**Improvements**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain Bill of Sale ("**Bill of Sale**"), as supplemented and 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 *Amended and Restated East Nassau Stewordship District Engineer's Report for Wildlight Village Phase 3*, dated December 18, 2023, as revised and adopted January 18, 2024, a portion of which was previously described in the Engineer's Report for Central Planning Area, dated August 10, 2017, as amended and supplemented by that District's Engineers Report for Wildlight Village Phase 2, dated February 18, 2021, Revised March 26, 2021, as supplemented by Supplemental Engineers Report for Series 2021 Project, Wildlight Village Phase 2, dated March 26, 2021 (collectively, the "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed by Developer 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.

Furthermore, the District has not previously paid for these costs associated with the Improvements as more particularly described in **Exhibit A.**

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 was appropriate for the District to acquire the Improvements as of the effective date of the original Bill of Sale. Furthermore, I hereby certify that the Improvements acquired pursuant to the Bill of Sale has a minimum useful life of thirty (30) years from the issuance of the Series 2024 Bonds financing the costs of the Improvements, above and beyond the years in which the District was already in the possession of the Improvements.

8. This District Engineer's Certificate, Amended and Restated, supplements the Prior Acquisition of Improvements in order to provide for the Acquisition Cost, as both are identified in Exhibit A. I hereby certify that the effectiveness of the certifications provided herein shall be as of the date of the original District Engineer's Certificate, dated February 28, 2024.

FURTHER AFFIANT SAYETH NOT.

J. 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 18 day of Nov., 2024, by J. 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.

Gloria J. Stephens
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/2025
Commission No. HH151695

EXHIBIT A

EXHIBIT A
AMENDED AND RESTATED*

CONSERVATION LANDS AND RELATED TRAIL IMPROVEMENTS – PORTIONS OF PHASES 1C-1, 1C-WEST, 1C-2, AND PDP 3 POD 4 AND POD 5

Improvement	District Eligible Cost	Paid to Date (to Developer)	Requisition Amount ("Acquisition Cost")[1, 2]
SR 200 Boardwalk	$450,493.40	$0	$450,493.40
Founder's Park Boardwalk	$103,670.50	$0	$103,670.50
Founder's Park Trail	$87,911.83	$0	$87,911.83
TOTAL COSTS	$642,075.73	$0	$642,075.73

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost.

[2] Acquisition Cost has been updated to exclude improvements costs (SR 200 Trail improvements by AJ Johns) which are ineligible for reimbursement by bond proceeds

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.66 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 85°02'35" W, a distance of 33.83 feet; thence N 81°46'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 851.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.09 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.08 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 84.74 feet; thence S 88°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 58°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'58" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.66 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'16" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 66°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 61.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 87.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.28 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

DESCRIPTION OF ASSOCIATED WORK PRODUCT TO BE ACQUIRED:

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.

CONVEYANCE OF CONSERVATION LAND ONLY (NO IMPROVEMENTS ON THE FOLLOWING REAL PROPERTY):

LSS-171
2018ANE00227

CONSERVATION EASEMENT A1 (96.39 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 181.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.83 feet; thence S 10°23'33" W, a distance of 66.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 82°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.88 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 136.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.86 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) 25' MOBILITY TRAIL EASEMENT A (0.90Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.62 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 63°00'57" E, a distance of 101.88 feet; thence N 84°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 386.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 398.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.66 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'56" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.58 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.48 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 69°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'18" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'16" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'36" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53"E, a distance of 290.78 feet; thence N 69°25'51"E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25" E, a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet; thence N 57°00'53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'28" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning.

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E, a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 138.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35'14" W, a distance of 139.65 feet; thence N 28°10'35" E, a distance of 139.33 feet, thence N 75°52'46" E, a distance of 76.35 feet; thence N 41°36'24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 8, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT "G" (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59'07" W, a distance of 3.00 feet; thence N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17"; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31'15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0'39" W, a distance of 2.38 feet; thence S 44°50'02" W, a distance of 140.77 feet; thence S 72°01'51" W, a distance of 93.67 feet; thence S 56°12'50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G" as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14'18" E, a distance of 99.84 feet; thence S 26°37'27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39'13" E, a distance of 166.00 feet; thence S 30°12'06" E, a distance of 113.50 feet to a point on the Westerly line of Tract "A" of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31'46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H" as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement "H" for the next 4 courses, N 29°56'40" W, a distance of 142.03 feet; thence N 29°06'26" W, a distance of 376.39 feet; thence N 35°50'13" W, a distance of 22.23 feet; thence

N 17°47'08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement "H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G" and on the said North line of Conservation Easement "G" for the next 3 courses, N 56°12'50" E, a distance of 47.81 feet; thence N 72°01 '51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22'15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50'29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT "D" (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, conceve Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 58°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 86°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 68.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 87°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.36 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT "B" (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel "A" (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel "B" (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel "B", S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°46'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 80°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 18°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS656
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°38'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57'47" E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.46 feet said arc being subtended by a chord which bears N 49°09'44" E, a distance of 438.97 feet to the Southwest corner of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17'21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37" E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45'37" E, a distance of 126.50 feet; thence N 40°10'13" E, a distance of 220.49 feet; thence N 62°54'02" E, a distance of 56.34 feet; thence N 18°47'38" E, a distance of 65.27 feet; thence N 35°42'80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44'16" E, a distance of 111.69 feet; thence S 87°24'42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13'17" W, a distance of 94.35 feet thence N 61°27'48 E, a distance of 222.30 feet; thence N 21°06'17" W, a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 28°49'22" W, a distance of 118.58 feet, thence N 58°50'25" E, a

distance of 168.18 feet; thence S 13°42'57" E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52°23'10" E, a distance of 210.62 feet; thence N 73°34'27" E, a distance of 57.05 feet thence S 52°06'44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16'28" E, a distance of 40.50 feet thence S 36°33'24" E, a distance of 44.28 feet; thence S 08°08'48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33'07" W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25'18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40'05" E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10'20" W, a distance of 237.64 feet thence N 04°21'04" W, a distance of 322.93 feet; thence N 01°36'05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03'46" E, a distance of 33.98 feet thence S 73°55'16" E, a distance of 79.40 feet; thence N 72°43'28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'08" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°58'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 feet to the Point of Beginning.

WORK PRODUCT

Engineering by ETM: The work product associated with this Release & Warranty include Wildlight PDP #4 Parcel 4B & 8A Common Areas Engineering Plans, dated November 16, 2022, Wildlight PDP #3 North/South Trail Engineering Plans dated December 1, 2022, and Sloped Trail Connection Site Plan Exhibit dated February 1, 2023, all as related to public mobility trails improvements for East Nassau Stewardship District.

Geotechnical Report: The work product associated with this Release & Warranty include Geotechnical Engineering Report for Wildlight Pod 4 dated April 15, 2020, as related to public mobility trails improvements for East Nassau Stewardship District.

DISTRICT ENGINEER'S CERTIFICATE
(IMPROVEMENTS – WILDLIGHT PDP 3, POD 4 NORTH - PORTION)

February 28, 2024

Board of Supervisors
East Nassau Stewardship District

Re: East Nassau Stewardship District (Nassau County, Florida)
Acquisition of Conservation Lands and Related Improvements
Phases 1c-1, 1c-West, 1c-2, and PDP 3 Pod 4 and Pod 5

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 mobility trail improvements ("**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 *Engineers Report for Central Planning Area,* dated August 10, 2017, as amended and supplemented (together, 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 28 day of February, 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.

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/2025
Commission No. HH151695

[notary seal]

Gloria J. Stephens
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS

Improvement	District Eligible Cost	Paid to Date (to Developer)	Estimated Future Requisition Amount ("Acquisition Cost")[1]
Multi-Use and Mobility Trail Improvements	$1,089,737.61	$0	$1,089,737.61
TOTAL COSTS	$1,089,737.61	$0	$1,089,737.61

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost.

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

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

[SR 200 TRAIL]

THIS WARRANTY AND RELEASE is made the 28th day of February, 2024, by **A.J. JOHNS, INC.,** a Florida corporation, having offices located at 3225 Anniston Road, Jacksonville, Florida 32246 ("**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

Chad Cockrell
[print name]

A.J. JOHNS, INC.

Signature

Charles B. Laughlin
Print Name

Its: President

William C. Hurlbert

William Hurlbert
[print name]

EXHIBIT A

[SR 200 TRAIL]

As-builts for the District improvements constructed pursuant to that Construction Agreement Fixed Fee, dated February 14, 2023, by and between Wildlight LLC and A.J. Johns, Inc.

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

[FOUNDERS PARK TRAIL, FPL TRAIL AND WHISTLING DUCK POND SITE WORK]

THIS WARRANTY AND RELEASE is made the 28th day of February, 2024, by **Burnham Construction, Inc.**, a Florida corporation, having offices located at 11413 Enterprise East Boulevard, Macclenny, Florida 32063 ("**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.

BURNHAM CONSTRUCTION, INC.

WITNESSES

Justin D Jr., PM

Justin Dixon

[print name]

David M Burnham

Signature

David Burnham

Print Name

Its: President

Adam Lewis

[print name]

EXHIBIT A

[FOUNDERS PARK TRAIL, FPL TRAIL AND WHISTLING DUCK POND SITE WORK]

As-builts for the District improvements constructed pursuant to that Contract Number CB-22-00020, amended by PO0000000229 and Change Orders 2, 3, and 4 (collectively, Founders Park Trail and FPL Trail work), and Contract Number CB-22-00024, amended by PO0000000520 and Change Order 1 (collectively, Whistling Duck Pond Work), each by and between Wildlight LLC and Burnham Construction, Inc.

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

[SR 200 AND FOUNDERS PARK TRAIL BOARDWALKS, WHISTLING DUCK POND DOCK]

THIS WARRANTY AND RELEASE is made the 1 day of March, 2024, by **Dockworks of North East Florida LLC**, a Florida limited liability company, having offices located at 417 Stowe Avenue, Suite B, Orange Park, Florida 32073 ("**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.

DOCKWORKS OF NORTH EAST FLORIDA LLC

WITNESSES

Nancy L. Dillon

Nancy L. Dillon
[print name]

Signature

Robert P. Mathews

Print Name

Its: C.O.O.

Stephanie Merring

Stephanie Merring
[print name]

EXHIBIT A

[SR 200 AND FOUNDERS PARK TRAIL BOARDWALKS, WHISTLING DUCK POND DOCK]

As-builts for the District improvements constructed pursuant to that Services Agreement (Contract No. CN-22-00142) dated October 20, 2022 (for Founders Park Boardwalk), Services Agreement (Contract No. CB-22-00018) dated August 15, 2022 (for SR 200 Trail), and Services Agreement (Contract No. CB-22-00019) dated August 15, 2022 (for Cointoss & Whistling Duck Docks), each by and between Wildlight LLC and Dockworks of Northeast Florida LLC.

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

[SR 200 TRAIL]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 28th day of February 2024, by **A.J. JOHNS, INC.,** a Florida corporation, having offices located at 3225 Anniston Road, Jacksonville, Florida 32246 ("**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 A,** 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 **Exhibit 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 **Exhibit B**.

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

ATTEST

Chad Cockrell

[print name]

William C. Hurlbert

[print name]

A.J. JOHNS, INC., a Florida corporation

By: Charles B. Laughlin

Its: President

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

SR 200 Trail improvements constructed pursuant to that Construction Agreement Fixed Fee (Project Number PO 000000037), dated February 14, 2023, by and between Wildlight LLC and A.J. Johns, Inc., as more particularly described below:

Improvement	Total Contract Cost	District Eligible Amount	Acquisition Cost[1]
SR 200 Trail Improvements	$228,734.77	$43,110.96	$43,110.96
TOTAL COSTS	**$228,734.77**	**$43,110.96**	**$43,110.96**

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost.

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-028
Conservation Easement C (109.56 Ac.)
SITE 1.

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet, thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet, thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet, thence N 81°07'49" W, a distance of 851.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°45'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet, thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 83°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

and; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'09" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 76°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 30°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°46'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.60 feet; thence S 68°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 46.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 48-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 48-2, for the next 12 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 18°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

EXHIBIT B

CONSTRUCTION AGREEMENT
FIXED FEE

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CONSTRUCTION AGREEMENT
FIXED FEE

PROJECT NAME: SR 200 Trail; **PROJECT NUMBER**: PO000000037 ("Project")

THIS CONSTRUCTION AGREEMENT ("Agreement") is made and entered into this 14th day of February, 2023 by and between the Parties identified as Owner and Contractor in the "**Key Business Terms**," attached to the Agreement as **Exhibit "A"** and incorporated herein by reference. The Project is located at the Site and Property identified in the Key Business Terms.

NOW, THEREFORE, Owner and Contractor, for the premises, the consideration set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. ENTIRE AGREEMENT

1.1 This Agreement evidences the entire, integrated agreement between Owner and Contractor with respect to the Work herein. This Agreement supersedes all prior and contemporaneous written and oral agreements, statements, representations, promises, inducements, and understandings of any type or nature between the Parties. In no event will the Parties be bound by or be liable to each other for any such agreements, statements, representations, promises, inducements, or understandings of any type or nature, except as may be expressly set forth herein. Contractor may accept this Agreement by signing on the signature page or by commencing performance of any of its obligations herein, whichever occurs first.

1.2 **NO CHANGES TO THE WORK, AMENDMENTS OR MODIFICATIONS OF THIS AGREEMENT SHALL BE VALID OR ENFORCEABLE FOR ANY PURPOSE, UNLESS AND UNTIL SUCH CHANGES TO THE WOK, AMENDMENTS, OR MODIFICATIONS ARE SET FORTH IN A WRITING SIGNED BY AN AUTHORIZED REPRESENTATIVE OF OWNER. NO PERSON ACTING FOR OR ON BEHALF OF OWNER WILL HAVE AUTHORITY TO BIND OWNER OR TO OTHERWISE WAIVE OR MODIFY THE REQUIREMENT HEREIN THAT ALL CHANGES TO THE WORK, AMENDMENTS, AND MODIFICATIONS TO THIS AGREEMENT MUST BE IN WRITING AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF OWNER.**

1.3 Before signing this Agreement, and on an annual basis thereafter, Contractor will provide Owner with a copy of the following documents:

a. Evidence that Contractor's business and all applicable contractor, trade, and professional licenses for the State in which the Project is located are effective and in good standing;
b. Evidence that Contractor has sufficient financial resources available to meet its unperformed obligations under the Contract Documents, including but not limited to Contractor's most current financial statement certified by either Contractor's CFO or a licensed CPA in the State where the Project is located;
c. Contractor's list of pending and completed projects; and
d. Contractor's certificate of insurance evidencing that all required insurance remains in place;

2. THE WORK

2.1 Contractor shall fully perform and complete all Work required by the Contract Documents enumerated in Article 3 within the Contract Time. The "Work" consists of the totality of Contractor's obligations under the Contract Documents, including, without limitation, Contractor's obligation to procure, furnish, install, fabricate, or otherwise provide all labor, supervision, services, materials, equipment, supplies, tools, and plant necessary to fully perform, complete, and make operational all the construction indicated in or reasonably inferred by the Contract Documents.

2.2 Contractor warrants and represents to Owner that, in executing this Agreement and undertaking the Work:

2.2.1 Contractor has not relied upon any oral inducement or representation by Owner, Design Professional, or any of their employees, officers, consultants, representatives, or agents as to the scope, nature, character, magnitude, or condition of the Work, Project, or Property; and

2.2.2 Contractor has brought to Owner's and Design Professional's attention in writing all known errors, omissions, ambiguities, and discrepancies in the Contract Documents, and that such errors, omissions, ambiguities, and discrepancies in the Contract Documents have been clarified to Contractor's satisfaction, such that the Contract Documents contain all items necessary for the proper execution and completion of the Work by the Contractor within the Contract Time.

3 THE CONTRACT DOCUMENTS

3.1 The Contract Documents consist of:

3.1.1 Amendments to the Agreement signed by authorized representatives of the Parties contemporaneous with or after they sign the Agreement;

3.1.2 Change Orders signed by authorized representatives of the Parties contemporaneous with or after they sign the Agreement;

3.1.3 Exhibit A - the Key Business Terms;

3.1.4 The Agreement, including the following documents, which are incorporated herein by reference

Exhibit "B" - the Property Description

Exhibit "C" – the Plans and Specifications List

Exhibit "D" - Contractor's insurance requirements

Exhibit "E" - Contractor's unit prices, pricing index, and allowances (as applicable)

Exhibit "F" - Construction Schedule

Exhibit "G" - Contractor's Scope of Work (as applicable)

Exhibit "H" - Schedule of Values

3.1.5 The Plans and Specifications identified in the Plans and Specifications List.

3.1.6 Other Contract Documents, if any, identified in Section 3.1.6 of the Key Business Terms

3.2 In the event of an inconsistency, conflict or ambiguity between the various Contract Documents, the Contract Documents will govern in the order listed above

3.3 In the event of any inconsistency, conflict or ambiguity within a particular Contract Document or between the Plans and Specifications, the choice that has the highest cost, best quality, greatest quantity, or most complete performance, as determined by Owner, within will govern.

3.4 Contractor will use and complete the following forms attached to the Agreement as exhibits:

Exhibit "I" - Contractor's signed Internal Revenue Service Form W-9

Exhibit "J" - Application for Payment form

Exhibit "K" - Unconditional Waiver and Release of Lien form

Exhibit "L" - Waiver and Release upon Progress Payment form

Exhibit "M" - Contractor's Progress Payment Affidavit

Exhibit "N" - Waiver and Release of Lien upon Final Payment form

Exhibit "O" - Contractor's final affidavit form

Exhibit "P" – Change Order form

Exhibit "Q" – Field Directive form

3.5 The Contract Documents are complementary. Work required by one Contract Document is required by all Contract Documents. The Work also includes items not expressly shown in the Contract Documents, but routinely provided by experienced contractors performing work of the same general scope, magnitude, and quality as the Work required to achieve the construction results indicated in the Contract Documents.

4 [INTENTIONALLY OMITTED]

5 CONTRACT PRICE

5.1 Owner will pay Contractor the amount set forth in Section 5.1 of the "**Key Business Terms**" (the "Contract Price"). In no event will Owner be obligated to pay Contractor for any amount exceeding the Contract Price, except as the Contract Price may be adjusted in strict conformance with Section 23 of this Agreement.

6 PAYMENT AND PERFORMANCE BONDS

6.1 If required by Section 6.1 of the **Key Business Terms**, Contractor will provide Owner with performance and payment bonds (the "Bonds") with penal sums equal to the Contract Price with the signing of the Agreement on forms acceptable to Owner. The Bonds will be signed by Contractor, as principal, and a reputable commercial surety, as surety. The surety will be licensed by the Insurance Commissioner for the State of Florida, and it will have an A.M. Best Rating of not less than "A-". In no event will Owner be responsible for directly or indirectly reimbursing Contractor for subcontractor default, or SubGuard insurance, if a Contractor performance bond is provided.

6.2 The Bonds will expressly waive notice to the surety of all Changes to the Work; provided, however, Contractor will obtain the surety's written consent to each Change to the Work if and when the net aggregate value of all Changes to the Work equals or exceeds twenty percent (20%) more than the original Contract Price. Contractor's pricing of Changes to the Work may include a separate markup for the Bonds equal to the actual premium that Contractor pays to increase the penal sum for such Bonds to account for Changes to the Work, less any discounts or rebates available to Contractor, regardless of when such discounts or rebates are issued.

6.3 The performance Bond will incorporate the terms and conditions of the Contract Documents and guarantee to Owner and any duel obligee(s) identified by Owner, the full and timely performance of all of Contractor's obligations under the Contract Documents, including without limitation, Contractor's warranty obligations and Contractor's obligations with respect to liquidated and actual delay damages. The performance Bond will remain in full force and effect through the applicable statute of limitations period.

6.4 The payment Bond will be unconditional and comply with the requirements of Fla. Stat. §713.23 to exempt the Property from all claims of lien and liens recorded by potential lienors contracting directly or indirectly with or through Contractor. In no event will a conditional payment bond be acceptable. Contractor will furnish a true copy of the payment bond to any subcontractor, supplier, or vendor of any tier who requests a copy of the payment bond from Contactor or the Surety.

7 CONTRACT TIME

7.1 **TIME IS OF THE ESSENCE AS TO CONTRACTOR'S OBLIGATIONS UNDER THIS AGREEMENT**. All time is based upon calendar days, unless expressly indicated otherwise.

7.2 **Notice of Commencement**: If a Notice of Commencement is required by Section 7.2 of the **Key Business Terms**, then no more than ninety (90) days before Contractor physically commences Work at the Site, Contractor, as Owner's authorized agent for purposes of carrying out the obligations herein, will file in the public records for the County where the Project is located a Notice of Commencement that conforms in all respects with the requirements of Fla. Stat. Code § 713.13 and provides an expiration date no earlier than ninety (90) days after the Substantial Completion Date.

7.2.1 In the event that a payment bond is required by Section 6.1 of the **Key Business Terms**, the Notice of Commencement will attach a true and correct copy of such payment bond.

7.2.2 Within two business days of filing the Notice of Commencement, Contractor will deliver to Owner a true and correct copy of the Notice of Commencement stamped by the clerk of the court's office as "filed."

7.2.3 Contractor will post either a certified copy of the Notice of Commencement or a notarized statement that the Notice of Commencement has been filed for recording along with a copy thereof in a conspicuous location at the Site.

7.2.4 In the event that Owner terminates this Agreement for cause, or Contractor abandons the Work, the surety will be responsible for re-filing the Notice of Commencement and meeting the requirements of this Section 7.2 before recommencing performance of the Work.

7.3 **Commencement of Work:** The Contractor shall commence the Work within ten (10) calendar days after the Commencement Date set forth in Section 7.3 of the **Key Business Terms**. In no event will Contractor commence Work before the Commencement Date.

7.4 **Milestones:** The Contractor will achieve the milestones no later than the applicable dates or times indicated in Section 7.4 of the **Key Business Terms**, as may be adjusted only in strict conformance with the Article 23 of the Agreement.

7.5 **Contract Time:** The Contractor will achieve Substantial Completion (as hereinafter defined) of the entire Work no later than the expiration of the Contract Time set forth in Section 7.5 of the **Key Business Terms**, as may be adjusted only in strict conformance with the Article 23 of the Agreement.

7.6 **Final Completion Date**: The Contractor will achieve Final Completion (as hereinafter defined) of the Work within the time required by the Certificate of Substantial Completion of the entire Work (the "Final Completion Date"), unless Contractor requests and Owner grants, in its sole discretion, a time extension to the Final Completion Date for good cause shown.

8 PERMITS AND LICENSES

8.1 Owner will procure and pay for all performance, maintenance, and warranty bonds, if any, required by the municipality or County in which the Project is located, or by any other public entities with jurisdiction over the Project, or any public or private utilities. Contractor will cooperate with and assist Owner by providing all the information, certificates, acknowledgements, notices, and materials (including without limitation as-built drawings and inspection reports and certifications) required by Owner to prepare and submit the bond applications and to subsequently obtain a discharge of such bonds.

8.2 Contractor will procure and pay for all building, ground-breaking, demolition, street closing, and other similar permits, certificates, and approvals related to the Work that are commonly procured by contractors in the general vicinity of the Project.

8.3 Contractor represents and warrants that it and all of its subcontractors are authorized, qualified, and, to the extent required by the Applicable Laws (as defined below), licensed and in good standing to perform the Work in accordance with all applicable requirements of all federal, state, and local governmental entities, agencies, and utilities having jurisdictions over this Project.

9 MATERIALLY DIFFERING SITE CONDITIONS

9.1 Contractor acknowledges that it either visited the Site or that it had a reasonable opportunity to visit the Site, for the purpose of conducting a reasonable inspection of the physical conditions of Site before entering into this Agreement. Contractor further acknowledges that it either carefully reviewed or that it had a reasonable opportunity to carefully review the geotechnical report for the Site, if any, and all other information provided to or available to Contractor in relation the Site. Contractor's failure to acquaint itself with all reasonably discoverable physical conditions of the Site will not relieve it from the responsibility for properly estimating either the difficulties or the costs of successfully performing its obligations under this Agreement based upon

those conditions that would have been discovered upon a reasonable inspection of the Site and a careful review of all information provided to Contractor or available to Contractor.

9.2 Contractor will immediately stop all Work in the affected area in the event that Contractor encounters conditions in the performance of the Work that are unknown, undiscoverable upon a reasonable inspection, and subsurface, latent, or otherwise concealed physical conditions (1) which differ materially from those physical conditions affirmatively indicated in the Contract Documents, or (2) which are both unusual and differ materially from those physical conditions ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents. Contractor will provide written notice to Owner within two (2) days of the first discovery of the conditions by Contractor or anyone for whom it is responsible, and in any event, before such conditions are disturbed from the conditions existing immediately after discovery. Contractor will not resume performing Work in the affected area, until Owner investigates the conditions and directs Contractor in writing to resume Work in the affected areas. Owner will, as promptly as practicable, investigate such conditions. Owner will issue a Change Order to adjust the Contract Price or Contract Time accordingly if it determines that such conditions are materially different site conditions under this Section to the extent that such conditions cannot be avoided or mitigated and will cause Contractor to incur an increase or decrease in the direct Cost of the Work or the Contract Time or both. In no other event will Owner be liable to Contractor for an adjustment to either the Contract Price or the Contract Time based upon physical conditions of the Site. Contractor waives any Claim that it could otherwise make for an increase to the Contract Price or Contract Time or both due to Contractor's failure to strictly comply with this Article 9 or due to Contractor's failure to identify conditions pursuant to Section 9.1, which are a basis for the request for an adjustment to the Contract Price or Contact Time or both.

10 CONFIDENTIALITY

10.1 Contractor acknowledges that all data, plans, processes, methods, techniques and other information or materials furnished or made available to Contractor by Owner, are owned, as between Owner and Contractor, exclusively by Owner. Contractor further acknowledges and agrees that any such information or materials which are not available to the public at large (collectively, "Confidential Information") shall for all purposes be regarded by Contractor and its subcontractors, suppliers, and vendors, and the employees, agents, and representatives of any of them, as strictly confidential. The existence of this Agreement and Owner's retention of Contractor will also constitute Confidential Information. Confidential Information may be disclosed in documentary or other tangible form, electronically, orally or by visual inspection. Except as required in the performance of the Work, neither Contractor nor any of its subcontractors, suppliers, or vendors, or the employees, agents or representatives of any of them, will redistribute, market, publish, disclose or divulge to any other person, firm or corporation, or use or modify for use, directly or indirectly in any way for anyone, any such Confidential Information, without the express prior written consent of Owner.

10.2 Contractor's obligations under this Section 10 with regard to Confidential Information shall be in effect at all times during the performance of the Work and shall continue: (i) with regard to each item of Confidential Information which constitutes a trade secret under the Applicable Laws, for such time as such item shall continue to constitute a trade secret under the Applicable Laws; and (ii) with regard to each item of Confidential Information other than trade secrets, for a period of three (3) years following return of such item to Owner.

10.3 Information shall not constitute Confidential Information which (i) was known to Contractor prior to the date of disclosure by Owner as evidenced by Contractor's written records; (ii) is in or becomes in the public domain by reason other than a breach of this Covenant; or (iii) legally comes into Contractor's possession without an obligation of confidentiality through channels independent of Contractor.

10.4 The terms and covenants of this Section 10 will survive expiration or termination of this Agreement. Upon such expiration or termination, Contractor agrees to immediately return to Owner any and all tangible or written expressions of all Confidential Information or proprietary information of Owner in the possession of Contractor or any of its employees or agents.

11 NO PROMOTION

11.1 Contractor shall acquire no right under this Agreement to use, and shall not use, the name, logo, or any mark of Owner, or those of Owner's parent, affillates, divisions and subsidiaries, any division or project of Owner, in any of Contractor's advertising, publicity, or promotion to express or imply any endorsement by Owner of Contractor's Work or in any other manner whatsoever without Owner's prior written consent, which may be withheld in Owner's sole discretion. Contractor will not use photographs or depictions of the Project or any other portions of Owner's development for advertising or promotional purposes, and Contractor will not advertise or promote itself as being involved in the Project without Owner's prior written permission in Owner's sole discretion.

12 SUBSTANTIAL COMPLETION

12.1 Unless provided for otherwise in Section 12.1 of **the Key Business Terms**, Contractor will achieve substantial completion of the entire Work ("Substantial Completion") when the work is complete except for minor punch list items and available for Owner's beneficial occupancy and use for its intended purpose.

12.2 To the extent necessary for the scope of Work required by this Agreement, in no event will Substantial Completion occur until all applicable governmental agencies having jurisdiction over the Work have issued either an unconditional Certificate of Completion or unconditional Certificate of Occupancy with respect to the Work or the equivalent, including landscaping and common areas (as applicable), unless withheld due solely to causes beyond the control or fault of Contractor. Notwithstanding anything to the contrary contained herein, Contractor shall be responsible for obtaining the unconditional Certificate of Completion or unconditional Certificate of Occupancy or the equivalent (whichever is applicable) with respect to the Work, unless withheld due solely to causes beyond the control or fault of Contractor. Owner shall comply with all of its obligations required by the issuing authority in order to enable the Contractor to obtain such Certificate(s).

13 LIQUIDATED DAMAGES

13.1 Contractor acknowledges that Owner will be severely damaged in the event that Contractor fails to achieve Substantial Completion within the Contract Time. Owner's damages may include, without limitation, lost revenues, profits, rent, and income, and additional and extended costs for contract administration, financing, insurance, rental, storage, and relocation. Contractor will be liable to Owner for Liquidated Damages if applicable to this Agreement, as indicated in Section 13.1 of the **Key Business Terms**. Such liquidated damages are intended to compensate Owner for its losses as a result of Contractor's failure to achieve timely Substantial Completion, which are difficult to calculate at the time of this Agreement, and Contractor agrees that these liquidated damages are not a penalty.

14 ACCEPTANCE OF WORK

14.1 Contractor will schedule all final inspections required by governing authorities with jurisdiction and utilities.

14.2 Contractor will prepare a proposed detailed punchlist identifying all Work known by Contractor or its subcontractors to be incomplete, defective, or non-conforming, which Contractor will provide to Owner in both a physical and an electronic form with Contractor's written notice when Contractor considers the entire Work to have achieved Substantial Completion. Contractor will prepare and provide Owner with a similar proposed detailed punchlist and written notice if and to the extent that Owner agrees in writing, in its sole discretion, to accept Substantial Completion of a portion or a phase of the Work in advance of Substantial Completion of the entire Work.

14.3 Owner and Design Professional or a designated consultant, will inspect the Work after Contractor's completion of its obligations under Article 14.2, to determine if Contractor achieved Substantial Completion. Owner will notify Contractor of Owner's determination as follows:

14.3.1 In the event Owner determines that Contractor has not achieved Substantial Completion, Owner's notice to Contractor will identify all incomplete, non-conforming, and defective Work that

precludes Substantial Completion. Contractor will promptly complete and correct all such Work before providing a renewed notice under this section.

14.3.2 In the event Owner determines that Contractor achieved Substantial Completion, Owner's notice will either approve Contractor's proposed punchlist or include a revised comprehensive punchlist, which will include all Work known at that time by Contractor and its subcontractors, Owner, and Design Professional to be incomplete, defective, or non-conforming (the "Punchlist").

14.4 Contractor will employ a dedicated punchlist crew, whose sole responsibility will be to promptly and diligently commence and complete and correct all items on the Punchlist. Failure to include an item on the Punchlist will not alter Contractor's responsibility to promptly and diligently complete and correct all Work so that it conforms to the Contract Documents, nor preclude Contractor, Owner, Design Professional, or any person designated by Owner from supplementing the Punchlist any time before Final Completion.

14.5 All workmanship and materials provided by Contractor shall be subject to the approval of the Owner, the Design Professional, and the governmental agencies and utilities that are responsible for inspecting and/or accepting the Work. In no event will Owner's approval of the Work be considered acceptance of any incomplete, defective, or non-conforming Work that is not expressly identified with particularity and accepted by Owner in a written Change Order signed by an authorized representative of Owner.

14.6 Contractor will notify Owner in writing when Contractor has completed all items on the Punchlist. Owner and Design Professional or a designated consultant, will inspect the Work thereafter to determine if Contractor achieved Final Completion. Owner will notify Contractor of Owner's determination. In the event Owner determines that Contractor has not achieved Final Completion, Owner's notice to Contractor will identify all items on the Punchlist that preclude Final Completion. Contractor will promptly complete and correct all such items before providing a renewed notice under this section.

15 EXTENSION OF TIME

15.1 Contractor may be entitled to an extension of the Contract Time in the event of delay to the planned critical path activities on the then most current update to the Construction Schedule due solely to Owner ordered Changes to the Work; Owner ordered Suspension; any acts or omissions of Owner or Design Professional, or any employee, consultant, representative, or agent of any of them; a Force Majeure Event (as defined in Section 15.5); an Abnormal Adverse Weather Conditions (as defined in Section 15.4); a Differing Site Condition; or other causes that are beyond the control and without the fault or negligence of Contractor or any of its subcontractors, suppliers, or vendors of any tier, or any of the employees, consultants, representatives, or agents of any of them.

15.2 Contractor will only be entitled to a time extension under Section 15.1 if and to the extent that it provides Owner with written notice of the existence of the delay and written submission of the following information within the time periods set forth in Sections 15.3 or 15.4, as applicable:

15.2.1 Nature of the delay

15.2.2 Cause of the delay;

15.2.3 Date that the delay first started;

15.2.4 Actual or estimated length of the delay;

15.2.5 A copy of the most current update to the Construction Schedule that immediately preceded the start of the delay;

15.2.6 Identification of the specific critical path activities on the then current update to the Construction Schedule impacted by the delay; and

15.2.7 Recommended actions to avoid or minimize the effects of the delay.

Contractor acknowledges that Owner will be prejudiced by Contractor's failure to provide both the written notice and the written submission of such information within the time periods set forth above. Contractor's failure to provide such written notice and information within the times indicated will waive any claim that Contractor could otherwise make for a time extension due to such delay.

15.3 Other than a claim for a time extension due to an Abnormal Adverse Weather Condition, Contractor will provide Owner with (1) written notice of the existence of the delay within seventy-two (72) hours after the start of the delay, and (2) written submission of the information required by Section 15.2 within seven (7) days after the start of the delay.

15.4 An Abnormal Adverse Weather Condition occurs when the adverse weather conditions actually occurring at the Site for a particular calendar month are more severe than the adverse weather conditions that occurred at the National Oceanic and Atmospheric Administration's weather reporting station closest to the Site for the same calendar month during the previous ten (10) year period ("Abnormal Adverse Weather Condition"). To make a claim for a time extension due to Abnormal Adverse Weather Conditions, Contractor must provide Owner with (1) written notice of such claim within three (3) days of the date that the adverse weather conditions became abnormal, and (2) written submission of the information required by Section 15.2, along with (i) Contractor's daily reports documenting the actual weather conditions at the Site and (ii) the weather records of the National Oceanic and Atmospheric Administration's weather reporting station closest to the Site for the same calendar month during the previous ten (10) year period, within seven (7) days after the end of the month during which the Abnormal Adverse Weather Conditions occurred. Adverse weather conditions which do not meet the criteria set forth herein will not be cause for a time extension.

15.5 A force majeure event occurs when there is a delay to the planned critical path activities on the then most current update to the Construction Schedule due solely to fire, flood, landslide, sinkhole, hurricane, tornado or other unanticipated act of God, malicious mischief, theft, strike or lockout (other than by workers on this Project), national or regional shortages of material, or war, injunction, unusual delays in approval by a governing authority with jurisdiction, or other unanticipated act of Governmental; provided Contractor and its subcontractors, suppliers, and vendors of any tier, and the employees, consultants, representatives, agents of any of them, did not cause or contribute to such event, and Contractor and its subcontractors, suppliers, and vendors of any tier, and the employees, consultants, representatives, agents of any of them use best efforts to timely avoid or mitigate the effects of such event ("Force Majeure Event").

15.6 **CONTRACTOR WILL NOT BE ENTITLED TO AN INCREASE IN THE CONTRACT PRICE OR ANY ADDITIONAL COMPENSATION FROM OWNER AND HEREBY WAIVES ANY CLAIM DUE TO DELAY FROM ANY CAUSE WHATSOEVER, OTHER THAN A DELAY CAUSED SOLELY BY AN OWNER ORDERED CHANGE TO THE WORK OR OWNER ORDERED SUSPENSION OF THE WORK FOR REASONS NOT WHOLLY OR PARTLY ATTRIBUTABLE TO CONTRACTOR, INCLUDING WITHOUT LIMITATION ADDITIONAL COMPENSATION DUE TO ADDITIONAL DIRECT COSTS, EXTENDED OR ADDITIONAL GENERAL CONDITIONS COSTS, LOST PROFITS, SITE OFFICE OVERHEAD AND EXPENSES, HOME OFFICE OVERHEAD AND EXPENSES, AND ANY OTHER ECONOMIC LOSS THAT CONTRACTOR MAY INCUR BY REASON OF SUCH DELAY. CONTRACTOR'S RIGHT TO A TIME EXTENSION WILL BE CONTRACTOR'S SOLE REMEDY IN THE EVENT OF A DELAY, OTHER THAN A DELAY DUE SOLELY TO AN OWNER ORDERED CHANGE TO THE WORK OR AN OWNER DIRECTED SUSPENSION OF THE WORK.**

16 APPLICATION FOR PAYMENTS AND PROCEDURES

16.1 Before signing the Agreement

16.1.1 Contractor prepared the "**Schedule of Values**" attached to this Agreement as **Exhibit "H"** (the "Schedule of Values"), which Contractor represents to Owner is a true and accurate accounting of the Cost of the Work broken down to discrete work activities for each discrete trade. Upon Owner's written request, Contractor will provide Owner with documents substantiating the accuracy of the Schedule of Values.

16.2 Owner may use the Draw Schedule and the Schedule of Values as a basis for reviewing and paying Contractor's Applications for Payment of a progress or final payment; provided, however, in no event will Owner be obligated to pay Contractor more than the Contract Price as may be adjusted.

16.3 On a monthly basis, Contractor may submit an "**Application for Payment**" to Owner for a progress payment in the form attached hereto as **Exhibit "I"** (the "Application for Payment"), along with all other information and documents required by Section 16.6 or otherwise requested by Owner to substantiate Contractor's right to a progress payment, on or before the twenty-fifth (25th) day of the calendar month (the "Application Date") for Work properly completed during the one month period commencing on the first (1st) day of the month and reasonably estimated to be complete by the last day of the month.

16.3.1 Upon Owner's prior written approval, which shall be in Owner's sole and exclusive discretion, Contractor may also submit, as part of an Application for Payment and along with proper substantiation, for a progress payment for materials properly stored during the period described in Sec. 16.3.

16.3.1.1 Owner's approval of Contractor's billing for materials stored will not continue from the one-month period in which the approval is given into the next such period, and Contractor is required to obtain Owner's written approval for each Application for Payment.

16.4 Contractor's submission of each Application for Payment to Owner for a progress or final payment is a representation by Contractor to Owner that all Work indicated therein is complete and in conformance with the Contract Documents.

16.5 Contractor will calculate the progress payment requested in each Application for Payment, as follows:

16.5.1 The current value of the Work, which will equal the lowest value of Work properly completed and in place and, if Owner has provided written approval, materials properly stored based upon:

16.5.1.1 The percentage and value of materials properly stored and Work properly completed and in place based upon the Schedule of Values;

16.5.1.2 The projected percentage and projected value of materials properly stored and Work properly completed and in place based upon the Draw Schedule;

16.5.1.3 The value of materials properly stored and Work properly completed and in place based upon actual Cost of the Work incurred by Contractor through the last date of the month, which Contractor has either paid or intends in good faith to pay upon receipt of Payment from Owner, along with copies of invoices, pay requests, and vouchers from subcontractors, suppliers, and vendors to substantiate the Cost of the Work incurred that pay period;

16.5.2 Less retainage on the current value of the Work

16.5.3 Less the amount Owner has paid Contractor through the Application Date, plus any anticipated payments from Owner to Contractor through the last date of the month;

16.6 Owner's obligation to review and process each Application for Payment of a progress payment is subject to Contractor providing the following documents, which are absolute conditions precedent to Owner's obligation to make such progress payment to Contractor:

16.6.1 A notarized "**Waiver and Release of Lien Upon Progress Payment**" signed by Contractor in the form attached hereto as **Exhibit "L"**;

16.6.2 A notarized "**Unconditional Waiver and Release of Lien**" in the form attached hereto as **Exhibit "K"**, signed by each first -tier and, if directed by Owner, lower tier subcontractor, supplier, and vendor whose portion of the Work was included and paid in the previous Application for Payment;

16.6.3 Contractor's signed and notarized "**Progress Payment Affidavit**" in the from attached hereto as **Exhibit "M"**, setting forth all outstanding and unpaid bills for Work or materials which have been incurred on the Project to date;

16.6.4 Contractor's updated Construction Schedule; and

16.6.5 Such other evidence of performance of the Work, the costs thereof and the payment therefore as Owner may deem necessary or desirable, all in a form and content acceptable to Owner.

16.7 Owner's payment of any Application for Payment for a progress or final payment shall not constitute acceptance of defective, non-conforming, or incomplete Work.

16.8 Contractor's failure to properly prepare and support an Application for Payment for a progress or final payment, including requesting payment for Work not performed or failure to include all the information and documents required by Owner, may result in Owner returning the Application for Payment to Contractor without review for Contractor's correction and resubmission to Owner.

17 PROGRESS PAYMENTS

17.1 Owner will review and notify Contractor within fifteen (15) days of the date that Owner receives a properly prepared Application for Payment, and all information and documents required by Section 16, whether the payment requested is approved or rejected, in whole or in part. Owner's notice will indicate the amount and basis for rejecting all or any part of the Application for Payment.

17.2 Owner will pay to Contractor an amount equal to ninety percent (90%) of the net amount approved, after deducting any sums withheld by Owner under Section 18 of the Agreement or otherwise due Owner as a credit, backcharge, or set-off, within thirty (30) days of Owner's receipt of each properly prepared and supported Application for Payment. The remaining ten percent (10%) constitutes "Retainage."

17.2.1 Upon Contractor's request, Owner may, at its sole discretion, release a portion of the retainage to Contractor to be paid to one or more identified subcontractors who fully and properly complete their portion of the Work before the overall progress of the Work is fifty (50%) percent complete.

17.2.2 The remaining retainage will be released to Contractor when at Final Completion.

17.3 Owner may, at its sole and absolute discretion, and without obligation, make joint or direct payments to subcontractors, suppliers, vendors, and workers, of any tier, for labor, materials, equipment, and services provided in connection with the Work, in which event such payments will be credited against the Contract Price and deducted from the Contract Price.

17.4 The provisions of this Article and Article 18 are in lieu of any provisions of Florida's Prompt Payment Act, Fla. Stat. §§ 713.346(2) and 715.12.

18 WITHHOLDING PAYMENT TO CONTRACTOR

18.1 Owner may withhold its approval of an Application for Payment of a progress or final payment, or withdraw an approval previously given, in whole or in part, if and to the extent that Owner determines, in its sole and absolute discretion, that such action is prudent to protect Owner from loss or damage due to:

18.1.1 Failure of the Contractor to carry out the Work in conformance with the Contract Documents;

18.1.2 Defective Work not remedied;

18.1.3 Claims filed or reasonable evidence indicating the probable filing of such claims;

18.1.4 Failure or alleged failure of Contractor to pay subcontractors, suppliers, vendors, or others of any tier, providing labor, materials, equipment, or services in relation to the Work, in accordance with their agreements with Contractor;

18.1.5 Failure of Contractor to satisfy all conditions precedent to payment, including without limitation Contractor's failure to provide an updated Construction Schedule and required lien waivers and releases;

18.1.6 Reasonable evidence that the Work will not be completed within the Contract Price;

18.1.7 Damage to Owner or others, including without limitation, the Design Professional, a Separate Contractor, neighboring property owners, tenants, invitees, licensees, and trespassers;

18.1.8 Reasonable evidence that the Work will not be completed with the Contract Time;

18.1.9 Failure to transfer claims of lien from the Property;

18.1.10 Failure of Contractor to submit any information required by this Agreement.

18.2 In the event that Owner sustains any loss or damage as contemplated by Sec. 18.1 above, Owner will be entitled to setoff its costs attributable to any loss or damage against any sums that are otherwise owed Contractor under this or any other contract between Owner and Contractor.

18.3 Contractor shall not stop Work pending resolution of a dispute between Owner and Contractor.

19 FINAL PAYMENT

19.1 Upon achieving Final Completion, Contractor will submit an Application for Payment to Owner for final payment on the "**Application for Payment**" form attached to the Agreement as **Exhibit "J"**, along with all documents required by Section 19.2 or otherwise requested by Owner to substantiate Contractor's right to final payment.

19.2 Owner's obligation to review and process the Application for Payment of final payment is subject to Contractor providing the following documents, which are absolute conditions precedent to Owner's obligation to make such final payment to Contractor:

19.2.1 Contractor's final accounting signed by Contractor's CFO or a CPA;

19.2.2 Contractor's notarized waiver and release of lien upon final payment signed by Contractor on the "**Waiver and Release Upon Final Payment**" form attached to the Agreement as **Exhibit "N"**;

19.2.3 Notarized unconditional final waivers and releases of lien signed by all first tier, and, if directed by Owner, lower tier subcontractors, suppliers, and vendors on the "**Waiver and Release Upon Final Payment**" form attached to the Agreement as **Exhibit "N"**;

19.2.4 Contractor's certification to Owner that the Project has been fully completed in conformance with the Plans and Specifications

19.3 Owner will pay the unpaid balance of the Contract Price to Contractor within thirty (30) days after all of the following absolute conditions precedent to Owner's obligation to make final payment are satisfied:

19.3.1 Contractor achieves Substantial Completion of the Work as defined in Article 12;

19.3.2 Contractor completes all items on the Punchlist as provided for in Article 14;

19.3.3 Owner approves Contractor's Application for Final Payment;

19.3.4 Owner approves Contractor's final accounting:

19.3.5 Contractor assigns to Owner all subcontractor and manufacturer warranties not already issued in Owner's name;

19.3.6 Contractor makes final payment to all subcontractors, suppliers, vendors, and workers of any tier;

19.3.7 Contractor provides Owner with a notarized Contractor's final affidavit that complies in every respect with Fla. Stat. §713.06 on "**Contractor's Final Affidavit**" form attached to the Agreement as **Exhibit "O"**;

19.3.8 Completion of "As-Built" Plans showing the completed Project and the location of all easements and encroachments, if any, and showing all approved conditions, utility locations, certified by a licensed Florida land surveyor. Contractor shall furnish to Owner, as a Cost of the Work, four (4) sets of "As-Built" Plans, or an electronic copy, certified by Contractor to be true and correct and approved by the engineer or record and any applicable government agency.

19.4 Acceptance of the Work as achieving Final Completion will not constitute acceptance of any defective, incomplete, or non-conforming Work or improper materials or workmanship or waiver of any claim which Owner may have under the Contract Documents or under the Applicable Laws; unless expressly identified with particularity and acknowledged by Owner in a written Change Order signed by an authorized representative of Owner.

19.5 Owner may, in its sole and absolute discretion, agree to make Final Payment to Contractor before Contractor completes all items on the Punchlist, in which event Owner will have the right to withhold an amount equal to two hundred percent (200%) of the estimated cost to complete all incomplete, nonconforming, and defective Work, as determined by Owner.

20 AGREEMENT TO CORRECT DEFECTIVE WORK

20.1 In addition to any other warranty obligation owed to Owner by contract or law, Contractor will promptly and diligently upon its discovery or its receipt of Owner's notice, whichever occurs first, and, at Owner's option, correct, complete, or remove and replace (collectively, to "Remediate") all Work found to be defective, non-conforming, or incomplete (collectively, "Defects"), whether discovered before or after Substantial Completion. Contractor will commence to Remediate Defects identified by Owner as an emergency no more than twenty-four (24) hours after Contractor's discovery or Contractor's receipt of Owner's notice thereof. Contractor will commence to Remediate all other Defects no more than ten (10) days after Contractor's discovery or Contractor's receipt of Owner's notice thereof. Owner may, but shall not be required to, Remediate Defects at Contractor's cost in the event Contractor fails to commence and thereafter diligently continue to Remediate any Defect within the times indicated until fully Remediated. Owner may also, but shall not be required to, Remediate Defects at Contractor's cost, without prior notice to Contractor, in the event that Owner determines that a Defect poses an unreasonable risk of harm to person, property, or Owner's economic interests. Contractor shall immediately pay the expenses incurred by Owner to Remediate any Defects.

20.2 Contractor's corrective Work will conform in all respects with the Contract Documents. All costs related to the Remediation of Defects, including but not limited to the cost to uncover, remove, replace, and reinstall equipment and materials to gain access to the Defects or damaged during the Remediation Work will be borne by Contractor. Contractor's Surety will expressly guarantee full and timely performance of Contractor's warranty obligations herein.

20.3 Contractor's obligation to Remediate Defects will in no event establish a limitation period for Contractor's other obligations under the Contract Documents, including without limitation its obligation to perform the Work in conformance with the Contract Documents.

21 CHANGES TO THE WORK

21.1 Owner may, at any time, without invalidating this Agreement, and without notice to the Surety, if any, make changes within the general scope of the Work ("Change(s) to the Work"). To be effective, all Changes to the Work must be memorialized by a change order signed by Owner and Contractor ("Change Order") on the **"Change Order"** form attached hereto as **Exhibit "P"** and signed by an authorized representative of Owner.

21.2 Changes to the Work may be accomplished after the Parties sign this Agreement, by Amendment, Change Order, or Field Directive.

21.3 Contractor will make no Change(s) to the Work unless and until Owner authorizes Contractor to make such Change(s) to the Work by a written Change Order or Field Directive signed by Owner in accordance with, and in strict compliance with, the requirements of the Contract Documents. No person acting for or on behalf of Owner will have authority to modify or waive this requirement, which is an essential term of the Agreement.

21.4 Contractor will proceed promptly to perform all Changes to the Work upon receipt of either a Change Order or a Field Directive signed by Owner, unless provided for otherwise therein.

21.5 No claim that Owner has expressly or impliedly accepted alterations or additions to the Work, or that the Owner has been unjustly enriched by any alteration or addition to the Work, whether or not there is in fact any unjust enrichment, shall be the basis for any claim to an increase to the Contract Price or Contract Time or both.

21.6 In no event will Contractor be entitled to an adjustment of the Contract Price or Contract Time or both on the basis that a Change to the Work is necessitated by Contractor's failure to familiarize itself with the Applicable Laws or the practices of any governing authority with jurisdiction over the Project or the Work.

22 CHANGE REQUEST

22.1 Contractor shall, within seven (7) calendar days following receipt of a written change request or, if applicable, within the time set forth in a Field Directive from Owner, submit to Owner a written proposal for fully performing the proposed change to the Work ("Contractor's Proposal"). Contractor's Proposal will include all time and cost affects, if any, arising out of or relating to the proposed change to the Work.

22.2 Contractor's Proposal will set forth in detail Contractor's proposed net adjustment to the Contract Price, if any, to carry out the proposed changes to the Work. Unit prices in the Schedule of Values will be the basis for Contractor's Proposal unless Owner and Contractor agree otherwise in writing. If Owner and Contractor agree otherwise, Contractor will provide a cost estimate and backup documentation for the following cost categories:

- 22.2.1 Materials, quantities and unit prices, if applicable;
- 22.2.2 Labor man hours and wages by trade;
- 22.2.3 Equipment type and size and rental rate;
- 22.2.4 Subcontract cost with backup detail for such items.

22.3 Contractor's sole markup for all net additive Changes in the Work shall be limited to the markups identified in Section 22.3 of the **Key Business Terms**. The amount of credit for net deductive Changes in the Work will be actual net decrease to the Contract Price, as supported by Contractor and confirmed by Owner.

22.4 Contractor's Proposal will identify in detail Contractor's best estimate of the actual increases and decreases to the Contract Time, and a proposed net adjustment to the Contract Time, if any, to carry out the proposed changes to the Work, along with providing the following information:

- 22.4.1 The duration of time to perform the proposed changes to the Work;
- 22.4.2 Identification of all necessary predecessor and successor activities to the performance of the proposed change to the Work, along with a description of their logic relationship to the proposed changes to the Work, such as start to start, start to finish, and finish to finish, along with any lag time;
- 22.4.3 Dates on the most current update to the Construction Schedule when Contractor anticipates commencing and completing performance of the proposed changes to the Work;
- 22.4.4 All activities in the most current update to the Construction Schedule that will be affected in any way by the proposed changes to the Work;

22.4.5 All critical path activities in the most current update to the Construction Schedule that will be delayed or accelerated by the proposed changes to the Work;

22.4.6 Contractor's proposed revisions to the most recent update to the Construction Schedule, including changes in logic, durations, and relationships between activities in and activities added to or deleted from the most recent update to the Construction schedule; and

22.4.7 Demonstrate to Owner's satisfaction of the extent, if any, to which the proposed changes to the Work will cause Contractor to accelerate or to delay critical path activities on the most current update to the Construction Schedule.

22.5 Owner may issue a Field Directive to Contractor in the event Owner decides to proceed with any Changes in the Work before Owner accepts Contractor's Proposal, regardless of whether Owner has received Contractor's Proposal, and whether the time period for pricing the proposed changes to the Work has expired.

22.6 If Contractor fails to submit Contractor's Proposal to Owner within the time period for pricing the proposed Changes to the Work, Owner may issue a Change Order to Contractor for the Changes to the Work, setting forth Owner's estimate of the adjustments to the Contract Price or Contract Time or both resulting from the Changes to the Work, which will be binding on Contractor, without further negotiation.

23 CHANGE ORDERS

23.1 A Change Order is a written order prepared by Owner and signed by Contractor and Owner after execution of the Agreement, memorializing their full and final agreement upon all of the following:

23.1.1 A Change to the Work;

23.1.2 The amount of the adjustment to the Contract Price, if any; and

23.1.3 The extent of the adjustment to the Contract Time, if any.

24 FIELD DIRECTIVE

24.1 A Field Directive is a written directive in substantially the same form as "**Exhibit Q**" attached hereto signed by Owner and issued to Contractor that authorizes Contractor to proceed with performing Change(s) to the Work in advance of the Parties reaching a full and final agreement to an adjustment, if any, to the Contract Price or the Contract Time or both. Owner may also issue a Field Directive where the Parties dispute whether certain work is defective or required by the Contract Documents. Issuance of a Field Directive is not an admission that Contractor is entitled to an adjustment to either the Contract Price or the Contract Time.

24.2 A Field Directive may propose, at Owner's option, an adjustment or a method for adjusting the Contact Price. Upon receipt of a Field Directive, Contractor shall within seven (7) days receipt of the directive promptly advise Owner of Contractor's agreement or disagreement with the adjustment or the proposed method of adjustment set forth therein, or inform Owner of any cost or schedule impacts made necessary by the Field Directive if no adjustment is set forth therein. A Field Directive signed by the Contractor indicates agreement of the Contractor therewith, including the adjustment or proposed method of adjustment to the Contract Price, which will be effective immediately and recorded as a Change Order. Failure to respond within such time shall constitute acceptance of the Field Directive.

24.3 Unless Owner directs otherwise, Contractor will not stop or suspend performance of a Field Directive in the event of a dispute between the Parties as to the adjustment to the Contract Price or the Contract Time or both resulting from a Change to the Work. In such an event, Contractor will keep and present to Owner on a weekly basis separate, accurate cost records, including time sheets, invoices, and equipment utilization records, of the actual costs incurred and costs saved by Contractor for the direct cost of the Work items set forth in Section 22.2 to perform the Changes in the Work. In no event will Owner be obligated to increase the Contract Price by more than the sum of such actual cost records, plus a reasonable Markup calculated in conformance with Section 22.3.

24.4 Upon Contractor's agreement with a Field Directive in accordance with Sec. 24.2 above, the Contractor and Owner will enter into a Change Order memorializing the terms of the Field Directive. In no case may Contractor include any amounts in an Application for Payment until such Change Order is executed.

25 CONSTRUCTION SCHEDULE

25.1 Contractor prepared and submitted the Construction Schedule (the "Construction Schedule"), prior to the execution of this Agreement, which is attached hereto as **Exhibit "F"**. Unless approved by Owner, Contractor will prepare the Construction Schedule using a critical path ("CPM") analysis of construction activities and logical relationships for the orderly and timely performance and completion of all Work.

25.2 The Construction Schedule shall be complete in all respects, covering, in addition to activities and interfaces with other contractors at the Project, off-Site activities such as design, fabrication, an allowance for normal adverse weather delays consistent with Section 15.4, submittals, procurement and delivery to the Site of Contractor and Owner furnished material and equipment. In addition, Contractor will submit a detailed written narrative description of its plan for performing the Work that tracks the Construction Schedule.

25.3 The Construction Schedule shall include the following:

25.3.1 Separate activities for each item of work performed by each trade in each discrete location of the Project;

25.3.2 The necessary predecessor and successor activities for each activity and their logical connection to the activity;

25.3.3 The duration, early start, early finish, late start, late finish, and float time for each activity

25.3.4 Brief description of each activity;

25.3.5 Indication of all activities on the critical path;

25.3.6 Indication of all activities with less than one (l) month of float; and

25.3.7 Contract and other major milestones.

25.4 The initial Construction Schedule and each periodic update of the same shall be accompanied by a separate tabular listing of all activities in the Construction Schedule which shall include the following:

25.4.1 A listing of all activities by activity description, each identified by mode or activity number;

25.4.2 The duration of each activity;

25.4.3 Earliest start and finish dates for each activity;

25.4.4 Latest start and finish dates for each activity;

25.4.5 Float time for each activity;

25.4.6 As each duration, start date, finish date and float times of each activity become actual, it shall be noted as such on the periodic update; and

25.4.7 As each activity is completed, it shall be noted as such on the periodic update.

25.5 Contractor shall promptly inform Owner of any proposed change in the Construction Schedule and shall furnish Owner with a revised Construction Schedule and narrative within ten (10) calendar days after approval by Owner of such change in the form of a Change Order. The Construction Schedule, shall be kept current, taking into account the actual progress of Work and shall be updated and submitted to the Owner every thirty (30) calendar days. The revised Construction Schedule and narrative shall be sufficient to meet the requirements for the completion of the separable parts of any and all Work as set forth in this Agreement. No Application for Payment will be approved by the Owner until receipt of these Construction Schedule updates.

26 PROGRESS

26.1 Contractor will keep Owner fully informed in writing in advance of the progress of the Work as to Contractor's plans for performing each part of the Work. If at any time during the progress of the Work, Contractor's actual progress is inadequate to meet the requirements of this Agreement, Owner may notify Contractor in writing that it is behind schedule, in which event Contractor will promptly take such steps as may be necessary to recover the planned progress of the Work.

26.2 If Contractor does not recover the planned progress of the Work within the time set by Owner in the notice, or within a reasonable period of time as determined by Owner, then Owner may require that Contractor take all or some of the following actions, without any increase to the Contract Price: increase the number of Contractor's workers; increase the number of shifts; work overtime or weekends; expedite the procurement and delivery of materials and equipment; increase the amount of construction plant at the Site; supplement Contractor's performance of the Work through separate contractors. Owner may also, in its sole discretion, itself supplement Contractor's performance of the Work through the hiring of separate contractors, in which case Contractor will be liable to Owner for any costs incurred by Owner to supplement Contractor's workforce. In no event will Owner's issuance of notice, or failure to issue notice, relieve Contractor of its obligation to achieve the quality of Work and rate of progress required by this Agreement.

26.3 Failure of Contractor to comply with the instructions of Owner may be grounds for determination by Owner that Contractor is not prosecuting its Work with such diligence as will assure completion within times specified. Upon such determination, Owner may terminate Contractor's right to proceed with the performance of this Agreement, or any separable part thereof, in accordance with the applicable provisions of this Agreement.

27 DEFAULT

27.1 Contractor shall be in default under the Contract Documents under any of the following circumstances:

- 27.1.1 Failure of the Contractor to supply enough properly skilled workers or materials to maintain the planned progress of the Work;
- 27.1.2 Failure to make prompt payment to subcontractors or suppliers for materials or labor in conformance with their agreements with Contractor;
- 27.1.3 Failure to comply with the Applicable Laws;
- 27.1.4 Failure to comply with any terms or conditions of the Contract Documents;
- 27.1.5 Failure to perform Work which conforms to the requirements of the Contract Documents;
- 27.1.6 Failure to meet the Construction Schedule or to make progress so as to endanger the timely completion of the Work; or
- 27.1.7 Abandonment or refusal to proceed with any Work, including Changes to the Work.

27.2 Owner may not terminate the Agreement for default until such time as Owner has provided Contractor notice of its default and given Contractor three (3) days to cure such default, except in circumstances where the nature of the default precludes cure, or a default involving safety to persons in which event Owner can act immediately. If the Contractor fails to cure the default within the three (3) day cure period, the Owner may terminate the Agreement for default under Article 28. Nothing herein will preclude Owner from enforcing all rights and remedies to which Owner is entitled to under the Contract Documents or the Applicable Laws for any breach or default by Contractor, regardless of whether such breach or default is timely cured.

27.3 If a finding of default is made, the Contractor shall remain responsible for performance of the requirements of the Contract Documents.

28 TERMINATION FOR DEFAULT

28.1 In the event of a default by Contractor which is not cured in accordance with the Section 27.2, Owner may, in addition to any other remedy allowed by the Applicable Laws or provided for in the Contract Documents, terminate in whole or in part, Contractor's right to proceed with the Work by written notice and prosecute the Work to completion by any other method deemed expedient. In such event, Owner may take possession of and utilize any materials, plant, tools, equipment, and property of any kind furnished by Contractor to complete the Work.

28.2 Owner may withhold any portion of the Contract Price unpaid as of the date of the termination as an offset against any costs reasonably incurred or that may be incurred by Owner to complete Contractor's Work. Contractor and its Surety shall remain liable for all costs exceeding the Contract Price reasonably incurred by Owner in the completion of the Work as scheduled, including cost of administration of any contract awarded to others for completion and Liquidated Damages.

28.2.1 Owner (or any of its associated or affiliated companies) shall have the right at any time to set-off any amounts due to Contractor (or any of its associated or affiliated companies) against any amounts owed by Contractor, whether owed to Contractor under this Agreement or any other contractual agreement between the Parties hereto, unless such set-off violates the Applicable Laws.

28.3 Upon termination for default, Contractor shall:

28.3.1 Immediately discontinue Work on the date and to the extent specified in the notice and place no further purchase orders or enter into any new subcontracts to the extent that they relate to the performance of Work terminated;

28.3.2 Inventory, maintain and turn over to Owner all materials, plant, tools, equipment and property furnished by Contractor or provided by Owner for performance of Work;

28.3.3 Promptly obtain cancellation upon terms satisfactory to Owner of all purchase orders, subcontracts, rentals, or any other agreements existing for performance of the terminated Work or assign those agreements to Owner as directed;

28.3.4 Assign all subcontracts identified by Owner to either Owner, Contractor's surety, or a replacement contractor;

28.3.5 Cooperate with Owner in the transfer of information and disposition of Work in progress so as to mitigate damages;

28.3.6 Comply with other reasonable requests from Owner regarding the terminated Work; and

28.3.7 Continue to perform in accordance with all of the terms and conditions of this Agreement, such portion of Work that is not terminated.

28.4 If, upon termination pursuant to this Article, it is determined for any reason that Contractor was not in default, said termination will be converted to an Optional Termination under Article 29 and the rights and obligations of the parties shall be the same as under Article 29 of the Agreement.

29 OPTIONAL TERMINATION

29.1 Owner may, at its option (an "Optional Termination"), terminate this Agreement in whole or in part, at any time, for any reason, with or without cause, by written notice to Contractor. Contractor's sole remedy for an Optional Termination will be to receive payment from Owner in accordance with Section 29.3 below, which in no event will exceed the Contract Price. Contractor waives any claim for damages from Owner as a result of an Optional Termination to the extent not expressly provided for in Section 29.3, including but not limited to loss of anticipated profits on unperformed Work.

29.2 Upon receipt of Owner's notice of an Optional Termination, Contractor shall, unless the notice requires otherwise:

29.2.1 Immediately discontinue Work to extent specified in the notice;

29.2.2 Place no further orders for labor, materials, services, or facilities, other than as may be necessary or required for completion of any Work not subject to the Optional Termination;

29.2.3 Promptly cancel or terminate all applicable subcontracts, purchase orders, and equipment rental agreements on terms satisfactory to Owner, except to the extent that such subcontracts, purchase orders, or rental agreements are not subject to the Optional Termination or are identified by Owner as subcontracts, purchase orders, and rental agreements that Owner or its designee elects to accept the assignment thereof;

29.2.4 Assign all subcontracts, purchase orders, and rental agreements identified by Owner or its designee for acceptance of assignment;

29.2.5 Assist Owner in the maintenance, protection and disposition of property acquired by Owner under this Agreement to the extent requested by Owner in writing; and

29.2.6 Complete performance of any Work that is not subject to the Optional Termination.

29.3 In the event of an Optional Termination, Owner will pay to Contractor as full and final payment for all cost, expenses, and damages arising out of or relating to the Optional Termination, as follows (without duplication of any cost or charge):

29.3.1 That portion of the Contract Price due and not previously paid to Contractor for Work properly performed and completed in conformance with this Agreement through the effective date of the Optional Termination; and

29.3.2 The reasonable and necessary costs incurred by Contractor to demobilize from the Site, and to cancel, terminate, and assign subcontractors, purchase orders, and rental agreements in accordance with the Contract Documents.

29.4 In the event of a partial Optional Termination, the Contract Price will be reduced by Amendment to the Agreement to reflect the value of the remaining Work not subject to the Optional Termination in proportion to the Contract Price initially established for the entire Work.

29.5 Within thirty (30) days after its receipt of the notice of Optional Termination, Contractor will submit Contractor's Proposal to adjust the Contract Price and Contract Time in proportion to the initial Contract Price and Contract Time to accurately reflect the savings realized by the termination, resulting from the terminated Work. Owner will promptly review Contractor's Proposal, and then notify Contractor whether the Proposal is accepted. Owner will provide Contractor with the basis for rejecting all or any part of the Proposal, in which event Contractor may make a claim in strict conformance with the Contract Documents of any objection it may have to Owner's determination.

30 SUSPENSION

30.1 Owner may, at its sole option, suspend at any time and for any reason, with or without cause, the Contractor's performance of all or any portion of Work (a "Suspension"). Owner will notify Contractor in writing of any Suspension. Owner's notice may designate the amount and type of plant, labor and equipment to be committed to the Project during the Suspension period. Contractor will use best efforts to utilize its plant, labor and equipment in such a manner as to minimize costs associated with Suspension.

30.2 Upon receipt of a notice of Suspension, Contractor shall, unless the notice requires otherwise:

30.2.1 Immediately discontinue Work to the extent specified in the notice;

30.2.2 Enter into no new subcontracts, purchase orders, or rental agreement, except if and to the extent authorized by Owner in writing;

30.2.3 Suspend all applicable subcontracts, purchase orders, and rental agreements on terms satisfactory to Owner;

30.2.4 Continue to protect and maintain the Work, including those portions on which Work has been suspended; and

30.2.5 Take any other reasonable steps to minimize costs associated with such Suspension.

30.3 The Contract Price will be adjusted if and to extent that Contractor incurs additional reasonable and necessary costs as a direct result of the Suspension, without duplication, as follows:

30.3.1 Agreed upon rates for Contactor's administrative staff and supervisory personnel, construction equipment, plant, and Site overhead costs if and to the extent that such staff, personnel, equipment, and plant is idle and not reasonably available for other work during the Suspension period due to their standby status;

30.3.2 Costs incurred in connection with mobilization and demobilization from the Site;

30.3.3 Costs incurred to maintain and protect the Work; and

30.4 Upon receipt of notice to resume the suspended Work, Contractor will immediately resume performance of the suspended Work to the extent allowed by the notice. Contractor will submit for Owner's review a revised Construction Schedule accurately reflecting all time effects resulting from the Suspension. Any claim that Contractor wants to make for an adjustment to the Contract Price or Contract Time arising out of or relating to the Suspension must be made within ten (10) calendar days after Contractor's receipt of Owner's notice to resume Work; otherwise any such claim will be deemed waived.

30.5 No adjustment to the Contract Price or Contract Time will be made for any Suspension if and to the extent that Contractor's progress of the Work would have been delayed by any cause not attributable to Owner during the Suspension period.

31 INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP

31.1 All materials and equipment furnished and Work performed shall be properly inspected by Contractor, and shall at all times be subject to quality surveillance, observations or quality audit by Owner. Contractor shall provide safe and adequate facilities and all samples, plans, lists and documents necessary for such quality surveillance, observation or quality audit. For this purpose, Owner shall be afforded full and free access to the shops, factories or places of business of Contractor and its subcontractors and suppliers for such quality surveillance, observation or quality audit and to determine the status of the Work. If Contractor covers all or any portion of the Work after proper notification and prior to any quality surveillance or test by Owner, the cost of any necessary uncovering and replacing shall be borne by Contractor. Neither the failure to make such quality surveillance, observation or quality audit, nor to discover defective workmanship, materials, or equipment, nor acceptance of or payment to Contractor for such Work, materials or equipment, shall prejudice the rights of Owner thereafter to correct or reject the same in conformance with Article 20 of the Agreement.

31.2 A procedure for inspections and quality control has been established in the Project Manual. These procedures are material to this Agreement and must be strictly followed.

32 COORDINATION AND CORRELATION OF PLANS AND SPECIFICATIONS

32.1 Contractor represents to Owner that Contractor and its subcontractors and material and equipment suppliers have carefully reviewed the Contract Documents, including all general and specific details therein, and compared such Contract Documents to the physical conditions of the Site. Contractor further represents to Owner that Contractor has notified Owner and Design Professional in writing of any and all errors, omissions, ambiguities, or discrepancies known to Contractor or its subcontractors or suppliers to exist within the Contract Documents, and between the Contract Documents and the physical conditions of the Site and that any such known errors, omissions, ambiguities, or discrepancies have been corrected before this Agreement was signed.

33 INDEPENDENT CONTRACTOR

33.1 Contractor represents that it is experienced and properly qualified to perform the type and magnitude of Work provided for in the Contract Documents. Contractor further represents that it is properly licensed, equipped, organized and financed to perform such Work.

33.2 Contractor is an independent contractor engaged in its own business, and is not, nor shall be deemed to be, an agent or employee of Owner. Contractor will not hold itself out or represent itself as an employee of Owner.

33.3 Contractor will not participate in the Retirement Plan for Salaried Employees of Rayonier, Inc., or any of Owner's health insurance programs, life insurance programs, long-term disability programs, or any other welfare or benefit programs during the term of this Agreement, regardless of whether the Internal Revenue Service should classify Contractor as an employee for purposes of Federal employment taxes.

33.4 Nothing contained in this Agreement or any subcontract awarded by Contractor shall create any contractual relationship between any such supplier or subcontractor and Owner. Contractor shall perform all Work in accordance with its own methods subject to compliance with this Agreement.

34 SUBCONTRACTORS

34.1 Within ten (10) days of signing this Agreement, Contractor shall provide Owner with the following:

34.1.1 The form of subcontract agreement to be used by the Contractor;

34.1.2 A list of subcontractors and suppliers to be used by the Contractor with the amount of their subcontractors and copies of signed subcontracts through that time period;

34.1.3 All subcontracts subsequently entered into shall be promptly provided by Contractor to Owner;

34.1.4 From time to time, Contractor will provide Owner within ten (10) days of Owner's written request, a list of all subcontractors and suppliers with whom Contractor has or intends to contract any portion of the performance of the Work or supply of any materials and equipment in compliance with Fla. Stat. § 713.165; and

34.1.5 From time to time, Contractor will provide Owner within ten (10) days of Owner's request, a sworn statement of account signed by Contractor showing the nature of all labor or services performed and to be performed, if any, the materials furnished, the materials to be furnished, if known, the amount paid on account to date, the amount due, and the amount to become due, if known, as of the date of the statement in compliance with Fla. Stat. § 713.16.

34.2 Contractor shall ensure that each Subcontractor agreement and lower tier agreements includes the following:

34.2.1 A provision incorporating all terms and conditions of this Agreement into such agreement;

34.2.2 A provision specifying the withholding of retention by Contractor in at least the same amounts as required by this Agreement;

34.2.3 A provision in all subcontracts, rental agreements, and purchase orders, for the benefit of Owner obligating the subcontractors, equipment lessors or suppliers to remain bound to Owner by their respective agreements with Contractor in the event of Contractor's default under this Agreement or Contractor's termination; and

34.2.4 A provision whereby the subcontractor or supplier waives any of its rights against Owner and Design Professional for damage caused by fire or other casualties for which it is, or under the terms of this Agreement, should be insured.

35 IDENTITY OF INTEREST WITH SUBCONTRACTORS/SUPPLIERS

35.1 Contractor represents to Owner that neither Contractor, nor any officer, director, partner or shareholder who holds ten percent (10%) or more of the outstanding stock of Contractor, has any financial interest in, or as an officer, director, partner or ten percent (10%) plus shareholder of any firm, person or entity which has been or may be contracted to under a subcontract, purchase order, or equipment rental agreement to furnish labor, material, plant, equipment, or services in connection with the construction or the Project. In the event Contractor seeks to enter into any contract with any such party, Contractor agrees to give written notification and obtain the written approval of Owner before entering into such subcontract, purchase order, or equipment rental agreement.

36 AUTHORIZED REPRESENTATIVE – PROJECT MANAGER'S SUPERVISION

36.1 Before starting Work, Contractor shall designate a competent, authorized representative (the "Authorized Representative") acceptable to Owner to represent and act for Contractor. Contractor shall inform Owner, in writing, of the name and address of such representative together with a clear definition of the scope of its authority to represent, act for, and bind Contractor. Such writing will specify any and all limitations of such authority. Contractor shall keep Owner informed of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the Site at all times when Work is in progress. During periods when Work is suspended, arrangements for an authorized representative acceptable to Owner shall be made for any emergency Work which may be required. All notices, determinations, instructions and other communications given to the Authorized Representative of the Contractor shall be binding upon Contractor.

36.2 The Authorized Representative, project managers, superintendents and supervisors for the Project are all subject to prior and continuous approval of the Owner. If, at any time during the term of this Agreement, any of the personnel either functionally or nominally performing any of the positions named above, are, for any reason whatsoever, unacceptable to the Owner, Contractor shall replace the unacceptable personnel with personnel acceptable to the Owner.

36.3 Owner shall also designate a competent, authorized representative ("Owner's Authorized Representative") to represent and act for Owner.

37 LAWS AND REGULATIONS

37.1 Contractor and its employees and representative shall at all times, comply with all Federal, State, and local laws, statutes, rules, regulations, ordinances, orders, codes, and restrictive covenants that apply in any way to the Project or the Work (the "Applicable Law(s)").

37.2 Contractor may submit a proposal to adjust the Contract Price in the event that there is a change to the Applicable Laws enacted after the Parties sign the Agreement that materially increases the cost of the Work. Contractor's Proposal will be made within twenty-one (21) days of the effective date of the change to the Applicable Laws, providing detailed documentation of the cost effects of such change to the Applicable Laws will have on the Cost of the Work; otherwise any claim in relation to the change in the Applicable Laws will be deemed waived. If Owner concurs, the Parties will sign a Change Order memorializing the adjustment to the Contract Price and its basis.

37.3 Contractor will promptly notify Owner and Design Professional in the event that Contractor discovers or becomes aware of any discrepancy or inconsistency between the Contract Documents and any Applicable Laws. Owner will issue such instructions as may be necessary.

38 STANDARDS AND CODES

38.1 Wherever references are made in the Contract Documents to standards or codes in accordance with which Work is to be performed or tested, the edition or revision of the standards or codes in effect on the date of this Agreement shall apply, unless otherwise expressly set forth in the Contract Documents. Unless otherwise specified, reference to such standards or codes is solely for implementation of the technical portions of such standards and codes.

39 COOPERATION WITH OTHERS

39.1 Owner and its separate contractors, service providers, and consultants, and the subcontractors to any of them, will or may be performing operations or other work at the Site during Contractor's performance of the Work, in which event neither Contractor nor Owner nor any of the various contractors, subcontractors, service providers, and consultants will have exclusive right to access and use the Site. Contractor will allow Owner and its separate contractors, service providers, and consultants a reasonable right to access and use the Site in connection with their performance of operations and work on the Site. Contractor further acknowledges that there will or may be reasonable delays and hindrances to the performance of its Work resulting from the shared use of the Site, which have been accounted for in the Contract Price. Contractor will cooperate with Owner and its separate contractors, service providers, and consultants to avoid any unreasonable delays or hindrances as a result of the shared use of the Site. Owner may require that certain facilities be used concurrently by Contractor and other parties and Contractor shall comply with such requirements.

39.2 If any part of the Work depends on proper execution or results from any work performed by Owner or any separate contractor ("Prior Work"), Contractor shall, prior to proceeding with its Work, promptly report to Owner any apparent discrepancies or defects in such Prior Work that render it unsuitable for proper execution of the Work. Failure of Contractor to so report shall constitute Contractor's acceptance of the Prior Work as fit and proper to receive the Work, except as to latent defects which may subsequently become apparent in such Prior Work.

40 TAXES

Contractor shall pay all taxes, levies, tariffs, duties and assessments of every nature which may be applicable to any Work under this Agreement. The Contract Price includes all taxes imposed by the Applicable Laws at the time this Agreement was signed. Contractor shall make any and all payroll deductions required by the Applicable Laws. Contractor herein indemnifies and holds the Owner harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions.

41 UTILITIES

41.1 Contractor shall, at its expense, arrange for, develop and maintain all temporary utilities in Work areas to meet the requirements of this Agreement. Such utilities shall be furnished by Contractor at no additional cost to Owner, and shall include, but not be limited to, the following:

41.1.1 Public telephone service for Contractor's use;

41.1.2 Construction power as required at each point of construction;

41.1.3 Construction water as required at each point of construction;

41.1.4 Water and sanitation facilities as required throughout the construction; and

41.1.5 Waste and garbage service and removal in accordance with local codes.

41.2 Prior to final acceptance of the Work, the Contractor shall, at its expense, satisfactorily remove and dispose of all temporary utilities developed to meet the requirements of this Agreement.

41.3 If any temporary utilities are not readily available at the work site, Contractor is responsible for providing alternative supply methods as necessary to complete the work and at no cost to the Owner.

42 WARRANTY

42.1 In addition to other warranties required by the Contract Documents and the Applicable Laws, Contractor warrants to Owner and Design Professional that (1) all materials and equipment furnished in connection with the Work will be, unless expressly specified otherwise by the Contract Documents, new and unused, of good, merchantable quality, and fit for the particular purpose for which they are intended to be used; (2) all Work will conform to the Contract Documents and the applicable manufacturers' instructions, guidelines, and recommendations; and (3) all Work will be performed with good workmanship and in conformance with the Applicable Laws. Contractor will not be liable under this Section for normal wear and tear, or to the extent that any defective Work is caused by the negligent maintenance, operation, alteration, or repair of persons other than Contractor or its subcontractors or suppliers, or any person or entity for which any of them are responsible. All warranty remedies provided to Owner are in addition to Owner's other rights and remedies under the Contract Documents and the Applicable Laws.

42.2 Contractor will require that all subcontractors and suppliers issue assignable written warranties or guarantees jointly to Contractor and Owner that are consistent with Contractor's warranty obligations in the Contract Documents with respect to their portion of the Work.

42.3 Owner and Contractor expressly agree to opt out of the provisions of Section 558.05, Florida Statutes. The provisions of Chapter 558, Florida Stat., shall not apply to this Agreement.

43 INTELLECTUAL PROPERTY INDEMNITY

43.1 **CONTRACTOR HEREBY INDEMNIFIES AND SHALL DEFEND AND HOLD HARMLESS OWNER AND ITS REPRESENTATIVES, OFFICERS, AND EMPLOYEES FROM AND AGAINST ALL, CLAIMS, LOSSES, COSTS, DAMAGES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, INCURRED BY OWNER AND ITS REPRESENTATIVES, RESPECTIVELY, AS A RESULT OF OR IN CONNECTION WITH ANY CLAIMS OR ACTIONS BASED UPON INFRINGEMENT OR ALLEGED INFRINGEMENT OF ANY COPYRIGHT, PATENT, TRADE SECRET, OR ANY OTHER TYPE OF INTELLECTUAL PROPERTY, AND ARISING OUT OF THE PERFORMANCE OF THE WORK. CONTRACTOR SHALL, AT ITS SOLE EXPENSE, PROMPTLY DEFEND AGAINST ANY SUCH CLAIM OR ACTION UNLESS DIRECTED OTHERWISE BY OWNER OR ITS REPRESENTATIVES; PROVIDED THAT OWNER OR ITS REPRESENTATIVES SHALL HAVE NOTIFIED CONTRACTOR UPON BECOMING AWARE OF SUCH CLAIMS OR ACTIONS, AND PROVIDE FURTHER, THAT CONTRACTOR'S AFOREMENTIONED OBLIGATIONS SHALL NOT APPLY TO EQUIPMENT, MATERIALS OR PROCESSES FURNISHED OR SPECIFIED BY OWNER OR REPRESENTATIVES.**

43.2 Contractor shall have the right, in order to avoid such claims or actions, to substitute, at its expense, non-infringing equipment, materials, or processes or to modify such infringing equipment, materials and processes so they become non-infringing or obtain the necessary licenses to use the infringing equipment, material or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of this Agreement.

44 CONTRACTOR REPRESENTATIONS

44.1 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

44.1.1 Contractor is familiar with the permitting, constructing, inspection and acceptance criteria of the state and local governmental authorities, agencies, and utilities that that are responsible for permitting, inspecting, approving, and accepting the Work.

44.1.2 Contractor acknowledges it has had ample opportunity to visit the Site, analyze the Project, inspect the Contract Documents and request any clarification of the Work.

44.1.3 Contractor agrees it is capable and prepared to perform the Work.

44.1.4 Contractor is familiar with and is satisfied as to all Applicable Laws that may affect cost, progress, and performance of the Work.

44.1.5 Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents.

44.1.6 Contractor is aware of the general nature of any other work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

44.1.7 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents.

44.1.8 The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

44.2 Contractor further represents and warrants to Owner that there exists no conflict of interest or facts or circumstances which might create any appearance of impropriety as a result of Contractor's engagement by Owner hereunder with respect to Contractor's other clients, past or present, except as otherwise disclosed to Contractor in writing prior to entering into this Agreement. Contractor further represents and warrants to Owner that it will continue in good faith to avoid any conflict of interest or business arrangements which could appear to, or might tend to result in a conflict of interest. Contractor shall advise the Owner's Authorized Representative of any conflict of interest that might arise during the performance of this Agreement.

45 INDEMNITY

45.1 **TO THE FULLEST EXTENT ALLOWED BY THE APPLICABLE LAWS, CONTRACTOR WILL DEFEND, INDEMNIFY, AND HOLD OWNER, AND DESIGN PROFESSIONAL, AND ANY EMPLOYEE, AGENT, REPRESENTATIVE, OR CONSULTANT OF ANY OF THEM, HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, COSTS, AND EXPENSES, INCLUDING ATTORNEY, EXPERT, AND CONSULTANT FEES AND LEGAL EXPENSES, THAT ARISE OUT OF OR RELATE TO ANY ACT OR OMISSION BY CONTRACTOR, OR ANY SUBCONTRACTOR OR SUPPLIER OF ANY TIER, OR ANY EMPLOYEE, AGENT, REPRESENTATIVE, OR CONSULTANT OF ANY OF THEM, AND RESULTS IN PERSONAL INJURY, SICKNESS, DEATH, OR PROPERTY DAMAGE TO THE MAXIMUM LIMITS OF THE LIABILITY AND EXCESS/UMBRELLA INSURANCE THAT CONTRACTOR IS REQUIRED TO PROVIDE UNDER THE AGREEMENT OR THE CONTRACT PRICE, WHICHEVER IS GREATER, EXCEPT IN THE EVENT THAT SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARE CAUSED BY THE SOLE NEGLIGENCE, GROSS NEGLIGENCE, OR WILLFUL, WANTON OR INTENTIONAL MISCONDUCT OF THE INDEMNIFIED PARTY OR ITS EMPLOYEES, OFFICERS, DIRECTORS, AGENTS, REPRESENTATIVES, OR CONSULTANTS, OR FOR STATUTORY VIOLATIONS OR PUNITIVE DAMAGES (EXCEPT AND TO THE EXTENT THE STATUTORY VIOLATION OR PUNITIVE DAMAGES ARE CAUSED BY OR RESULT FROM THE ACTS OR OMISSIONS OF CONTRACTOR OR ANY SUBCONTRACTOR OR SUPPLIER OF ANY TIER, OR ANY EMPLOYEE, AGENT, REPRESENTATIVE, OR CONSULTANT OF ANY OF THEM), IN WHICH CASE THIS OBLIGATION SHALL NOT APPLY RELATIVE TO SUCH INDEMNIFIED PARTY. CONTRACTOR ACKNOWLEDGES THAT THE LIMITATION SET FORTH HEREIN IS COMMERCIALLY REASONABLE AND WAS INCLUDED IN THE BID DOCUMENTS BEFORE ESTABLISHING THE CONTRACT PRICE.**

45.2 **CONTRACTOR'S OBLIGATIONS UNDER SECTION 45.1 WILL NOT BE LIMITED, WAIVED, OR EXCUSED BY THE PAYMENT OF ANY DAMAGES, BENEFITS, EXPENSES, OR COMPENSATION UNDER ANY EMPLOYEE DEATH OR DISABILITY STATUTE, INCLUDING WORKER'S COMPENSATION, EMPLOYER'S LIABILITY, EMPLOYEE BENEFIT, OR OTHER SUCH ACT.**

45.3 **CONTRACTOR WILL DEFEND, INDEMNIFY, AND HOLD OWNER AND DESIGN PROFESSIONAL, AND ANY EMPLOYEE, AGENT, REPRESENTATIVE, AND CONSULTANT OF ANY OF THEM, HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY, EXPERT, OR CONSULTANT FEES, TO THE EXTENT ARISING OUT OF OR RELATING TO THE FOLLOWING:**

45.3.1 THE FAILURE OF CONTRACTOR, OR ANY SUBCONTRACTOR, OR SUPPLIER, OR ANY EMPLOYEE, OFFICER, AGENT, REPRESENTATIVE, OR CONSULTANT OF ANY OF THEM, TO COMPLY WITH ANY APPLICABLE LAW;

45.3.2 ANY HAZARDOUS MATERIAL BROUGHT TO THE SITE OR RELEASED BY THE NEGLIGENCE OF CONTRACTOR, OR ANY SUBCONTRACTOR OR SUPPLIER, OR, IF PART OF THE WORK, NOT PROPERLY REMOVED FROM THE SITE BY

CONTRACTOR OR ANY SUBCONTRACTOR OR SUPPLIER, OR ANY EMPLOYEE, OFFICER, AGENT, REPRESENTATIVE, OR CONSULTANT OF ANY OF THEM;

45.3.3 ANY LIEN, CLAIM, OR DEMAND BY ANY SUBCONTRACTOR OR SUPPLIER OF ANY TIER AS A RESULT OF ANY ALLEGED FAILURE OF CONTRACTOR OR ANY SUBCONTRACTOR OR SUPPLIER OF ANY TIER TO PAY FOR ANY PORTION OF THE WORK, WHETHER VALID OR NOT;

45.3.4 ANY MATERIAL BREACH OF THE CONTRACT DOCUMENTS, AND

45.3.5 ANY CLAIM OR DEMAND BY DESIGN PROFESSIONAL OR ANY SEPARATE CONTRACTOR AS A RESULT OF ANY ALLEGED ACT OR OMISSION BY CONTRACTOR, OR ANY SUBCONTRACTOR OR SUPPLIER OF ANY TIER, OR ANY EMPLOYEE, AGENT, REPRESENTATIVE, OR CONSULTANT OF ANY OF THEM.

46 LIENS

46.1 Contractor agrees to keep the Project, improvements thereof and the ground appurtenant thereto, free and clear of all liens or claims of lien for or on account of any Work done or materials furnished under this Agreement. In the event a lien or claim of lien is found or claimed against the Project, Contractor agrees that it will, within five (5) days after written notice from Owner, discharge the lien or liens and cause a satisfaction of such lien to be recorded in the public records of Nassau County, Florida, or cause such lien to be transferred to a bond in accordance with Florida Statute §713.24. In the event the Contractor fails to so discharge or bond the lien or liens within such period as required above, Owner shall thereafter have the right, but not the obligation, to discharge or bond the lien or liens. Additionally, the Owner shall thereafter have the right, but not the obligation, to retain out of any payment then due or to become due the Contractor, one hundred fifty percent (150%) of the amount of the lien and to pay Owner's reasonable attorneys' fees and costs incurred in connection therewith.

46.2 The Agreement shall govern in the event any of its provisions conflict with or are otherwise inconsistent with the provisions of §715.12, Florida Statutes.

47 INSURANCE

47.1 Contractor will purchase and maintain insurance with the minimum coverages and limits set forth in "**Contractor's Insurance Requirements**" document, which is attached hereto as **Exhibit "D".**

47.2 To the extent damages are covered and paid by property insurance, the Owner and Contractor waive all claims and rights to recover damages against each other and against Design Professional, and the employees, officers, subcontractors, consultants, agents, and representatives of any of them, except such rights and claims as they may have to the proceeds of such insurance. Owner and Contractor, as applicable, will require those with whom each of them has privity of contract, including Design Professional and the first tier subcontractors, to waive all claims and rights in favor of the other persons identified herein and to include similar waivers in their subcontracts of all tiers.

48 PROJECT CHARACTERISTICS

48.1 Contractor represents and warrants to Owner that Contractor has, by careful examination, satisfied itself as to: (a) the nature, location and character of the Project and the Property; (b) the nature, location and character of the general vicinity in which the Work is to be performed, including, without limitation, its normal climatic conditions, available labor and materials supply and costs, and other tangible and intangible conditions that may adversely affect the timely and proper performance of the Work; and (c) the quality and quantity of all materials, supplies, tools, equipment, labor and services necessary to complete the Work in the manner and within the cost and time required by the Contract Documents.

48.2 Contractor further acknowledges that it will be solely responsible to Owner for the location and protection of all surface and subsurface utility potable and storm water, electric, gas, and sewer lines, cables, pipes, ducts, and conduits.

48.3 Contractor will satisfy itself as to the nature and location of Work and the general and local conditions under which the Work is to be performed particularly, but without limitation, with respect to the following: those conditions affecting transportation, parking, equipment placement, equipment movement, access, hauling, disposal, handling and storage of materials; availability and quality of labor, water and electric power; availability and condition of roads; climatic conditions, location of underground utilities, and physical conditions at the Project area as a whole; topography and ground surface conditions; equipment and facilities needed preliminary to and during performance of this Agreement; and all other matters which can in any way adversely affect the proper and timely performance of the Work, or the cost associated with such performance. The failure of Contractor to acquaint itself with all applicable conditions will not relieve it from the responsibility for properly estimating either the difficulties or the costs of successfully performing this Agreement. Contractor hereby waives any claim for an increase in the Contract Price or extension of the Contract Time due to Contractor's failure to fully comply with this Section or due to Contractor's failure to identify conditions pursuant to this Section which later are a reason for the request for additional cost or time.

49 ACCESS TO WORK AREAS

49.1 Owner and its duly authorized representatives and employees, and all duly authorized representatives of governmental agencies having jurisdiction over Work areas or any part thereof shall, at all reasonable times, for the purpose of determining compliance with requirements of this Agreement, have access to the Project and the Work. Contractor shall also arrange for Owner, its representatives and employees, to have access at all reasonable times to all places where equipment or materials are being manufactured, produced or fabricated for use under this Agreement.

50 DELIVERY, UNLOADING AND STORAGE

50.1 Contractor shall receive, unload, store in a secure place, and deliver from storage to the installation location, all materials, plant and equipment required for the performance of this Agreement. The storage facilities and methods of storing shall meet Owner's approval, but in no case will Owner be responsible for any damage to or theft of materials, plant, and equipment during storage by Contractor. Materials and equipment subject to degradation by outside exposure shall be stored in a weathertight or watertight enclosure provided by Contractor.

51 CLAIMS

51.1 No claim by Contractor for an increase in the Contract Price or extension of the Contract Time shall be considered unless and until Contractor provides Owner with written notice of such claim not later than seven (7) days after the occurrence of the event giving rise to such claim, but prior to incurring any expenses by Contractor. Failure to give such notice shall constitute a waiver of such claim.

51.2 Owner will review such claims by the Contractor for an increase in the Contract Price within ten (10) days of receipt of the claim and either (i) reject the claim, in whole or part, (ii) approve the claim, in whole or in part, (iii) request additional information of Contractor, or (iv) suggest a compromise. Contractor shall not suspend performance of the Work, but may seek to resolve the dispute through the procedures set forth in Section 51.3 of the Agreement.

51.3 With respect to any dispute arising under the Contract Documents, Owner and Contractor agree to submit the dispute to non-binding mediation; provided that the applicable statute of limitations will be tolled during the pendency of such mediation. In the event Owner and Contractor cannot in good faith agree on a mediator within fifteen (15) days of the request of either party for mediation, or, if the parties remain in dispute following mediation, any such dispute will be resolved by binding arbitration administered by the American Arbitration Association under the then-prevailing Construction Industry Rules of that Association. There shall be no interruption of Work pending the arbitration. The parties consent that any arbitration may be consolidated with any other arbitration concerning with the Project to which Owner or Contractor is a party and that a dispute

shall not be submitted to such binding arbitration if there are any third parties who are not subject to such binding arbitration but who are necessary and indispensable parties to such dispute.

52 CONTRACTOR-FURNISHED MATERIALS, EQUIPMENT AND WORKMANSHIP

52.1 Contractor will furnish material, equipment and workmanship that conforms with its warranty obligations under Article 42 of the Agreement. Any material or equipment that does not conform to such Warranty obligations will be removed immediately from the Site, and replaced with conforming material and equipment. Any non-conforming workmanship will be corrected immediately. Failure or Owner or Design Professional to discover, or direct Contractor to remove or correct any non-conforming material, equipment and workmanship will not excuse Contractor from its warranty obligations under this Agreement or the Applicable Laws, unless such non-conforming material, equipment and workmanship is expressly accepted with particularity in a signed Change Order.

52.2 Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems and continuously coordinate all phases of the Work. No allowance of any kind will be made for Contractor's failure to foresee means of completing the Work.

52.3 Contractor acknowledges that "common practice", "industry standards" and "common usage" are minimum standards of quality that may be superseded by the quality required by Contract Documents.

52.4 Contractor shall order and schedule delivery of materials in reasonable time to avoid delays in construction. If an item is found to be unavailable, Contractor shall notify Owner immediately of recommended substitute(s) to permit Owner's selection of a suitable substitute.

52.5 Owner and Design Professional will have shared authority for determining conformance of materials, equipment and systems with the requirements of the Contract Documents. Review and approval of all items proposed by Contractor for incorporation into the Work may be by Owner or Design Professional or both.

52.6 Reference to manufacturers' names, brands and models is to establish the type and quality desired. Substitutions may not be permitted unless specifically noted otherwise. Such substitutions shall be subject to written approval.

52.7 When materials, equipment or systems are specified by, performance only, without reference to specific manufacturers' brands or models, Contractor shall submit its own choice for Owner's review and approval, supported by sufficient evidence of conformity with the Contract Documents.

53 SUBSTITUTIONS

53.1 Prior to proposing any substitute item, Contractor shall satisfy itself that the item proposed is, in fact, equal to that specified, that such item will fit into the space allocated, that such item affords comparable ease of operation, maintenance and service, that the appearance, longevity and suitability for the climate are comparable, and that by reason of cost savings, reduced construction time or similar demonstrable benefit, the substitution of such item will be in Owner's interest.

53.2 The burden of proof of equality of a proposed substitution for a specified item shall be upon Contractor. Contractor shall fully support its request with manufacturer's specifications, test data, and other evidence that will permit Owner and Design Professional to make a reasoned decision on the merits of the proposal. Contractor will provide any further information requested by Owner or Design Professional in connection with a proposed substitution.

53.3 All requests for substitutions with submittal data must be made at least sixty (60) days prior to the time Contractor must order, purchase or release for manufacture or fabrication.

53.4 Any item by a manufacturer other than those specified or of brand name or model number or of generic species other than those specified, will be considered a substitution. Owner will be the sole judge of whether or not the substitution is equal in quality, utility and economy to that specified.

53.5 Materials and methods proposed as substitutions for specified items shall be supported by certification of their approval for use by any or all governmental agencies having jurisdiction over use of specific material or method.

53.6 Substitutions may not be permitted in those instances where the products are designed to match artistic design, specific function or economy of maintenance.

53.7 Approval of a substitution shall not relieve Contractor from responsibility for compliance with all requirements of this Agreement. Contractor shall bear the expense for any changes in other parts of the Work caused by any substitutions.

53.8 If Owner rejects Contractor's substitute item on the first submittal, Contractor may make only one additional request for substitution in the same category.

54 EXPEDITING

54.1 Owner may, but is not obligated to, expedite the manufacture or delivery of equipment and material furnished by Contractor under this Agreement. Owner shall be allowed reasonable access to the shops, factories and other places of business of Contractor and its subcontractors and suppliers, for expediting purposes. As required by Owner, Contractor shall supply schedules and progress reports for Owner's use in expediting and Contractor shall cooperate with Owner and require its subcontractors and suppliers to cooperate with Owner in such expediting. Any expediting performed by Owner shall not relieve Contractor of its sole and primary responsibility for timeliness of delivery of the equipment and material to be furnished under this Agreement. The Contract Price will be reduced for Owner's cost in expediting any materials and equipment where such action is necessary in Owner's good faith opinion to recover time lost on the Construction Schedule attributable to Contractor or those for whom it is responsible.

55 LINES AND GRADES

55.1 Contractor shall complete the layout of all Work and shall be responsible for all requirements necessary for the execution of any Work in accordance with the locations, lines and grades specified or shown on the plans, subject to such modifications as Owner may require as Work progresses.

55.2 If Contractor or any of its subcontractors or any of their representatives or employees move or destroy or render inaccurate any survey control point, such control point shall be replaced at Contractor's expense.

56 CONTRACTOR FURNISHED SHOP DRAWINGS, DATA AND CORRESPONDENCE

56.1 Review and permission to proceed by Owner or Design Professional as stated in this Agreement does not constitute acceptance or approval of design details, calculations, analysis, test methods, certificates or materials developed or selected by Contractor and does not relieve Contractor from full compliance with contractual obligations.

57 SHOP DRAWINGS

57.1 Contractor is and shall be responsible for planning and performance of the Work under this Agreement. Where shop drawings are required for (a) fabrication of Contractor furnished equipment; (b) installing Contractor furnished material or equipment; (c) planning and performance of the Work under this Agreement; such drawings shall be submitted by and at the expense of the Contractor before fabrication, installation or performance is commenced. Owner's review will normally be accomplished within thirty (30) days, and will not exceed ninety (90) days, based on the Contractor's submittal schedule portion of the Construction Schedule, as approved. Such drawings shall include, but not be limited to, match marks, erection diagrams and other details, such as field corrections for proper interconnection, installation, erection of the equipment, and performance of the Work.

57.2 For drawings greater in size than "8½ x 11", Contractor shall provide six (6) copies of a reproducible to the Owner at the expense of the Contractor. The Owner will be the sole judge of the adequacy of the quality of the reproducible and prints and may reject reproducible and/or prints on the basis of quality alone. Such drawings

will not be folded, but will be transmitted in mailer rolls manufactured expressly for that purpose. The reproducible with the Owner's review comments will be returned to the Contractor.

57.2.1 At Owner's sole and absolute discretion, Owner may permit Contractor to submit electronic copies in lieu of physical copies.

57.3 A reproducible copy of drawings equal to or less than "8½ x 11" is not necessary, but seven (7) copies of the unfolded drawings must be transmitted to the Owner.

57.3.1 At Owner's sole and absolute discretion, Owner may permit Contractor to submit electronic copies in lieu of physical copies.

57.4 If the drawings show variations from the requirements of this Agreement, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Owner approves any such variation(s), it shall issue an appropriate Agreement modification, except that, if the variation is minor and does not involve a change in price or in time of performance, a modification need not be issued.

57.5 Drawings of a specific piece of equipment shall identify components with the manufacturer's part number or reference drawing number clearly indicated. If reference drawing numbers are used, the review data of such drawings shall be included. Drawings shall indicate design dimensions, maximum and minimum allowable operating tolerances on all major wear fits, i.e., rotating, reciprocating or intermittent sliding fits between shafts or stems and seals, guides and pivot pins. The sequence of submission of all drawings shall be such that all information is available for reviewing each drawing when it is received.

57.6 All drawings submitted by the Contractor shall be approved by the Contractor and, if required by the Contract Documents or the Applicable Laws, by a registered and licensed engineer on the face of each drawing to be reviewed, and shall be furnished in accordance with drawings and data requirements. Owner will conduct a review of Contractor's drawings and return them with comments, approval or rejection. Owner's approval shall not constitute agreement or ratification that the means and methods of construction utilized by Contractor will be successful or that plans meet applicable codes or are otherwise sufficient.

57.7 By approving and submitting shop drawings and samples, the Contractor represents that it has determined and verified all field measurements, field construction criteria, materials and other similar data, and that it has checked and coordinated each shop drawing with the requirements of the Work and of the Contract Documents.

58 DATA AND CERTIFICATES

58.1 When data or certificates are required, nine (9) copies of each shall be submitted by Contractor. Such submittal shall be made not less than thirty (30) calendar days prior to the time that the materials represented by such data or certificates are needed for incorporation into any Work. Data and certificates shall be subject to a review period by Owner of up to twenty (20) days and material represented by such shall not be fabricated, delivered to the Project or incorporated into any Work without such review.

58.1.1 At Owner's sole and absolute discretion, Owner may permit Contractor to submit electronic copies in lieu of physical copies.

58.2 Certificates shall clearly identify the material being certified and shall include, but not be limited to, providing the following information: Contractor's name, project name, name of the item, manufacturer's name and reference to the appropriate drawing, technical specification section and paragraph number, all as applicable.

58.3 All data and certificates submitted by the Contractor shall be certified by the Contractor on the face of each catalogue, data and certificate to be correct and shall be furnished in accordance with these requirements and the requirements of the technical specification on forms provided by the Owner.

58.4 Owner will conduct a review of Contractor's data and certificates and two copies marked with the review comments listed in Section 57.6 above, will be returned to the Contractor.

59 RESPONSIBILITY FOR WORK SECURITY

59.1 Contractor shall at all times conduct all operations under this Agreement in a manner to avoid the risk of loss, theft or damage by vandalism, sabotage or other means to any property. Contractor shall promptly take all reasonable precautions which are necessary and adequate against any conditions which involve a risk of loss, theft or damage to its property. Contractor shall continuously inspect all its Work, materials, equipment and facilities to discover and determine any such conditions and shall be solely responsible for discovery, determination and correction of any such condition.

59.2 Contractor shall comply with all Applicable Laws. Contractor shall cooperate with Owner on all security matters and shall promptly comply with any Project security requirements established by Owner. Such compliance with these security requirements shall not relieve Contractor of its responsibility for maintaining proper security for the above noted items, nor shall it be construed as limiting in any manner Contractor's obligation to undertake reasonable action as required to establish and maintain secure conditions at the Project.

59.3 Contractor shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall furnish these reports to Owner in a timely manner.

60 PROTECTION OF WORK IN PROGRESS, MATERIALS AND EQUIPMENT

60.1 Contractor shall be responsible for and shall bear any and all risk of loss or damage to Work in progress, all materials delivered to the Project, and all materials and equipment involved in the Work until completion and final acceptance of Work under this Agreement.

60.2 Permanent opening or thoroughness for the introduction of Work and materials to the structure and construction Project shall be protected so that upon completion, the entire Work will be delivered to the Owner in proper, whole and unblemished condition.

61 LABOR

61.1 Contractor and its subcontractors shall employ only competent and skilled personnel to perform the Work. Contractor shall, if requested to do so by Owner, remove or cause its subcontractors to remove from the Site and the Property any personnel of Contractor or its subcontractors whom Owner determines are unfit or incompetent to perform their assigned job duties, or are otherwise acting or working in violation of any provision of the Contract Documents or any site rules.

61.2 Work assignments and the settlement of jurisdictional disputes shall conform with either the rules, regulations and procedures of the plan for settlement of jurisdictional disputes in the construction industry, and any successor agreement thereto, or any other mutually established method of determining Work assignments and settling jurisdictional disputes.

61.3 Contractor shall comply with and shall cooperate with Owner in enforcing Site and work rules which directly affect the performance of the Work including but not limited to starting and quitting time, smoking regulations, check-in and check-out procedures, Property safety regulations and security regulations, emergency plans and procedures and daily cleanup.

62 SAFETY

62.1 Contractor shall be fully and solely responsible for conducting all operations under this Agreement at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property and in full compliance with all applicable rules and regulations governing such operations, including rules and regulations established by the Occupational Safety and Health Administration. Contractor shall continually and diligently inspect all Work, materials and equipment to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions.

62.2 Before starting the Work, Contractor shall submit to Owner a written Safety Program. Contractor shall have sole responsibility for implementing its safety program.

62.3 Before starting the Work, Contractor will appoint a full-time safety representative acceptable to the Owner, who shall have the authority and responsibility to implement the Contractor's safety program, and who shall participate in periodic safety meetings. Owner shall not be responsible for supervising the implementation of Contractor's safety program, and shall not have responsibility for the safety of Contractor's or its subcontractor's employees.

62.4 Contractor shall instruct its personnel on the requirements of the Contractor's safety program and shall coordinate with other contractors and subcontractors on safety matters. Contractor shall furnish safety equipment and enforce the use of such equipment by its employees.

62.5 Contractor shall maintain accurate accident and injury reports and shall furnish Owner a monthly summary of injuries and man-hours lost due to injuries.

62.6 Contractor shall maintain all portions of the Work in a neat, clean, safe and sanitary condition at all times.

62.7 Contractor shall ensure that all subcontractors, without expense to Owner, comply with the foregoing provisions.

62.8 Contractor will comply with all rules and regulations (including security, safety, and substance abuse policies and procedures) as may from time to time be implemented by Owner for persons working on the Site.

62.9 Contractor is responsible for ensuring that its vehicles and those of its subcontractors, suppliers, and all others entering the Site on its behalf, are clean before leaving the Site to avoid tracking dirt, mud, rocks, debris, or other materials onto the roadways, and Contractor is responsible for cleaning any materials tracked onto the roadways by such vehicles.

62.10 Owner has the right to impose reasonable requirements and restrictions regarding the days and time of operations at the Site and the conduct of persons working on the Site. By way of example only and without limitation, Owner may restrict Site operations on weekends and during evening hours, and the Owner may prohibit use of radios at the Site or require that radios be kept at a moderate listening level and free of offensive content

62.11 Contractor shall ensure that it and any subcontractors it may use at all times fully comply with all OSHA requirements and all other Applicable Laws regarding Property safety requirements.

62.12 Contractor shall ensure that all of its subcontractors whose activities may impact storm water discharges or controls at the Site will be a co-permittee with Contractor and shall be responsible for compliance with the SCDHEC Storm Water Pollution Prevention Plan (SWPPP) for this Project.

62.13 Contractor shall have a full-time on-Site English-speaking supervisor present on the Site throughout the construction, and Contractor shall provide Owner with the supervisor's name and contact information (including a cell phone number).

62.14 Contractor is responsible for receiving and storing materials at the Site

62.15 Contractor shall take care not to damage any existing trees, paving, sidewalks and curbs or any other improvements.

62.16 Contractor shall take care not to damage or disturb silt fencing and other erosion control devices.

62.17 Contractor will ensure that Contractor and all of its subcontractors and suppliers at all times respect, preserve, protect, comply with all rules and regulations pertaining to, and avoid disturbing or damaging wetlands and other environmental sensitive areas.

62.18 The Contractor shall not utilize on the Site any subcontractor, employee, or other laborer who has a conviction or deferred-adjudication history of any crime that may pose a serious potential risk of injury to any person located upon the subject Site including, but not limited to, such crimes as rape, statutory rape, molestation, sexual assault, indecent exposure, indecency with a child, murder, assault, battery, and kidnapping.

63 PROJECT PROTECTION

63.1 Contractor shall maintain all such items of protection as provided in Article 62 in a satisfactory condition until removal is authorized by Owner.

63.2 Contractor, at its expense, shall make all necessary repairs to property damaged by construction operations. Repairs shall be made in a manner satisfactory to Owner.

64 FIRE PREVENTION

64.1 Contractor shall conform to all Applicable Laws pertaining to fire prevention and control within or adjacent to the Project. Necessary precautions to avoid and eliminate fire casualty shall be the responsibility of the Contractor. This includes keeping the work area clear of all trash at all times.

64.2 All tarpaulins used for any purpose during construction of any Work shall be made of material resistant to fire, water and weather and shall bear UL labels. Lighting of any fires, except those required for performance of the Work, on the Project is strictly forbidden.

64.3 Contractor shall provide portable fire extinguishers compatible with the hazard of each Work area and shall instruct its personnel in their location and use. Wherever welding and burning are conducted, inflammable materials shall be protected and a fire watch shall be provided by Contractor to be present during the burning and welding operation to ensure that protective measures are taken and that no fires result from such operation. The fire watch shall have fire extinguisher equipment readily available and know-how for proper use.

65 PUMPING AND DRAINAGE.

65.1 Surface or subsurface water shall not be permitted to accumulate in excavations, except as provided by approved methods by the Applicable Laws and the governing authorities with jurisdiction. Should such conditions develop or be encountered, the water shall be controlled and suitably disposed of by means or methods approved by the Applicable Laws and the governing authorities with jurisdiction. It shall be the Contractor's responsibility to obtain any and all information as to surface or subsurface water conditions and requirements by agencies with jurisdiction, and Contractor shall not be relieved of any of its other requirements under this Agreement due to such conditions, nor shall Contractor be entitled to an extension of time or any other damages by reason of surface or subsurface water conditions.

66 DUST CONTROL

66.1 The Contractor, for the duration of this Agreement shall maintain all excavations, embankments, haul roads, access roads, plant sites, waste disposal areas, borrow areas, and all other Work areas free from dust. Industry accepted methods of dust control suitable for the area involved and approved by Owner will be permitted.

67 POLLUTION

67.1 Contractor shall exercise extreme caution and care to prevent the introduction of any hazardous substances, materials, or wastes into any soil, groundwater, stream, river, lake or other body of water in violation of the Applicable Laws.

67.2 Contractor shall so perform its Work as not to discharge into the atmosphere from any source whatsoever smoke, dust or other air contaminants in violation of the Applicable Laws.

67.3 Contractor will promptly remediate any pollution caused by Contractor's operations or negligence on the Site at its own cost and not as a Cost of the Work.

68 EXPLOSIVES

68.1 Contractor shall obtain all required Federal, State and local permits and licenses and shall be responsible for the proper handling, transporting, storage and use of explosives and shall, at its expense, make good any damage

caused by its handling, transporting, storage and use of explosives. Use of explosives shall be subject to prior, written approval by Owner. Further, Owner shall have the right to designate no explosive use areas, or to limit the use of explosives. All blasting shall be coordinated with Owner's blasting consultant. Contractor shall submit daily blasting records to Owner.

69 LIMITATION OF LIABILITY

69.1 Notwithstanding anything to the contrary in the Contract Documents, no present or future constituent partner in, or agent of Owner, nor any shareholder, officer, director, employee, member, trustee, beneficiary or agent of any corporation or trust that is or becomes a constituent partner in Owner, shall be personally liable, directly or indirectly, under or in connection with the Contract Documents, or any document, instrument or certificate securing or otherwise executed in connection with the Contract Documents, or any amendments or modifications to any of the foregoing made at any time or times, heretofore or hereafter, and the subcontractor and each of its successors and assignees waives and does hereby waive any such personal liability. For purposes of the Contract Documents, and any such instruments and certificates, and any such amendments or modifications, neither the negative capital account of any constituent partner in Owner, nor any obligation of any constituent partner in Owner to restore a negative capital account or to contribute capital to Owner or to any other constituent partner in Owner, shall at any time be deemed to be the property or an asset of Owner or any such other constituent partner (and neither Contractor nor any of its successors or assignees shall have any right to collect, enforce or proceed against or with respect to any such negative capital account or partner's obligation to restore or contribute). As used in this Section, a "constituent partner" in Owner shall mean any direct partner in Owner and any person or entity that is a partner in any partnership that, directly or indirectly through one or more other partnerships, is a partner in Owner.

70 TESTING

70.1 Unless otherwise provided in this Agreement, shop testing of materials or Work shall be performed by Contractor in conformance with the Contract Documents. Field testing of materials or Work shall be performed by Contractor. Should tests, in addition to those required by the Specifications, be desired by Owner or any applicable regulatory agency, Contractor will be advised in reasonable time to permit such testing. Such additional tests will be at Owner's expense, except as such additional tests are required due to Contractor's Work or materials. In this event, such additional (re-test) tests shall be at Contractor's expense.

70.2 Contractor shall furnish samples as requested and shall provide reasonable assistance and cooperation as necessary to permit tests to be performed on materials or Work in place, including reasonable stoppage of Work during testing.

71 CLEANING UP

71.1 Upon completion of any portion of the Work, Contractor shall promptly remove all of its equipment, construction plant, temporary structures and surplus materials not to be used at or near the same location during later stages of Work. Upon completion of the Work and before final payment is made, Contractor shall satisfactorily dispose of all plant, buildings, rubbish, unused materials and other equipment and materials belonging to it or used in the performance of the Work and Contractor shall leave the Project in a neat, clean and safe condition. In the event of Contractor's failure to comply with the foregoing, the Owner may perform such work and deduct its cost and expenses from the Contract Price.

72 DISPOSAL OF MATERIAL OUTSIDE PROJECT LIMITS

72.1 Contractor shall make its own arrangements for disposal of materials outside the Project limits.

72.2 When any material is to be disposed of outside of the Site, Contractor shall first obtain a written permit from the property owner on whose property the disposal is to be made and Contractor shall file, in writing, with Owner said permit or the certified copy thereof, together with a written release from the property owner absolving the Owner of any and all responsibility in connection with the disposal of material on said property.

When material is disposed of as above provided and the disposal location is visible from the Project, Contractor shall dispose of the material in a neat and uniform manner to the satisfaction of Owner.

73 COMMERCIAL ACTIVITIES

73.1 Contractor shall not establish any commercial activity or issue concessions or permits of any kind to third parties for establishing commercial activities on lands owned or controlled by Owner. Contractor shall not allow its employees to engage in any commercial activities on the Project.

74 PROJECT SIGNS

74.1 With the exception of the right reserved by the Owner to erect a sign in connection with the Project and unless otherwise provided in the Contract Documents, the Contractor shall not display or permit to be displayed on or about the Project, any sign, trademark, poster or other advertising or identifying device, without prior written approval of Owner.

75 PUBLICITY AND ADVERTISING

75.1 Contractor shall not make any announcement or release any information or publish any photographs concerning this Agreement or the Project or any part thereof to any member of the public, press or any official body, unless prior written consent is obtained from Owner.

76 PROTECTION OF EXISTING PROPERTY

76.1 Contractor shall conduct its operations so as not to damage, close or obstruct any improvement, utility installation, highway, road or other property unless and until permits therefor have been obtained. If facilities are closed, obstructed, damaged or rendered unsafe by Contractor's operations Contractor shall, at its expense and not as a Cost of the Work, make such repairs and provide such temporary signage, barricades, guides, lights and other signals as necessary or required for safety and as are acceptable to Owner.

76.2 Unless otherwise specifically provided in this Agreement, Contractor shall not do any Work that would disrupt or otherwise interfere with the operation of any pipeline, telephone, electric transmission line, ditch or other structure nor enter upon lands in their natural state until approved by Owner. Thereafter, and before it begins such Work, Contractor shall give due notice to Owner of its intention to start such Work. Contractor shall not be entitled to any extension of the Contract Time or any extra compensation on account of any postponement, interference or delay caused by any such line, ditch or structure on or adjacent to the Project.

76.3 Contractor shall preserve and protect all cultivated and planted areas and vegetation such as trees, plants, shrubs and grass on or adjacent to the Project which, as determined by Owner, do not reasonably interfere with the performance of this Agreement. Contractor shall be responsible for damage to any such areas and vegetation and for unauthorized cutting of trees and vegetation, including, without limitation, damage arising from the performance of its Work through operation of equipment or stockpiling of materials. All costs in connection with any repairs or restoration necessary or required by reason of any such damage or unauthorized cutting shall be borne by Contractor and not reimbursed.

77 ILLUMINATION

77.1 When any Work is performed at night or where daylight is unavailable or obscured, Contractor shall provide artificial light sufficient to permit Work to be carried on efficiently, inspection. During such time periods the access to the place of Work shall also be clearly illuminated. All wiring for electric light and power shall be installed and maintained in a first-class manner, securely fastened in place at all points and shall be kept as far as possible from telephone wires, signal wires and wires used for firing blasts.

78 NOTICES

78.1 No notice will be effective unless and until sent in the manner set forth herein.

78.2 Written notice to the other Party must be sent to the attention of the individual(s) at the address(es) set forth in Section 78.2 of the Key Business Terms, as may be changed by the applicable Party upon ten (10) days written notice to the other Party.

78.3 Written notice must be sent by express mail (overnight delivery), courier or certified mail, postage prepaid, with a return receipt requested. All notices will be deemed effective upon actual receipt if (a) delivered personally (b) mailed by certified mail, or (c) mailed by express mail, overnight delivery service; provided, however, the effective date of any properly addressed notice will be deemed to be one day after notice is sent. The effective date of notice will be deemed to be the first date of an attempted delivery if the notice was properly addressed and the recipient Party either refused delivery, failed to inform the sending Party of a change in address, or delivery could not be made for reasons not attributable to the sending Party. The designated address for delivery of notice must include a street address, suite number (if applicable), city, state and zip code. If a notice address does not include such information, the notice address for such party shall be the prior proper address.

79 GOVERNING LAW AND INTERPRETATION

79.1 This Agreement shall be governed by the laws of the State of Florida, notwithstanding its conflict of laws principles.

79.2 This Agreement represents a negotiated arms' length transaction between the Parties. No inference or presumption will be drawn against either Party as the drafter of all or a portion of the Contract Documents.

79.3 The invalidity of any provision of the Contract Documents will not invalidate the entire Contract or its remaining terms. If any provision of the Contract Documents violates any Applicable Law or public policy, or is otherwise invalid or unenforceable, then to the full extent allowed by the Applicable Law, an arbitrator or a court will revise that provision to the extent necessary to make it lawful, within public policy, and enforceable and to give effect to the Parties intentions for agreeing to such provision. Provisions that cannot be revised will be deemed severed from the Contract Documents from the remainder of the Contract Documents.

79.4 In the interest of brevity, the Contract Documents omit modifying words such as "all "or "any" and articles such as "the" and "an", but the inclusion of such modifies and articles in one provision and their exclusion in other provisions will not affect the interpretation of either provision. Use of the words "including" will mean "including but limited to" and in no event be interpreted to limit any general statement, term, or matter to the specific items listed.

80 RIGHTS AND REMEDIES

80.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

80.2 Those provisions of this Agreement which by their very nature, survive final acceptance under this Agreement, shall remain in full force and effect after completion, abandonment, or termination, including without limitation all representations, warranties, indemnities, insurance, and bond requirements.

81 SUCCESSORS, ASSIGNS AND ASSIGNMENT

81.1 Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements and obligations contained in this Agreement. It is agreed that Contractor shall not assign, transfer, convey or otherwise dispose of this Agreement or its right, title and interest in and to the same or any part thereof, without previous consent of Owner and concurred to by the Surety.

81.2 It is understood that if Owner assigns its rights and obligations hereunder, Contractor agrees that it shall complete the Work for the assignee under the same terms and conditions. Any entity which may succeed to the rights of the Owner shall be entitled to enforce the rights and obligations of Owner.

81.3 Notwithstanding anything to the contrary contained herein, Owner may assign and transfer its rights and obligations related to or arising out of this Agreement to any other corporation, partnership or other entity and upon such assignment, Owner's shall have no further obligations or liability for any claims or actions relating to this Agreement which arise on or after the date of the assignment.

82 EXAMINATION OF CONTRACTOR'S RECORDS/ACCOUNTING RECORDS

82.1 Contractor shall check all materials, equipment and labor entering into the Work and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement, and the system shall be satisfactory to the Owner.

82.2 During the progress of the Work, Contractor agrees to furnish Owner a copy of its monthly report (showing costs incurred for the preceding month and dollars disbursed to the date thereof) and at least quarterly will furnish an updated report showing anticipated monthly draws through completion. Contractor will provide a final accounting of all Cost of the Work with its application for final payment.

82.3 For four (4) years after final payment under this Agreement, Owner will have access to, and the right to examine, audit, and copy any books, correspondence, subcontracts, purchase orders, documents, receipts, vouchers, payrolls, payment ledgers, memoranda, papers and records of the Contractor in both physical and electronic forms, including metadata, arising out of or relating in any way to the Cost of the Work. Contractor will reimburse Owner for any over-payment discovered as a result of such examination and audit, even if conducted after final payment.

83 ATTORNEYS' FEES

83.1 In the event of litigation or arbitration arising out of or relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees, paralegal fees, and expert fees, from the non-prevailing party and costs and expenses of such litigation or arbitration, whether at the trial level or on appeal.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first written above.

OWNER:
Wildlight, LLC
By: Thomas Jinks (Feb 20, 2023 13:34 EST)
Name: Thomas Jinks
Title: ~~Sr Man~~ager, Real Estate Development

CONTRACTOR:
A.J. Johns, Inc.
By: Chad Cockrell (Feb 20, 2023 13:32 EST)
Name: Chad Cockrell
Title: Vice President of Operations

CONSTRUCTION AGREEMENT
FIXED FEE

PROJECT NAME: SR 200 Trail Phase 1; **PROJECT NUMBER**: PO000000037 ("Project")

Exhibit "A"

The Key Business Terms

The following terms and conditions will supplement or, if applicable, replace the indicated provisions in the Agreement; all other terms and conditions of the Agreement will remain effective.

The Parties to this Agreement are Wildlight, LLC, a Florida limited liability company ("Owner"), whose principal place of business is 1 Rayonier Way, Wildlight, FL 32097, and A.J. Johns, Inc., a Florida corporation ("Contractor"), whose principal place of business is 3225 Anniston Road, Jacksonville, FL 32245, (individually each is a "Party" and collectively they are both "Parties").

PROPERTY: The Project is located at the street address of SR 200 and Crosstown Blvd., as designated for the City of Wildlight, County of Nassau in the State of Florida, and more particularly described in the "**Property Description**", which is attached to the Agreement as **Exhibit "B"** ("Property").

SITE: The Site ☒IS ☐ IS NOT the entire Property. In the event that the Site is not the entire Property, the Site is a portion of the Property designated as follows: _____, or by Owner.

DESIGN PROFESSIONAL: The Design Professional for the Project is England Thims and Miller, Inc., a Corporation, formed under the laws of the State of Florida ("Design Professional"), whose principal place of business is 14775 Old St Augustine, Rd, Jacksonville, FL 32258.

Owner may replace the Design Professional at any time in accordance with its agreement with the Design Professional by providing written notice to Contractor, in which event the replacement design professional will be considered the Design Professional on a going forward basis.

3 CONTRACT DOCUMENTS

3.1.6 Other Contract Documents, if any, consist of the following documents:

.1 N/A;

.2 N/A;

5 CONTRACT PRICE

5.1 The Contract Price is the lump sum amount of One Hundred Eighty-Five Thousand, Six Hunred Twenty-Three and 81/100 US Dollars ($185,623.81), as may be adjusted only in strict conformance with Article 23 of the Agreement.

6 PAYMENT AND PERFORMANCE BONDS

6.1 (Check one of the following) Contractor ☐ WILL ☒ WILL NOT provide payment and performance bonds to the Owner for this Contract.

7 CONTRACT TIME

7.2 A Notice of Commencement ☐ IS ☒ IS NOT required for the Project.

7.3 The Commencement Date for the Work (the "Commencement Date") will be determined as follows:

Contractor commenced Work on January 16, 2023. All such Work is subject to the terms and conditions of the Contract Documents, and any payments made by Owner in connection with such Work will be credited against the Contract Price.

Contractor will commence the Work within NA (__NA__) days after Owner provides Contractor with a written Notice to Proceed.

Contractor will commence the Work on NA, 20_____.

7.4 Contractor is obligated to achieve the following milestones within the times or dates indicated

Number	Description of required milestone achievement	Specific date/calendar days
1.	Complete Earthwork	21 days
	Complete Sidewalk Construction	14 days

The Contract Time is 35 calendar days from the Commencement Date or the date of _____, 20_____, as may be adjusted only in strict conformance with Article 23 of the Agreement.

12 SUBSTANTIAL COMPLETION

12.1 The "Substantial Completion Date" is the date upon which Contractor is obligated to achieve Substantial Completion of the entire Work.

13 LIQUIDATED DAMAGES

13.1 LIQUIDATED DAMAGES FOR DELAY apply do NOT apply: If and to the extent that Liquidated Damages apply to this Agreement, Contractor will be liable for and shall pay to the Owner an amount equal to N/A U.S. Dollars ($N/A) per calendar day for each day after expiration of the Contract Time until Contractor achieves Substantial Completion of the entire Work ("Liquidated Damages"). Notwithstanding the foregoing, Owner may, at its option, deduct the Liquidated Damages from any payment otherwise due Contractor, and reduce the Contract Price accordingly. In no event will Contractor's payment of Liquidated Damages be considered a Cost of the Work or a valid use of any Contingency. Contractor acknowledges that the Liquidated Damages are a reasonable estimate at the time of contracting of Owner's actual delay damages, and that Owner's actual delay damages would be extremely difficult or impossible to measure at the time of breach. In no event will Contractor take the position that the Liquidated Damages are an unenforceable penalty. The Liquidated Damages will be Owner's exclusive remedy for Contractor's failure to achieve Substantial Completion within the Contract Time; provided, however, the availability of Liquidated Damages will in no event preclude Owner from exercising other rights under the Agreement, including without limitation, Owner's termination rights and rights to recover damages resulting from causes other than Contractor's failure to achieve Substantial Completion within the Contract Time.

78 NOTICE

78.2Written notice must be sent and addressed to the Parties, as followings:

OWNER: Wildlight, LLC
Attn: Tommy Jinks
1 Rayonier Way
Wildlight, FL 32097
Facsimile: (904) 261-9322
Email: tommy.jinks@wildlight.com

with a copy to: Rayonier Inc.
Attn: Law Department
1 Rayonier Way

Wildlight, FL 32097
Facsimile # (904) 261-2107
Email: joy.lawarre@rayonier.com

CONTRACTOR: A.J. Johns, Inc.
Attn: Todd Patrick
3225 Anniston Road
Jacksonville, FL 32245
Facsimile: N/A
Email: tpatrick@ajjohns.com

CONSTRUCTION AGREEMENT
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Exhibit "B"

Property Description

Landscape Tracts 1 and 2 of the East Nassau – Wildlight PDP 3 / Pod 4 North Plat as recorded in the official records of Nassau County, Florida, OR Book 2539, Page 1791.

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
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Exhibit "C"

List of Plans and Specifications

See attached Exhibit "C" - List of Plans & Specifications, 1 page

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

EXHIBIT 'C'
LIST OF PLANS & SPECIFICATIONS

DOCUMENT	DATE	REV.	VENDOR
Wildlight PDP #3 SR 200 / A1A Trail	1/10/2023	0	England-Thims & Miller, Inc.

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "D"

Insurance Requirements

See attached Exhibit "D" - General 4 Insurance Form, 1 page

EXHIBIT D
GENERAL 4 - INSURANCE FORM

Contractor must have proof of insurance. Owner requirements are as follows:

Additional Insured:
Rayonier Inc. its subsidiaries and subsidiaries thereof
1 Rayonier Way
Wildlight, FL 32097

General Liability (Including: Aircraft Liability Insurance, if applicable, Product Liability/ Completed Operations, Contractual Liability)		
	Each Occurrence	$ 1,000,000
	Damage to Rented Premises (Each Occurrence)	$
	Med Exp (Any one person)	$
	Personal & Adv Injury	$ 1,000,000
	General Aggregate	$ 2,000,000
	Products – Comp/Op Agg	$ 2,000,000
Automobile Liability (Including Owned, Non-Owned and Hired Vehicles)		
	Combined Single Limit (Ea accident)	$ 1,000,000
	Bodily Injury (Per person)	$
	Bodily Injury (Per accident)	$
	Property Damage (Per accident)	$
Worker's Compensation	WC Statutory Limits	Statutory
Employer's Liability (1)	Each Accident	$ 1,000,000
	Disease (Ea Employee)	$ 1,000,000
	Disease (Policy Limit)	$ 1,000,000
Professional Liability (if Applicable)	Each Occurrence	$ 1,000,000
Pollution Legal Liability (if Applicable)	Each Occurrence	$ 1,000,000
Umbrella (Excess Liability)	Each Occurrence	$ 5,000,000

Note. The foregoing minimum levels of liability insurance may be evidenced by a primary insurance policy on or by the combination of primary and umbrella (excess) liability policies.

Evidence of Compliance with Insurance Requirements
Prior to commencing Work or entering property or facilities of Owner, Contractor shall secure such insurance as necessary to comply with the foregoing requirements and will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement. Under the Professional Liability Insurance requirements, Architect's and Engineer's coverage will be endorsed to include contractual liability. The Certificate of Insurance will further evidence that **RAYONIER INC. its subsidiaries and subsidiaries thereof** has been **NAMED AS AN ADDITIONAL INSURED** under the General Liability Policy, and that Owner will be given thirty (30) days written notice prior to cancellation or material change to any policy evidenced. If the General Liability coverage evidenced is written on a "Claims Made" basis, the certificate will so evidence along with stating the "Retroactive Date" contained in the policy. To be acceptable the "Retroactive Date" must be prior to the commencement of any contract with Owner. Waiver of Subrogation language for all policies shall be in favor of "Rayonier Inc. its subsidiaries and subsidiaries thereof". Prior to commencing work, it is required that Rayonier be named as the certificate holder on the liability policies, ensure that broker/agent includes the following certificate holder language:

Rayonier Inc. its subsidiaries and subsidiaries thereof
Insurance Compliance
PO Box 100085 - R7
Duluth, GA 30096

Please email copies of certificates of insurance to: rayonier@ebix.com

IMPORTANT
No contractor or company shall commence Work or enter upon the property or facilities of Owner, its Division or Subsidiaries, until a Certificate of Insurance as above discussed has been received by Owner.

(1) If covered by Washington L&I for workers' compensation, "Stop Gap" coverage must be provided to meet the employer's liability requirement

Rev. 03.10.2022

ZD 83029; PO0000000037 - A.J. Johns, Inc. - JN d021423

Exhibit "E"

Unit Prices, Pricing Index, and Allowances

N/A

CONSTRUCTION AGREEMENT
FIXED FEE

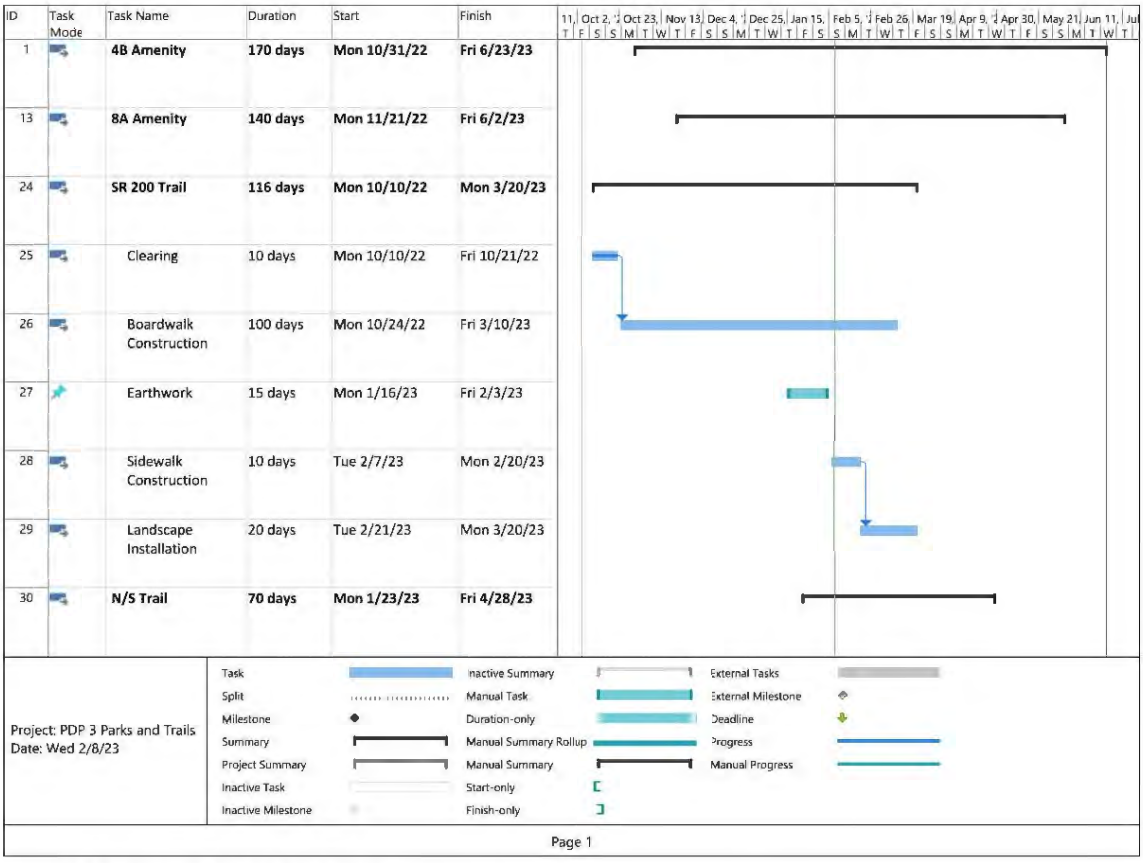
Exhibit "F"

Construction Schedule

See attached Exhibit F, 1 page

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit F



ID	Task Mode	Task Name	Duration	Start	Finish
1		**4B Amenity**	**170 days**	**Mon 10/31/22**	**Fri 6/23/23**
13		**8A Amenity**	**140 days**	**Mon 11/21/22**	**Fri 6/2/23**
24		**SR 200 Trail**	**116 days**	**Mon 10/10/22**	**Mon 3/20/23**
25		Clearing	10 days	Mon 10/10/22	Fri 10/21/22
26		Boardwalk Construction	100 days	Mon 10/24/22	Fri 3/10/23
27		Earthwork	15 days	Mon 1/16/23	Fri 2/3/23
28		Sidewalk Construction	10 days	Tue 2/7/23	Mon 2/20/23
29		Landscape Installation	20 days	Tue 2/21/23	Mon 3/20/23
30		**N/S Trail**	**70 days**	**Mon 1/23/23**	**Fri 4/28/23**

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
FIXED FEE

Exhibit "G"

Contractor's Scope of Work

See attached Scope of Work, 1 page

Exhibit G

SCOPE OF WORK

1. Contractor shall construction concrete trail as shown on the contract documents.
2. In lieu of the typical section shown on the contract documents, Contractor shall use 6" of concrete over stabilized subgrade.
3. Contractor understands that silt fence is already in place and shall exclude that from their scope of work.
4. Contractor shall grade all proposed landscape areas, including berms and re-grading of SR 200 swale so that they are ready for landscape installation (i.e. +/- 2").
5. Contractor shall be responsible for import of all necessary fill. Fill may be obtained from the Owner's stockpile located on the Wildlight Commerce Park site.
6. Contactor shall ensure all areas are graded to drain whether depicted on the contract documents or not.

Specific Exclusions:

- Boardwalk
- Landscape or Sod
- Silt Fence

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
FIXED FEE

Exhibit "H"

Schedule of Values

See attached Schedule of Values, 1 page

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit H

SR 200 Trail - Revised Pricing

A.J. Johns, Inc

3225 Anniston Road

Jacksonville, FL 32246

Contact: **Todd Patrick**

Phone: **(904) 641-2055**

Email: **tpatrick@ajjohns.com**

To:	Wildlight, LLC 1 Rayonier Way Yulee, FL 32097	Job Name: Date: Reference No.:	SR 200 Trail 12/16/2022 21005-COR07-1
Attn:	Tommy Jinks		
Phone:	904.321.1007		
Email:	tommy.jinks@wildlight.com		

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1000	**General Conditions**				
1010	Layout	1.00	LS	3,046.40	3,046.40
1020	Site Preparation	1.00	LS	5,016.91	5,016.91
1030	Survey Calc and Setup	1.00	LS	2,284.80	2,284.80
1040	Project Management and Supervision	1.00	LS	8,730.82	8,730.82
1990	**General Conditions Subtotal**				**19,078.93**
2000	**Erosion Control**				
2010	Storm Water Pollution Prevention	1.00	LS	582.08	582.08
2040	Erosion and Sediment Control	1.00	LS	2,664.22	2,664.22
2990	**Erosion Control Subtotal**				**3,246.30**
3000	**Earthwork**				
3010	Layout Earthwork	1.00	LS	1,523.20	1,523.20
3020	Strip Site To Fill	1,139.00	CY	1.82	2,072.98
3030	Compaction Testing	1.00	LS	529.04	529.04
3040	Balance Site	37.00	CY	37.20	1,376.40
3050	Spread and Compact Site	1,176.00	CY	2.07	2,434.32
3060	Import and Place Fill	3,487.00	CY	11.57	40,344.59
3070	Rough Grade	8,835.00	SY	0.54	4,770.90
3080	Machine Dress	8,835.00	SY	0.72	6,361.20
3090	As-builts	1.00	LS	2,040.00	2,040.00
3100	6" Concrete MUP	1,095.00	SY	93.01	101,845.95
3990	**Earthwork Subtotal**				**163,298.58**
4000	**SR 200 Trail Total**				**185,623.81**

NOTES:

Pricing for the Construction of the Eartwork and Concrete Multi Use Path from Wooden Bridge east to Power Line Easement per Tommy Jinks direction.

All Sodding, Landscaping and Irrigation work By Others.

Page 1 of 1

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "I"

Contractor's W-9

On file

CONSTRUCTION AGREEMENT
FIXED FEE

Exhibit "J"

Application for Payment

Sample

APPLICATION AND CERTIFICATION FOR PAYMENT *AIA DOCUMENT G702* PAGE 1 OF 2 PAGES

TO OWNER: PROJECT: APPLICATION NO: Distribution to:
AGENT: [X] OWNER
[ ] ARCHITECT
PERIOD TO: [X] CONTRACTOR
FROM CONTRACTOR: VIA ARCHITECT [ ]
[ ]
PROJECT NOS:

CONTRACT FOR: CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$
2. Net change by Change Orders		$
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	$	
b. ____ % of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$
8. CURRENT PAYMENT DUE		$
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order		$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

By: _____ Date: _____

State of: Florida County of:
Subscribed and sworn to before me this XXth day of XXXX
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ _____

(Attach explanation if amount certified differs from the amounts applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "J"

Application for Payment Cont.

Sample

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED: THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
General Conditions						-		-	-
						-		-	-
						-		-	-
						-		-	-
						-			
						-		-	-
						-		-	-
						-		-	-
						-		-	-
	GRAND TOTALS	$	$	$	$	$		$	$

Users may obtain validation of this document by requesting a completed AIA Document D401 – Certification of Document's Authenticity from the Licensee.

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "K"

Unconditional Waiver and Release of Lien

SUBCONTRACTOR/SUPPLIER UNCONDITIONAL
WAIVER AND RELEASE UPON FINAL PAYMENT

STATE OF _____)
)SS
COUNTY OF _____)

In person before the undersigned officer duly authorized to administer oaths, appeared an officer of _____ (name of Subcontractor) (the "Subcontractor"), who has subcontracted with _____ (name of entity contracting with the undersigned) to furnish _____ (scope of materials, labor and services) for the construction of improvements known as _____ (the "Project"), which is owned by _____ ("Owner") and located at _____, Florida, (the "Property").

Upon the receipt of the sum of $_____, as full and final payment for all work performed by Subcontractor in connection with the Project, Subcontractor waives and releases any claims it has or may have against Contractor and its surety, Owner and <select one> arising out of or relating to all labor, materials, and services provided by or through Subcontractor in connection with the Project.

Given under hand and seal this _____ day of _____, 20___.

_____ (SEAL)
(Name of Subcontractor)
By: _____
Its: _____

Exhibit "L"

Waiver and Release of Lien upon Progress Payment

SUBCONTRACTOR/SUPPLIER WAIVER AND RELEASE OF CLAIMS UPON PROGRESS PAYMENT

STATE OF _____)
)
COUNTY OF _____)

In person before the undersigned officer duly authorized to administer oaths, appeared an officer of _____ (name of Subcontractor) (the "Subcontractor"), who has subcontracted with , LLC to furnish _____ (scope of materials, labor and services) for the construction of improvements known as _____ (the "Project"), which is owned by <select one> ("Owner") and located at _____, Florida (the "Property").

Upon the receipt of the sum of $_____, Subcontractor waives and releases any claims it has or may have against Contractor and its surety, Owner, <select one>, or their successors by merger, arising out of or relatiog to all labor, materials, and services provided by, through, or at the instance of Subcontractor in connection with the Project through the date of _____, excluding only retainage and those claims timely noticed, properly made, and specifically identified and reserved below. Identification of a claim previously waived or released shall not revive such claim.

Given under hand and seal this _____ day of _____, 20___.

_____(SEAL)
Name: (Name of Subcontractor)
By: _____
Its: _____

STATE OF _____)

COUNTY OF _____)

Sworn to before me and subscribed in my presence this ____ day of _____, 20___.

_____
Notary Public
My commission expires:_____

Exhibit "L"

Waiver and Release of Lien upon Progress Payment Cont.

CONTRACTOR WAIVER AND RELEASE UPON PROGRESS PAYMENT

STATE OF _____)
)
COUNTY OF _____)

In person before the undersigned officer duly authorized to administer oaths, appeared an officer of (the "Contractor"), who has contracted with <select one> ("Owner") to furnish general contracting services for the construction of improvements known as _____ (the "Project"), which is located at _____, Florida (the "Property").

Upon the receipt of the sum of $_____, Contractor waives and releases any and all liens, claims of lien, and claims it has or may have against Owner, or their successors by merger, arising out of or relating to all labor, materials, and services provided by, through, or at the instance of Contractor in connection with the Project through the date of _____, excluding only retainage and those claims timely noticed, properly made, and specifically identified and reserved below. Identification of a claim previously waived or released shall not revive such claim.

Given under hand and seal this _____ day of _____, 20__.

_____(SEAL)

By: _____
Its: _____

STATE OF _____)

COUNTY OF _____)

Sworn to before me and subscribed in my presence this ____ day of _____, 20___.

_____
Notary Public
My commission expires:_____

Exhibit "M"
Contractor's Progress Payment Affidavit

Directions: [All of the following steps MUST be completed to assure that this form is effective]:

Delivery method: Contractor delivers to Owner when Contractor is given progress payment for all work and materials provided to the Property.

CHECK ONCE COMPLETED:

G First Paragraph - Print name of person executing Affidavit (the "Affiant")

G Item 1 - Fill in the title of Affiant and name of Contractor

G Item 2 - Fill in the complete legal description

G Item 3 - Fill in amount of progress payment

G Item 6 - Fill in amount of most recent progress payment

G Have Contractor's officer (i) sign; (ii) print his/her name; (iii) state his/her title; and (iv) date

G Have two (2) different people witness the signature (print and execute their names)

G Have signature notarized

ALL BLANKS MUST BE FILLED IN COMPLETELY AND CORRECTLY

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "M" Continued

CONTRACTOR'S PROGRESS PAYMENT AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

BEFORE ME, the undersigned authority, personally appeared _____ _____ ("Affiant") who, being duly sworn according to law, deposes and says the following:

1. Affiant is the _____ (title) of _____ (company name) ("Contractor").

2. Pursuant to a contract with Owner, Contractor has performed and will perform work and labor, and/or furnished and will furnish materials, for the purpose of improving the real property owned by _____ _____ ("Owner"), located in _____ County, Florida ("Property"), and legally described as :

SEE LEGAL DESCRIPTION ATTACHED

3. This affidavit is executed and delivered for the purpose of obtaining a progress payment in the amount of $_____.

4. All lienors engaged by Contractor in connection with the Property have been paid in full, except for the following listed lienors (if no lienors are listed, there are none):

NAME OF LIENOR	AMOUNTS DUE OR TO BECOME DUE

5. Contractor will disburse the requested progress payment to satisfy Contractor's current obligations to all lienors engaged by Contractor in connection with the Property as follows:

NAME OF LIENOR	AMOUNT TO BE PAID

6. The most recent progress payment of $_____ previously received by Contractor was disbursed by Contractor to satisfy Contractor's then current obligations to all lienors engaged by Contractor in connection with the Property as follows:

NAME OF LIENOR	AMOUNT PAID

Partial (or final, as the case may be) waivers of lien from each of the foregoing lienors are attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "M" Continued

Witnesses:

_____

Print Name:_____

_____

Print Name:_____

AFFIANT:

Company Name:_____

By:_____

Name:_____

Title:_____

Date:_____

STATE OF FLORIDA)

)SS:

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 200__, by _____ who is personally known to me or has produced _____ as identification and did (did not) take an oath.

My Commission Expires:

_____

Notary Public

PARTIAL (OR FINAL) WAIVER LIEN (copies attached)

Exhibit "N"

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of $_____ dollars, on check number _____ hereby waives, releases, remises and relinquishes its lien and any and all right to claim of lien or liens for labor, services or materials furnished, or any kind of class of lien whatsoever to on the job of <select one> to the following described property:

_____

_____

Dated this _____ day of _____, _____ at _____, Florida.

_____

By:_____

Name:_____

Title:_____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by _____, on behalf of the company/individual/partnership. He/She is personally known to me or provided _____ as identification.

My Commission Expires:

_____
Notary Public

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

Exhibit "O"

CONTRACTOR'S FINAL AFFIDAVIT AND RELEASE OF LIEN
(To be used for all lienors that are in direct contract/privity with owner, including general contractors and professional lienors)

Purpose: To ensure that the general contractor and all persons engaged by the general contractor who furnished services, labor or materials used in improving the Property have been paid. To obtain a release by the general contractor of all lien rights in consideration of **FINAL** payment.

Why to use this form? Protects Owner from a general contractor who has not paid its subcontractors or suppliers. Protects Owner inasmuch as the lienor releases their lien rights on a certain piece of property.

Directions: **[All of the following steps MUST be completed to assure that this form is effective]:**

Delivery method: Contractor delivers to Owner when Contractor is given **FINAL** payment for all work and materials provided to the Property.

CHECK ONCE COMPLETED:

- G (A) Fill in County where real property is located
- G (B) Fill in name of person executing Affidavit (the "Affiant")
- G (C) Fill in the title of Affiant
- G (D) Fill in company name of Contractor - MAKE SURE THIS IS THE FULL NAME (e.g., ABC Construction is not enough, FULL LEGAL name must be included: ABC Construction of Duval, Inc.)
- G (E) Fill in name of Owner (see "Entity Ownership Schedule" attached hereto as **Addendum A** for appropriate information)
- G (F) Fill in County where real property is located
- G (G) Fill in COMPLETE legal description of real property -
  Option 1: typically used for subdivision improvements when work affects entire parcel; or
  Option 2: typically used for improvements affecting a specific lot within a Project.
- G (H) Fill in name of any subcontractors, sub-subcontractors, laborers, suppliers, materialmen, etc. not yet paid by lienor and amounts due thereto
- G (I) Fill in FINAL payment amount
- G (J) Fill in date
- G (K) Fill in company name of lienor on line for Company Name - MAKE SURE THIS IS THE FULL NAME (e.g., ABC Construction is not enough, FULL LEGAL name must be included: ABC Construction of Duval, Inc.)
- G (L) Have an officer of lienor (i) sign; (ii) print his/her name; (iii) print his/her title; and (iv) print full address of lienor
- G (M) Have two (2) different people witness the signature and have each witness sign and print their respective names underneath their signature
- G (N) Notarize - insert county of execution, date of execution, name of officer of lienor, sign and insert commission expiration date.
- G Schedule 1: Attach: (i) a list of all persons, firms, and corporations engaged by lienor who have furnished services, labor, materials, or other items used in improving the Property and the total amounts paid to each; and (ii) final waivers of lien from each of the foregoing.

ALL BLANKS MUST BE FILLED IN COMPLETELY AND CORRECTLY

Exhibit "O" Continued

FINAL AFFIDAVIT AND RELEASE OF LIEN

STATE OF FLORIDA

COUNTY OF **(A)**

BEFORE ME, the undersigned authority, personally appeared **(B)**_____ ("Affiant"), who, after being by me duly sworn according to law, deposes and says of his personal knowledge the following:

1. Affiant is the **(C)**_____ of **(D)**_____ _____ ("Contractor"), which does business in the State of Florida.

2. Pursuant to a Contractor's Agreement (the "Contract") between Owner and Contractor, Contractor has performed work and labor, and/or has furnished materials, for the purpose of improving the real property (the "Property") owned by **(E)**_____ ("Owner"), located in **(F)**_____ County (the "County"), Florida, ("State") and legally described as:

(G) Option 1: PARCEL:_____, PLAT NAME: _____ AS RECORDED IN PLAT BOOK:_____ PAGE:_____ OF THE PUBLIC RECORDS OF THE COUNTY AND STATE.

Option 2: LOT ____, BLOCK _____, SECTOR(S) _____, PARCEL(S) _____, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE ____, OF THE PUBLIC RECORDS OF THE COUNTY AND STATE.

3. The Affiant makes this Final Affidavit and Release of Lien, pursuant to Chapter 713, Florida Statutes, for the express purpose of inducing the Owner to make final disbursement and payment to the Contractor under the Contract.

4. Contractor represents to Owner that all work to be performed under the Contract has been fully completed and that all persons, firms, and corporations engaged by Contractor who have furnished services, labor, materials, or other items used in improving the Property have been paid in full. A list of all such persons, firms and corporations and the total amounts paid to each are attached hereto as ***Schedule 1*** and final waivers of lien from each are also attached hereto. The Contractor has received full and final payment required under the Contract for all work and labor performed, and/or all materials furnished in, to, or about the construction of any building or buildings situated on, or otherwise improving, the Property.

5. There are no persons, firms or corporations engaged by Contractor to improve the Property who have not been paid in full for work done, except those (and for the amounts) listed below (if no exceptions are listed below, there are none):

NAME **(H)**	AMOUNTS DUE
_____	_____
_____	_____

6. The Contractor hereby expressly agrees to indemnify and save Owner, and all of its directors, officers, partners, representatives and agents, harmless from any and all costs and expenses, including reasonable

attorneys' fees, arising out of claims by any laborer, materialmen or subcontractor that they have not been paid for services and/or materials furnished by or through the Contractor in connection with the Property.

Exhibit "O" Continued

7. In consideration of the final payment to Contractor of $**(I)**_____ and all other previous payments paid by Owner to Contractor, the undersigned does hereby for and in behalf of the Contractor hereby waive, release and relinquish the Contractor's right to any claim or demand or right to impose a lien or liens for work done or services or materials furnished or any other class of lien whatsoever by Contractor on the job of Owner to the Property.

FURTHER AFFIANT SAYETH NAUGHT.

Signed sealed and delivered this **(J)** day of _____, ____.

Witnesses:

(M)_____
Print Name:

(M)_____
Print Name:

Company Name **(K)**

By: **(L)**_____
Name:_____
Title:_____

Address:_____

STATE OF FLORIDA
COUNTY OF _____

(N) The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____, who is personally known to me or has produced _____ as identification and did (did not) take an oath.

_____
Signature of Notary Public
My Commission Expires:

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
FIXED FEE

SCHEDULE 1

Persons Paid in Full and Amounts Paid

CONSTRUCTION AGREEMENT
FIXED FEE

Exhibit "P"
CHANGE ORDER

CONTRACTOR NAME:_____

CHANGE ORDER NO.:_____

DATE:_____

The Owner hereby gives the Contractor a Change Order for, and the Contractor agrees to provide and perform, the materials and Work described below:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION OF WORK

Original Contract Price	$
Net Price Adjustments for Previous Change Orders - No. _____ through _____	$
Adjusted Contract Price through Change Order No.	$
Net Price Adjustment for this Change Order No.	$
Adjusted Contract Price	$

Original Contract Time
Net Time Adjustments for Previous Change Orders - No. _____ through _____
Adjusted Contract Time through Change Order No.
Net Time Adjustment for this Change Order No.
Adjusted Contract Time

Any funds payable to the Contractor hereunder are hereby declared to constitute trust funds in the hands of the Contractor to be first applied to the payment of Subcontractors, laborers and materialmen, and other cost of construction pursuant to law.

The total amount of this Change Order includes all applicable taxes, insurance, bond, delivery, supervision overhead, profit, labor, labor impact, materials, changes, delays, acceleration, cumulative impact, and inefficiency, or any claims therefore, and the Contractor hereby waives any and all claims for such items associates with or related to the Work covered by this Change Order to the extent not set forth herein.

This Change Order represents the entire and integrated agreement between the parties with respect to the Changes set forth herein. This Change Order supersedes all prior negotiations, agreements, understandings, and qualifications, for this change in scope; but this change Order and the Work contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Contract Documents including, without limitation, those concerning payment.

OWNER:

CONTRACTOR:

_____
Authorized Signature
Print Name:_____
Title:_____

_____
Authorized Signature
Print Name:_____
Title:_____

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
FIXED FEE

Date:_____ Date:_____

SCHEDULE (A)

CHANGE ORDER

DESCRIPTION OF WORK

CONTRACTOR NAME:_____

CHANGE ORDER NO.:_____

DATE:_____

Item	Description	Value

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
FIXED FEE

Exhibit "Q"
FIELD DIRECTIVE

TO:
ATTN:

DATE:

PROJECT:

DIRECTIVE NO.:

ATTACHMENTS:

DESCRIPTION: _____

TOTAL $-

Pursuant to Paragraph 24 of the, Owner directs Contractor as follow:

A. Owner does not authorize Contractor to proceed with the described proposed Changes to the Work. Contractor will submit a Proposal to Owner in conformance with Article 22 of the Agreement within (___) days from the date of this Field Directive. Contractor's Proposal will include all applicable quantities by unit, a detailed, itemized breakdown of all additions and credits to the Cost of the Work allowed under this Agreement to fully perform the proposed Changes to the Work; and any proposed adjustment to the Contract Time and Milestones. Owner will issue either a Change Order or an amended Field Directive to Contractor in the event Owner elects to accept the proposed adjustments to the Contract Price and Contract Time.

B. Owner directs Contractor to proceed with the described Changes to the Work for an □ increase or □ decrease to the Contract Price in the amount of $_____, which will be formally memorialized by Owner's issuance of a Change Order to Contractor. Notwithstanding the foregoing, Contractor will provide written notice of a claim to Owner in strict conformance with Article 51 of the Agreement and await further direction from Owner before proceeding with the Changes to the Work in the event that Contractor does not agree to such adjustment.

C. Owner directs Contractor to proceed immediately with the described Changes to the Work, and to submit a Proposal to Owner in conformance with Article 22 of the Agreement within (___) days from the date of this Field Directive. Contractor's authorization to proceed under this Field Directive □ IS or □ IS NOT subject to a maximum increase in the Contract Price of _____, which may be increased only by an amended Field Directive signed by Owner's representative. Contractor's Proposal will include all applicable quantities by unit; a detailed, itemized breakdown of all additions and credits to the Cost of the Work allowed under this Agreement to fully perform the Changes to the Work; and ; and any proposed adjustment to the Contract Time and Milestones. Owner will issue a formal Change Order to Contractor when the Parties reach an agreement upon the adjustment to the Contract Price and Contract Time.

D. Owner directs Contactor to proceed immediately with the described Changes to the Work on a time and material basis for the actual Cost of the Work incurred by Contractor for those categories of Cost of the Work set forth in this Agreement. Contractor will maintain accurate time and material records. Contractor will submit all time tickets on a weekly basis to the Owner's representative for verification. Owner will issue a formal Change Order equal to the actual increased cost of the Work and increased Contract Time attributable to the Changes to the Work based on the signed time tickets and material invoices, plus the Contractor mark-up as specified in Section 22.3 of the Agreement.

E. Owner directs Contractor to proceed immediately with the described work, with both Parties reserving their rights as to whether the described work above constitutes a Change to the Work. Contractor will maintain accurate time and material records based upon the categories of the Cost of the Work required by this Agreement. Contractor will submit all time tickets on a weekly basis to the Owner's representative for verification. Owner and Contractor will resolve their dispute with respect to the described work in conformance with Article 51 of the Agreement

F Owner directs Contractor to proceed immediately with the correction or removal and replacement of the described Work, which Owner has determined is defective. Contractor will provide written notice of a Claim in strict conformance with Article 51 of the Agreement in the event that Contractor believes in good faith that Owner's determination is incorrect. Contractor's notice will not excuse Contractor from promptly and diligently complying with this Field Directive.

All Work, including Changes to the Work, will be performed in conformance with the Contract Documents. All labor and material referenced above is subject to the applicable portions of the Contract Documents. All costs associated with the described Changes to the Work includes any and all time extensions arising out of or relating to the Field Directive, and therefor constitutes no change to the Contract Time. Contractor will coordinate all all Work in progress with the described Changes to the Work.

Comments: Contract Time and Milestones are not changed as a result of this Field Directive.

Approved:		Accepted:	
_____	_____	_____	_____
Owner	Date	Contractor	Date

ZD 83029; PO000000037 - A.J. Johns, Inc. - JN c021423

CONSTRUCTION AGREEMENT
FIXED FEE

Exhibit "P"
CHANGE ORDER

CONTRACTOR NAME: A.J. Johns, Inc.

CONTRACT NUMBER: PO000000037

CHANGE ORDER NO.: 1

DATE: 5/23/2023

The Owner hereby gives the Contractor a Change Order for, and the Contractor agrees to provide and perform, the materials and Work described below:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION OF WORK

Original Contract Price				$185,623.81
Net Price Adjustments for Previous Change Orders - No.	0	through	0	$0.00
Adjusted Contract Price through Change Order No.	0			$185,623.81
Net Price Adjustments for Changer Order No. 1				$43,110.96
Adjusted Contract Price				$228,734.77
Original Contract Time				8/31/2023
Net Time Adjustments for Previous Change Orders - No.	0	through	0	0
Adjusted Contract Time through Change Order No.	0			8/31/2023
Net Time Adjustment for this Change Order No.	1			0
Adjusted Contract Time				8/31/2023

Any funds payable to the Contractor hereunder and hereby declared to constitute trust funds in the hands of the Contractor to be first applied to the payment of Subcontractors, laborers and materialmen, and other cost of construction pursuant to law.

The total amount of their Change Order includes all applicable taxes, insurance, bond, delivery, supervision, overhead, profit, labor, labor impact, materials, changes, delays, acceleration, cumulative impact, and inefficiency, or any claims therefore, and the Contractor hereby waives any and all claims for such items associates with or related to the Work covered by this Change Order to the extent not set forth herein.

This Changer Order represents the entire and integrated agreement between the parties with respect to the Changes set forth herein. This Change Order supersedes all prior negotiations, agreements, understandings, and qualifications, for their change in scope; but this Change Order and the Work contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Contract Documents including, without limitation, those concerning payment.

OWNER:

Thomas Jinks

Authorized Signature

Print Name: Thomas Jinks

Title: Sr Manager Real Estate Development

CONTRACTOR:

Todd A. Patrick

Authorized Signature

Print Name: Todd A. Patrick

Title: Senior Project Manger

CONSTRUCTION AGREEMENT
FIXED FEE

SCHEDULE (A)

CHANGE ORDER

DESCRIPTION OF WORK

CONTRACTOR NAME: A.J. Johns, Inc.
CONTRACT NUMBER: PO000000037
CHANGE ORDER NO.: 1
DATE: 5/23/2023

Item	Desctription	Value
SR 200 Trail (CC059)		
01.01.10.00.PUR	General Conditions	$7,303.01
01.01.57.13.PUR	Erosion Control	$1,967.22
01.31.00.00.PUR	Earthwork	$10,874.09
01.32.36.01.PUR	Concrete Mobility Trail	$22,966.64

Scope of work includes the installation of approximatedly 100 LF of concrete west of the SR 200 boardwalk as depicted on the Contract Documents.

SR200 Trail West End Concrete Path

A.J. Johns, Inc

3225 Anniston Road

Jacksonville, FL 32246

Contact: **Todd Patrick**

Phone: **(904) 641-2055**

Email: **tpatrick@ajjohns.com**

To:	Wildlight, LLC 1 Rayonier Way Yulee, FL 32097	Job Name: Date: Reference No.:	SR200 Trail West End Concrete Path 05/17/2023 21005-COR08R
Attn:	Tommy Jinks		
Phone:	904.321.1007		
Email:	tommy.jinks@wildlight.com		

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
900	**SR200 Trail West 100 LF Concrete**				
1000	**General Conditions**				
1010	Survey	1.00	LS	1,386.33	1,386.33
1020	Site Preparation	1.00	LS	1,410.14	1,410.14
1030	Asbuilts	1.00	LS	1,617.97	1,617.97
1040	Project Management and Supervision	1.00	LS	2,888.57	2,888.57
1990	**General Conditions Subtotal**				**7,303.01**
2000	**Erosion Control**				
2020	Erosion and Sediment Control	1.00	LS	1,967.22	1,967.22
2990	**Erosion Control Subtotal**				**1,967.22**
3000	**Earthwork**				
3010	Strip Site to Fill	100.00	CY	14.27	1,427.00
3020	Balance Site	100.00	CY	14.27	1,427.00
3030	Spread & Compact Site	200.00	CY	10.42	2,084.00
3040	Import Crushcrete for Stabilization	36.00	TONS	105.13	3,784.68
3050	Grade for 6" Concrete MUP	1.00	LS	1,608.28	1,608.28
3060	Machine Dress	1.00	LS	543.13	543.13
4010	6" Concrete MUP	148.00	SY	155.18	22,966.64
4990	**Concrete Multi Use Path Subtotal**				**33,840.73**
5000	**SR200 Trail West 100 LF Concrete Total**				**43,110.96**

NOTES:

Pricing does not include removal of any trees or stumps. Landscaping and Irrigation by Others.

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

[FOUNDERS PARK TRAIL, FPL TRAIL AND WHISTLING DUCK POND SITE WORK]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 28th day of February 2024, by **Burnham Construction, Inc.**, a Florida corporation, having offices located at 11413 Enterprise East Boulevard, Macclenny, Florida 32063 (**"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 A,** 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 **Exhibit 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 **Exhibit B**.

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

ATTEST

Justin Dixon, PM

Justin Dixon
[print name]

Adam Lewis

Adam Lewis
[print name]

BURNHAM CONSTRUCTION, INC., a Florida corporation

David M Burnham

By: David Burnham
Its: President

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS & ACQUISITION COST

Founders Park trail and boardwalk, and FPL trail and culvert improvements constructed pursuant to that Construction Cost Plus with Guaranteed Maximum Price (Project Number CB-22-00020, as amended PO00000029), dated August 16, 2022, as amended and supplemented, by and between Wildlight LLC and Burnham Construction, Inc., as more particularly described below:

Improvement	Total Contract Cost	District Eligible Amount	Acquisition Cost[1]
Founders Park Trail and Boardwalk Improvements	$1,956,486.31	$175,823.65	$175,823.65
FPL Trail and Culvert improvements	Included with above	$535,771.14	$0
TOTAL COSTS	**$1,956,486.31**	**$711,594.79**	**$175,823.65**

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost. Further, while the above referenced "FPL Trail and Culvert Improvements" were installed Burnham Construction, Inc. per the above-referenced agreements, they are being acquired by the District by donation from the Developer pursuant to a separate acquisition packet, thus are excluded from the total anticipated Acquisition Cost.

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

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 50.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 19.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning

TOGETHER WITH:

Whistling Duck Pond trails, sidewalks, parking area, discharge structure, and drainage improvements constructed pursuant to that Construction Agreement Cost Plus with Guaranteed Maximum Price (Project Number CB-22-00024, as amended PO000000520), dated October 21, 2022, as amended and supplemented, by and between Wildlight LLC and Burnham Construction, Inc., as more particularly described below:

RECREATION/STORMWATER POND: completed portions of (i) all ponds/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, publicly-owned pipes providing drainage, curb and gutter providing drainage for streets and right-of-ways, dry stormwater retention basins, if any, and related stormwater facilities; (ii) any and all recreational and/or community amenity improvements including park improvements, concrete and aggregate trails and associated improvements for such recreational and stormwater facilities known as Whistling Duck Pond, all 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:

> **RECREATION AND/OR COMMUNITY AMENITY TRACT 2**, CONTAINING 15.53 ACRES, 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.

ALSO INCLUDING

LANDSCAPE, PARKING LOT, MOBILITY TRAIL AND ACCESS EASEMENT TRACTS: All multi-use trail system infrastructure improvements, which include asphalt trails and stormwater culverts, and parking lot improvements constructed 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:

FUTURE RIGHT OF WAY TRACT 1, CONTAINING 2.30 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON THE PLAT OF EAST NASSAU – WILDLIGHT PDP 3 / POD 4 NORTH, RECORDED AS INSTRUMENT NO. 202245006046 IN OFFICIAL RECORDS BOOK 2539, PAGES 1789 THROUGH 1795, INCLUSIVE, IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH:

ACCESS EASEMENTS 4, 5 AND 6, 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, with following acreages:

a) Access Easement 4; containing 0.04 Acres, more or less
b) Access Easement 5; containing 0.05 Acres, more or less
c) Access Easement 6; containing 0.01 Acres, more or less

TOGETHER WITH:

A PARCEL OF LAND, BEING A PORTION OF 110-FOOT MOBILITY TRAIL EASEMENT 5 (AKA FLORIDA POWER & LIGHT COMPANY EASEMENT) AND BEING A PORTION OF ACCESS EASEMENT 6, AND FUTURE RIGHT OF WAY TRACT 1, 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 being more particularly described as follows:

Commence at the Northwest corner 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 Westerly line of said East Nassau - Wildlight PDP 3 / POD 4 North, S 31°50'32" E, a distance of 76.75 feet to a point on the Southerly Right of Way line of Curiosity Avenue (66 foot Right of Way) said point also being on a curve, concave Southerly, having a radius of 967.00 feet and a central angle of 7°58'28" said point also being the Point of Beginning; thence departing said Westerly line and on said Southerly Right of Way line and on the arc of said curve, a distance of 134.59 feet, said arc being subtended by a chord which bears S 86°01'25" E, a distance of 134.48 feet to a point on the Northerly line of Recreation and/or Community Amenity Tract 1, 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 said point being on a curve, concave Northerly, having a radius of 253.00 feet and a central angle of 10°41'39"; thence departing said Southerly Right of Way line and on the Northerly, Westerly and Southerly lines of said Recreation and/or Community Amenity Tract 1 and on the arc of said curve for the next 9 courses, a distance of 47.22 feet, said arc being subtended by a chord which bears N 88°57'06" W, a distance of 47.15 feet to the beginning of a curve, concave Northeast, having a radius of 34.00 feet and a central angle of 50°53'57"; thence on the arc of said curve, a distance of 30.20 feet, said arc being subtended by a chord which bears S 44°23'47" E, a distance of 29.22 feet to the curves end; thence S 69°50'45" E, a distance of 19.30 feet to the beginning of a curve, concave Southwest, having a radius of 150.00 feet and a central angle of 41°20'47"; thence on the arc of said curve, a distance of 108.24 feet, said arc being subtended by a chord which bears S 49°10'22" E, a distance of 105.91 feet to the curves end; thence S 20°27'33" E, a distance of 41.96 feet to the beginning of a curve, concave Southwest, having a radius of 150.00 feet and a central angle of 3°23'50"; thence on the arc of said curve, a distance of 8.89 feet, said arc being subtended by a chord which bears S 10°43'12" E, a distance of 8.89 feet to a point of reverse curvature of a curve having a radius of 300.00 feet and a central angle of 5°03'12"; thence on the arc of said curve, a distance of 26.46 feet, said arc being subtended by a chord which bears S 11°32'53" E, a distance of 26.45 feet to a point of compound curvature of a curve having a radius of 3.00 feet and a central angle of 75°46'01"; thence on the arc of said curve, a distance of 3.97 feet, said arc being subtended by a chord which bears S 51°57'30" E, a distance of 3.68 feet to a point of compound curvature of a curve having a radius of 134.14 feet and a central angle of 4°59'22"; thence on the arc of said curve, a distance of 11.68 feet, said arc being subtended by a chord which bears N 87°39'49" E, a distance of 11.68 feet to a point on the Easterly line of 110 foot Mobility Trail Easement 5 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 said point also being the Easterly Right of Way line of Florida Power & Light Company (110 foot Easement for Right of Way); thence departing said Southerly line and on said Easterly line, S 31°50'32" E, a distance of 929.95 feet to a point on Northerly line of Recreation and/or Community Amenity Tract 3 of the aforesaid East Nassau - Wildlight PDP 3 / POD 4 North; thence departing said Easterly line and on said Northerly line, S 56°16'55" W, a distance of 97.74 feet; thence departing said Northerly line, N 31°50'36" W, a distance of 1194.22 feet; thence S 83°27'07" W, a distance of 13.59 feet to a point on the aforesaid Westerly line of East Nassau - Wildlight PDP 3 / POD 4 North; thence on said Westerly line, N 31°50'32" W, a distance of 14.50 feet to the Point of Beginning.

EXHIBIT B

CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

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CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

PROJECT NAME: Wildlight - Pod 4 Park & Trail Mass Grading; **PROJECT NUMBER**: CB-22-00020 ("Project")

THIS CONSTRUCTION AGREEMENT ("Agreement") is made and entered into this 16th day of August, 2022 by and between the Parties identified as Owner and Contractor in the "**Key Business Terms**," attached to the Agreement as **Exhibit "A"** and incorporated herein by reference. The Project is located at the Site and Property identified in the Key Business Terms.

NOW, THEREFORE, Owner and Contractor, for the premises, the consideration set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. ENTIRE AGREEMENT

1.1 This Agreement evidences the entire, integrated agreement between Owner and Contractor with respect to the Work herein. This Agreement supersedes all prior and contemporaneous written and oral agreements, statements, representations, promises, inducements, and understandings of any type or nature between the Parties. In no event will the Parties be bound by or be liable to each other for any such agreements, statements, representations, promises, inducements, or understandings of any type or nature, except as may be expressly set forth herein. Contractor may accept this Agreement by signing on the signature page or by commencing performance of any of its obligations herein, whichever occurs first.

1.2 **NO CHANGES TO THE WORK, AMENDMENTS OR MODIFICATIONS OF THIS AGREEMENT SHALL BE VALID OR ENFORCEABLE FOR ANY PURPOSE, UNLESS AND UNTIL SUCH CHANGES TO THE WOK, AMENDMENTS, OR MODIFICATIONS ARE SET FORTH IN A WRITING SIGNED BY AN AUTHORIZED REPRESENTATIVE OF OWNER. NO PERSON ACTING FOR OR ON BEHALF OF OWNER WILL HAVE AUTHORITY TO BIND OWNER OR TO OTHERWISE WAIVE OR MODIFY THE REQUIREMENT HEREIN THAT ALL CHANGES TO THE WORK, AMENDMENTS, AND MODIFICATIONS TO THIS AGREEMENT MUST BE IN WRITING AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF OWNER.**

1.3 Before signing this Agreement, and on an annual basis thereafter, Contractor will provide Owner with a copy of the following documents:

a. Evidence that Contractor's business and all applicable contractor, trade, and professional licenses for the State in which the Project is located are effective and in good standing;
b. Evidence that Contractor has sufficient financial resources available to meet its unperformed obligations under the Contract Documents, including but not limited to Contractor's most current financial statement certified by either Contractor's CFO or a licensed CPA in the State where the Project is located;
c. Contractor's list of pending and completed projects; and
d. Contractor's certificate of insurance evidencing that all required insurance remains in place;

2. THE WORK

2.1 Contractor shall fully perform and complete all Work required by the Contract Documents enumerated in Article 3 within the Contract Time. The "Work" consists of the totality of Contractor's obligations under the Contract Documents, including, without limitation, Contractor's obligation to procure, furnish, install, fabricate, or otherwise provide all labor, supervision, services, materials, equipment, supplies, tools, and plant necessary to fully perform, complete, and make operational all the construction indicated in or reasonably inferred by the Contract Documents.

2.2 Contractor warrants and represents to Owner that, in executing this Agreement and undertaking the Work:

2.2.1 Contractor has not relied upon any oral inducement or representation by Owner, Design Professional, or any of their employees, officers, consultants, representatives, or agents as to the scope, nature, character, magnitude, or condition of the Work, Project, or Property; and

2.2.2 Contractor has brought to Owner's and Design Professional's attention in writing all known errors, omissions, ambiguities, and discrepancies in the Contract Documents, and that such errors, omissions, ambiguities, and discrepancies in the Contract Documents have been clarified to Contractor's satisfaction, such that the Contract Documents contain all items necessary for the proper execution and completion of the Work by the Contractor within the Contract Time.

3 THE CONTRACT DOCUMENTS

3.1 The Contract Documents consist of:

3.1.1 Amendments to the Agreement signed by authorized representatives of the Parties contemporaneous with or after they sign the Agreement;

3.1.2 Change Orders signed by authorized representatives of the Parties contemporaneous with or after they sign the Agreement;

3.1.3 Exhibit A - the Key Business Terms;

3.1.4 The Agreement, including the following documents, which are incorporated herein by reference

Exhibit "B" - the Property Description

Exhibit "C" – the Plans and Specifications List

Exhibit "D" - Contractor's insurance requirements

Exhibit "E" - Contractor's unit prices, pricing index, and allowances (as applicable)

Exhibit "F" - Construction Schedule

Exhibit "G" - Draw Schedule

Exhibit "H" - Schedule of Values

3.1.5 The Plans and Specifications identified in the Plans and Specifications List.

3.1.6 Other Contract Documents, if any, identified in Section 3.1.6 of the Key Business Terms

3.2 In the event of an inconsistency, conflict or ambiguity between the various Contract Documents, the Contract Documents will govern in the order listed above

3.3 In the event of any inconsistency, conflict or ambiguity within a particular Contract Document or between the Plans and Specifications, the choice that has the highest cost, best quality, greatest quantity, or most complete performance, as determined by Owner, within will govern.

3.4 Contractor will use and complete the following forms attached to the Agreement as exhibits:

Exhibit "I" - Contractor's signed Internal Revenue Service Form W-9

Exhibit "J" - Application for Payment form

Exhibit "K" - Unconditional Waiver and Release of Lien form

Exhibit "L" - Waiver and Release upon Progress Payment form

Exhibit "M" - Contractor's Progress Payment Affidavit

Exhibit "N" - Waiver and Release of Lien upon Final Payment form

Exhibit "O" - Contractor's final affidavit form

Exhibit "P" – Change Order form

Exhibit "Q" – Field Directive form

3.5 The Contract Documents are complementary. Work required by one Contract Document is required by all Contract Documents. The Work also includes items not expressly shown in the Contract Documents, but routinely provided by experienced contractors performing work of the same general scope, magnitude, and quality as the Work required to achieve the construction results indicated in the Contract Documents.

4 PLANS, SPECIFICATIONS AND PROJECT MANUAL

4.1 Promptly after signing the Agreement, the Parties and Design Professional will initial four (4) sets of the Plans and Specifications (the "Master Set"), which will govern in all matters which arise with respect to the Plans and Specifications.

5 CONTRACT PRICE

5.1 Owner will pay Contractor the Cost of the Work that Contractor pays or is obligated to pay and will pay to subcontractors, suppliers, and vendors promptly upon receipt of payment from Owner, plus the "Contractor's Fee" set forth in Section 5.1 of the "**Key Business Terms.**" The sum of the Cost of the Work, plus Contractor's Fee equals the Contract Price ("Contract Price"). In no event will Owner be obligated to pay Contractor for any portion of the Contract Price that exceeds the Guaranteed Maximum Price set forth in Section 5.1 of the **Key Business Terms**, as may be adjusted only in strict conformance with Section 23 of this Agreement.

5.2 The Cost of the Work means those costs reasonably and necessarily incurred by Contractor in good faith in the proper and timely performance of the Work. Contractor is a fiduciary to Owner with respect to incurring costs and expenses that comprise the Cost of the Work. The Cost of the Work will be at rates not higher than the standard rates paid for like labor, materials, services, equipment, and suppliers in the general location of the Project, except with the prior written consent of Owner. The Cost of the Work shall include only the items expressly set forth in this Section, without duplication, or otherwise identified as a reimbursable cost in this Agreement.

5.2.1 Labor Costs: Actual wages of construction workers directly employed by Contractor to perform the Work at the Site, or, with the Owner's consent, at off-Site work locations.

5.2.2 Staff Costs: Actual wages or salaries of Contractor's supervisory, management, and administrative personnel assigned to the Site and performing tasks related to the Work.

5.2.3 Costs paid or incurred by Contractor for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements, and for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations, and pensions (excluding merit bonuses and profit sharing), provided such costs are based on wages and salaries included in the Cost of the Work under subsections 5.2.1 and 5.2.2 above.

5.2.4 Subcontractor Costs – Payments made by the Contractor or that will, upon receipt of payment from Owner, be paid to subcontractors in conformance with the requirements of an applicable subcontract agreement entered into in furtherance of this Agreement.

5.2.5 Costs of Materials and Equipment Incorporated in the Completed Construction – Costs, including the purchase price, transportation, delivery, and storage of materials and equipment that will be incorporated into the completed construction.

5.2.6 Costs of other Materials and Equipment, Temporary Facilities and Related Items – Costs, including the purchase price, transportation, delivery, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers, which are provided by the Contractor at the Site and used in the performance of the Work; less salvage value on any such items not fully consumed, whether sold to others or retained by Contractor.

5.2.7 Miscellaneous Costs:

5.2.7.1 That portion of the premiums paid by Contractor directly attributable to (1) Contractor's purchase of insurance required by the Contract Documents, and (2) Contractor's purchase of payment, performance, and lien transfer bonds, if required by the Contract Documents.

5.2.7.2 Sales, use, and similar taxes imposed by a governmental authority that are related to the Work and for which the Contractor is liable.

5.2.7.3 Fees and assessments for the building permit and for other permits, licenses and inspections for which the Contractor is required by the Contract Documents or the Applicable Laws to procure.

5.2.7.4 Other costs incurred in the proper and timely performance of the Work if, and to the extent pre-approved by Owner, in writing.

5.2.7.5 Costs incurred by Contractor in taking reasonable actions before or during an emergency to protect the health, safety, and welfare of persons and property or to prevent or mitigate damage, injury, or loss to the Work; but only if and to the extent that the emergency is not caused by or was capable of being prevented by Contractor or any of its subcontractors, suppliers, or vendors, or anyone for whom any of them are responsible.

5.3 The Cost of the Work excludes:

5.3.1 Expenses of Contractor's principal offices and offices other than the Site office, including the wages and salaries and other compensation of Contractor's personnel stationed at any such offices, other that Site office, unless expressly identified section 5.4.1 of the **Key Business Terms,** or as otherwise approved by Owner in writing and then only to the extent that such personnel are providing services exclusively for the benefit of Owner and the Project.

5.3.2 Overhead and general expenses, except as expressly included in this agreement.

5.3.3 Contractor's capital expenses, including interest on the Contractor's capital employed for the Work.

5.3.4 Costs due to the negligence, willful misconduct, fault, or failure to comply with the requirements of the Contract Documents by Contractor, or any of its subcontractors, suppliers, or vendors, or by anyone directly or indirectly employed by any of them, or for whom any of them may be liable, including but not limited to cost to correct damaged, defective, or nonconforming Work, dispose and replace materials and equipment incorrectly ordered or supplied, and making good damage to property not forming part of the Work, other than routine and customary punchlist items.

5.3.5 Any cost not specifically and expressly described in this agreement.

5.3.6 Costs which would cause the Guaranteed Maximum Price, if any, to be exceeded.

6 PAYMENT AND PERFORMANCE BONDS

6.1 If required by Section 6.1 of the **Key Business Terms**, Contractor will provide Owner with performance and payment bonds (the "Bonds") with penal sums equal to the GMP with the signing of the Agreement on forms acceptable to Owner. The Bonds will be signed by Contractor, as principal, and a reputable commercial surety, as surety. The surety will be licensed by the Insurance Commissioner for the State of Florida, and it will have an A.M. Best Rating of not less than "A-". In no event will Owner be responsible for directly or indirectly reimbursing Contractor for subcontractor default, or SubGuard insurance, if a Contractor performance bond is provided.

6.2 The Bonds will expressly waive notice to the surety of all Changes to the Work; provided, however, Contractor will obtain the surety's written consent to each Change to the Work if and when the net aggregate value of all Changes to the Work equals or exceeds twenty percent (20%) more than the original GMP. Contractor's pricing

of Changes to the Work may include a separate markup for the Bonds equal to the actual premium that Contractor pays to increase the penal sum for such Bonds to account for Changes to the Work, less any discounts or rebates available to Contractor, regardless of when such discounts or rebates are issued.

6.3 The performance Bond will incorporate the terms and conditions of the Contract Documents and guarantee to Owner and any duel obligee(s) identified by Owner, the full and timely performance of all of Contractor's obligations under the Contract Documents, including without limitation, Contractor's warranty obligations and Contractor's obligations with respect to liquidated and actual delay damages. The performance Bond will remain in full force and effect through the applicable statute of limitations period.

6.4 The payment Bond will be unconditional and comply with the requirements of Fla. Stat. §713.23 to exempt the Property from all claims of lien and liens recorded by potential lienors contracting directly or indirectly with or through Contractor. In no event will a conditional payment bond be acceptable. Contractor will furnish a true copy of the payment bond to any subcontractor, supplier, or vendor of any tier who requests a copy of the payment bond from Contactor or the Surety.

7 CONTRACT TIME

7.1 **TIME IS OF THE ESSENCE AS TO CONTRACTOR'S OBLIGATIONS UNDER THIS AGREEMENT**. All time is based upon calendar days, unless expressly indicated otherwise.

7.2 **Notice of Commencement**: No more than ninety (90) days before Contractor physically commences Work at the Site, Contractor, as Owner's authorized agent for purposes of carrying out the obligations herein, will file in the public records for the County where the Project is located a Notice of Commencement that conforms in all respects with the requirements of Fla. Stat. Code § 713.13 and provides an expiration date no earlier than ninety (90) days after the Substantial Completion Date.

7.2.1 In the event that a payment bond is required by Section 6.1 of the **Key Business Terms**, the Notice of Commencement will attach a true and correct copy of such payment bond.

7.2.2 Within two business days of filing the Notice of Commencement, Contractor will deliver to Owner a true and correct copy of the Notice of Commencement stamped by the clerk of the court's office as "filed."

7.2.3 Contractor will post either a certified copy of the Notice of Commencement or a notarized statement that the Notice of Commencement has been filed for recording along with a copy thereof in a conspicuous location at the Site.

7.2.4 In the event that Owner terminates this Agreement for cause, or Contractor abandons the Work, the surety will be responsible for re-filing the Notice of Commencement and meeting the requirements of this Section 7.2 before recommencing performance of the Work.

7.3 **Commencement of Work:** The Contractor shall commence the Work within ten (10) calendar days after the Commencement Date set forth in Section 7.3 of the **Key Business Terms**. In no event will Contractor commence Work before the Commencement Date.

7.4 **Milestones:** The Contractor will achieve the milestones no later than the applicable dates or times indicated in Section 7.4 of the **Key Business Terms**, as may be adjusted only in strict conformance with the Article 23 of the Agreement.

7.5 **Contract Time:** The Contractor will achieve Substantial Completion (as hereinafter defined) of the entire Work no later than the expiration of the Contract Time set forth in Section 7.5 of the **Key Business Terms**, as may be adjusted only in strict conformance with the Article 23 of the Agreement.

7.6 **Final Completion Date**: The Contractor will achieve Final Completion (as hereinafter defined) of the Work within the time required by the Certificate of Substantial Completion of the entire Work (the "Final Completion Date"),

unless Contractor requests and Owner grants, in its sole discretion, a time extension to the Final Completion Date for good cause shown.

8 PERMITS AND LICENSES

8.1 Owner will procure and pay for all performance, maintenance, and warranty bonds, if any, required by the municipality or County in which the Project is located, or by any other public entities with jurisdiction over the Project, or any public or private utilities. Contractor will cooperate with and assist Owner by providing all the information, certificates, acknowledgements, notices, and materials (including without limitation as-built drawings and inspection reports and certifications) required by Owner to prepare and submit the bond applications and to subsequently obtain a discharge of such bonds.

8.2 Contractor will procure and pay for all building, ground-breaking, demolition, street closing, and other similar permits, certificates, and approvals related to the Work that are commonly procured by contractors in the general vicinity of the Project.

8.3 Contractor represents and warrants that it and all of its subcontractors are authorized, qualified, and, to the extent required by the Applicable Laws (as defined below), licensed and in good standing to perform the Work in accordance with all applicable requirements of all federal, state, and local governmental entities, agencies, and utilities having jurisdictions over this Project.

9 MATERIALLY DIFFERING SITE CONDITIONS

9.1 Contractor acknowledges that it either visited the Site or that it had a reasonable opportunity to visit the Site, for the purpose of conducting a reasonable inspection of the physical conditions of Site before entering into this Agreement. Contractor further acknowledges that it either carefully reviewed or that it had a reasonable opportunity to carefully review the geotechnical report for the Site, if any, and all other information provided to or available to Contractor in relation the Site. Contractor's failure to acquaint itself with all reasonably discoverable physical conditions of the Site will not relieve it from the responsibility for properly estimating either the difficulties or the costs of successfully performing its obligations under this Agreement based upon those conditions that would have been discovered upon a reasonable inspection of the Site and a careful review of all information provided to Contractor or available to Contractor.

9.2 Contractor will immediately stop all Work in the affected area in the event that Contractor encounters conditions in the performance of the Work that are unknown, undiscoverable upon a reasonable inspection, and subsurface, latent, or otherwise concealed physical conditions (1) which differ materially from those physical conditions affirmatively indicated in the Contract Documents, or (2) which are both unusual and differ materially from those physical conditions ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents. Contractor will provide written notice to Owner within two (2) days of the first discovery of the conditions by Contractor or anyone for whom it is responsible, and in any event, before such conditions are disturbed from the conditions existing immediately after discovery. Contractor will not resume performing Work in the affected area, until Owner investigates the conditions and directs Contractor in writing to resume Work in the affected areas. Owner will, as promptly as practicable, investigate such conditions. Owner will issue a Change Order to adjust the Contract Price or Contract Time accordingly if it determines that such conditions are materially different site conditions under this Section to the extent that such conditions cannot be avoided or mitigated and will cause Contractor to incur an increase or decrease in the direct Cost of the Work or the Contract Time or both. In no other event will Owner be liable to Contractor for an adjustment to either the GMP or the Contract Time based upon physical conditions of the Site. Contractor waives any Claim that it could otherwise make for an increase to the GMP or Contract Time or both due to Contractor's failure to strictly comply with this Article 9 or due to Contractor's failure to identify conditions pursuant to Section 9.1, which are a basis for the request for an adjustment to the GMP or Contact Time or both.

10 CONFIDENTIALITY

10.1 Contractor acknowledges that all data, plans, processes, methods, techniques and other information or materials furnished or made available to Contractor by Owner, are owned, as between Owner and Contractor, exclusively by Owner. Contractor further acknowledges and agrees that any such information or materials which are not available to the public at large (collectively, "Confidential Information") shall for all purposes be regarded by Contractor and its subcontractors, suppliers, and vendors, and the employees, agents, and representatives of any of them, as strictly confidential. The existence of this Agreement and Owner's retention of Contractor will also constitute Confidential Information. Confidential Information may be disclosed in documentary or other tangible form, electronically, orally or by visual inspection. Except as required in the performance of the Work, neither Contractor nor any of its subcontractors, suppliers, or vendors, or the employees, agents or representatives of any of them, will redistribute, market, publish, disclose or divulge to any other person, firm or corporation, or use or modify for use, directly or indirectly in any way for anyone, any such Confidential Information, without the express prior written consent of Owner.

10.2 Contractor's obligations under this Section 10 with regard to Confidential Information shall be in effect at all times during the performance of the Work and shall continue: (i) with regard to each item of Confidential Information which constitutes a trade secret under the Applicable Laws, for such time as such item shall continue to constitute a trade secret under the Applicable Laws; and (ii) with regard to each item of Confidential Information other than trade secrets, for a period of three (3) years following return of such item to Owner.

10.3 Information shall not constitute Confidential Information which (i) was known to Contractor prior to the date of disclosure by Owner as evidenced by Contractor's written records; (ii) is in or becomes in the public domain by reason other than a breach of this Covenant; or (iii) legally comes into Contractor's possession without an obligation of confidentiality through channels independent of Contractor.

10.4 The terms and covenants of this Section 10 will survive expiration or termination of this Agreement. Upon such expiration or termination, Contractor agrees to immediately return to Owner any and all tangible or written expressions of all Confidential Information or proprietary information of Owner in the possession of Contractor or any of its employees or agents.

11 NO PROMOTION

11.1 Contractor shall acquire no right under this Contract to use, and shall not use, the name, logo, or any mark of Owner, or those of Owner's parent, affiliates, divisions and subsidiaries, any division or project of Owner, in any of Contractor's advertising, publicity, or promotion to express or imply any endorsement by Owner of Contractor's Work or in any other manner whatsoever without Owner's prior written consent, which may be withheld in Owner's sole discretion. Contractor will not use photographs or depictions of the Project or any other portions of Owner's development for advertising or promotional purposes, and Contractor will not advertise or promote itself as being involved in the Project without Owner's prior written permission in Owner's sole discretion.

12 SUBSTANTIAL COMPLETION

12.1 Unless provided for otherwise in Section 12.1 of **the Key Business Terms**, Contractor will achieve substantial completion of the entire Work ("Substantial Completion") when the work is complete except for minor punch list items and available for Owner's beneficial occupancy and use for its intended purpose.

12.2 In no event will Substantial Completion occur until all applicable governmental agencies having jurisdiction over the Work have issued either an unconditional Certificate of Completion or unconditional Certificate of Occupancy with respect to the Work or the equivalent, including landscaping and common areas (as applicable), unless withheld due solely to causes beyond the control or fault of Contractor. Notwithstanding anything to the contrary contained herein, Contractor shall be responsible for obtaining the unconditional Certificate of Completion or unconditional Certificate of Occupancy or the equivalent (whichever is applicable) with respect to the Work, unless withheld due solely to causes beyond the control or fault of Contractor. Owner shall comply with all of its obligations required by the issuing authority in order to enable the Contractor to obtain such Certificate(s).

13 LIQUIDATED DAMAGES

13.1 Contractor acknowledges that Owner will be severely damaged in the event that Contractor fails to achieve Substantial Completion within the Contract Time. Owner's damages may include, without limitation, lost revenues, profits, rent, and income, and additional and extended costs for contract administration, financing, insurance, rental, storage, and relocation. Contractor will be liable to Owner for Liquidated Damages if applicable to this Agreement, as indicated in Section 13.1 of the **Key Business Terms**.

14 ACCEPTANCE OF WORK

14.1 Contractor will schedule all final inspections required by governing authorities with jurisdiction and utilities.

14.2 Contractor will prepare a proposed detailed punchlist identifying all Work known by Contractor or its subcontractors to be incomplete, defective, or non-conforming, which Contractor will provide to Owner in both a physical and an electronic form with Contractor's written notice when Contractor considers the entire Work to have achieved Substantial Completion. Contractor will prepare and provide Owner with a similar proposed detailed punchlist and written notice if and to the extent that Owner agrees in writing, in its sole discretion, to accept Substantial Completion of a portion or a phase of the Work in advance of Substantial Completion of the entire Work.

14.3 Owner and Design Professional or a designated consultant, will inspect the Work after Contractor's completion of its obligations under Article 14.2, to determine if Contractor achieved Substantial Completion. Owner will notify Contractor of Owner's determination as follows:

14.3.1 In the event Owner determines that Contractor has not achieved Substantial Completion, Owner's notice to Contractor will identify all incomplete, non-conforming, and defective Work that precludes Substantial Completion. Contractor will promptly complete and correct all such Work before providing a renewed notice under this section.

14.3.2 In the event Owner determines that Contractor achieved Substantial Completion, Owner's notice will either approve Contractor's proposed punchlist or include a revised comprehensive punchlist, which will include all Work known at that time by Contractor and its subcontractors, Owner, and Design Professional to be incomplete, defective, or non-conforming (the "Punchlist").

14.4 Contractor will employ a dedicated punchlist crew, whose sole responsibility will be to promptly and diligently commence and complete and correct all items on the Punchlist. Failure to include an item on the Punchlist will not alter Contractor's responsibility to promptly and diligently complete and correct all Work so that it conforms to the Contract Documents, nor preclude Contractor, Owner, Design Professional, or any person designated by Owner from supplementing the Punchlist any time before Final Completion.

14.5 All workmanship and materials provided by Contractor shall be subject to the approval of the Owner, the Design Professional, and the governmental agencies and utilities that are responsible for inspecting and/or accepting the Work. In no event will Owner's approval of the Work be considered acceptance of any incomplete, defective, or non-conforming Work that is not expressly identified with particularity and accepted by Owner in a written Change Order signed by an authorized representative of Owner.

14.6 Contractor will notify Owner in writing when Contractor has completed all items on the Punchlist. Owner and Design Professional or a designated consultant, will inspect the Work thereafter to determine if Contractor achieved Final Completion. Owner will notify Contractor of Owner's determination. In the event Owner determines that Contractor has not achieved Final Completion, Owner's notice to Contractor will identify all items on the Punchlist that preclude Final Completion. Contractor will promptly complete and correct all such items before providing a renewed notice under this section.

15 EXTENSION OF TIME

15.1 Contractor may be entitled to an extension of the Contract Time in the event of delay to the planned critical path activities on the then most current update to the Construction Schedule due solely to Owner ordered Changes to the Work; Owner ordered Suspension; any acts or omissions of Owner or Design Professional, or any employee, consultant, representative, or agent of any of them; a Force Majeure Event (as defined in Section 15.5); an Abnormal Adverse Weather Conditions (as defined in Section 15.4); a Differing Site Condition; or other causes that are beyond the control and without the fault or negligence of Contractor or any of its subcontractors, suppliers, or vendors of any tier, or any of the employees, consultants, representatives, or agents of any of them.

15.2 Contractor will only be entitled to a time extension under Section 15.1 if and to the extent that it provides Owner with written notice of the existence of the delay and written submission of the following information within the time periods set forth in Sections 15.3 or 15.4, as applicable:

15.2.1 Nature of the delay

15.2.2 Cause of the delay;

15.2.3 Date that the delay first started;

15.2.4 Actual or estimated length of the delay;

15.2.5 A copy of the most current update to the Construction Schedule that immediately preceded the start of the delay;

15.2.6 Identification of the specific critical path activities on the then current update to the Construction Schedule impacted by the delay; and

15.2.7 Recommended actions to avoid or minimize the effects of the delay.

Contractor acknowledges that Owner will be prejudiced by Contractor's failure to provide both the written notice and the written submission of such information within the time periods set forth above. Contractor's failure to provide such written notice and information within the times indicated will waive any claim that Contractor could otherwise make for a time extension due to such delay.

15.3 Other than a claim for a time extension due to an Abnormal Adverse Weather Condition, Contractor will provide Owner with (1) written notice of the existence of the delay within seventy-two (72) hours after the start of the delay, and (2) written submission of the information required by Section 15.2 within seven (7) days after the start of the delay.

15.4 An Abnormal Adverse Weather Condition occurs when the adverse weather conditions actually occurring at the Site for a particular calendar month are more severe than the adverse weather conditions that occurred at the National Oceanic and Atmospheric Administration's weather reporting station closest to the Site for the same calendar month during the previous ten (10) year period ("Abnormal Adverse Weather Condition"). To make a claim for a time extension due to Abnormal Adverse Weather Conditions, Contractor must provide Owner with (1) written notice of such claim within three (3) days of the date that the adverse weather conditions became abnormal, and (2) written submission of the information required by Section 15.2, along with (i) Contractor's daily reports documenting the actual weather conditions at the Site and (ii) the weather records of the National Oceanic and Atmospheric Administration's weather reporting station closest to the Site for the same calendar month during the previous ten (10) year period, within seven (7) days after the end of the month during which the Abnormal Adverse Weather Conditions occurred. Adverse weather conditions which do not meet the criteria set forth herein will not be cause for a time extension.

15.5 A force majeure event occurs when there is a delay to the planned critical path activities on the then most current update to the Construction Schedule due solely to fire, flood, landslide, sinkhole, hurricane, tornado or other unanticipated act of God, malicious mischief, theft, strike or lockout (other than by workers on this Project), national or regional shortages of material, or war, injunction, unusual delays in approval by a governing authority with jurisdiction, or other unanticipated act of Governmental; provided Contractor and its

subcontractors, suppliers, and vendors of any tier, and the employees, consultants, representatives, agents of any of them, did not cause or contribute to such event, and Contractor and its subcontractors, suppliers, and vendors of any tier, and the employees, consultants, representatives, agents of any of them use best efforts to timely avoid or mitigate the effects of such event ("Force Majeure Event").

15.6 Contractor will not be entitled to an increase in the GMP or any additional compensation from Owner and hereby waives any claim due to delay from any cause whatsoever, other than a delay caused solely by an Owner ordered Change to the Work or Owner ordered Suspension of the Work for reasons not wholly or partly attributable to Contractor, including without limitation additional compensation due to additional direct costs, extended or additional general conditions costs, lost profits, Site office overhead and expenses, home office overhead and expenses, and any other economic loss that Contractor may incur by reason of such delay. Contractor's right to a time extension will be Contractor's sole remedy in the event of a delay, other than a delay due solely to an Owner ordered Change to the Work or an Owner directed Suspension of the Work.

16 APPLICATION FOR PAYMENTS AND PROCEDURES

16.1 Before signing the Agreement

16.1.1 Contractor and Owner jointly prepared the "**Draw Schedule**", which is attached to this Agreement as **Exhibit "G"** (the "Draw Schedule"), as an estimate of the anticipated monthly draw amounts that Contractor will request from Owner during the progress of the Work.

16.1.2 Contractor prepared the "**Schedule of Values**" attached to this Agreement as **Exhibit "H"** (the "Schedule of Values"), which Contractor represents to Owner is a true and accurate accounting of the Cost of the Work broken down to discrete work activities for each discrete trade. Upon Owner's written request, Contractor will provide Owner with documents substantiating the accuracy of the Schedule of Values.

16.2 Owner may use the Draw Schedule and the Schedule of Values as a basis for reviewing and paying Contractor's Applications for Payment of a progress or final payment; provided, however, in no event will Owner be obligated to pay Contractor more than the GMP or the actual Cost of the Work incurred by Contractor through the last day upon which the Application for Payment is based.

16.3 On a monthly basis, Contractor may submit an "**Application for Payment**" to Owner for a progress payment in the form attached hereto as **Exhibit "I"** (the "Application for Payment"), along with all other information and documents required by Section 16.6 or otherwise requested by Owner to substantiate Contractor's right to a progress payment, on or before the twenty-fifth (25th) day of the calendar month (the "Application Date") for materials properly stored and Work properly completed during the one month period commencing on the first (1st) day of the month and reasonably estimated to be complete by the last day of the month.

16.4 Contractor's submission of each Application for Payment to Owner for a progress or final payment is a representation by Contractor to Owner that all Work indicated therein is complete and in conformance with the Contract Documents.

16.5 Contractor will calculate the progress payment requested in each Application for Payment, as follows:

16.5.1 The current value of the Work, which will equal the lowest value of materials properly stored and Work properly completed and in place based upon:

16.5.1.1 The percentage and value of materials properly stored and Work properly completed and in place based upon the Schedule of Values;

16.5.1.2 The projected percentage and projected value of materials properly stored and Work properly completed and in place based upon the Draw Schedule;

16.5.1.3 The value of materials properly stored and Work properly completed and in place based upon actual Cost of the Work incurred by Contractor through the last date of the month,

which Contractor has either paid or intends in good faith to pay upon receipt of Payment from Owner, along with copies of invoices, pay requests, and vouchers from subcontractors, suppliers, and vendors to substantiate the Cost of the Work incurred that pay period;

16.5.2 Less retainage on the current value of the Work

16.5.3 Less the amount Owner has paid Contractor through the Application Date, plus any anticipated payments from Owner to Contractor through the last date of the month;

16.6 Owner's obligation to review and process each Application for Payment of a progress payment is subject to Contractor providing the following documents, which are absolute conditions precedent to Owner's obligation to make such progress payment to Contractor:

16.6.1 A notarized "**Waiver and Release of Lien Upon Progress Payment**" signed by Contractor in the form attached hereto as **Exhibit "L"**;

16.6.2 A notarized "**Unconditional Waiver and Release of Lien**" in the form attached hereto as **Exhibit "K"**, signed by each first -tier and, if directed by Owner, lower tier subcontractor, supplier, and vendor whose portion of the Work was included and paid in the previous Application for Payment;

16.6.3 Contractor's signed and notarized "**Progress Payment Affidavit**" in the from attached hereto as **Exhibit "M"**, setting forth all outstanding and unpaid bills for Work or materials which have been incurred on the Project to date;

16.6.4 Contractor's updated Construction Schedule; and

16.6.5 Such other evidence of performance of the Work, the costs thereof and the payment therefore as Owner may deem necessary or desirable, all in a form and content acceptable to Owner.

16.7 Owner's payment of any Application for Payment for a progress or final payment shall not constitute acceptance of defective, non-conforming, or incomplete Work.

16.8 Contractor's failure to properly prepare and support an Application for Payment for a progress or final payment, including requesting payment for Work not performed or failure to include all the information and documents required by Owner, may result in Owner returning the Application for Payment to Contractor without review for Contractor's correction and resubmission to Owner.

17 PROGRESS PAYMENTS

17.1 Owner will review and notify Contractor within fifteen (15) days of the date that Owner receives a properly prepared Application for Payment, and all information and documents required by Section 16, whether the payment requested is approved or rejected, in whole or in part. Owner's notice will indicate the amount and basis for rejecting all or any part of the Application for Payment.

17.2 Owner will pay to Contractor an amount equal to ninety percent (90%) of the net amount approved, after deducting any sums withheld by Owner under Section 18 of the Agreement or otherwise due Owner as a credit, backcharge, or set-off, within thirty (30) days of Owner's receipt of each properly prepared and supported Application for Payment. The remaining ten percent (10%) constitutes "Retainage."

17.2.1 Upon Contractor's request, Owner may, at its sole discretion, release a portion of the retainage to Contractor to be paid to one or more identified subcontractors who fully and properly complete their portion of the Work before the overall progress of the Work is fifty (50%) percent complete.

17.2.2 The remaining retainage will be released to Contractor when a certificate of Substantial Completion is fully signed by Owner and Contractor, less a holdback of retainage equal to two hundred (200%) of the value of the items in the punchlist, as determined be Owner, which will be paid to Contractor in the Final Payment, less any credits, setoffs, or deductions that Owner is entitled to take.

17.3 Owner may, at its sole and absolute discretion, and without obligation, make joint or direct payments to subcontractors, suppliers, vendors, and workers, of any tier, for labor, materials, equipment, and services provided in connection with the Work, in which event such payments will be credited against the Contract Price and deducted from the GMP.

18 WITHHOLDING PAYMENT TO CONTRACTOR

18.1 Owner may withhold its approval of an Application for Payment of a progress or final payment, or withdraw an approval previously given, in whole or in part, if and to the extent that Owner determines, in its sole and absolute discretion, that such action is prudent to protect Owner from loss or damage due to:

18.1.1 Failure of the Contractor to carry out the Work in conformance with the Contract Documents;

18.1.2 Defective Work not remedied;

18.1.3 Claims filed or reasonable evidence indicating the probable filing of such claims;

18.1.4 Failure or alleged failure of Contractor to pay subcontractors, suppliers, vendors, or others of any tier, providing labor, materials, equipment, or services in relation to the Work, in accordance with their agreements with Contractor;

18.1.5 Failure of Contractor to satisfy all conditions precedent to payment, including without limitation Contractor's failure to provide an updated Construction Schedule and required lien waivers and releases;

18.1.6 Reasonable evidence that the Work will not be completed within the GMP;

18.1.7 Damage to Owner or others, including without limitation, the Design Professional, a Separate Contractor, neighboring property owners, tenants, invitees, licensees, and trespassers;

18.1.8 Reasonable evidence that the Work will not be completed with the Contract Time;

18.1.9 Failure to transfer claims of lien from the Property;

18.1.10 Failure of Contractor to submit any information required by this Agreement.

18.2 Contractor shall not stop Work pending resolution of a dispute between Owner and Contractor.

19 FINAL PAYMENT

19.1 Upon achieving Final Completion, Contractor will submit an Application for Payment to Owner for final payment on the "**Application for Payment**" form attached to the Agreement as **Exhibit "J"**, along with all documents required by Section 19.2 or otherwise requested by Owner to substantiate Contractor's right to final payment.

19.2 Owner's obligation to review and process the Application for Payment of final payment is subject to Contractor providing the following documents, which are absolute conditions precedent to Owner's obligation to make such final payment to Contractor:

19.2.1 Contractor's final accounting signed by Contractor's CFO or a CPA;

19.2.2 Contractor's notarized waiver and release of lien upon final payment signed by Contractor on the "**Waiver and Release Upon Final Payment**" form attached to the Agreement as **Exhibit "N"**;

19.2.3 Notarized unconditional final waivers and releases of lien signed by all first tier, and, if directed by Owner, lower tier subcontractors, suppliers, and vendors on the "**Waiver and Release Upon Final Payment**" form attached to the Agreement as **Exhibit "N"**;

19.2.4 Contractor's certification to Owner that the Project has been fully completed in conformance with the Plans and Specifications

19.3 Owner will pay the unpaid balance of the Contract Price or the GMP, whichever is less, to Contractor within thirty (30) days after all of the following absolute conditions precedent to Owner's obligation to make final payment are satisfied:

19.3.1 Contractor achieves Substantial Completion of the Work as defined in Article 12;

19.3.2 Contractor completes all items on the Punchlist as provided for in Article 14;

19.3.3 Owner approves Contractor's Application for Final Payment;

19.3.4 Owner approves Contractor's final accounting;

19.3.5 Contractor assigns to Owner all subcontractor and manufacturer warranties not already issued in Owner's name;

19.3.6 Contractor makes final payment to all subcontractors, suppliers, vendors, and workers of any tier;

19.3.7 Contractor provides Owner with a notarized Contractor's final affidavit that complies in every respect with Fla. Stat. §713.06 on "**Contractor's Final Affidavit**" form attached to the Agreement as **Exhibit "O"**;

19.3.8 Completion of "As-Built" Plans showing the completed Project and the location of all easements and encroachments, if any, and showing all approved conditions, utility locations, certified by a licensed Florida land surveyor. Contractor shall furnish to Owner, as a Cost of the Work, four (4) sets of "As-Built" Plans certified by Contractor to be true and correct.

19.4 Acceptance of the Work as achieving Final Completion will not constitute acceptance of any defective, incomplete, or non-conforming Work or improper materials or workmanship or waiver of any claim which Owner may have under the Contract Documents or under the Applicable Laws; unless expressly identified with particularity and acknowledged by Owner in a written Change Order signed by an authorized representative of Owner.

19.5 Owner may, in its sole and absolute discretion, agree to make Final Payment to Contractor before Contractor completes all items on the Punchlist, in which event Owner will have the right to withhold an amount equal to two hundred percent (200%) of the estimated cost to complete all incomplete, nonconforming, and defective Work, as determined by Owner.

20 AGREEMENT TO CORRECT DEFECTIVE WORK

20.1 In addition to any other warranty obligation owed to Owner by contract or law, Contractor will promptly and diligently upon its discovery or its receipt of Owner's notice, whichever occurs first, and, at Owner's option, correct, complete, or remove and replace ("Remediate") all Work found to be defective, non-conforming, or incomplete ("Defects"), whether discovered before or after Substantial Completion. Contractor will commence to Remediate Defects identified by Owner as an emergency, involving the building envelope, or any plumbing, electrical, air conditioning, fire protection, or other utility services no more than twenty four (24) hours after Contractor's discovery or receipt of Owner's notice thereof. Contractor will commence to Remediate all other Defects no more than ten (10) days after Contractor's discovery or receipt of Owner's notice thereof. Owner may, but shall not be required to, Remediate Defects at Contractor's cost in the event Contractor fails to commence and thereafter diligently continue to Remediate any Defect within the times indicated until fully Remediated. Owner may also, but shall not be required to, Remediate Defects at Contractor's cost, without prior notice to Contractor, in the event that Owner determines that a Defect poses an unreasonable risk of harm to person, property, or its economic interests. Contractor shall immediately pay the expenses incurred by Owner to Remediate any Defects.

20.2 Contractor's corrective Work will conform in all respects with the Contract Documents. All costs related to the Remediation of Defects, including but not limited to the cost to uncover, remove, replace, and reinstall equipment and materials to gain access to the Defects or damaged during the Remediation Work will be borne

by Contractor. Contractor's Surety will expressly guarantee full and timely performance of Contractor's warranty obligations herein.

20.3 Contractor's obligation to Remediate Defects will in no event establish a limitation period for Contractor's other obligations under the Contract Documents, including without limitation its obligation to perform the Work in conformance with the Contract Documents.

21 CHANGES TO THE WORK

21.1 Owner may, at any time, without invalidating this Agreement, and without notice to the Surety, if any, make changes within the general scope of the Work ("Change(s) to the Work"). To be effective, all Changes to the Work must be memorialized by a change order signed by Owner and Contractor ("Change Order") on the **"Change Order"** form attached hereto as **Exhibit "P"** and signed by an authorized representative of Owner.

21.2 Changes to the Work may be accomplished after the Parties sign this Agreement, by Amendment, Change Order, or Field Directive.

21.3 Contractor will make no Change(s) to the Work unless and until Owner authorizes Contractor to make such Change(s) to the Work by a written Change Order or Field Directive signed by Owner in accordance with, and in strict compliance with, the requirements of the Contract Documents. No person acting for or on behalf of Owner will have authority to modify or waive this requirement, which is an essential term of the Agreement.

21.4 Contractor will proceed promptly to perform all Changes to the Work upon receipt of either a Change Order or a Field Directive signed by Owner, unless provided for otherwise therein.

21.5 No claim that Owner has expressly or impliedly accepted alterations or additions to the Work, or that the Owner has been unjustly enriched by any alteration or addition to the Work, whether or not there is in fact any unjust enrichment, shall be the basis for any claim to an increase to the GMP or Contract Time or both.

21.6 In no event will Contractor be entitled to an adjustment of the GMP or Contract Time or both on the basis that a Change to the Work is necessitated by Contractor's failure to familiarize itself with the Applicable Laws or the practices of any governing authority with jurisdiction over the Project or the Work.

22 CHANGE REQUEST

22.1 Contractor shall, within fourteen (14) calendar days following receipt of a written change request or, if applicable, within the time set forth in a Field Directive from Owner (the "Change Request"), submit to Owner a written proposal for fully performing the proposed change to the Work ("Contractor's Proposal"). Contractor's Proposal will include all time and cost affects, if any, arising out of or relating to the proposed change to the Work.

22.2 Contractor's Proposal will set forth in detail Contractor's best estimate of the actual increases and decreases to the direct Cost of the Work and a proposed net adjustment to the GMP, if any, to carry out the proposed changes to the Work for the following all cost categories:

- 22.2.1 Materials, quantities and unit prices, if applicable;
- 22.2.2 Labor man hours and wages by trade;
- 22.2.3 Equipment type and size and rental rate;
- 22.2.4 Subcontract cost with backup detail for such items.

22.3 Contractor's sole markup for all net additive Changes in the Work shall be limited to the markups identified in Section 22.3 of the **Key Business Terms**. The amount of credit for net deductive Changes in the Work will be actual net decrease to the Cost of the Work, as supported by Contractor and confirmed by Owner.

22.4 Contractor's Proposal will identify in detail Contractor's best estimate of the actual increases and decreases to the Contract Time, and a proposed net adjustment to the Contract Time, if any, to carry out the proposed changes to the Work, along with providing the following information:

22.4.1 The duration of time to perform the proposed changes to the Work;

22.4.2 Identification of all necessary predecessor and successor activities to the performance of the proposed change to the Work, along with a description of their logic relationship to the proposed changes to the Work, such as start to start, start to finish, and finish to finish, along with any lag time;

22.4.3 Dates on the most current update to the Construction Schedule when Contractor anticipates commencing and completing performance of the proposed changes to the Work;

22.4.4 All activities in the most current update to the Construction Schedule that will be affected in any way by the proposed changes to the Work;

22.4.5 All critical path activities in the most current update to the Construction Schedule that will be delayed or accelerated by the proposed changes to the Work;

22.4.6 Contractor's proposed revisions to the most recent update to the Construction Schedule, including changes in logic, durations, and relationships between activities in and activities added to or deleted from the most recent update to the Construction schedule; and

22.4.7 Demonstrate to Owner's satisfaction of the extent, if any, to which the proposed changes to the Work will cause Contractor to accelerate or to delay critical path activities on the most current update to the Construction Schedule.

22.5 Owner may issue a Field Directive to Contractor in the event Owner decides to proceed with any Changes in the Work before Owner accepts Contractor's Proposal, regardless of whether Owner has received Contractor's Proposal, and whether the time period for pricing the proposed changes to the Work has expired.

22.6 If Contractor fails to submit Contractor's Proposal to Owner within the time period for pricing the proposed Changes to the Work, Owner may issue a Change Order to Contractor for the Changes to the Work, setting forth Owner's estimate of the adjustments to the GMP or Contract Time or both resulting from the Changes to the Work, which will be binding on Contractor, without further negotiation.

23 CHANGE ORDERS

23.1 A Change Order is a written order prepared by Owner and signed by Contractor and Owner after execution of the Agreement, memorializing their full and final agreement upon all of the following:

23.1.1 A Change to the Work;

23.1.2 The amount of the adjustment to the Guaranteed Maximum Price, if any; and

23.1.3 The extent of the adjustment to the Contract Time, if any.

24 FIELD DIRECTIVE

24.1 A Field Directive is a written directive signed by Owner and issued to Contractor that authorizes Contractor to proceed with performing Change(s) to the Work in advance of the Parties reaching a full and final agreement to an adjustment, if any, to the GMP or the Contract Time or both. Owner may also issue a Field Directive where the Parties dispute whether certain work is defective or required by the Contract Documents. Issuance of a Field Directive is not an admission that Contractor is entitled to an adjustment to either the GMP or the Contract Time.

24.2 A Field Directive may propose, at Owner's option, an adjustment or a method for adjusting the GMP. Upon receipt of a Field Directive, Contractor shall promptly advise Owner of Contractor's agreement or disagreement

with the adjustment or the proposed method of adjustment set forth therein. A Field Directive signed by the Contractor indicates agreement of the Contractor therewith, including the adjustment or proposed method of adjustment to the GMP, which will be effective immediately and recorded as a Change Order.

24.3 Unless Owner directs otherwise, Contractor will not stop or suspend performance of a Field Directive in the event of a dispute between the Parties as to the adjustment to the GMP or the Contract Time or both resulting from a Change to the Work. In such an event, Contractor will keep and present to Owner on a weekly basis separate, accurate cost records, including time sheets, invoices, and equipment utilization records, of the actual costs incurred and costs saved by Contractor for the direct Cost of the Work items set forth in Section 22.2 to perform the Changes in the Work. In no event will Owner be obligated to increase the GMP by more than the sum of such actual cost records, plus a reasonable Markup calculated in conformance with Section 22.3.

24.4 Contractor may include in its Application for Payment amounts not in dispute, as determined by Owner, pending a final determination of the adjustment to the GMP, if any, resulting from a Field Directive.

25 CONSTRUCTION SCHEDULE

25.1 Contractor prepared and submitted the Construction Schedule (the "Construction Schedule"), prior to the execution of this Agreement, which is attached hereto as **Exhibit "F"**. Unless approved by Owner, Contractor will prepare the Construction Schedule using a critical path ("CPM") analysis of construction activities and logical relationships for the orderly and timely performance and completion of all Work.

25.2 The Construction Schedule shall be complete in all respects, covering, in addition to activities and interfaces with other contractors at the Project, off-Site activities such as design, fabrication, an allowance for normal adverse weather delays consistent with Section 15.4, submittals, procurement and delivery to the Site of Contractor and Owner furnished material and equipment. In addition, Contractor will submit a detailed written narrative description of its plan for performing the Work that tracks the Construction Schedule.

25.3 The Construction Schedule shall include the following:

- 25.3.1 Separate activities for each item of work performed by each trade in each discrete location of the Project;
- 25.3.2 The necessary predecessor and successor activities for each activity and their logical connection to the activity;
- 25.3.3 The duration, early start, early finish, late start, late finish, and float time for each activity
- 25.3.4 Brief description of each activity;
- 25.3.5 Indication of all activities on the critical path;
- 25.3.6 Indication of all activities with less than one (l) month of float; and
- 25.3.7 Contract and other major milestones.

25.4 The initial Construction Schedule and each periodic update of the same shall be accompanied by a separate tabular listing of all activities in the Construction Schedule which shall include the following:

- 25.4.1 A listing of all activities by activity description, each identified by mode or activity number;
- 25.4.2 The duration of each activity;
- 25.4.3 Earliest start and finish dates for each activity;
- 25.4.4 Latest start and finish dates for each activity;
- 25.4.5 Float time for each activity;
- 25.4.6 As each duration, start date, finish date and float times of each activity become actual, it shall be noted as such on the periodic update; and

25.4.7 As each activity is completed, it shall be noted as such on the periodic update.

25.5 Contractor shall promptly inform Owner of any proposed change in the Construction Schedule and shall furnish Owner with a revised Construction Schedule and narrative within ten (10) calendar days after approval by Owner of such change in the form of a Change Order. The Construction Schedule, shall be kept current, taking into account the actual progress of Work and shall be updated and submitted to the Owner every thirty (30) calendar days. The revised Construction Schedule and narrative shall be sufficient to meet the requirements for the completion of the separable parts of any and all Work as set forth in this Agreement. No Application for Payment will be approved by the Owner until receipt of these Construction Schedule updates.

26 PROGRESS

26.1 Contractor will keep Owner fully informed in writing in advance of the progress of the Work as to Contractor's plans for performing each part of the Work. If at any time during the progress of the Work, Contractor's actual progress is inadequate to meet the requirements of this Agreement, Owner may notify Contractor in writing that it is behind schedule, in which event Contractor will promptly take such steps as may be necessary to recover the planned progress of the Work.

26.2 If Contractor does not recover the planned progress of the Work within the time set by Owner in the notice, or within a reasonable period of time as determined by Owner, then Owner may require that Contractor take all or some of the following actions, without any increase to the GMP: increase the number of Contractor's workers; increase the number of shifts; work overtime or weekends; expedite the procurement and delivery of materials and equipment; increase the amount of construction plant at the Site; supplement Contractor's performance of the Work through separate contractors. In no event will Owner's issuance of notice, or failure to issue notice, relieve Contractor of its obligation to achieve the quality of Work and rate of progress required by this Agreement.

26.3 Failure of Contractor to comply with the instructions of Owner may be grounds for determination by Owner that Contractor is not prosecuting its Work with such diligence as will assure completion within times specified. Upon such determination, Owner may terminate Contractor's right to proceed with the performance of this Agreement, or any separable part thereof, in accordance with the applicable provisions of this Agreement.

27 DEFAULT

27.1 Contractor shall be in default under the Contract Documents under any of the following circumstances:

27.1.1 Failure of the Contractor to supply enough properly skilled workers or materials to maintain the planned progress of the Work;

27.1.2 Failure to make prompt payment to subcontractors or suppliers for materials or labor in conformance with their agreements with Contractor;

27.1.3 Failure to comply with the Applicable Laws;

27.1.4 Failure to comply with any terms or conditions of the Contract Documents;

27.1.5 Failure to perform Work which conforms to the requirements of the Contract Documents;

27.1.6 Failure to meet the Construction Schedule or to make progress so as to endanger the timely completion of the Work; or

27.1.7 Abandonment or refusal to proceed with any Work, including Changes to the Work.

27.2 Owner may not terminate the Agreement for default until such time as Owner has provided Contractor notice of its default and given Contractor three (3) days to cure such default, except in circumstances where the nature of the default precludes cure, or a default involving safety to persons in which event Owner can act immediately. If the Contractor fails to cure the default within the three (3) day cure period, the Owner may terminate the Agreement for default under Article 28. Nothing herein will preclude Owner from enforcing all rights and

remedies to which Owner is entitled to under the Contract Documents or the Applicable Laws for any breach or default by Contractor, regardless of whether such breach or default is timely cured.

27.3 If a finding of default is made, the Contractor shall remain responsible for performance of the requirements of the Contract Documents.

28 TERMINATION FOR DEFAULT

28.1 In the event of a default by Contractor which is not cured in accordance with the Section 27.2, Owner may, in addition to any other remedy allowed by the Applicable Laws or provided for in the Contract Documents, terminate in whole or in part, Contractor's right to proceed with the Work by written notice and prosecute the Work to completion by any other method deemed expedient. In such event, Owner may take possession of and utilize any materials, plant, tools, equipment, and property of any kind furnished by Contractor to complete the Work.

28.2 Contractor and its Surety shall be liable for all costs reasonably incurred by Owner in the completion of the Work as scheduled, in excess of the Guaranteed Maximum Price, including cost of administration of any contract awarded to others for completion and Liquidated Damages.

28.3 Upon termination for default, Contractor shall:

28.3.1 Immediately discontinue Work on the date and to the extent specified in the notice and place no further purchase orders or enter into any new subcontracts to the extent that they relate to the performance of Work terminated;

28.3.2 Inventory, maintain and turn over to Owner all materials, plant, tools, equipment and property furnished by Contractor or provided by Owner for performance of Work;

28.3.3 Promptly obtain cancellation upon terms satisfactory to Owner of all purchase orders, subcontracts, rentals, or any other agreements existing for performance of the terminated Work or assign those agreements to Owner as directed;

28.3.4 Assign all subcontracts identified by Owner to either Owner, Contractor's surety, or a replacement contractor;

28.3.5 Cooperate with Owner in the transfer of information and disposition of Work in progress so as to mitigate damages;

28.3.6 Comply with other reasonable requests from Owner regarding the terminated Work; and

28.3.7 Continue to perform in accordance with all of the terms and conditions of this Agreement, such portion of Work that is not terminated.

28.4 If, upon termination pursuant to this Article, it is determined for any reason that Contractor was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued as an Optional Termination under Article 29 of the Agreement.

29 OPTIONAL TERMINATION

29.1 Owner may, at its option (the "Optional Termination"), terminate this Agreement in whole or in part, at any time, for any reason, with or without cause, by written notice to Contractor. Contractor's sole remedy for an Optional Termination will be to receive payment from Owner in accordance with Section 29.3 below, which in no event will exceed the GMP. Contractor waives any claim for damages from Owner as a result of an Optional Termination to the extent not expressly provided for in Section 29.3, including but not limited to loss of anticipated profits on unperformed Work.

29.2 Upon receipt of Owner's notice of an Optional Termination, Contractor shall, unless the notice requires otherwise:

29.2.1 Immediately discontinue Work to extent specified in the notice;

29.2.2 Place no further orders for labor, materials, services, or facilities, other than as may be necessary or required for completion of any Work not subject to the Optional Termination;

29.2.3 Promptly cancel or terminate all applicable subcontracts, purchase orders, and equipment rental agreements on terms satisfactory to Owner, except to the extent that such subcontracts, purchase orders, or rental agreements are not subject to the Optional Termination or are identified by Owner as subcontracts, purchase orders, and rental agreements that Owner or its designee elects to accept the assignment thereof;

29.2.4 Assign all subcontracts, purchase orders, and rental agreements identified by Owner or its designee for acceptance of assignment;

29.2.5 Assist Owner in the maintenance, protection and disposition of property acquired by Owner under this Agreement to the extent requested by Owner in writing; and

29.2.6 Complete performance of any Work that is not subject to the Optional Termination.

29.3 In the event of an Optional Termination, Owner will pay to Contractor as full and final payment for all cost, expenses, and damages arising out of or relating to the Optional Termination, as follows (without duplication of any cost or charge):

29.3.1 All Cost of the Work due and not previously paid to Contractor for Work properly performed and completed in conformance with this Agreement, plus Contractor's Fee thereon, through the effective date of the Optional Termination; and

29.3.2 The reasonable and necessary Cost of the Work incurred by Contractor, plus Contractor's Fee thereon, to demobilize from the Site, and to cancel, terminate, and assign subcontractors, purchase orders, and rental agreements in accordance with the Contract Documents.

29.3.3 OR the unpaid balance of the GMP, whichever is less.

29.4 In the event of a partial Optional Termination, the GMP will be reduced by Amendment to the Agreement to reflect the value of the remaining Work not subject to the Optional Termination in proportion to the GMP initially established for the entire Work.

29.5 Within thirty (30) days after its receipt of the notice of Optional Termination, Contractor will submit Contractor's Proposal to adjust the GMP and Contract Time in proportion to the initial GMP and Contract Time to accurately reflect the savings in the Cost of the Work and Contractor's Fee, resulting from the terminated Work. Owner will promptly review Contractor's Proposal, and then notify Contractor whether the Proposal is accepted. Owner will provide Contractor with the basis for rejecting all or any part of the Proposal, in which event Contractor may make a claim in strict conformance with the Contract Documents of any objection it may have to Owner's determination.

30 SUSPENSION

30.1 Owner may, at its sole option, suspend at any time and for any reason, with or without cause, the Contractor's performance of all or any portion of Work (a "Suspension"). Owner will notify Contractor in writing of any Suspension. Owner's notice may designate the amount and type of plant, labor and equipment to be committed to the Project during the Suspension period. Contractor will use best efforts to utilize its plant, labor and equipment in such a manner as to minimize costs associated with Suspension.

30.2 Upon receipt of a notice of Suspension, Contractor shall, unless the notice requires otherwise:

30.2.1 Immediately discontinue Work to the extent specified in the notice;

30.2.2 Enter into no new subcontracts, purchase orders, or rental agreement, except if and to the extent authorized by Owner in writing;

30.2.3 Suspend all applicable subcontracts, purchase orders, and rental agreements on terms satisfactory to Owner;

30.2.4 Continue to protect and maintain the Work, including those portions on which Work has been suspended; and

30.2.5 Take any other reasonable steps to minimize costs associated with such Suspension.

30.3 The GMP will be adjusted if and to extent that Contractor incurs additional reasonable and necessary Cost of the Work as a direct result of the Suspension, without duplication, as follows:

30.3.1 Agreed upon rates for Contactor's administrative staff and supervisory personnel, construction equipment, plant, and Site overhead costs if and to the extent that such staff, personnel, equipment, and plant is idle and not reasonably available for other work during the Suspension period due to their standby status;

30.3.2 Costs incurred in connection with mobilization and demobilization from the Site;

30.3.3 Costs incurred to maintain and protect the Work; and

30.3.4 Increased Cost of the Work that Contractor incurs in the proper performance of the Work due to price changes directly resulting from the Suspension.

30.4 Upon receipt of notice to resume the suspended Work, Contractor will immediately resume performance of the suspended Work to the extent allowed by the notice. Contractor will submit for Owner's review a revised Construction Schedule accurately reflecting all time effects resulting from the Suspension. Any claim that Contractor wants to make for an adjustment to the GMP or Contract Time arising out of or relating to the Suspension must be made within twenty-one (21) calendar days after Contractor's receipt of Owner's notice to resume Work; otherwise any such claim will be deemed waived.

30.5 No adjustment to the GMP or Contract Time will be made for any Suspension if and to the extent that Contractor's progress of the Work would have been delayed by any cause not attributable to Owner during the Suspension period.

31 INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP

31.1 All materials and equipment furnished and Work performed shall be properly inspected by Contractor, and shall at all times be subject to quality surveillance, observations or quality audit by Owner. Contractor shall provide safe and adequate facilities and all samples, plans, lists and documents necessary for such quality surveillance, observation or quality audit. For this purpose, Owner shall be afforded full and free access to the shops, factories or places of business of Contractor and its subcontractors and suppliers for such quality surveillance, observation or quality audit and to determine the status of the Work. If Contractor covers all or any portion of the Work after proper notification and prior to any quality surveillance or test by Owner, the cost of any necessary uncovering and replacing shall be borne by Contractor. Neither the failure to make such quality surveillance, observation or quality audit, nor to discover defective workmanship, materials, or equipment, nor acceptance of or payment to Contractor for such Work, materials or equipment, shall prejudice the rights of Owner thereafter to correct or reject the same in conformance with Article 20 of the Agreement.

31.2 A procedure for inspections and quality control has been established in the Project Manual. These procedures are material to this Agreement and must be strictly followed.

32 COORDINATION AND CORRELATION OF PLANS AND SPECIFICATIONS

32.1 Contractor represents to Owner that Contractor and it's subcontractors and material and equipment suppliers have carefully reviewed the Contract Documents, including all general and specific details therein, and

compared such Contract Documents to the physical conditions of the Site. Contractor further represents to Owner that Contractor has notified Owner and Design Professional in writing of any and all errors, omissions, ambiguities, or discrepancies known to Contractor or its subcontractors or suppliers to exist within the Contract Documents, and between the Contract Documents and the physical conditions of the Site and that any such known errors, omissions, ambiguities, or discrepancies have been corrected before this Agreement was signed.

33 INDEPENDENT CONTRACTOR

33.1 Contractor represents that it is experienced and properly qualified to perform the type and magnitude of Work provided for in the Contract Documents. Contractor further represents that it is properly licensed, equipped, organized and financed to perform such Work.

33.2 Contractor is an independent contractor engaged in its own business, and is not, nor shall be deemed to be, an agent or employee of Owner. Contractor will not hold itself out or represent itself as an employee of Owner.

33.3 Contractor will not participate in the Retirement Plan for Salaried Employees of Rayonier, Inc., or any of Owner's health insurance programs, life insurance programs, long-term disability programs, or any other welfare or benefit programs during the term of this Agreement, regardless of whether the Internal Revenue Service should classify Contractor as an employee for purposes of Federal employment taxes.

33.4 Nothing contained in this Agreement or any subcontract awarded by Contractor shall create any contractual relationship between any such supplier or subcontractor and Owner. Contractor shall perform all Work in accordance with its own methods subject to compliance with this Agreement.

34 SUBCONTRACTORS

34.1 Within ten (10) days of signing this Agreement, Contractor shall provide Owner with the following:

34.1.1 The form of subcontract agreement to be used by the Contractor;

34.1.2 A list of subcontractors and suppliers to be used by the Contractor with the amount of their subcontractors and copies of signed subcontracts through that time period;

34.1.3 All subcontracts subsequently entered into shall be promptly provided by Contractor to Owner;

34.1.4 From time to time, Contractor will provide Owner within ten (10) days of Owner's written request, a list of all subcontractors and suppliers with whom Contractor has or intends to contract any portion of the performance of the Work or supply of any materials and equipment in compliance with Fla. Stat. § 713.165; and

34.1.5 From time to time, Contractor will provide Owner within ten (10) days of Owner's request, a sworn statement of account signed by Contractor showing the nature of all labor or services performed and to be performed, if any, the materials furnished, the materials to be furnished, if known, the amount paid on account to date, the amount due, and the amount to become due, if known, as of the date of the statement in compliance with Fla. Stat. § 713.16.

34.2 Contractor shall ensure that each Subcontractor agreement and lower tier agreements includes the following:

34.2.1 A provision incorporating all terms and conditions of this Agreement into such agreement;

34.2.2 A provision specifying the withholding of retention by Contractor in at least the same amounts as required by this Agreement;

34.2.3 A provision in all subcontracts, rental agreements, and purchase orders, for the benefit of Owner obligating the subcontractors, equipment lessors or suppliers to remain bound to Owner by their respective agreements with Contractor in the event of Contractor's default under this Agreement or Contractor's termination; and

34.2.4 A provision whereby the subcontractor or supplier waives any of its rights against Owner and Design Professional for damage caused by fire or other casualties for which it is, or under the terms of this Agreement, should be insured.

35 IDENTITY OF INTEREST WITH SUBCONTRACTORS/SUPPLIERS

35.1 Contractor represents to Owner that neither Contractor, nor any officer, director, partner or shareholder who holds ten percent (10%) or more of the outstanding stock of Contractor, has any financial interest in, or as an officer, director, partner or ten percent (10%) plus shareholder of any firm, person or entity which has been or may be contracted to under a subcontract, purchase order, or equipment rental agreement to furnish labor, material, plant, equipment, or services in connection with the construction or the Project. In the event Contractor seeks to enter into any contract with any such party, Contractor agrees to give written notification and obtain the written approval of Owner before entering into such subcontract, purchase order, or equipment rental agreement.

36 AUTHORIZED REPRESENTATIVE – PROJECT MANAGER'S SUPERVISION

36.1 Before starting Work, Contractor shall designate a competent, authorized representative (the "Authorized Representative") acceptable to Owner to represent and act for Contractor. Contractor shall inform Owner, in writing, of the name and address of such representative together with a clear definition of the scope of its authority to represent, act for, and bind Contractor. Such writing will specify any and all limitations of such authority. Contractor shall keep Owner informed of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the Site at all times when Work is in progress. During periods when Work is suspended, arrangements for an authorized representative acceptable to Owner shall be made for any emergency Work which may be required. All notices, determinations, instructions and other communications given to the Authorized Representative of the Contractor shall be binding upon Contractor.

36.2 The Authorized Representative, project managers, superintendents and supervisors for the Project are all subject to prior and continuous approval of the Owner. If, at any time during the term of this Agreement, any of the personnel either functionally or nominally performing any of the positions named above, are, for any reason whatsoever, unacceptable to the Owner, Contractor shall replace the unacceptable personnel with personnel acceptable to the Owner.

36.3 Owner shall also designate a competent, authorized representative ("Owner's Authorized Representative") to represent and act for Owner.

37 LAWS AND REGULATIONS

37.1 Contractor and its employees and representative shall at all times, comply with all Federal, State, and local laws, statutes, rules, regulations, ordinances, orders, codes, and restrictive covenants that apply in any way to the Project or the Work (the "Applicable Law(s)").

37.2 Contractor may submit a proposal to adjust the GMP in the event that there is a change to the Applicable Laws enacted after the Parties sign the Agreement that materially increases the Cost of the Work. Contractor's Proposal will be made within twenty-one (21) days of the effective date of the change to the Applicable Laws, providing detailed documentation of the cost effects of such change to the Applicable Laws will have on the Cost of the Work; otherwise any claim in relation to the change in the Applicable Laws will be deemed waived. If Owner concurs, the Parties will sign a Change Order memorializing the adjustment to the GMP and its basis.

37.3 Contractor will promptly notify Owner and Design Professional in the event that Contractor discovers or becomes aware of any discrepancy or inconsistency between the Contract Documents and any Applicable Laws. Owner will issue such instructions as may be necessary.

38 STANDARDS AND CODES

38.1 Wherever references are made in the Contract Documents to standards or codes in accordance with which Work is to be performed or tested, the edition or revision of the standards or codes in effect on the date of this Agreement shall apply, unless otherwise expressly set forth in the Contract Documents. Unless otherwise specified, reference to such standards or codes is solely for implementation of the technical portions of such standards and codes.

39 COOPERATION WITH OTHERS

39.1 Owner and its separate contractors, service providers, and consultants, and the subcontractors to any of them, will or may be performing operations or other work at the Site during Contractor's performance of the Work, in which event neither Contractor nor Owner nor any of the various contractors, subcontractors, service providers, and consultants will have exclusive right to access and use the Site. Contractor will allow Owner and its separate contractors, service providers, and consultants a reasonable right to access and use the Site in connection with their performance of operations and work on the Site. Contractor further acknowledges that there will or may be reasonable delays and hindrances to the performance of its Work resulting from the shared use of the Site, which have been accounted for in the GMP. Contractor will cooperate with Owner and its separate contractors, service providers, and consultants to avoid any unreasonable delays or hindrances as a result of the shared use of the Site. Owner may require that certain facilities be used concurrently by Contractor and other parties and Contractor shall comply with such requirements.

39.2 If any part of the Work depends on proper execution or results from any work performed by Owner or any separate contractor ("Prior Work"), Contractor shall, prior to proceeding with its Work, promptly report to Owner any apparent discrepancies or defects in such Prior Work that render it unsuitable for proper execution of the Work. Failure of Contractor to so report shall constitute Contractor's acceptance of the Prior Work as fit and proper to receive the Work, except as to latent defects which may subsequently become apparent in such Prior Work.

40 TAXES

Contractor shall pay all taxes, levies, tariffs, duties and assessments of every nature which may be applicable to any Work under this Agreement. The Guaranteed Maximum Price includes all taxes imposed by the Applicable Laws at the time this Agreement was signed. Contractor shall make any and all payroll deductions required by the Applicable Laws. Contractor herein indemnifies and holds the Owner harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions.

41 UTILITIES

41.1 Contractor shall, at its expense, arrange for, develop and maintain all utilities in Work areas to meet the requirements of this Agreement. Such utilities shall be furnished by Contractor at no additional cost to Owner, and shall include, but not be limited to, the following:

41.1.1 Public telephone service for Contractor's use;

41.1.2 Construction power as required at each point of construction;

41.1.3 Water and sanitation facilities as required throughout the construction; and

41.1.4 Waste and garbage service and removal in accordance with local codes.

41.2 Prior to final acceptance of the Work, the Contractor shall, at its expense, satisfactorily remove and dispose of all temporary utilities developed to meet the requirements of this Agreement.

42 WARRANTY

42.1 In addition to other warranties required by the Contract Documents and the Applicable Laws, Contractor warrants to Owner and Design Professional that (1) all materials and equipment furnished in connection with the Work will be, unless expressly specified otherwise by the Contract Documents, new and unused, of good,

merchantable quality, and fit for the particular purpose for which they are intended to be used; (2) all Work will conform to the Contract Documents and the applicable manufacturers' instructions, guidelines, and recommendations; and (3) all Work will be performed with good workmanship and in conformance with the Applicable Laws. Contractor will not be liable under this Section for normal wear and tear, or to the extent that any defective Work is caused by the negligent maintenance, operation, alteration, or repair of persons other than Contractor or its subcontractors or suppliers, or any person or entity for which any of them are responsible. All warranty remedies provided to Owner are in addition to Owner's other rights and remedies under the Contract Documents and the Applicable Laws.

42.2 Contractor will require that all subcontractors and suppliers issue assignable written warranties or guarantees jointly to Contractor and Owner that are consistent with Contractor's warranty obligations in the Contract Documents with respect to their portion of the Work.

42.3 Owner and Contractor expressly agree to opt out of the provisions of Section 558.05, Florida Statutes. The provisions of Chapter 558, Florida Stat., shall not apply to this Agreement.

43 INTELLECTUAL PROPERTY INDEMNITY

43.1 Contractor hereby indemnifies and shall defend and hold harmless Owner and its representatives, respectively, from and against all, claims, losses, costs, damages, and expenses, including attorneys' fees, incurred by Owner and its representatives, respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any copyright, patent, trade secret, or any other type of intellectual property, and arising out of the performance of the Work. Contractor shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by Owner or its representatives; provided that Owner or its representatives shall have notified Contractor upon becoming aware of such claims or actions, and provide further, that Contractor's aforementioned obligations shall not apply to equipment, materials or processes furnished or specified by Owner or representatives.

43.2 Contractor shall have the right, in order to avoid such claims or actions, to substitute, at its expense, non-infringing equipment, materials, or processes or to modify such infringing equipment, materials and processes so they become non-infringing or obtain the necessary licenses to use the infringing equipment, material or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of this Agreement.

44 CONTRACTOR REPRESENTATIONS

44.1 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

44.1.1 Contractor is familiar with the permitting, constructing, inspection and acceptance criteria of the state and local governmental authorities, agencies, and utilities that that are responsible for permitting, inspecting, approving, and accepting the Work.

44.1.2 Contractor acknowledges it has had ample opportunity to visit the Site, analyze the Project, inspect the Contract Documents and request any clarification of the Work.

44.1.3 Contractor agrees it is capable and prepared to perform the Work.

44.1.4 Contractor is familiar with and is satisfied as to all Applicable Laws that may affect cost, progress, and performance of the Work.

44.1.5 Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents.

44.1.6 Contractor is aware of the general nature of any other work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

44.1.7 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents.

44.1.8 The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

44.2 Contractor further represents and warrants to Owner that there exists no conflict of interest or facts or circumstances which might create any appearance of impropriety as a result of Contractor's engagement by Owner hereunder with respect to Contractor's other clients, past or present, except as otherwise disclosed to Contractor in writing prior to entering into this Agreement. Contractor further represents and warrants to Owner that it will continue in good faith to avoid any conflict of interest or business arrangements which could appear to, or might tend to result in a conflict of interest. Contractor shall advise the Owner's Authorized Representative of any conflict of interest that might arise during the performance of this Agreement.

45 INDEMNITY

45.1 To the fullest extent allowed by the Applicable Laws, Contractor will defend, indemnify, and hold Owner, and Design Professional, and any employee, agent, representative, or consultant of any of them, harmless from and against any and all claims, damages, losses, costs, and expenses, including attorney, expert, and consultant fees and legal expenses, that arise out of or relate to any act or omission by Contractor, or any subcontractor or supplier of any tier, or any employee, agent, representative, or consultant of any of them, and results in personal injury, sickness, death, or property damage to the maximum limits of the liability and excess/umbrella insurance that Contractor is required to provide under the Agreement or the GMP, whichever is greater, except in the event that such claims, damages, losses, and expenses are caused by the sole negligence, gross negligence, or willful, wanton or intentional misconduct of the indemnified party or its employees, officers, directors, agents, representatives, or consultants, or for statutory violations or punitive damages (except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of Contractor or any subcontractor or supplier of any tier, or any employee, agent, representative, or consultant of any of them), in which case this obligation shall not apply relative to such indemnified party. Contractor acknowledges that the limitation set forth herein is commercially reasonable and was included in the bid documents before establishing the GMP.

45.2 Contractor's obligations under Section 45.1 will not be limited, waived, or excused by the payment of any damages, benefits, expenses, or compensation under any employee death or disability statute, including worker's compensation, employer's liability, employee benefit, or other such act.

45.3 Contractor will defend, indemnify, and hold Owner and Design Professional, and any employee, agent, representative, and consultant of any of them, harmless from and against any and all claims, damages, losses, and expenses, including attorney, expert, or consultant fees, to the extent arising out of or relating to the following:

45.3.1 The failure of Contractor, or any subcontractor, or supplier, or any employee, officer, agent, representative, or consultant of any of them, to comply with any Applicable Law;

45.3.2 Any Hazardous Material brought to the Site or released by the negligence of Contractor, or any subcontractor or supplier, or, if part of the Work, not properly removed from the Site by Contractor or any subcontractor or supplier, or any employee, officer, agent, representative, or consultant of any of them;

45.3.3 Any lien, claim, or demand by any Subcontractor or Supplier of any tier as a result of any alleged failure of Contractor or any Subcontractor or Supplier of any tier to pay for any portion of the Work, whether valid or not;

45.3.4 Any material breach of the Contract Documents, and

45.3.5 Any claim or demand by Design Professional or any Separate Contractor as a result of any alleged act or omission by Contractor, or any subcontractor or supplier of any tier, or any employee, agent, representative, or consultant of any of them.

46 LIENS

46.1 Contractor agrees to keep the Project, improvements thereof and the ground appurtenant thereto, free and clear of all liens for or on account of any Work done or materials furnished under this Agreement. In the event such a lien is found or claimed against the Project, Contractor agrees that it will, within five (5) days after written notice from Owner, discharge the lien or liens and cause a satisfaction of such lien to be recorded in the public records of Nassau County, Florida, or cause such lien to be transferred to a bond in accordance with Florida Statute §713.24. In the event the Contractor fails to so discharge or bond the lien or liens within such period as required above, Owner shall thereafter have the right, but not the obligation, to discharge or bond the lien or liens. Additionally, the Owner shall thereafter have the right, but not the obligation, to retain out of any payment then due or to become due the Contractor, one hundred fifty percent (150%) of the amount of the lien and to pay Owner's reasonable attorneys' fees and costs incurred in connection therewith.

46.2 The Agreement shall govern in the event any of its provisions conflict with or are otherwise inconsistent with the provisions of §715.12, Florida Statutes.

47 INSURANCE

47.1 Contractor will purchase and maintain insurance with the minimum coverages and limits set forth in "**Contractor's Insurance Requirements**" document, which is attached hereto as **Exhibit "D".**

47.2 To the extent damages are covered and paid by property insurance, the Owner and Contractor waive all claims and rights to recover damages against each other and against Design Professional, and the employees, officers, subcontractors, consultants, agents, and representatives of any of them, except such rights and claims as they may have to the proceeds of such insurance. Owner and Contractor, as applicable, will require those with whom each of them has privity of contract, including Design Professional and the first tier subcontractors, to waive all claims and rights in favor of the other persons identified herein and to include similar waivers in their subcontracts of all tiers.

48 PROJECT CHARACTERISTICS

48.1 Contractor represents and warrants to Owner that Contractor has, by careful examination, satisfied itself as to: (a) the nature, location and character of the Project and the Property; (b) the nature, location and character of the general vicinity in which the Work is to be performed, including, without limitation, its normal climatic conditions, available labor and materials supply and costs, and other tangible and intangible conditions that may adversely affect the timely and proper performance of the Work; and (c) the quality and quantity of all materials, supplies, tools, equipment, labor and services necessary to complete the Work in the manner and within the cost and time required by the Contract Documents.

48.2 Contractor further acknowledges that it will be solely responsible to Owner for the location and protection of all surface and subsurface utility potable and storm water, electric, gas, and sewer lines, cables, pipes, ducts, and conduits.

48.3 Contractor will satisfy itself as to the nature and location of Work and the general and local conditions under which the Work is to be performed particularly, but without limitation, with respect to the following: those conditions affecting transportation, parking, equipment placement, equipment movement, access, hauling, disposal, handling and storage of materials; availability and quality of labor, water and electric power; availability and condition of roads; climatic conditions, location of underground utilities, and physical conditions at the Project area as a whole; topography and ground surface conditions; equipment and facilities needed preliminary to and during performance of this Agreement; and all other matters which can in any way adversely affect the proper and timely performance of the Work, or the cost associated with such performance. The

failure of Contractor to acquaint itself with all applicable conditions will not relieve it from the responsibility for properly estimating either the difficulties or the costs of successfully performing this Agreement. Contractor hereby waives any claim for an increase in the Guaranteed Maximum Price or extension of the Contract Time due to Contractor's failure to fully comply with this Section or due to Contractor's failure to identify conditions pursuant to this Section which later are a reason for the request for additional cost or time.

49 ACCESS TO WORK AREAS

49.1 Owner and its duly authorized representatives and employees, and all duly authorized representatives of governmental agencies having jurisdiction over Work areas or any part thereof shall, at all reasonable times, for the purpose of determining compliance with requirements of this Agreement, have access to the Project and the Work. Contractor shall also arrange for Owner, its said representatives and employees, to have access at all reasonable times to all places where equipment or materials are being manufactured, produced or fabricated for use under this Agreement.

50 DELIVERY, UNLOADING AND STORAGE

50.1 Contractor shall receive, unload, store in a secure place, and deliver from storage to the installation location, all materials, plant and equipment required for the performance of this Agreement. The storage facilities and methods of storing shall meet Owner's approval. Materials and equipment subject to degradation by outside exposure shall be stored in a weathertight or watertight enclosure provided by Contractor.

51 CLAIMS

51.1 No claim by Contractor for an increase in the Guaranteed Maximum Price or extension of the Contract Time shall be considered unless and until Contractor provides Owner with written notice of such claim not later than fourteen (14) days after the occurrence of the event giving rise to such claim, but prior to incurring any expenses by Contractor. Failure to give such notice shall constitute a waiver of such claim.

51.2 Owner will review such claims by the Contractor for an increase in the Guaranteed Maximum Price within ten (10) days of receipt of the claim and either (i) reject the claim, in whole or part, (ii) approve the claim, in whole or in part, (iii) request additional information of Contractor, or (iv) suggest a compromise. Contractor shall not suspend performance of the Work, but may seek to resolve the dispute through the procedures set forth in Section 51.3 of the Agreement.

51.3 With respect to any dispute arising under the Contract Documents, Owner and Contractor agree to submit the dispute to non-binding mediation; provided that the applicable statute of limitations will be tolled during the pendency of such mediation. In the event Owner and Contractor cannot in good faith agree on a mediator within fifteen (15) days of the request of either party for mediation, or, if the parties remain in dispute following mediation, any such dispute will be resolved by binding arbitration administered by the American Arbitration Association under the then-prevailing Construction Industry Rules of that Association. There shall be no interruption of Work pending the arbitration. The parties consent that any arbitration may be consolidated with any other arbitration concerned with the Project to which Owner or Contractor is a party and that a dispute shall not be submitted to such binding arbitration if there are any third parties who are not subject to such binding arbitration but who are necessary and indispensable parties to such dispute.

52 CONTRACTOR-FURNISHED MATERIALS, EQUIPMENT AND WORKMANSHIP

52.1 Contractor will furnish material, equipment and workmanship that conforms with its warranty obligations under Article 42 of the Agreement. Any material or equipment that does not conform to such Warranty obligations will be removed immediately from the Site, and replaced with conforming material and equipment. Any non-conforming workmanship will be corrected immediately. Failure or Owner or Design Professional to discover, or direct Contractor to remove or correct any non-conforming material, equipment and workmanship will not excuse Contractor from its warranty obligations under this Agreement or the Applicable Laws, unless such non-

conforming material, equipment and workmanship is expressly accepted with particularity in a signed Change Order.

52.2 Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems and continuously coordinate all phases of the Work. No allowance of any kind will be made for Contractor's failure to foresee means of completing the Work.

52.3 Contractor acknowledges that "common practice", "industry standards" and "common usage" are minimum standards of quality that may be superseded by the quality required by Contract Documents.

52.4 Contractor shall order and schedule delivery of materials in reasonable time to avoid delays in construction. If an item is found to be unavailable, Contractor shall notify Owner immediately of recommended substitute(s) to permit Owner's selection of a suitable substitute.

52.5 Owner and Design Professional will have shared authority for determining conformance of materials, equipment and systems with the requirements of the Contract Documents. Review and approval of all items proposed by Contractor for incorporation into the Work may be by Owner or Design Professional or both.

52.6 Reference to manufacturers' names, brands and models is to establish the type and quality desired. Substitutions may not be permitted unless specifically noted otherwise. Such substitutions shall be subject to written approval.

52.7 When materials, equipment or systems are specified by, performance only, without reference to specific manufacturers' brands or models, Contractor shall submit its own choice for Owner's review and approval, supported by sufficient evidence of conformity with the Contract Documents.

53 SUBSTITUTIONS

53.1 Prior to proposing any substitute item, Contractor shall satisfy itself that the item proposed is, in fact, equal to that specified, that such item will fit into the space allocated, that such item affords comparable ease of operation, maintenance and service, that the appearance, longevity and suitability for the climate are comparable, and that by reason of cost savings, reduced construction time or similar demonstrable benefit, the substitution of such item will be in Owner's interest.

53.2 The burden of proof of equality of a proposed substitution for a specified item shall be upon Contractor. Contractor shall fully support its request with manufacturer's specifications, test data, and other evidence that will permit Owner and Design Professional to make a reasoned decision on the merits of the proposal. Contractor will provide any further information requested by Owner or Design Professional in connection with a proposed substitution.

53.3 All requests for substitutions with submittal data must be made at least sixty (60) days prior to the time Contractor must order, purchase or release for manufacture or fabrication.

53.4 Any item by a manufacturer other than those specified or of brand name or model number or of generic species other than those specified, will be considered a substitution. Owner will be the sole judge of whether or not the substitution is equal in quality, utility and economy to that specified.

53.5 Materials and methods proposed as substitutions for specified items shall be supported by certification of their approval for use by any or all governmental agencies having jurisdiction over use of specific material or method.

53.6 Substitutions may not be permitted in those instances where the products are designed to match artistic design, specific function or economy of maintenance.

53.7 Approval of a substitution shall not relieve Contractor from responsibility for compliance with all requirements of this Agreement. Contractor shall bear the expense for any changes in other parts of the Work caused by any substitutions.

53.8 If Owner rejects Contractor's substitute item on the first submittal, Contractor may make only one additional request for substitution in the same category.

54 EXPEDITING

54.1 Owner may, but is not obligated to, expedite the manufacture or delivery of equipment and material furnished by Contractor under this Agreement. Owner shall be allowed reasonable access to the shops, factories and other places of business of Contractor and its subcontractors and suppliers, for expediting purposes. As required by Owner, Contractor shall supply schedules and progress reports for Owner's use in expediting and Contractor shall cooperate with Owner and require its subcontractors and suppliers to cooperate with Owner in such expediting. Any expediting performed by Owner shall not relieve Contractor of its sole and primary responsibility for timeliness of delivery of the equipment and material to be furnished under this Agreement. The GMP will be reduced for Owner's cost in expediting any materials and equipment where such action is necessary in Owner's good faith opinion to recover time lost on the Construction Schedule attributable to Contractor or those for whom it is responsible.

55 LINES AND GRADES

55.1 Contractor shall complete the layout of all Work and shall be responsible for all requirements necessary for the execution of any Work in accordance with the locations, lines and grades specified or shown on the plans, subject to such modifications as Owner may require as Work progresses.

55.2 If Contractor or any of its subcontractors or any of their representatives or employees move or destroy or render inaccurate any survey control point, such control point shall be replaced at Contractor's expense and not as a Cost of the Work.

56 CONTRACTOR FURNISHED SHOP DRAWINGS, DATA AND CORRESPONDENCE

56.1 Review and permission to proceed by Owner or Design Professional as stated in this Agreement does not constitute acceptance or approval of design details, calculations, analysis, test methods, certificates or materials developed or selected by Contractor and does not relieve Contractor from full compliance with contractual obligations.

57 SHOP DRAWINGS

57.1 Contractor is and shall be responsible for planning and performance of the Work under this Agreement. Where shop drawings are required for (a) fabrication of Contractor furnished equipment; (b) installing Contractor furnished material or equipment; (c) planning and performance of the Work under this Agreement; such drawings shall be submitted by and at the expense of the Contractor before fabrication, installation or performance is commenced. Owner's review will normally be accomplished within thirty (30) days, and will not exceed ninety (90) days, based on the Contractor's submittal schedule portion of the Construction Schedule, as approved. Such drawings shall include, but not be limited to, match marks, erection diagrams and other details, such as field corrections for proper interconnection, installation, erection of the equipment, and performance of the Work.

57.2 For drawings greater in size than "8½ x 11", Contractor shall provide six (6) copies of a reproducible to the Owner at the expense of the Contractor. The Owner will be the sole judge of the adequacy of the quality of the reproducible and prints and may reject reproducible and/or prints on the basis of quality alone. Such drawings will not be folded, but will be transmitted in mailer rolls manufactured expressly for that purpose. The reproducible with the Owner's review comments will be returned to the Contractor.

57.3 A reproducible copy of drawings equal to or less than "8½ x 11" is not necessary, but seven (7) copies of the unfolded drawings must be transmitted to the Owner.

57.4 If the drawings show variations from the requirements of this Agreement, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Owner approves any such

variation(s), it shall issue an appropriate Agreement modification, except that, if the variation is minor and does not involve a change in price or in time of performance, a modification need not be issued.

57.5 Drawings of a specific piece of equipment shall identify components with the manufacturer's part number or reference drawing number clearly indicated. If reference drawing numbers are used, the review data of such drawings shall be included. Drawings shall indicate design dimensions, maximum and minimum allowable operating tolerances on all major wear fits, i.e., rotating, reciprocating or intermittent sliding fits between shafts or stems and seals, guides and pivot pins. The sequence of submission of all drawings shall be such that all information is available for reviewing each drawing when it is received.

57.6 All drawings submitted by the Contractor shall be approved by the Contractor and, if required by the Contract Documents or the Applicable Laws, by a registered and licensed engineer on the face of each drawing to be reviewed, and shall be furnished in accordance with drawings and data requirements. Owner will conduct a review of Contractor's drawings and return them with comments, approval or rejection. Owner's approval shall not constitute agreement or ratification that the means and methods of construction utilized by Contractor will be successful or that plans meet applicable codes or are otherwise sufficient.

57.7 By approving and submitting shop drawings and samples, the Contractor represents that it has determined and verified all field measurements, field construction criteria, materials and other similar data, and that it has checked and coordinated each shop drawing with the requirements of the Work and of the Contract Documents.

58 DATA AND CERTIFICATES

58.1 When data or certificates are required, nine (9) copies of each shall be submitted by Contractor. Such submittal shall be made not less than thirty (30) calendar days prior to the time that the materials represented by such data or certificates are needed for incorporation into any Work. Data and certificates shall be subject to a review period by Owner of up to twenty (20) days and material represented by such shall not be fabricated, delivered to the Project or incorporated into any Work without such review.

58.2 Certificates shall clearly identify the material being certified and shall include, but not be limited to, providing the following information: Contractor's name, project name, name of the item, manufacturer's name and reference to the appropriate drawing, technical specification section and paragraph number, all as applicable.

58.3 All data and certificates submitted by the Contractor shall be certified by the Contractor on the face of each catalogue, data and certificate to be correct and shall be furnished in accordance with these requirements and the requirements of the technical specification on forms provided by the Owner.

58.4 Owner will conduct a review of Contractor's data and certificates and two copies marked with the review comments listed in Section 54.6 above, will be returned to the Contractor.

59 RESPONSIBILITY FOR WORK SECURITY

59.1 Contractor shall, as a Cost of the Work, at all times conduct all operations under this Agreement in a manner to avoid the risk of loss, theft or damage by vandalism, sabotage or other means to any property. Contractor shall promptly take all reasonable precautions which are necessary and adequate against any conditions which involve a risk of loss, theft or damage to its property. Contractor shall continuously inspect all its Work, materials, equipment and facilities to discover and determine any such conditions and shall be solely responsible for discovery, determination and correction of any such condition.

59.2 Contractor shall comply with all Applicable Laws. Contractor shall cooperate with Owner on all security matters and shall promptly comply with any Project security requirements established by Owner. Such compliance with these security requirements shall not relieve Contractor of its responsibility for maintaining proper security for the above noted items, nor shall it be construed as limiting in any manner Contractor's obligation to undertake reasonable action as required to establish and maintain secure conditions at the Project.

59.3 Contractor shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall furnish these reports to Owner in a timely manner.

60 PROTECTION OF WORK IN PROGRESS, MATERIALS AND EQUIPMENT

60.1 Contractor shall be responsible for and shall bear any and all risk of loss or damage to Work in progress, all materials delivered to the Project, and all materials and equipment involved in the Work until completion and final acceptance of Work under this Agreement.

60.2 Permanent opening or thoroughness for the introduction of Work and materials to the structure and construction Project shall be protected so that upon completion, the entire Work will be delivered to the Owner in proper, whole and unblemished condition.

61 LABOR

61.1 Contractor and its subcontractors shall employ only competent and skilled personnel to perform the Work. Contractor shall, if requested to do so by Owner, remove or cause its subcontractors to remove from the Site and the Property any personnel of Contractor or its subcontractors whom Owner determines are unfit or incompetent to perform their assigned job duties, or are otherwise acting or working in violation of any provision of the Contract Documents or any site rules.

61.2 Work assignments and the settlement of jurisdictional disputes shall conform with either the rules, regulations and procedures of the plan for settlement of jurisdictional disputes in the construction industry, and any successor agreement thereto, or any other mutually established method of determining Work assignments and settling jurisdictional disputes.

61.3 Contractor shall comply with and shall cooperate with Owner in enforcing Site and work rules which directly affect the performance of the Work including but not limited to starting and quitting time, smoking regulations, check-in and check-out procedures, Property safety regulations and security regulations, emergency plans and procedures and daily cleanup.

62 SAFETY

62.1 Contractor shall be fully and solely responsible for conducting all operations under this Agreement at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property and in full compliance with all applicable rules and regulations governing such operations, including rules and regulations established by the Occupational Safety and Health Administration. Contractor shall continually and diligently inspect all Work, materials and equipment to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions.

62.2 Before starting the Work, Contractor shall submit to Owner a written Safety Program. Contractor shall have sole responsibility for implementing its safety program.

62.3 Before starting the Work, Contractor will appoint a full-time safety representative acceptable to the Owner, who shall have the authority and responsibility to implement the Contractor's safety program, and who shall participate in periodic safety meetings. Owner shall not be responsible for supervising the implementation of Contractor's safety program, and shall not have responsibility for the safety of Contractor's or its subcontractor's employees.

62.4 Contractor shall instruct its personnel on the requirements of the Contractor's safety program and shall coordinate with other contractors and subcontractors on safety matters. Contractor shall furnish safety equipment and enforce the use of such equipment by its employees.

62.5 Contractor shall maintain accurate accident and injury reports and shall furnish Owner a monthly summary of injuries and man-hours lost due to injuries.

62.6 Contractor shall maintain all portions of the Work in a neat, clean, safe and sanitary condition at all times.

62.7 Contractor shall ensure that all subcontractors, without expense to Owner, comply with the foregoing provisions.

62.8 Contractor will comply with all rules and regulations (including security, safety, and substance abuse policies and procedures) as may from time to time be implemented by Owner for persons working on the Site.

62.9 Contractor is responsible for ensuring that its vehicles and those of its subcontractors, suppliers, and all others entering the Site on its behalf, are clean before leaving the Site to avoid tracking dirt, mud, rocks, debris, or other materials onto the roadways, and Contractor is responsible for cleaning any materials tracked onto the roadways by such vehicles.

62.10 Owner has the right to impose reasonable requirements and restrictions regarding the days and time of operations at the Site and the conduct of persons working on the Site. By way of example only and without limitation, Owner may restrict Site operations on weekends and during evening hours, and the Owner may prohibit use of radios at the Site or require that radios be kept at a moderate listening level and free of offensive content

62.11 Contractor shall ensure that it and any subcontractors it may use at all times fully comply with all OSHA requirements and all other Applicable Laws regarding Property safety requirements.

62.12 Contractor shall ensure that all of its subcontractors whose activities may impact storm water discharges or controls at the Site will be a co-permittee with Contractor and shall be responsible for compliance with the SCDHEC Storm Water Pollution Prevention Plan (SWPPP) for this Project.

62.13 Contractor shall have a full-time on-Site English-speaking supervisor present on the Site throughout the construction, and Contractor shall provide Owner with the supervisor's name and contact information (including a cell phone number).

62.14 Contractor is responsible for receiving and storing materials at the Site

62.15 Contractor shall take care not to damage any existing trees, paving, sidewalks and curbs orany other improvements.

62.16 Contractor shall take care not to damage or disturb silt fencing and other erosion control devices.

62.17 Contractor will ensure that Contractor and all of its subcontractors and suppliers at all times respect, preserve, protect, comply with all rules and regulations pertaining to, and avoid disturbing or damaging wetlands and other environmental sensitive areas.

62.18 The Contractor shall not utilize on the Site any subcontractor, employee, or other laborer who has a conviction or deferred-adjudication history of any crime that may pose a serious potential risk of injury to any person located upon the subject Site including, but not limited to, such crimes as rape, statutory rape, molestation, sexual assault, indecent exposure, indecency with a child, murder, assault, battery, and kidnapping.

63 PROJECT PROTECTION

63.1 Contractor shall maintain all such items of protection as provided in Article 62 in a satisfactory condition until removal is authorized by Owner.

63.2 Contractor, at its expense and not as a Cost of the Work, shall make all necessary repairs to property damaged by construction operations. Repairs shall be made in a manner satisfactory to Owner.

64 FIRE PREVENTION

64.1 Contractor shall conform to all Applicable Laws pertaining to fire prevention and control within or adjacent to the Project. Necessary precautions to avoid and eliminate fire casualty shall be the responsibility of the Contractor. This includes keeping the work area clear of all trash at all times.

64.2 All tarpaulins used for any purpose during construction of any Work shall be made of material resistant to fire, water and weather and shall bear UL labels. Lighting of any fires, except those required for performance of the Work, on the Project is strictly forbidden.

64.3 Contractor shall provide portable fire extinguishers compatible with the hazard of each Work area and shall instruct its personnel in their location and use. Wherever welding and burning are conducted, inflammable materials shall be protected and a fire watch shall be provided by Contractor to be present during the burning and welding operation to ensure that protective measures are taken and that no fires result from such operation. The fire watch shall have fire extinguisher equipment readily available and know-how for proper use.

65 PUMPING AND DRAINAGE.

65.1 Surface or subsurface water shall not be permitted to accumulate in excavations, except as provided by approved methods by the Applicable Laws and the governing authorities with jurisdiction. Should such conditions develop or be encountered, the water shall be controlled and suitably disposed of by means or methods approved by the Applicable Laws and the governing authorities with jurisdiction. It shall be the Contractor's responsibility to obtain any and all information as to surface or subsurface water conditions and requirements by agencies with jurisdiction, and Contractor shall not be relieved of any of its other requirements under this Agreement due to such conditions, nor shall Contractor be entitled to an extension of time or any other damages by reason of surface or subsurface water conditions.

66 DUST CONTROL

66.1 The Contractor, for the duration of this Agreement shall maintain all excavations, embankments, haul roads, access roads, plant sites, waste disposal areas, borrow areas, and all other Work areas free from dust. Industry accepted methods of dust control suitable for the area involved and approved by Owner will be permitted.

67 POLLUTION

67.1 Contractor shall exercise extreme caution and care to prevent the introduction of any hazardous substances, materials, or wastes into any soil, groundwater, stream, river, lake or other body of water in violation of the Applicable Laws.

67.2 Contractor shall so perform its Work as not to discharge into the atmosphere from any source whatsoever smoke, dust or other air contaminants in violation of the Applicable Laws.

67.3 Contractor will promptly remediate any pollution caused by Contractor's operations or negligence on the Site at its own cost and not as a Cost of the Work.

68 EXPLOSIVES

68.1 Contractor shall obtain all required Federal, State and local permits and licenses and shall be responsible for the proper handling, transporting, storage and use of explosives and shall, at its expense, make good any damage caused by its handling, transporting, storage and use of explosives. Use of explosives shall be subject to prior, written approval by Owner. Further, Owner shall have the right to designate no explosive use areas, or to limit the use of explosives. All blasting shall be coordinated with Owner's blasting consultant. Contractor shall submit daily blasting records to Owner.

69 LIMITATION OF LIABILITY

69.1 Notwithstanding anything to the contrary in the Contract Documents, no present or future constituent partner in, or agent of Owner, nor any shareholder, officer, director, employee, member, trustee, beneficiary or agent of any corporation or trust that is or becomes a constituent partner in Owner, shall be personally liable, directly or indirectly, under or in connection with the Contract Documents, or any document, instrument or certificate securing or otherwise executed in connection with the Contract Documents, or any amendments or modifications to any of the foregoing made at any time or times, heretofore or hereafter; and the subcontractor

and each of its successors and assignees waives and does hereby waive any such personal liability. For purposes of the Contract Documents, and any such instruments and certificates, and any such amendments or modifications, neither the negative capital account of any constituent partner in Owner, nor any obligation of any constituent partner in Owner to restore a negative capital account or to contribute capital to Owner or to any other constituent partner in Owner, shall at any time be deemed to be the property or an asset of Owner or any such other constituent partner (and neither Contractor nor any of its successors or assignees shall have any right to collect, enforce or proceed against or with respect to any such negative capital account or partner's obligation to restore or contribute). As used in this Section, a "constituent partner" in Owner shall mean any direct partner in Owner and any person or entity that is a partner in any partnership that, directly or indirectly through one or more other partnerships, is a partner in Owner.

70 TESTING

70.1 Unless otherwise provided in this Agreement, shop testing of materials or Work shall be performed by Contractor in conformance with the Contract Documents. Field testing of materials or Work shall be performed by Contractor. Should tests, in addition to those required by the Specifications, be desired by Owner or any applicable regulatory agency, Contractor will be advised in reasonable time to permit such testing. Such additional tests will be at Owner's expense, except as such additional tests are required due to Contractor's Work or materials. In this event, such additional (re-test) tests shall be at Contractor's expense.

70.2 Contractor shall furnish samples as requested and shall provide reasonable assistance and cooperation as necessary to permit tests to be performed on materials or Work in place, including reasonable stoppage of Work during testing.

71 CLEANING UP

71.1 Upon completion of any portion of the Work, Contractor shall promptly remove all of its equipment, construction plant, temporary structures and surplus materials not to be used at or near the same location during later stages of Work. Upon completion of the Work and before final payment is made, Contractor shall satisfactorily dispose of all plant, buildings, rubbish, unused materials and other equipment and materials belonging to it or used in the performance of the Work and Contractor shall leave the Project in a neat, clean and safe condition. In the event of Contractor's failure to comply with the foregoing, the Owner may perform such work and deduct its cost and expenses from the GMP.

72 DISPOSAL OF MATERIAL OUTSIDE PROJECT LIMITS

72.1 Contractor shall make its own arrangements for disposal of materials outside the Project limits.

72.2 When any material is to be disposed of outside of the Site, Contractor shall first obtain a written permit from the property owner on whose property the disposal is to be made and Contractor shall file, in writing, with Owner said permit or the certified copy thereof, together with a written release from the property owner absolving the Owner of any and all responsibility in connection with the disposal of material on said property. When material is disposed of as above provided and the disposal location is visible from the Project, Contractor shall dispose of the material in a neat and uniform manner to the satisfaction of Owner.

73 COMMERCIAL ACTIVITIES

73.1 Contractor shall not establish any commercial activity or issue concessions or permits of any kind to third parties for establishing commercial activities on lands owned or controlled by Owner. Contractor shall not allow its employees to engage in any commercial activities on the Project.

74 PROJECT SIGNS

74.1 With the exception of the right reserved by the Owner to erect a sign in connection with the Project and unless otherwise provided in the Contract Documents, the Contractor shall not display or permit to be displayed on or

about the Project, any sign, trademark, poster or other advertising or identifying device, without prior written approval of Owner.

75 PUBLICITY AND ADVERTISING

75.1 Contractor shall not make any announcement or release any information or publish any photographs concerning this Agreement or the Project or any part thereof to any member of the public, press or any official body, unless prior written consent is obtained from Owner.

76 PROTECTION OF EXISTING PROPERTY

76.1 Contractor shall conduct its operations so as not to damage, close or obstruct any improvement, utility installation, highway, road or other property unless and until permits therefor have been obtained. If facilities are closed, obstructed, damaged or rendered unsafe by Contractor's operations Contractor shall, at its expense and not as a Cost of the Work, make such repairs and provide such temporary signage, barricades, guides, lights and other signals as necessary or required for safety and as are acceptable to Owner.

76.2 Unless otherwise specifically provided in this Agreement, Contractor shall not do any Work that would disrupt or otherwise interfere with the operation of any pipeline, telephone, electric transmission line, ditch or other structure nor enter upon lands in their natural state until approved by Owner. Thereafter, and before it begins such Work, Contractor shall give due notice to Owner of its intention to start such Work. Contractor shall not be entitled to any extension of the Contract Time or any extra compensation on account of any postponement, interference or delay caused by any such line, ditch or structure on or adjacent to the Project.

76.3 Contractor shall preserve and protect all cultivated and planted areas and vegetation such as trees, plants, shrubs and grass on or adjacent to the Project which, as determined by Owner, do not reasonably interfere with the performance of this Agreement. Contractor shall be responsible for damage to any such areas and vegetation and for unauthorized cutting of trees and vegetation, including, without limitation, damage arising from the performance of its Work through operation of equipment or stockpiling of materials. All costs in connection with any repairs or restoration necessary or required by reason of any such damage or unauthorized cutting shall be borne by Contractor and not reimbursed as a Cost of the Work.

77 ILLUMINATION

77.1 When any Work is performed at night or where daylight is unavailable or obscured, Contractor shall provide artificial light sufficient to permit Work to be carried on efficiently, inspection. During such time periods the access to the place of Work shall also be clearly illuminated. All wiring for electric light and power shall be installed and maintained in a first-class manner, securely fastened in place at all points and shall be kept as far as possible from telephone wires, signal wires and wires used for firing blasts.

78 NOTICES

78.1 No notice will be effective unless and until sent in the manner set forth herein.

78.2 Written notice to the other Party must be sent to the attention of the individual(s) at the address(es) set forth in Section 78.2 of the Key Business Terms, as may be changed by the applicable Party upon ten (10) days written notice to the other Party.

78.3 Written notice must be sent by express mail (overnight delivery), courier or certified mail, postage prepaid, with a return receipt requested. All notices will be deemed effective upon actual receipt if (a) delivered personally (b) mailed by certified mail, or (c) mailed by express mail, overnight delivery service; provided, however, the effective date of any properly addressed notice will be deemed to be one day after notice is sent. The effective date of notice will be deemed to be the first date of an attempted delivery if the notice was properly addressed and the recipient Party either refused delivery, failed to inform the sending Party of a change in address, or delivery could not be made for reasons not attributable to the sending Party. The designated address for

delivery of notice must include a street address, suite number (if applicable), city, state and zip code. If a notice address does not include such information, the notice address for such party shall be the prior proper address.

79 GOVERNING LAW AND INTERPRETATION

79.1 This Agreement shall be governed by the laws of the State of Florida, notwithstanding its conflict of laws principles.

79.2 This Agreement represents a negotiated arms' length transaction between the Parties. No inference or presumption will drawn against either Party as the drafter of all or a portion of the Contract Documents.

79.3 The invalidity of any provision of the Contract Documents will not invalidate the entire Contract or its remaining terms. If any provision of the Contract Documents violates any Applicable Law or public policy, or is otherwise invalid or unenforceable, then to the full extent allowed by the Applicable Law, an arbitrator or a court will revise that provision to the extent necessary to make it lawful, within public policy, and enforceable and to give effect to the Parties intentions for agreeing to such provision. Provisions that cannot be revised will be deemed severed from the Contract Documents from the remainder of the Contract Documents.

79.4 In the interest of brevity, the Contract Documents omit modifying words such as "all "or "any" and articles such as "the" and "an", but the inclusion of such modifies and articles in one provision and their exclusion in other provisions will not affect the interpretation of either provision. Use of the words "including" will mean "including but limited to" and in no event be interpreted to limit any general statement, term, or matter to the specific items listed.

80 RIGHTS AND REMEDIES

80.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

80.2 Those provisions of this Agreement which by their very nature, survive final acceptance under this Agreement, shall remain in full force and effect after completion, abandonment, or termination, including without limitation all representations, warranties, indemnities, insurance, and bond requirements.

81 SUCCESSORS, ASSIGNS AND ASSIGNMENT

81.1 Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements and obligations contained in this Agreement. It is agreed that Contractor shall not assign, transfer, convey or otherwise dispose of this Agreement or its right, title and interest in and to the same or any part thereof, without previous consent of Owner and concurred to by the Surety.

81.2 It is understood that if Owner assigns its rights and obligations hereunder, Contractor agrees that it shall complete the Work for the assignee under the same terms and conditions. Any entity which may succeed to the rights of the Owner shall be entitled to enforce the rights and obligations of Owner.

81.3 Notwithstanding anything to the contrary contained herein, Owner may assign and transfer its rights and obligations related to or arising out of this Agreement to any other corporation, partnership or other entity and upon such assignment, Owner's shall have no further obligations or liability for any claims or actions relating to this Agreement which arise on or after the date of the assignment.

82 EXAMINATION OF CONTRACTOR'S RECORDS/ACCOUNTING RECORDS

82.1 Contractor shall check all materials, equipment and labor entering into the Work and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement, and the system shall be satisfactory to the Owner.

82.2 During the progress of the Work, Contractor agrees to furnish Owner a copy of its monthly report (showing costs incurred for the preceding month and dollars disbursed to the date thereof) and at least quarterly will furnish an updated report showing anticipated monthly draws through completion. Contractor will provide a final accounting of all Cost of the Work with its application for final payment.

82.3 For four (4) years after final payment under this Agreement, Owner will have access to, and the right to examine, audit, and copy any books, correspondence, subcontracts, purchase orders, documents, receipts, vouchers, payrolls, payment ledgers, memoranda, papers and records of the Contractor in both physical and electronic forms, including metadata, arising out of or relating in any way to the Cost of the Work. Contractor will reimburse Owner for any over-payment discovered as a result of such examination and audit, even if conducted after final payment.

83 ATTORNEYS' FEES

83.1 In the event of litigation or arbitration arising out of or relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees, paralegal fees, and expert fees, from the non-prevailing party and costs and expenses of such litigation or arbitration, whether at the trial level or on appeal.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first written above.

OWNER:

Thomas Jinks
Thomas Jinks (Aug 24, 2022 13:16 EDT)
By: _____
Name: Thomas Jinks
Title: Sr Mgr Real Estate Development

CONTRACTOR:

Travis L. Clements
Travis L. Clements (Aug 24, 2022 13:15 EDT)
By: _____
Name: Travis L. Clements
Title: Project Manager

CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

PROJECT NAME: Wildlight - Pod 4 Park & Trail Mass Grading ; **PROJECT NUMBER:** CB-22-00020 ("Project")

Exhibit "A"

The Key Business Terms

The following terms and conditions will supplement or, if applicable, replace the indicated provisions in the Agreement; all other terms and conditions of the Agreement will remain effective.

The Parties to this Agreement are Wildlight LLC, a Florida limited liability company ("Owner"), whose principal place of business is 1 Rayonier Way, Wildlight, FL 32097, and Burnham Construction, Inc., a Florida corporation ("Contractor"), whose principal place of business is 11413 Enterprise East Blvd., MacClenny, FL 32063 (individually each is a "Party" and collectively they are both "Parties").

PROPERTY: The Project is located at the street address 151 Crosstown Blvd, as designated for the City of Wildlight, County of Nassau in the State of Florida, and more particularly described in the "**Property Description**", which is attached to the Agreement as **Exhibit "B"** ("Property").

SITE: The Site ☐ IS ☒ IS NOT the entire Property. In the event that the Site is not the entire Property, the Site is a portion of the Property designated as follows: , or by Owner.

DESIGN PROFESSIONAL: The Design Professional for the Project is England-Thims & Miller, Inc., a corporation, formed under the laws of the State of Florida ("Design Professional"), whose principal place of business is 14775 Old St. Augustine Road, Jacksonville, FL 32258.

Owner may replace the Design Professional at any time in accordance with its agreement with the Design Professional by providing written notice to Contractor, in which event the replacement design professional will be considered the Design Professional on a going forward basis.

3 CONTRACT DOCUMENTS

3.1.6 Other Contract Documents, if any, consist of the following documents:

.1 ;

.2 ;

5 CONTRACT PRICE

5.1 Contractor's Fee will be N/A percent (N/A%) of the actual Cost of the Work, or the lump sum amount of N/A US Dollars ($N/A), as may be adjusted only in strict conformance with Article 23 of the Agreement.

Contractor guarantees that the Contract Price will not exceed the maximum price of Seven Hundred Nineteen Thousand, Nine Hundred Eighty Eight and 53/100 U .S. Dollars ($719,988.53) (the "Guaranteed Maximum Price" or "GMP"), as may be adjusted only in strict conformance with Article 23 of the Agreement.

5.4.1 The Cost of the Work will include the pro-rata portion of the actual salaries paid to the following approved personnel, if any, employed by Contractor who are stationed at offices other than the Site office when performing services exclusively for the benefit of Owner and the Project:

.1N/A

.2N/A

6 PAYMENT AND PERFORMANCE BONDS

6.1 (Check one of the following) Contractor ☐ WILL ☒ WILL NOT provide payment and performance bonds to the Owner for this Contract.

7 CONTRACT TIME

7.3 The Commencement Date for the Work (the "Commencement Date") will be determined as follows:

☐ Contractor commenced Work on , 20 . All such Work is subject to the terms and conditions of the Contract Documents, and any payments made by Owner in connection with such Work will be credited against the GMP.

☒ Contractor will commence the Work within seven (7) days after Owner provides Contractor with a written Notice to Proceed.

☐ Contractor will commence the Work on , 20 .

7.4 Contractor is obligated to achieve the following milestones within the times or dates indicated

Number	Description of required milestone achievement	Specific date/calendar days
1.	Mass Grading Parcel 4B	60
2.	Mass Grading N/S Trail	30

The Contract Time is ☒ ninety (90) calendar days from the Commencement Date or ☐ the date of , 20 , as may be adjusted only in strict conformance with Article 23 of the Agreement.

12 SUBSTANTIAL COMPLETION

12.1 The "Substantial Completion Date" is the date upon which Contractor is obligated to achieve Substantial Completion of the entire Work.

13 LIQUIDATED DAMAGES

13.1 LIQUIDATED DAMAGES FOR DELAY ☐ apply ☒ do NOT apply: If and to the extent that Liquidated Damages apply to this Agreement, Contractor will be liable for and shall pay to the Owner an amount equal to N/A U.S. Dollars ($N/A) per calendar day for each day after expiration of the Contract Time until Contractor achieves Substantial Completion of the entire Work ("Liquidated Damages"). Notwithstanding the foregoing, Owner may, at its option, deduct the Liquidated Damages from any payment otherwise due Contractor, and reduce the GMP accordingly. In no event will Contractor's payment of Liquidated Damages be considered a Cost of the Work or a valid use of any Contingency. Contractor acknowledges that the Liquidated Damages are a reasonable estimate at the time of contracting of Owner's actual delay damages, and that Owner's actual delay damages would be extremely difficult or impossible to measure at the time of breach. In no event will Contractor take the position that the Liquidated Damages are an unenforceable penalty. The Liquidated Damages will be Owner's exclusive remedy for Contractor's failure to achieve Substantial Completion within the Contract Time; provided, however, the availability of Liquidated Damages will in no event preclude Owner from exercising other right under the Agreement, including without limitation, Owner's termination rights and rights to recover damages resulting from causes other than Contractor's failure to achieve Substantial Completion within the Contract Time.

22 CHANGES

22.3 Contractor's sole markup for all Changes in the Work shall be limited to the following:

22.3.1 Changes to the Work performed by Contractor: Contractor's maximum markup for overhead, general conditions, and profit will be ten percent (10%) of the direct Cost of the Work for the categories identified in Section 22.2;

22.3.2 Changes to the Work performed by subcontractors: Contractor's maximum markup for overhead, general conditions, and profit will be six percent (6%) of the direct Cost of the Work for the categories identified in Section 22.2; and the maximum markup for overhead, general conditions, and profit paid to any subcontractor will be six percent (6%) of the subcontractor's direct Cost of the Work for the categories identified in Section 22.2;

22.3.3 Adjustment to the costs of premiums for bonds will be one percent (1%) of the direct Cost of the Work for the categories identified in Section 22.2; and

22.3.4 Adjustment to the costs of premiums for insurance will be one percent (1%) of the direct Cost of the Work for the categories identified in Section 22.2.

78 NOTICE

78.2 Written notice must be sent and addressed to the Parties, as followings:

OWNER:	Wildlight LLC Attn: Tommy Jinks 1 Rayonier Way Wildlight, FL 32097 Facsimile: (904) 261-9322 Email: tommy.jinks@wildlight.com
with a copy to:	Rayonier Inc. Attn: Law Department 1 Rayonier Way Wildlight, FL 32097 Facsimile # (904) 261-2107 Email: legalnotice@rayonier.com
CONTRACTOR:	Burnham Construction, Inc. Attn: Travis Clements 11413 Enterprise East Blvd. MacClenny, FL 32063 Facsimile: N/A Email: tclements@burnhamconstructioninc.com

Exhibit "B"

Property Description

Recreation And/Or Community Amenity Tract 3 and Mobility Trail Easement 5 of the East Nassau - Wildilght PDP 3 / Pod 4 North Plat as recorded in the Official Records of Nassau County Florida, Plat Book 2593, Page 1790.

EXHIBIT 'C'
LIST OF PLANS & SPECIFICATIONS

DOCUMENT	DATE	REV.	VENDOR
Wildlight PDP #3 Parcel 4B & 8A Common Areas Engineering Plans	3/1/2022	0	England-Thims & Miller, Inc.
Wildlight PDP #3 North/South Trail Engineering Plans	4/7/2022	0	England-Thims & Miller, Inc.
Geotechnical Engineering Report - Wildlight Pod 4	4/15/2020	0	ECS Florida, LLC

EXHIBIT D
GENERAL 4 - INSURANCE FORM

Contractor must have proof of insurance. Purchaser requirements are as follows:

Additional Insured:
Rayonier Inc. its subsidiaries and subsidiaries thereof
1 Rayonier Way
Wildlight, FL 32097

General Liability (Including: Aircraft Liability Insurance, if applicable, Product Liability/ Completed Operations, Contractual Liability)		
	Each Occurrence	$ 1,000,000
	Damage to Rented Premises (Each Occurrence)	$
	Med Exp (Any one person)	$
	Personal & Adv Injury	$ 1,000,000
	General Aggregate	$ 2,000,000
	Products – Comp/Op Agg	$ 2,000,000
Automobile Liability (Including Owned, Non-Owned and Hired Vehicles)		
	Combined Single Limit (Ea accident)	$ 1,000,000
	Bodily Injury (Per person)	$
	Bodily Injury (Per accident)	$
	Property Damage (Per accident)	$
Worker's Compensation	WC Statutory Limits	Statutory
Employer's Liability (1)	Each Accident	$ 1,000,000
	Disease (Ea Employee)	$ 1,000,000
	Disease (Policy Limit)	$ 1,000,000
Professional Liability (if Applicable)	Each Occurrence	$ 1,000,000
Pollution Legal Liability (if Applicable)	Each Occurrence	$ 1,000,000
Umbrella (Excess Liability)	Each Occurrence	$ 5,000,000

Note. The foregoing minimum levels of liability insurance may be evidenced by a primary insurance policy on or by the combination of primary and umbrella (excess) liability policies.

Evidence of Compliance with Insurance Requirements
Prior to commencing Work or entering property or facilities of Purchaser, Contractor shall secure such insurance as necessary to comply with the foregoing requirements and will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement. Under the Professional Liability Insurance requirements, Architect's and Engineer's coverage will be endorsed to include contractual liability. The Certificate of Insurance will further evidence that **RAYONIER INC. its subsidiaries and subsidiaries thereof** has been **NAMED AS AN ADDITIONAL INSURED** under the General Liability Policy, and that Purchaser will be given thirty (30) days written notice prior to cancellation or material change to any policy evidenced. If the General Liability coverage evidenced is written on a "Claims Made" basis, the certificate will so evidence along with stating the "Retroactive Date" contained in the policy. To be acceptable the "Retroactive Date" must be prior to the commencement of any contract with Purchaser. Waiver of Subrogation language for all policies shall be in favor of "Rayonier Inc. its subsidiaries and subsidiaries thereof". Prior to commencing work, it is required that Rayonier be named as the certificate holder on the liability policies, ensure that broker/agent includes the following certificate holder language:

Rayonier Inc. its subsidiaries and subsidiaries thereof
Insurance Compliance
PO Box 100085 - R7
Duluth, GA 30096

Please email copies of certificates of insurance to: rayonier@ebix.com

IMPORTANT
No contractor or company shall commence Work or enter upon the property or facilities of Purchaser, its Division or Subsidiaries, until a Certificate of Insurance as above discussed has been received by Purchaser.

(1) If covered by Washington L&I for workers' compensation, "Stop Gap" coverage must be provided to meet the employer's liability requirement

Rev. 03.10.2022

CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

Exhibit "E"

Unit Prices, Pricing Index, and Allowances

N/A

Exhibit "F"

Construction Schedule

N/A

Exhibit "G"

Draw Schedule

N/A

Exhibit "H"

Schedule of Values

EXHIBIT H

BURNHAM CONSTRUCTION

Pay Item & Proposal Register

Wildlight PDP3 4B REV 1--Wildlight PDP3 4B REV 1 - 7.8.22

Division Code	Description	Pay Quantity	UOM	Currency	Unit Price (current)	Total Price (current)
001000	**General Conditions**	1.00	Lump Sum	U.S. Dollar	$17,776.03	$17,776.03
~~**001000**~~	~~**Construction Entrance**~~	~~1.00~~	~~Each~~	~~U.S. Dollar~~	~~$7,168.35~~	~~$7,168.35~~
003000	**Surveying**	1.00	Lump Sum	U.S. Dollar	$11,850.70	$11,850.70
004000	**As Builts**	1.00	Lump Sum	U.S. Dollar	$8,888.02	$8,888.02
~~**005000**~~	~~**Silt Fence Type III**~~	~~2,477.00~~	~~Linear Feet~~	~~U.S. Dollar~~	~~$4.47~~	~~$11,072.19~~
~~**005000**~~	~~**Tree Protection**~~	~~1,000.00~~	~~Linear Feet~~	~~U.S. Dollar~~	~~$6.47~~	~~$6,470.00~~
006000	**NPDES Permit Compliance**	1.00	Lump Sum	U.S. Dollar	$11,124.81	$11,124.81
007000	**Construction Materials Testing**	1.00	Lump Sum	U.S. Dollar	$11,751.41	$11,751.41
011000	**Dewater for Pond**	2,987.00	Cubic Yard	U.S. Dollar	$0.79	$2,359.73
011000	**Pond Excavation**	2,987.00	Cubic Yard	U.S. Dollar	$4.00	$11,948.00
012000	**Strip Topsoil**	5,119.00	Cubic Yard	U.S. Dollar	$3.38	$17,302.22
012000	**Bury Topsoil Onsite**	5,119.00	Cubic Yard	U.S. Dollar	$3.02	$15,459.38
012000	**Place & Compact Fill**	35,130.00	Cubic Yard	U.S. Dollar	$3.23	$113,469.90
012000	**Import Fill Hauled from Borrow Pit**	32,143.00	Cubic Yard	U.S. Dollar	$10.98	$352,930.14
012000	**Final Dressout**	22,147.00	Square Yard	U.S. Dollar	$1.17	$25,911.99
025000	**Pond Sod**	1,314.00	Square Yard	U.S. Dollar	$4.78	$6,280.92
						~~$631,763.79~~ $607,053.25

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CB-22-00020 - Burnham Construction, Inc. - KLB c081622 - RQ 137935;ZD 78565

Pay Item & Proposal Register

BURNHAM CONSTRUCTION

Wildlight PDP3 Parks and Trails 4B Break Out Pricing--Parks and Trails Break out for Tommy Jinx - Rayonier

Lock Price	Description	Pay Quantity	UOM	Currency	Unit Price (current)	Total Price (current)
☐	**General Conditions**	1.00	Lump Sum	U.S. Dollar	$7,364.25	$7,364.25
☐	**Maintain Haul Road**	1.00	Lump Sum	U.S. Dollar	$3,839.94	$3,839.94
☐	**Surveying**	1.00	Lump Sum	U.S. Dollar	$4,909.56	$4,909.56
☐	**As Builts**	1.00	Lump Sum	U.S. Dollar	$3,683.88	$3,683.88
☐	**Silt Fence Type III**	1,500.00	Linear Feet	U.S. Dollar	$4.48	$6,720.00
☐	**NPDES Permit Compliance**	1.00	Lump Sum	U.S. Dollar	$3,102.84	$3,102.84
☐	**Construction Materials Testing**	1.00	Lump Sum	U.S. Dollar	$4,910.00	$4,910.00
☐	**Strip Topsoil**	1,163.00	Cubic Yard	U.S. Dollar	$3.39	$3,942.57
☐	**Bury Topsoil Onsite**	1,163.00	Cubic Yard	U.S. Dollar	$3.02	$3,512.26
☐	**Place & Compact Fill**	4,604.00	Cubic Yard	U.S. Dollar	$3.24	$14,916.96
☐	**Purchase Import Fill**	4,604.00	Cubic Yard	U.S. Dollar	$11.00	$50,644.00
☐	**Final Dressout**	4,606.00	Square Yard	U.S. Dollar	$1.17	$5,389.02
						$112,935.28

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CB-22-00020 - Burnham Construction, Inc. - KLB c081622 - RQ 137935;ZD 78565

Exhibit "I"

Contractor's W-9

On file

Exhibit "J"

Application for Payment

Sample

APPLICATION AND CERTIFICATION FOR PAYMENT *AIA DOCUMENT G702* PAGE ONE OF 2 PAGES

TO OWNER: PROJECT: APPLICATION NO: Distribution to:
AGENT: [X] OWNER
[ ] ARCHITECT
PERIOD TO: [X] CONTRACTOR
FROM CONTRACTOR: VIA ARCHITECT: [ ]
[ ]
PROJECT NOS:

CONTRACT FOR: CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$
2. Net change by Change Orders		$
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$
5. RETAINAGE:		
a. ___% of Completed Work (Column D + E on G703)	$	
b. ___% of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$
8. CURRENT PAYMENT DUE		$
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

By: _____ Date: _____

State of: Florida County of:
Subscribed and sworn to before me this XXth day of XXXX
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

Exhibit "J"

Application for Payment Cont.

Sample

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: FROM PREVIOUS APPLICATION (D + F)	WORK COMPLETED: THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
General Conditions						-		-	
						-		-	-
						-		-	-
						-		-	
						-		-	-
						-		-	-
	GRAND TOTALS	$	$	$	$	$		$	$

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the licensee.

Exhibit "K"

Unconditional Waiver and Release of Lien

SUBCONTRACTOR/SUPPLIER UNCONDITIONAL
WAIVER AND RELEASE UPON FINAL PAYMENT

STATE OF _____)
)SS
COUNTY OF _____)

In person before the undersigned officer duly authorized to administer oaths, appeared an officer of _____ (name of Subcontractor) (the "Subcontractor"), who has subcontracted with _____ (name of entity contracting with the undersigned) to furnish _____ (scope of materials, labor and services) for the construction of improvements known as _____ (the "Project"), which is owned by _____ ("Owner") and located at _____, Florida, (the "Property").

Upon the receipt of the sum of $_____, as full and final payment for all work performed by Subcontractor in connection with the Project, Subcontractor waives and releases any claims it has or may have against Contractor and its surety, Owner and Wildlight LLC arising out of or relating to all labor, materials, and services provided by or through Subcontractor in connection with the Project.

Given under hand and seal this _____ day of _____, 20___.

_____ (SEAL)
(Name of Subcontractor)
By: _____
Its: _____

Exhibit "L"

Waiver and Release of Lien upon Progress Payment

SUBCONTRACTOR/SUPPLIER WAIVER AND RELEASE OF CLAIMS UPON PROGRESS PAYMENT

STATE OF _____)
)
COUNTY OF _____)

In person before the undersigned officer duly authorized to administer oaths, appeared an officer of _____ (name of Subcontractor) (the "Subcontractor"), who has subcontracted with Burnham Construction, Inc., LLC to furnish _____ (scope of materials, labor and services) for the construction of improvements known as _____ (the "Project"), which is owned by Wildlight LLC ("Owner") and located at _____, Florida (the "Property").

Upon the receipt of the sum of $_____, Subcontractor waives and releases any claims it has or may have against Contractor and its surety, Owner, Wildlight LLC, or their successors by merger, arising out of or relating to all labor, materials, and services provided by, through, or at the instance of Subcontractor in connection with the Project through the date of _____, excluding only retainage and those claims timely noticed, properly made, and specifically identified and reserved below. Identification of a claim previously waived or released shall not revive such claim.

Given under hand and seal this _____ day of _____, 20___.

_____(SEAL)
Name: (Name of Subcontractor)
By: _____
Its: _____

STATE OF _____)

COUNTY OF _____)

Sworn to before me and subscribed in my presence this ____ day of _____, 2017

_____
Notary Public
My commission expires:_____

Exhibit "L"

Waiver and Release of Lien upon Progress Payment Cont.

CONTRACTOR WAIVER AND RELEASE UPON PROGRESS PAYMENT

STATE OF _____)
)
COUNTY OF _____)

In person before the undersigned officer duly authorized to administer oaths, appeared an officer of Burnham Construction, Inc. (the "Contractor"), who has contracted with Wildlight LLC ("Owner") to furnish general contracting services for the construction of improvements known as _____ (the "Project"), which is located at _____, Florida (the "Property").

Upon the receipt of the sum of $_____, Contractor waives and releases any and all liens, claims of lien, and claims it has or may have against Owner, or their successors by merger, arising out of or relating to all labor, materials, and services provided by, through, or at the instance of Contractor in connection with the Project through the date of _____, excluding only retainage and those claims timely noticed, properly made, and specifically identified and reserved below. Identification of a claim previously waived or released shall not revive such claim.

Given under hand and seal this _____ day of _____, 20__.

_____(SEAL)
Burnham Construction, Inc.
By: _____
Its: _____

STATE OF _____)

COUNTY OF _____)

Sworn to before me and subscribed in my presence this ____ day of _____, 2017

_____
Notary Public
My commission expires:_____

Exhibit "M"
Contractor's Progress Payment Affidavit

Directions: [All of the following steps MUST be completed to assure that this form is effective]:

Delivery method: Contractor delivers to Owner when Contractor is given progress payment for all work and materials provided to the Property.

CHECK ONCE COMPLETED:

G First Paragraph - Print name of person executing Affidavit (the "Affiant")

G Item 1 - Fill in the title of Affiant and name of Contractor

G Item 2 - Fill in the complete legal description

G Item 3 - Fill in amount of progress payment

G Item 6 - Fill in amount of most recent progress payment

G Have Contractor's officer (i) sign; (ii) print his/her name; (iii) state his/her title; and (iv) date

G Have two (2) different people witness the signature (print and execute their names)

G Have signature notarized

ALL BLANKS MUST BE FILLED IN COMPLETELY AND CORRECTLY

Exhibit "M" Continued

CONTRACTOR'S PROGRESS PAYMENT AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

BEFORE ME, the undersigned authority, personally appeared _____ _____ ("Affiant") who, being duly sworn according to law, deposes and says the following:

1. Affiant is the _____ (title) of _____ (company name) ("Contractor").

2. Pursuant to a contract with Owner, Contractor has performed and will perform work and labor, and/or furnished and will furnish materials, for the purpose of improving the real property owned by _____ _____ ("Owner"), located in _____ County, Florida ("Property"), and legally described as :

SEE LEGAL DESCRIPTION ATTACHED

3. This affidavit is executed and delivered for the purpose of obtaining a progress payment in the amount of $_____.

4. All lienors engaged by Contractor in connection with the Property have been paid in full, except for the following listed lienors (if no lienors are listed, there are none):

NAME OF LIENOR	AMOUNTS DUE OR TO BECOME DUE

5. Contractor will disburse the requested progress payment to satisfy Contractor's current obligations to all lienors engaged by Contractor in connection with the Property as follows:

NAME OF LIENOR	AMOUNT TO BE PAID

6. The most recent progress payment of $_____ previously received by Contractor was disbursed by Contractor to satisfy Contractor's then current obligations to all lienors engaged by Contractor in connection with the Property as follows:

NAME OF LIENOR	AMOUNT PAID

Partial (or final, as the case may be) waivers of lien from each of the foregoing lienors are attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

Exhibit "M" Continued

Witnesses:

_____

Print Name:_____

_____

Print Name:_____

AFFIANT:

Company Name:_____

By:_____

Name:_____

Title:_____

Date:_____

STATE OF FLORIDA)

)SS:

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 200__, by _____ who is personally known to me or has produced _____ as identification and did (did not) take an oath.

My Commission Expires:

_____

Notary Public

PARTIAL (OR FINAL) WAIVER LIEN (copies attached)

Exhibit "N"

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of $_____ dollars, on check number _____ hereby waives, releases, remises and relinquishes its lien and any and all right to claim of lien or liens for labor, services or materials furnished, or any kind of class of lien whatsoever to Burnham Construction, Inc. on the job of Wildlight LLC to the following described property:

_____

_____

Dated this _____ day of _____, _____ at _____, Florida.

_____

By:_____

Name:_____

Title:_____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by _____, on behalf of the company/individual/partnership. He/She is personally known to me or provided _____ as identification.

My Commission Expires:

_____
Notary Public

Exhibit "O"

CONTRACTOR'S FINAL AFFIDAVIT AND RELEASE OF LIEN
(To be used for all lienors that are in direct contract/privity with owner, including general contractors and professional lienors)

Purpose: To ensure that the general contractor and all persons engaged by the general contractor who furnished services, labor or materials used in improving the Property have been paid. To obtain a release by the general contractor of all lien rights in consideration of **FINAL** payment.

Why to use this form? Protects Owner from a general contractor who has not paid its subcontractors or suppliers. Protects Owner inasmuch as the lienor releases their lien rights on a certain piece of property.

Directions: **[All of the following steps MUST be completed to assure that this form is effective]:**

Delivery method: Contractor delivers to Owner when Contractor is given **FINAL** payment for all work and materials provided to the Property.

CHECK ONCE COMPLETED:

- G (A) Fill in County where real property is located
- G (B) Fill in name of person executing Affidavit (the "Affiant")
- G (C) Fill in the title of Affiant
- G (D) Fill in company name of Contractor - MAKE SURE THIS IS THE FULL NAME (e.g., ABC Construction is not enough, FULL LEGAL name must be included: ABC Construction of Duval, Inc.)
- G (E) Fill in name of Owner (see "Entity Ownership Schedule" attached hereto as **Addendum A** for appropriate information)
- G (F) Fill in County where real property is located
- G (G) Fill in COMPLETE legal description of real property -
  Option 1: typically used for subdivision improvements when work affects entire parcel; or
  Option 2: typically used for improvements affecting a specific lot within a Project.
- G (H) Fill in name of any subcontractors, sub-subcontractors, laborers, suppliers, materialmen, etc. not yet paid by lienor and amounts due thereto
- G (I) Fill in FINAL payment amount
- G (J) Fill in date
- G (K) Fill in company name of lienor on line for Company Name - MAKE SURE THIS IS THE FULL NAME (e.g., ABC Construction is not enough, FULL LEGAL name must be included: ABC Construction of Duval, Inc.)
- G (L) Have an officer of lienor (i) sign; (ii) print his/her name; (iii) print his/her title; and (iv) print full address of lienor
- G (M) Have two (2) different people witness the signature and have each witness sign and print their respective names underneath their signature
- G (N) Notarize - insert county of execution, date of execution, name of officer of lienor, sign and insert commission expiration date.
- G Schedule 1: Attach: (i) a list of all persons, firms, and corporations engaged by lienor who have furnished services, labor, materials, or other items used in improving the Property and the total amounts paid to each; and (ii) final waivers of lien from each of the foregoing.

ALL BLANKS MUST BE FILLED IN COMPLETELY AND CORRECTLY

Exhibit "O" Continued

FINAL AFFIDAVIT AND RELEASE OF LIEN

STATE OF FLORIDA

COUNTY OF **(A)**

BEFORE ME, the undersigned authority, personally appeared **(B)**_____ ("Affiant"), who, after being by me duly sworn according to law, deposes and says of his personal knowledge the following:

1. Affiant is the **(C)**_____ of **(D)**_____ _____ ("Contractor"), which does business in the State of Florida.

2. Pursuant to a Contractor's Agreement (the "Contract") between Owner and Contractor, Contractor has performed work and labor, and/or has furnished materials, for the purpose of improving the real property (the "Property") owned by **(E)**_____ ("Owner"), located in **(F)**_____ County (the "County"), Florida, ("State") and legally described as:

(G) Option 1: PARCEL:_____, PLAT NAME: _____ AS RECORDED IN PLAT BOOK:_____ PAGE:_____ OF THE PUBLIC RECORDS OF THE COUNTY AND STATE.

Option 2: LOT ____, BLOCK _____, SECTOR(S) _____, PARCEL(S) _____, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE ____, OF THE PUBLIC RECORDS OF THE COUNTY AND STATE.

3. The Affiant makes this Final Affidavit and Release of Lien, pursuant to Chapter 713, Florida Statutes, for the express purpose of inducing the Owner to make final disbursement and payment to the Contractor under the Contract.

4. Contractor represents to Owner that all work to be performed under the Contract has been fully completed and that all persons, firms, and corporations engaged by Contractor who have furnished services, labor, materials, or other items used in improving the Property have been paid in full. A list of all such persons, firms and corporations and the total amounts paid to each are attached hereto as ***Schedule 1*** and final waivers of lien from each are also attached hereto. The Contractor has received full and final payment required under the Contract for all work and labor performed, and/or all materials furnished in, to, or about the construction of any building or buildings situated on, or otherwise improving, the Property.

5. There are no persons, firms or corporations engaged by Contractor to improve the Property who have not been paid in full for work done, except those (and for the amounts) listed below (if no exceptions are listed below, there are none):

NAME **(H)**	AMOUNTS DUE
_____	_____
_____	_____

6. The Contractor hereby expressly agrees to indemnify and save Owner, and all of its directors, officers, partners, representatives and agents, harmless from any and all costs and expenses, including reasonable

attorneys' fees, arising out of claims by any laborer, materialmen or subcontractor that they have not been paid for services and/or materials furnished by or through the Contractor in connection with the Property.

Exhibit "O" Continued

7. In consideration of the final payment to Contractor of $**(I)**_____ and all other previous payments paid by Owner to Contractor, the undersigned does hereby for and in behalf of the Contractor hereby waive, release and relinquish the Contractor's right to any claim or demand or right to impose a lien or liens for work done or services or materials furnished or any other class of lien whatsoever by Contractor on the job of Owner to the Property.

FURTHER AFFIANT SAYETH NAUGHT.

Signed sealed and delivered this **(J)** day of _____, ____.

Witnesses:

Company Name **(K)**

(M)_____
Print Name:

(M)_____
Print Name:

By: **(L)**_____
Name:_____
Title:_____

Address:_____
_____

STATE OF FLORIDA
COUNTY OF _____

(N) The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____, who is personally known to me or has produced _____ as identification and did (did not) take an oath.

_____
Signature of Notary Public

My Commission Expires:

SCHEDULE 1

Persons Paid in Full and Amounts Paid

CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

Exhibit "P"
CHANGE ORDER

CONTRACTOR NAME:_____

CHANGE ORDER NO.:_____

DATE:_____

The Owner hereby gives the Contractor a Change Order for, and the Contractor agrees to provide and perform, the materials and Work described below:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION OF WORK

Original Guaranteed Maximum Price	$
Net Price Adjustments for Previous Change Orders - No. _____ through _____	$
Adjusted Guaranteed Maximum Price through Change Order No.	$
Net Price Adjustment for this Change Order No.	$
Adjusted Guaranteed Maximum Price	$

Original Contract Time (expiration date) _____
Net Time Adjustments for Previous Change Orders - No. _____ through _____ (number of days) _____
Adjusted Contract Time through Change Order No. _____ (expiration date) _____
Net Time Adjustment for this Change Order No. _____ (number of days) _____
Adjusted Contract Time (expiration date) _____

Any funds payable to the Contractor hereunder are hereby declared to constitute trust funds in the hands of the Contractor to be first applied to the payment of Subcontractors, laborers and materialmen, and other cost of construction pursuant to law.

The total amount of this Change Order includes all applicable taxes, insurance, bond, delivery, supervision overhead, profit, labor, labor impact, materials, changes, delays, acceleration, cumulative impact, and inefficiency, or any claims therefore, and the Contractor hereby waives any and all claims for such items associates with or related to the Work covered by this Change Order to the extent not set forth herein.

This Change Order represents the entire and integrated agreement between the parties with respect to the Changes set forth herein. This Change Order supersedes all prior negotiations, agreements, understandings, and qualifications, for this change in scope; but this change Order and the Work contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Contract Documents including, without limitation, those concerning payment.

OWNER:

CONTRACTOR:

_____
Authorized Signature
Print Name:_____
Title:_____

_____
Authorized Signature
Print Name:_____
Title:_____

CB-22-00020 - Burnham Construction, Inc. - KLB c081622 - RQ 137935;ZD 78565

Date:_____ Date:_____

SCHEDULE (A)

CHANGE ORDER

DESCRIPTION OF WORK

CONTRACTOR NAME:_____

CHANGE ORDER NO.:_____

DATE:_____

Item	Description	Value

CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

Exhibit "Q"
FIELD

DIRECTIVE

TO:
ATTN:

DATE:

PROJECT:

DIRECTIVE NO.:

ATTACHMENTS:

DESCRIPTION: _____

Subcontractor Total	$-
Overhead @ 5%	$-
Profit @ 5%	$-
Bond @ .75%	$-
TOTAL	$-

Pursuant to Paragraph 24 of the, Owner directs Contractor as follow:

A. Owner does not authorize Contractor to proceed with the described proposed Changes to the Work. Contractor will submit a Proposal to Owner in conformance with Article 22 of the Agreement within (___) days from the date of this Field Directive. Contractor's Proposal will include all applicable quantities by unit, a detailed, itemized breakdown of all additions and credits to the Cost of the Work allowed under Section 22.2 of the Agreement to fully perform the proposed Changes to the Work; and any proposed adjustment to the Contract Time and Milestones. Owner will issue either a Change Order or an amended Field Directive to Contractor in the event Owner elects to accept the proposed adjustments to the Contract Price and Contract Time.

B. Owner directs Contractor to proceed with the described Changes to the Work for an □ increase or □ decrease to the Contract Price in the amount of $_____, which will be formally memorialized by Owner's issuance of a Change Order to Contractor. Notwithstanding the foregoing, Contractor will provide written notice of a claim to Owner in strict conformance with Article 51 of the Agreement and await further direction from Owner before proceeding with the Changes to the Work in the event that Contractor does not agree to such adjustment.

C. Owner directs Contractor to proceed immediately with the described Changes to the Work, and to submit a Proposal to Owner in conformance with Article 22 of the Agreement within (___) days from the date of this Field Directive. Contractor's authorization to proceed under this Field Directive □ IS or □ IS NOT subject to a maximum increase in the GMP of _____, which may be increased only by an amended Field Directive signed by

Owner's representative. Contractor's Proposal will include all applicable quantities by unit; a detailed, itemized breakdown of all additions and credits to the Cost of the Work allowed under Section 22.2 of the Agreement to fully perform the Changes to the Work; and ; and any proposed adjustment to the Contract Time and Milestones. Owner will issue a formal Change Order to Contractor when the Parties reach an agreement upon the adjustment to the Contract Price and Contract Time.

D. Owner directs Contactor to proceed immediately with the described Changes to the Work on a time and material basis for the actual Cost of the Work incurred by Contractor for those categories of Cost of the Work set forth in Section 22.2 of the Agreement. Contractor will maintain accurate time and material records. Contractor will submit all time tickets on a weekly basis to the Owner's representative for verification. Owner will issue a formal Change Order equal to the actual increased Cost of the Work and increased Contract Time attributable to the Changes to the Work based on the signed time tickets and material invoices, plus the Contractor mark-up as specified in Section 22.3 of the Agreement.

E. Owner directs Contractor to proceed immediately with the described work, with both Parties reservating their rights as to whether the described work above constitutes a Change to the Work. Contractor will maintain accurate time and material records based upon the categories of the Cost of the Work identified in Section 22.2 of the Agreement. Contractor will submit all time tickets on a weekly basis to the Owner's representative for verification. Owner and Contractor will resolve their dispute with respect to the described work in conformance with Article 51 of the Agreement.

F. Owner directs Contractor to proceed immediately with the □ correction or □ removal and replacement of the described Work, which Owner has determined is defective. Contractor will provide written notice of a Claim in strict conformance with Article 51 of the Agreement in the event that Contractor believes in good faith that Owner's determination is incorrect. Contractor's notice will not excuse Contractor from promptly and diligently complying with this Field Directive.

All Work, including Changes to the Work, will be performed in conformance with the Contract Documents. All labor and material referenced above is subject to the applicable portions of the Contract Documents. All costs associated with the described Changes to the Work includes any and all time extensions arising out of or relating to the Field Directive, and therefor constitutes no change to the Contract Time. Contractor will coordinate all all Work in progress with the described Changes to the Work.

Comments: Contract Time and Milestones are not changed as a result of this Field Directive.

Approved:		Accepted:	
_____	_____	_____	_____
Owner	Date	Contractor	Date

CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

Exhibit "P"
CHANGE ORDER

CONTRACTOR NAME: Burnham Construction, Inc.

CONTRACT NUMBER: amended: PO000000229 original: CB-22-00020

CHANGE ORDER NO.: 2

DATE: 3/8/2023

The Owner hereby gives the Contractor a Change Order for, and the Contractor agrees to provide and perform, the materials and Work described below:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION OF WORK

Original Guaranteed Maximum Price				$719,988.53
Net Price Adjustments for Previous Change Orders - No.	0	through	1	$356,622.01
Adjusted Guaranteed Maximum Price through Change Order No.		1		$1,076,610.54
Net Price Adjustments for Changer Order No.	2			$704,052.12
Adjusted Guaranteed Maximum Price				$1,780,662.66
Original Contract Time (expiration date)				8/31/2023
Net Time Adjustments for Previous Change Orders - No.	0	through	1	0
Adjusted Contract Time through Change Order No.	1			8/31/2023
Net Time Adjustment for this Change Order No.	2			0
Adjusted Contract Time				8/31/2023

Any funds payable to the Contractor hereunder and hereby declared to constitute trust funds in the hands of the Contractor to be first applied to the payment of Subcontractors, laborers and materialmen, and other cost of construction pursuant to law.

The total amount of their Change Order includes all applicable taxes, insurance, bond, delivery, supervision, overhead, profit, labor, labor impact, materials, changes, delays, acceleration, cumulative impact, and inefficiency, or any claims therefore, and the Contractor hereby waives any and all claims for such items associates with or related to the Work covered by this Change Order to the extent not set forth herein.

This Changer Order represents the entire and integrated agreement between the parties with respect to the Changes set forth herein. This Change Order supersedes all prior negotiations, agreements, understandings, and qualifications, for their change in scope; but this Change Order and the Work contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Contract Documents including, without limitation, those concerning payment.

OWNER:

Thomas Jinks
Authorized Signature
Print Name: Thomas Jinks
Title: Sr. Manager, Real Estate Development

CONTRACTOR:

Justin Dixon
Authorized Signature
Print Name: Justin Dixon
Title: Project Manager

SCHEDULE (A)

CHANGE ORDER

DESCRIPTION OF WORK

CONTRACTOR NAME: Burnham Construction, Inc.
CONTRACT NUMBER: amended: PO000000229 original: CB-22-00020
CHANGE ORDER NO.: 2
DATE: 3/8/2023

Item	Description	Value
4B Hardscape (CC061)	Install sidewalk, MUP and sod/seed and mulch.	
01.01.10.00.PUR	General Conditions	$10,676.75
01.00.53.00.PUR	As Builts	$3,939.76
01.02.21.13.PUR	Surveying	$5,253.01
01.32.16.00.PUR	Curb	$15,634.08
01.32.16.23.PUR	Sidewalks & Flatwork	$46,991.69
01.32.36.02.PUR	Trails	$144,972.61
01.32.92.00.PUE	Grassing	$53,748.36
	Subtotal	$281,216.26
N/S Trail Hardscape (CC059)	Install Multi Use Path, Drainage and sod/seed and mulch	
01.01.10.00.PUR	General Conditions	$13,626.99
01.00.53.00.PUR	As Builts	$4,814.40
01.02.21.13.PUR	Surveying	$6,419.20
01.31.00.00.PUR	Earthwork	$30,759.61
01.31.22.20.PUR	Import Fill	$57,943.34
01.32.36.01.PUR	Multi Use Path	$200,353.10
R01.32.92.00.PUE	Grassing	$58,449.50
01.33.40.00.PUR	Storm Drainage	$50,469.72
	Subtotal	$422,835.86

EXHIBIT 'C'
LIST OF PLANS & SPECIFICATIONS

DOCUMENT	DATE	REV.	VENDOR
Wildlight PDP #3 Parcel 4B & 8A Common Areas Engineering Plans	11/16/2022	2	England-Thims & Miller, Inc.
Wildlight PDP #3 North/South Trail Engineering Plans	12/1/2022	0	England-Thims & Miller, Inc.
Geotechnical Engineering Report - Wildlight Pod 4	4/15/2020	0	ECS Florida, LLC

[Pay Item & Proposal Register]

[Burnham Construction]
[Wildlight Parcel 4B CO2 Hardscape - REV 001]

Division Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)					$7,879.52
001000	**General Conditions**	1.00	Lump Sum	$7,879.52	$7,879.52
003000 (Surveying)					$5,253.01
003000	**Surveying**	1.00	Lump Sum	$5,253.01	$5,253.01
004000 (As Builts)					$3,939.76
004000	**As Builts**	1.00	Lump Sum	$3,939.76	$3,939.76
007000 (Construction Materials Testing)					$2,797.23
007000	**Construction Materials Testing**	1.00	Lump Sum	$2,797.23	$2,797.23
020000 (Subsoil Stabilization)					$42,928.27
020000	**Subgrade for Sidewalk**	783.00	Square Yard	$3.29	$2,576.07
020000	**Subsoil Stabilization/Stablized Shoulders**	3,116.00	Square Yard	$12.95	$40,352.20
021000 (Base)					$62,061.40
021000	**4" Limerock (MUP)**	1,220.00	Square Yard	$14.39	$17,555.80
021000	**8" Limerock (MUP w/ Stabilized Shoulder)**	1,830.00	Square Yard	$24.32	$44,505.60
022000 (Asphalt Paving)					$40,793.22
022000	**1 1/2" Asphalt Multi-Use Path**	2,106.00	Square Yard	$18.61	$39,192.66
022000	**Prime Limerock**	2,106.00	Square Yard	$0.76	$1,600.56
023000 (Striping & Signs)					$1,765.79
023000	**Striping & Signs**	1.00	Lump Sum	$1,765.79	$1,765.79
024000 (Concrete)					$60,049.70
024000	**6" Header Curb**	594.00	Linear Feet	$26.32	$15,634.08
024000	**5' Sidewalk**	4,850.00	Square Feet	$5.22	$25,317.00
024000	**Turndown for Sidewalk**	85.00	Linear Feet	$15.07	$1,280.95
024000	**Concrete - Flat Work Pad**	2,197.00	Square Feet	$8.11	$17,817.67

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[Pay Item & Proposal Register]

[Burnham Construction]
[Wildlight Parcel 4B CO2 Hardscape - REV 001]

Division Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
025000 (Grassing)					$53,748.36
025000	**Site/Slope Sod**	7,476.00	Square Yard	$4.78	$35,735.28
025000	**Site Seed and Mulch**	13,332.00	Square Yard	$0.88	$11,732.16
025000	**Pond Sod**	1,314.00	Square Yard	$4.78	$6,280.92
					$261,216.26

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[Pay Item & Proposal Register]

[Burnham Construction]
[Wildlight N-S Trails CO 3 Update - REV 001]

Division Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)					$9,628.78
001000	**General Conditions**	1.00	Lump Sum	$9,628.78	$9,628.78
003000 (Surveying)					$6,419.20
003000	**Surveying**	1.00	Lump Sum	$6,419.20	$6,419.20
004000 (As Builts)					$4,814.40
004000	**As Builts**	1.00	Lump Sum	$4,814.40	$4,814.40
007000 (Construction Materials Testing)					$3,998.21
007000	**Construction Materials Testing**	1.00	Lump Sum	$3,998.21	$3,998.21
012000 (Earthwork)					$88,702.95
012000	**Strip Topsoil**	1,020.00	Cubic Yard	$3.38	$3,447.60
012000	**Bury Topsoil Onsite**	1,020.00	Cubic Yard	$3.02	$3,080.40
012000	**Place & Compact Fill**	5,642.00	Cubic Yard	$3.23	$18,223.66
012000	**Purchase Import Fill Material**	5,642.00	Cubic Yard	$10.27	$57,943.34
012000	**Final Dressout**	5,135.00	Square Yard	$1.17	$6,007.95
015000 (Storm Drain)					$50,469.72
015000	**Dewater Storm Drain**	300.00	Linear Feet	$13.28	$3,984.00
015000	**12"x18" Mitered End Section**	6.00	Each	$3,049.62	$18,297.72
015000	**12" x 18" RCP 0-6' Deep**	300.00	Linear Feet	$87.44	$26,232.00
015000	**Punch Out Storm Drain**	300.00	Linear Feet	$2.11	$633.00
015000	**TV Storm Drain**	300.00	Linear Feet	$4.41	$1,323.00
020000 (Subsoil Stabilization)					$46,974.84
020000	**Subsoil Stabilization Trail /Shoulder**	3,746.00	Square Yard	$12.54	$46,974.84
021000 (Base)					$89,267.18
021000	**8" Limerock Trail/ Shoulder**	3,746.00	Square Yard	$23.83	$89,267.18

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[Pay Item & Proposal Register]

[Burnham Construction]
[Wildlight N-S Trails CO 3 Update - REV 001]

Division Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
022000 (Asphalt Paving)					$64,111.08
022000	**1 1/2" Asphalt Pavement 12' Trail**	3,292.00	Square Yard	$18.61	$61,264.12
022000	**Prime Limerock**	3,746.00	Square Yard	$0.76	$2,846.96
025000 (Grassing)					$58,449.50
025000	**Site Sod**	3,435.00	Square Yard	$4.78	$16,419.30
025000	**Strip Sod back of Trail**	710.00	Square Yard	$4.78	$3,393.80
025000	**Site Seed and Mulch**	18,243.00	Square Yard	$0.88	$16,053.84
025000	**Wildflower Seed**	12,012.00	Square Yard	$1.88	$22,582.56
					$422,835.86

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CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

Exhibit "P"
CHANGE ORDER

CONTRACTOR NAME: Burnham Construction, Inc.

CONTRACT NUMBER: PO000000229

CHANGE ORDER NO.: 3

DATE: 3/8/2023

The Owner hereby gives the Contractor a Change Order for, and the Contractor agrees to provide and perform, the materials and Work described below:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION OF WORK

Original Guaranteed Maximum Price				$719,988.53
Net Price Adjustments for Previous Change Orders - No.	0	through	2	$1,060,674.13
Adjusted Guaranteed Maximum Price through Change Order No.		2		$1,780,662.66
Net Price Adjustments for Changer Order No.	3			$145,859.65
Adjusted Guaranteed Maximum Price				$1,926,522.31
Original Contract Time (expiration date)				8/31/2023
Net Time Adjustments for Previous Change Orders - No.	0	through	2	0
Adjusted Contract Time through Change Order No.	2			8/31/2023
Net Time Adjustment for this Change Order No.	3			0
Adjusted Contract Time				8/31/2023

Any funds payable to the Contractor hereunder and hereby declared to constitute trust funds in the hands of the Contractor to be first applied to the payment of Subcontractors, laborers and materialmen, and other cost of construction pursuant to law.

The total amount of their Change Order includes all applicable taxes, insurance, bond, delivery, supervision, overhead, profit, labor, labor impact, materials, changes, delays, acceleration, cumulative impact, and inefficiency, or any claims therefore, and the Contractor hereby waives any and all claims for such items associates with or related to the Work covered by this Change Order to the extent not set forth herein.

This Changer Order represents the entire and integrated agreement between the parties with respect to the Changes set forth herein. This Change Order supersedes all prior negotiations, agreements, understandings, and qualifications, for their change in scope; but this Change Order and the Work contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Contract Documents including, without limitation, those concerning payment.

OWNER:

Thomas Jinks
Authorized Signature
Print Name: Thomas Jinks
Title: Sr. Manager, Real Estate Development

CONTRACTOR:

Justin Dixon
Authorized Signature
Print Name: Justin Dixon
Title: Project Manager

SCHEDULE (A)

CHANGE ORDER

DESCRIPTION OF WORK

CONTRACTOR NAME: Burnham Construction, Inc.
CONTRACT NUMBER: PO0000000229
CHANGE ORDER NO.: 3
DATE: 3/8/2023

Item	Description	Value
Founders Park Trail (CC059)	Install Gravel and Concrete Trail	
01.01.10.00.PUR	General Conditions	$3,126.92
01.00.53.00.PUR	As Builts	$975.25
01.01.57.13.PUR	Erosion Control	$6,013.35
01.02.21.13.PUR	Survey	$1,300.33
01.02.41.00.PUR	Demolition	$2,250.40
01.31.00.00.PUR	Earthwork	$50,646.10
01.31.22.20.PUR	Import Fill	$15,405.00
01.32.36.02.PUR	Trails	$58,092.30
01.32.92.00.PUE	Grassing	$8,050.00
	Total	$145,859.65

EXHIBIT 'C'
LIST OF PLANS & SPECIFICATIONS

DOCUMENT	DATE	REV.	VENDOR
Wildlight PDP #3 Parcel 4B & 8A Common Areas Engineering Plans	11/16/2022	2	England-Thims & Miller, Inc.
Wildlight PDP #3 North/South Trail Engineering Plans	12/1/2022	0	England-Thims & Miller, Inc.
Geotechnical Engineering Report - Wildlight Pod 4	4/15/2020	0	ECS Florida, LLC
Sloped Trail Connection Site Plan Exhibit	2/1/2023	0	England-Thims & Miller, Inc.

[Pay Item & Proposal Register]

[Burnham Construction]
[Founders Park Trail Connection REV 001]

Division Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)					$1,950.50
001000	**General Conditions**	1.00	Lump Sum	$1,950.50	$1,950.50
003000 (Surveying)					$1,300.33
003000	**Surveying**	1.00	Lump Sum	$1,300.33	$1,300.33
004000 (As Builts)					$975.25
004000	**As Builts**	1.00	Lump Sum	$975.25	$975.25
005000 (Erosion Control)					$6,013.35
005000	**Silt Fence Type III**	300.00	Linear Feet	$4.47	$1,341.00
005000	**Tree Protection**	300.00	Linear Feet	$9.41	$2,823.00
005000	**River Rock**	15.00	TN	$123.29	$1,849.35
007000 (Construction Materials Testing)					$1,176.42
007000	**Construction Materials Testing**	1.00	Lump Sum	$1,176.42	$1,176.42
009000 (Demolition)					$2,250.40
009000	**Demo Existing Asphalt**	145.00	Square Yard	$15.52	$2,250.40
011000 (Pond Excavation)					$1,258.47
011000	**Dewater for Trail**	1,593.00	Cubic Yard	$0.79	$1,258.47
012000 (Earthwork)					$60,636.58
012000	**Site Cut**	428.00	Cubic Yard	$3.56	$1,523.68
012000	**Place & Compact Fill**	1,500.00	Cubic Yard	$26.90	$40,350.00
012000	**Purchase Import Fill Material**	1,500.00	Cubic Yard	$10.27	$15,405.00
012000	**Final Dressout**	2,870.00	Square Yard	$1.17	$3,357.90
020000 (Subsoil Stabilization)					$4,156.05
020000	**Subgrade for Gravel / Concrete Trails**	1,345.00	Square Yard	$3.09	$4,156.05
021000 (Base)					$43,176.00

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[Pay Item & Proposal Register]

[Burnham Construction]
[Founders Park Trail Connection REV 001]

Division Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
021000	**Gravel Trail w/ Filter Fabric**	1,200.00	Square Yard	$17.91	$21,492.00
021000	**4" Crushcrete Base for Gravel Trail**	1,200.00	Square Yard	$18.07	$21,684.00
023000 (Striping & Signs)					$588.25
023000	**Bollards**	1.00	Each	$588.25	$588.25
024000 (Concrete)					$14,328.05
024000	**Remove & Replace Curb**	1.00	LS	$1,974.01	$1,974.01
024000	**10' Sidewalk**	1,306.00	Square Feet	$7.64	$9,977.84
024000	**A.D.A. Mats**	20.00	Square Feet	$44.71	$894.20
024000	**Concrete Trail Access Apron**	120.00	Square Feet	$12.35	$1,482.00
025000 (Grassing)					$8,050.00
025000	**Site Sod**	1,500.00	Square Yard	$4.78	$7,170.00
025000	**Site Seed and Mulch**	1,000.00	Square Yard	$0.88	$880.00
					$145,859.65

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CONSTRUCTION AGREEMENT
COST PLUS with GUARANTEED MAXIMUM PRICE

Exhibit "P"
CHANGE ORDER

CONTRACTOR NAME: Burnham Construction, Inc.

CONTRACT NUMBER: PO000000229

CHANGE ORDER NO.: 4

DATE: 6/8/2023

The Owner hereby gives the Contractor a Change Order for, and the Contractor agrees to provide and perform, the materials and Work described below:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION OF WORK

Original Guaranteed Maximum Price				$719,988.53
Net Price Adjustments for Previous Change Orders - No.	0	through	3	$1,206,533.78
Adjusted Guaranteed Maximum Price through Change Order No.		3		$1,926,522.31
Net Price Adjustments for Changer Order No.	4			$29,964.00
Adjusted Guaranteed Maximum Price				$1,956,486.31
Original Contract Time (expiration date)				8/31/2023
Net Time Adjustments for Previous Change Orders - No.	0	through	3	0
Adjusted Contract Time through Change Order No.	3			8/31/2023
Net Time Adjustment for this Change Order No.	4			0
Adjusted Contract Time				8/31/2023

Any funds payable to the Contractor hereunder and hereby declared to constitute trust funds in the hands of the Contractor to be first applied to the payment of Subcontractors, laborers and materialmen, and other cost of construction pursuant to law.

The total amount of their Change Order includes all applicable taxes, insurance, bond, delivery, supervision, overhead, profit, labor, labor impact, materials, changes, delays, acceleration, cumulative impact, and inefficiency, or any claims therefore, and the Contractor hereby waives any and all claims for such items associates with or related to the Work covered by this Change Order to the extent not set forth herein.

This Changer Order represents the entire and integrated agreement between the parties with respect to the Changes set forth herein. This Change Order supersedes all prior negotiations, agreements, understandings, and qualifications, for their change in scope; but this Change Order and the Work contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Contract Documents including, without limitation, those concerning payment.

OWNER:

Thomas Jinks
Thomas Jinks (Jun 27, 2023 12:26 EDT)

Authorized Signature
Print Name: Thomas Jinks
Title: Sr Mgr Real Estate Dev

CONTRACTOR:

Justin Dixon
Justin Dixon (Jun 27, 2023 12:52 EDT)

Authorized Signature
Print Name: Justin Dixon
Title: Project Manager

SCHEDULE (A)

CHANGE ORDER

DESCRIPTION OF WORK

CONTRACTOR NAME: Burnham Construction, Inc.
CONTRACT NUMBER: PO000000229
CHANGE ORDER NO.: 4
DATE: 6/8/2023

Item	Description	Value
Founders Park Trail (CC059)		
01.32.36.02.PUR	Substitute decomposed granite	$8,494.00
01.32.36.02.PUR	Add steel eding	$21,470.00
	Total	$29,964.00

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

[SR 200 AND FOUNDERS PARK TRAIL BOARDWALKS, WHISTLING DUCK POND DOCK]

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 1 day of March, 2024, by **Dockworks of North East Florida LLC**, a Florida limited liability company, having offices located at 417 Stowe Avenue, Suite B, Orange Park, Florida 32073 ("**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 A,** 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 **Exhibit 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 **Exhibit B**.

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

ATTEST

Nancy L. Dillon

Nancy L. Dillon
[print name]

Stephanie Merring

Stephanie Merring
[print name]

DOCKWORKS OF NORTH EAST FLORIDA LLC, a Florida limited liability company

By: Robert D. Mathews
Its: C.O.O.

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS (HIGHLIGHTED PORTION) & ACQUISITION COST

Founders Park trail and boardwalk and SR 200 trail and boardwalk, and Whistling Duck pond dock improvements constructed pursuant to that Services Agreement (Contract No. CN-22-00142) dated October 20, 2022 (for Founders Park Boardwalk), Services Agreement (Contract No. CB-22-00018) dated August 15, 2022 (for SR 200 Trail), Services Agreement (Contract No. CB-22-00019) dated August 15, 12022 each by and between Wildlight LLC and Dockworks of Northeast Florida LLC, as more particularly described below:

Improvement	Total Contract Cost	District Eligible Amount	Acquisition Cost[1]
Founders Park Trail and Boardwalk, and SR 200 Trail and Boardwalk improvements	$870,803.00	$870,803.00	$870,803.00
Whistling Duck Pond Dock	$163,500.00	$105,700.00	$0
TOTAL COSTS	**$1,034,303.00**	**$976,503.00**	**$870,803.00**

[1] Acquisition Cost includes costs associated with mobility trails which are eligible for mobility fee credit to be issued by the County ("Mobility Fee Creditable Improvement"). Payment for such Mobility Fee Creditable Improvement, if any, may further be governed by an agreement between the Developer and the District, which may reduce the estimated eligible Acquisition Cost. Further, while the above referenced "Whistling Duck Pond Dock" were installed by Dockworks of Northeast Florida LLC per the above-referenced agreements, they are being acquired by the District by donation from the Developer pursuant to a separate acquisition packet, thus are excluded from the total anticipated Acquisition Cost.

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

SR 200 BOARDWALK AND TRAIL LOCATION:

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses: N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.52 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 83°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

and; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'09" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 76°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 30°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°46'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.60 feet; thence S 68°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 46.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 48-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 48-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 18°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

FOUNDERS PARK TRAIL AND BOARDWALK LOCATION:

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.36 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

TOGETHER WITH:

Whistling Duck Pond docks and associated improvements constructed pursuant to that Services Agreement (Contract No. CB-22-00019) dated August 15, 2022 (for Cointoss & Whistling Duck Docks), by and between Wildlight LLC and Dockworks of Northeast Florida LLC, as summarized below:

RECREATION IMPROVEMENTS: recreational and/or community amenity improvements including fishing dock, located on stormwater facility known as Whistling Duck Pond, all 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:

> **RECREATION AND/OR COMMUNITY AMENITY TRACT 2 (AKA WHISTLING DUCK POND)**, CONTAINING 15.53 ACRES, 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

Contract No. CN-22-00142

THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO THE UNIFORM ARBITRATION ACT § 15-48-10, ET. SEQ, CODE OF LAWS OF SC, 1976 AS AMENDED.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") made and entered into October 20, 2022, ("Effective Date") is by and between Wildlight LLC, a Delaware limited liability company, representing and acting on behalf of its affiliates and/or subsidiaries, with a business address at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and Dockworks of Northeast Florida, LLC, a Florida limited liability company, authorized to do business in the state in which services are being performed hereunder, whose business address is 417 Stowe Avenue, Orange Park, FL 32073, hereinafter called "Contractor".

In consideration of Contractor's performance of the services described in this Agreement and all of the agreements hereinafter set forth, Purchaser and Contractor agree as follows:

1.0 SCOPE OF WORK Contractor shall perform the services described in Appendix A attached hereto and incorporated herein, and shall furnish at its sole expense all labor, supervision, materials, supplies and equipment necessary to complete the services in a timely and workmanlike manner, in accordance with the terms of this Agreement and the specifications set forth in Appendix A ("Work").

2.0 RIGHT TO ENTER AND PERFORM THE WORK FOR COMPENSATION Purchaser grants Contractor the right to enter certain real property described and/or depicted in maps attached as Appendix B, hereinafter called "Land" or "Lands".

3.0 AGREEMENT PRICE Contractor agrees to fully perform to completion, according to the terms, conditions, and specifications of this Agreement, all Work required hereunder.

3.1 Fee. Purchaser shall pay Contractor for the Work performed under this Agreement based on:

The construction and installation of Wildlight PDP #3 Timber Boardwalk as further detailed in attached Appendix A-1 at Parcels 4B & 8A Common Areas as further detailed in the attached maps labeled as Appendix A-2.

During the Term of this Agreement, Contractor may be requested to use various equipment belonging to Purchaser, including, but not limited to forklifts, truck, hoses, and pumps, as needed, at the hourly rate setforth above.

3.2 Expenses. Purchaser will not pay expenses incurred in the performance of Contractor's Work hereunder.

3.3 Expenditure Limit. The total cost for all Work performed under this Agreement (including expenses, if applicable) shall not exceed $207,341.00 and Purchaser shall not be obligated to pay Contractor any amount in excess thereof without advance written approval from Purchaser.

4.0 TERM The term of this Agreement shall be for the period commencing on the Effective Date and ending on October 31, 2023 (the "Term"), unless earlier terminated as set forth in this Agreement.

5.0 TIME IS OF THE ESSENCE Time is of the essence in the performance of this Agreement. Contractor agrees to diligently and continuously carry on its operations until all Work has been completed satisfactorily and accepted by Purchaser. Contractor's Work progress will be periodically reviewed by Purchaser.

6.0 PAYMENTS Subject to the fulfillment of all terms herein, Contractor shall invoice Purchaser for all Work performed hereunder. Payment for conforming Work will be made within thirty (30) days of Purchaser's receipt of a correct invoice. At reasonable times and upon reasonable notice, Purchaser shall have the right, at its expense, to inspect Contractor's books, contracts, and records which are relevant to Purchaser's payments under this Agreement.

7.0 RIGHT OF ENTRY Purchaser grants to Contractor the right to enter upon the Lands at any and all times during the Term with tools, wagons, carts, trucks, personnel and equipment necessary for the fulfillment of this Agreement, together with the right to use all of the roads on the Lands, and any other lands of Purchaser or lands of others over which Purchaser has the right to grant Contractor access to the Lands near or adjacent to the Lands, to the extent that such use is necessary for the performance of the Work. **Contractor acknowledges that others have been given permission to enter the Lands including hunting club members who may be upon the Lands with weapons to hunt and timber vendees who may be upon the Lands to harvest timber and other forest products with men and machinery.** Purchaser further grants to Contractor the right to erect temporary structures upon the Lands. Contractor shall have and is hereby granted the right (in accordance with Article 493 of the Louisiana Civil Code and the applicable laws of other states) at any time during the term hereof and for ninety (90) days thereafter, to remove any and all machinery, equipment and other property of Contractor, whether or not so fixed to the Lands as to be regarded in law as a part of the Lands, provided that the Lands and other property are not damaged as a result of such removal, and if so damaged, they shall be repaired and restored to their original state by Contractor at its expense. Trucks, tractors, and other equipment shall be parked to the side of the roads to allow access to through traffic at all times. In the event Contractor does not remove its equipment within the time specified, Purchaser shall have the right to treat the equipment remaining on its Lands as abandoned property, remove it from the Lands, and sell the equipment on commercially reasonable terms. The proceeds of any sale of the equipment shall be applied first to the cost of removal and sale of the equipment and any balance remaining paid to Contractor.

Purchaser expressly reserves all other rights relating to use of the Land, subject only to the grant of use set forth above.

8.0 INDEPENDENT CONTRACTOR Contractor is acting in the capacity of an independent contractor. The relationship of the parties under this Agreement will not constitute a partnership or joint venture. Nothing herein shall be construed to create the relationship of employer and employee or principal and agent. Contractor will have no right, power or authority to act for Purchaser or to represent or bind Purchaser as to any matters. Contractor will not attempt to enter into any agreements, commitments, or incur any debt or liability of any nature in the name of or on behalf of Purchaser. Contractor has the sole obligation to supervise, manage, contract, direct, procure, perform or cause to be performed, all Work under this Agreement, its employees, and permitted subcontractors. Contractor shall be solely responsible for the compensation, benefits, contributions and taxes, if any, of itself, its employees, subcontractors and representatives. Contractor shall report to Purchaser's company representative(s) ("Company Representative(s)"). During the term of this Agreement the Company Representative shall be notified prior to entry or commencement of any Work conducted on the Lands. Purchaser reserves the right to have the Company Representative or other employees present in or around the approximate area where Contractor is operating for the purpose of auditing this Agreement and performing non-Agreement activities. The presence of such Company Representative(s) or Purchaser employees, in and of itself, shall not be deemed to be direction, supervision nor acceptance of Work performed or being performed by Contractor. Purchaser's Company Representative will assure compliance with this Agreement solely through verbal and/or written communications to either Contractor or Contractor's designated representative.

9.0 PROTECTION OF PROPERTY, PEOPLE AND PURCHASER Throughout the performance of the Work hereunder, Contractor shall:

A) take extreme precautions against the possibility of fire, contamination, or tainting of the Land and property adjacent thereto resulting from the Work and exercise reasonable care to avoid breakage and damage to the timber or other physical assets thereon and adjacent thereto;

a) at all times maintain necessary and adequate protection for the safety of its agents, employees, contractors, and subcontractors, and as to the Work, all other persons present at or close to the Work site, and conduct its operations in a careful and workmanlike manner;

b) maintain on-site supervision of the Work to ensure performance hereunder, and to ensure the safety of all workers performing the Work;

c) be accessible at the address set forth in this Agreement to receive notice of violations of regulations or laws, or default of contractual terms and take immediate corrective measures;

d) be responsible for any damage or injury, including death, attributable in whole or in part to violations of law, applicable statutes and government regulations by Contractor; or act(s) of negligence or any other acts or omissions of Contractor, its agents, employees, contractors or subcontractors in performing the Work;

e) immediately repair any fence, cable, gate or improvement which is damaged during Contractor's operations;

f) require its agents, employees, contractors and subcontractors to wear highly visible hard hats and clothing, which at a minimum complies with applicable state hunting regulations for hunters, or those accompanying hunters, when outside of vehicles and, for Work performed in the State of Washington, use citizen band radios and headlights on access roads at all times;

g) leave all road surfaces, ditches and culverts free and clear of slides, slash, and other debris created by the Work;

h) not remove any logs or timber or otherwise cut firewood for personal use, whether merchantable or not, unless Contractor receives prior written approval from Purchaser. Any unauthorized removal shall be deemed a default under this Agreement and subject to immediate termination at Purchaser's discretion; and

i) execute any agreements with, and/or pay any deposits to, Purchaser relating to keys to gates, or other access or security measures on the Lands.

10.0 FIRE SUPPRESSION AND PROTECTION Contractor shall conduct its operations in a manner to prevent fire on the Lands, including but not limited to, no camp fires. Contractor shall comply with all federal, state and local laws and regulations pertaining to fire protection and suppression.

For Work performed in the State of Oregon, Contractor shall comply with the terms of the Oregon Forest Practices Act (including all rules, regulations, and orders issued under its authority) ("OFPA") and the terms of Oregon Revised Statutes ("ORS") Chapter 477, including all rules and regulations rendered in connection with and under the authority of such laws.

For Work performed in the State of Washington, including, but not limited to, logging, land clearing, or other land-based Work that involves any heavy machinery or combustion engines, Contractor shall:

10.1 At all times from April 1 to October 15, and other times upon request of Purchaser, furnish and maintain on each operation:

A) For each passenger vehicle used for industrial or commercial operations:
   i. A filled and operable fire extinguisher of at least a 5BC rating; and
   ii. An approved exhaust system.

B) For each portable power saw:
   i. A chemical fire extinguisher of at least eight ounce capacity, fully charged and in good working order. The fire extinguisher shall be kept in the immediate possession of the operator;
   ii. An approved exhaust system;
   iii. A shovel, which shall be kept within two minutes round-trip of the operator; and
   iv. A firewatch.

C) An instrument measuring the relative humidity of the air within two per cent accuracy.

D) A tank truck of at least 500 gallon capacity, full of water, with a suitable pump of at least 50 g.p.m. capacity at 150 P.S.I. and sufficient 1-1/2 inch hose (at least 500 feet) fittings and nozzles, to reach all parts of the setting.

10.2 Suspend all operations (except fire prevention suppression and control) whenever the relative humidity is 30 percent or lower, or when Purchaser determines suspension is necessary because of excessive amounts of flammable debris, low humidity, low fuel moisture content, high wind or temperature, combinations of such conditions, or other fire risks. Suspended operations shall not resume until authorized by Purchaser.

11.0 INDEMNIFICATION Contractor agrees to defend, indemnify and hold harmless Purchaser, its affiliated or related companies, and their officers, agents, and employees from and against any and all costs, losses, damages, expenses (including reasonable attorneys' fees, governmental penalties or fines imposed on Purchaser or its affiliated or related companies and their officers, agents, and employees as a result of Contractor's actions or inactions) or liability, of every character whatsoever,

including but not limited to, any real or personal property damage or personal injury or death, arising out of or relating to (a) the negligent, willful or unauthorized acts of Contractor, its subcontractors or employees, (b) Contractor's performance of the Work, or breach of this Agreement, (c) any violations of or noncompliance with any laws, regulations, ordinances or permits by Contractor, its employees or subcontractors, including but not limited to, state forestry or forest practice regulations, and (d) any fire or accident caused by Contractor or its operations. Contractor explicitly and expressly waives any limitation of liability or immunity from suit with respect to injuries to employees of Contractor which may be extended to Contractor under any applicable workers' compensation statute or similar law, including but not limited to the Oregon Workers Compensation Act (ORS Chapter 656 and all rules and regulations under its authority), if applicable, the South Carolina Workers Compensation Law, if applicable; and the Industrial Insurance Act, Title 51, RCW, where applicable, or judicial decision with regard to actions against Purchaser and agrees to assume liability for actions brought by its own employees against Purchaser. Contractor acknowledges that the foregoing waiver was mutually negotiated by the parties.

12.0 ENVIRONMENTAL CONDITIONS

12.1 Environmental Control. Contractor shall regularly remove all trash, cans, bottles, garbage, petroleum products, or materials of any kind left on the Lands relating to the Work, whether as a direct or indirect result of its operations. Under no circumstances whatsoever will any carcinogenic, controlled, toxic or hazardous substance or material ("Materials"), or a container presently or formerly holding such substance(s), be permitted to drain or percolate on or into, or be stored, dumped, buried, or otherwise contaminate, taint, or affect the Lands, or any land adjacent thereto. Contractor will have a spill kit on site that is adequately equipped to contain Materials used or stored on the Land. Oil or other contaminants removed during the servicing process must be contained, removed from the Lands immediately and disposed of properly as set forth in the Rayonier Field Guidance for Small Oil Spill Management Contract Handout (Appendix "D"). Garbage shall not accumulate on site, nor shall garbage be buried in slash or in the ground. In addition to the cost of removal, a fee of $500.00 for petroleum products and a fee of $250.00 for other garbage may be assessed per incident for failure to comply.

12.2 Assurances. There shall be no obligation or requirement upon Purchaser to monitor Contractor's environmental management of the Work sites upon the Land or otherwise; however, if under any form of law, ordinance, regulation or standard in effect at the inception of this Agreement, or arising during the term, Purchaser should have cause to be concerned about Contractor's existing or continued compliance with any environmental laws, codes, regulations or standards then in effect which could in any manner affect the usefulness, usability, or marketability of the Lands or property adjacent thereto, then Purchaser at its discretion may require additional assurance as Purchaser may deem appropriate to the risk, offense, or potential therefore, which may take the form of bonding, certified professional audits or opinions, insurance, indemnity, removal of all or portions of any waste deposited, construction of monitoring systems, leachate collection and treatment system(s), or such other technical, legal or financial, or mixed, forms of assurance as may reasonably relate to solving, remediating or minimizing the impact of the situation.

12.3 Threatened or Endangered Species. Contractor shall make an effort to eliminate/minimize the spread, transport to other non-infected areas and otherwise disturb any areas identified by Purchaser to contain non-native invasive species. In the event Contractor observes any species listed as threatened or endangered under the Endangered Species Act, Provider shall promptly report such sightings to Purchaser and shall immediately suspend Work on the affected portion of the Lands. Appendix "E" (Identification Guide for select Threatened and Endangered Species) provides guidance for some select threatened and endangered species which have the potential to be present on the Lands. Purchaser shall then consult with the appropriate regulatory agencies to determine whether Work can continue and what restrictions on Work may apply.

13.0 CONFIDENTIALITY Contractor shall not disclose any information regarding the terms of this Agreement or any of Purchaser's information disclosed to Contractor ("Confidential Information") to any third party without Purchaser's prior written consent. During the Term and for a period of three (3) years thereafter, Contractor, its agents, employees, contractors and subcontractors will maintain the confidentiality of all Confidential Information. Contractor will use at least the same degree of care to safeguard and to prevent disclosing the Confidential Information to third parties as it employs to avoid unauthorized disclosure, publication, dissemination, destruction, loss of alteration of its own information of a similar nature, but not less than reasonable care.

14.0 COMPLIANCE WITH LAWS, ACTS, AND REGULATIONS

14.1 Forestry, Logging, Fire, and Safety Laws and Regulations. Contractor agrees to carry on its operations hereunder in strict compliance with all federal, state and local laws, regulations, rules and ordinances for the location of the Lands ("Laws"), including but not limited to, Laws relating to logging, forestry, fire prevention, hydrology, safety, environmental protection (including but not limited to the OFPA, ORS Chapter 477,, and the Washington Forest Practices Act), threatened and endangered species and requirements for licensing or certification of equipment or operators. Contractor further agrees to comply with any additional fire prevention and forestry management practices and policies, and any other measures which Purchaser may reasonably specify. Any additional costs assessed against Purchaser for Contractor's violations of the Laws, including but not limited to, the OFPA, ORS Chapter 477, the Washington Forest Practices Act or Washington Hydraulic Project Approval violations, may be charged back to Contractor at Purchaser's discretion. Contractor shall immediately report to Purchaser any sightings of threatened or endangered species on the Lands. Appendix "E" (Identification Guide for select Threatened and Endangered Species) provides guidance for some select threatened and endangered species which have the potential to be present on the Lands.

14.2 BMP Compliance. Contractor agrees that all activities shall in all respects comply with all Best Management Practices (BMPs) for forestry and wildlife promulgated by the forestry commission or agency for the state in which the Work is located, along with any additional BMPs specified within this Agreement or subsequently adopted by Purchaser and made known to Contractor.

14.3 Certifications and Licenses. Contractor, its agents, employees, contractors and subcontractors shall have all necessary certifications, licenses, permits, plans, notices, and approvals required to carry out the performance of the Work, to include a *Sustainable Forestry Initiative (SFI)* [SM] accredited certification, when applicable, from a logging professional program, and shall provide a copy of all certifications and licenses to Purchaser upon request. Contractor shall be responsible for insuring that all licenses and certifications are valid and shall assume all costs incurred.

14.4 Unemployment Compensation, Social Security, and Income Tax Laws. Contractor agrees to and does accept exclusive responsibility with respect to employment of all persons in the Contractor's performance of the Work, including employment of subcontractors and/or persons employed by subcontractors, for the performance of any and all obligations imposed upon employers under any unemployment compensation, pension, social security, income tax or other similar and applicable federal or state laws, and Contractor agrees to comply fully with and to make all returns required by any and all such laws, and agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability or obligation which those indemnitees may sustain or incur by reason of the failure of Contractor, or any subcontractor employed by Contractor to perform any of the undertakings stated in this paragraph. Contractor agrees to qualify immediately, and will require all of its subcontractors to qualify, and remain qualified for the term of this Agreement as an employer or employers under any and all such laws.

14.5 Worker's Compensation Act. Contractor shall abide by and comply with all provisions of the Worker's Compensation Act, medical aid and other industrial insurance laws of the state where the Lands are located, and will make all payments, contributions and other remittances and all reports, returns and statements required of employers under said laws. Contractor further unconditionally guarantees full compliance with said laws by any subcontractor or person employed by Contractor or with whom Contractor may make any contract for the performance of any of the Work hereunder. Contractor agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability, obligation or lien which may arise as a consequence of or grow out of any failure by Contractor or any such subcontractor or any other person to comply fully with said laws. Contractor agrees to qualify immediately, and will require its subcontractors to qualify, and to remain qualified for the term of this Agreement as an employer or employers under all such laws. Contractor shall deliver to Purchaser, before any Work is begun, satisfactory evidence and certificates showing compliance by Contractor with said law(s).

14.6 Wages and Hours Act. Contractor agrees to comply with and abide by the Fair Labor Standards Act of 1938, as amended, and any similar Federal or State laws now in force or which may hereafter become effective or be enacted, and agrees to indemnify, defend and save and hold Purchaser and its affiliated or related companies harmless from all loss, liability, or damages by reason of the failure of Contractor or those employed by Contractor to comply with said laws.

14.7 Migrant and Seasonal Agricultural Worker Protection Act (MSPA):

☒ Contractor hereby represents and warrants that no manual, ground-based laborers will be utilized in the performance of this Agreement. Contractor, however, agrees to comply with and abide by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA) and any similar federal and state employment laws now in force or which may hereafter become effective or be enacted to the extent such law is applicable to the Contractor, and Contractor agrees to save and hold Purchaser harmless from all loss, liability, or damages by reason of the failure of Contractor or those employed by Contractor to comply with said law or laws.

☐ Contractor agrees to comply with and abide by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA), as amended, and any similar Federal or State laws now in force or which may hereafter become effective or be enacted. Contractor further agrees to defend, indemnify and save and hold Purchaser and its affiliated or related companies harmless from all loss, liability, or damages by reason of the failure of Contractor to comply with said laws including, but not limited to, any claim by Contractor's employees against Purchaser or any fine imposed on Purchaser by virtue of Contractor's failure to comply with any MSPA rule or regulation.

Contractor shall submit to Purchaser, no later than at the time of the execution of this Agreement, a copy of Contractor's CERTIFICATE of MSPA REGISTRATION which is current and authorizes the activity for which Contractor is utilized or provide Purchaser with documentation from the U.S. Department of Labor that Contractor is exempt from MSPA.

NOTE: If Contractor is to provide housing or transportation for its workers in the performance of this Agreement, Contractor's MSPA Registration Card must show Contractor is so authorized; Contractor shall likewise provide to Purchaser a copy of MSPA Registration Card(s) for each of its employees who are to perform farm labor contracting activities on behalf of Contractor including driving, if applicable. Under MSPA Contractor may not transport or provide transportation to workers unless Contractor, the driver and the vehicle are all MSPA registered.

As required by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA), Contractor agrees to:

A) pay workers the full amount owed to them and provide each worker an itemized written statement with the following payroll information for each pay period worked:

1. worker's name;
2. permanent address;
3. Social Security number;
4. basis on which wages are paid;
5. number of piecework units earned, if paid on a piecework basis;
6. number of hours worked;
7. total pay period earnings;
8. specific sums withheld and the purpose of each sum withheld;
9. net pay;
10. Contractor's name;
11. Contractor's address;
12. Contractor's identification number.

B) maintain for three (3) years a copy of payroll information furnished to workers;

C) provide to Purchaser at the time of invoicing, a copy of all payroll information provided to each worker for that payroll period that is being invoiced.

14.8 Occupational Safety and Health (OSHA) Standards for Agriculture: Contractor agrees to comply with OSHA equipment and field sanitation regulations (29 CFR 1928) which requires, among other things, potable drinking water, toilet and hand washing facility, during the performance of this Agreement where such Contractor employed

eleven (11) or more employees on any given day in manual labor operations in the field during the previous twelve (12) months.

15.0 TRESPASS Contractor shall avoid trespass upon lands adjoining the Land. Contractor agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability or damage incurred or sustained by these indemnified parties on account of or in any way connected with trespass by Contractor or Contractor's agents, employees, contractors or subcontractors.

16.0 LIENS/PRIVILEGES Contractor will pay or cause to be paid promptly when due all claims, debts, and charges against Contractor or subcontractors employed by Contractor which might become a lien/privilege against Purchaser lands, and will not suffer or permit any lien/privilege or encumbrance of any kind to be filed against or upon any of the Land or against or upon any other Purchaser property relating to operations hereunder, irrespective of whether the basis of such a lien/privilege is a claim against Contractor or against a subcontractor employed by Contractor. In case any such lien/privilege which is threatened or filed against such land or property or any lienable charge is not paid promptly when due, or in case Purchaser shall be charged with any item of cost, tax, contribution or other obligation to be borne by Contractor under this Agreement, a sufficient amount of money payable to or to become payable under this Agreement or upon any other account from Purchaser to Contractor may be retained by Purchaser until the same shall be settled or discharged without cost or liability to Purchaser, or said money may be supplied by Purchaser directly to the discharge thereof. Contractor also agrees that Contractor will defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any and all cost, loss, liability or damage which the indemnified party may sustain or incur by reason of the negligent performance or non-performance of this Agreement by Contractor.

17.0 PURCHASER'S RIGHT TO TERMINATE

17.1 Termination. Purchaser may terminate this Agreement with or without cause by notifying Contractor in writing ten (10) days prior to the effective termination date ("Termination Date"). If such termination is because of Contractor's failure to fully perform to completion, according to the terms, conditions, and specifications of this Agreement, all Work required hereunder, Purchaser may, at its option, give written notice of the default to Contractor in which event Contractor shall have ten (10) days in which to cure the default, failing which cure this Agreement will terminate immediately upon the expiration of the cure period. The foregoing remedies shall not be deemed exclusive but shall be in addition to all other remedies at law or equity which Purchaser may have in connection with this Agreement and the breach thereof.

17.2 Effect of Termination. Upon notice of Termination, Purchaser shall be entitled to take immediate possession of the Lands and to remove Contractor, Contractor's agents, employees, contractors and subcontractors from the Lands. Contractor shall cease all Work and Purchaser shall compensate Contractor for conforming Work completed up to and including the Termination Date. Contractor shall remove, or cause to be removed therefrom, all of Contractor's equipment, property and personnel present thereon. In the event that Purchaser terminates this Agreement for any reason or no reason, Contractor shall have no claim against Purchaser for direct, indirect, punitive or consequential damages resulting from such termination other than payment for conforming Work completed prior to the Termination Date.

18.0 LIMITATION OF LIABILITY In no event shall Purchaser be liable to Contractor or those claiming by and through Contractor for indirect, special, consequential, punitive, or exemplary damages arising out of or related to this Agreement regardless of legal theory. Purchaser's liability to Contractor shall not in any event exceed the expenditure limit specified in subparagraph 3.3.

19.0 INSURANCE Prior to commencing work or entering Premises or facilities of Purchaser, Contractor shall secure such insurance as required in **Appendix C** issued by a carrier with an A.M. Best rating of A–, VII or better on an "Occurrence" basis. Any insurance deductible or retention will be paid by Contractor and is not a reimbursable expense under this Agreement. Contractor will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement with the applicable endorsements attached. Failure to provide evidence of insurance, as required by contract, shall not relieve Contractor of its obligations. The limits required in **Appendix C** may be satisfied with a combination of primary and excess (umbrella) liability insurance policies that follow form. The policy(ies) shall (a) name **Rayonier Inc., its subsidiaries and subsidiaries thereof** as an additional insured; (b) waive all rights of subrogation as listed in **Appendix C** against Purchaser; (c) provide that the policy(ies) not be cancelled or materially changed without thirty (30) days advance

written notice to Purchaser; (d) be primary and non-contributory. Contractor shall ensure that all contractors or subcontractors entering Premises or facilities of Purchaser are in compliance with all insurance provisions of this section and **Appendix C**.

20.0 DISPUTE RESOLUTION/ARBITRATION

20.1 The parties will attempt, in good faith, to resolve any question, dispute, misunderstanding, controversy or claim arising out of or relating to this Agreement (the "Dispute") promptly by negotiation between designated executives of the respective parties with authority to agree to a resolution. Either party may invoke the provisions of this dispute resolution section by giving the other party written notice (the "Notice of Dispute"). The executives shall meet at a mutually acceptable time and place within TWENTY (20) DAYS of the date of delivery of the Notice of Dispute, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute.

20.2 If the Dispute has not been resolved within THIRTY (30) DAYS of the initial meeting of the executives (which may be extended by mutual written agreement), or if either party will not participate in such procedure, then either party may by written notice (the "Arbitration Notice") require that the Dispute be resolved by binding arbitration. Any matter to be resolved by arbitration shall be resolved by a single arbitrator to be appointed for that purpose as follows:

a) Within TEN (10) DAYS after delivery of written notice by either party to the other requesting arbitration (the "Arbitration Notice"), the parties shall agree on an arbitrator.

b) If the parties fail to agree on an arbitrator within the time specified, the arbitrator shall be promptly appointed upon application of either party by the Arbitration Committee of the American Arbitration Association office in and for the county and state specified in subparagraph C) of this paragraph 20.2. The party making such application to the Arbitration Committee shall give the other party to this Agreement written notice of this application.

c) The arbitrator shall proceed with due dispatch to define the problem, accept evidence, and reach a resolution. The proceedings shall be conducted in accordance with the laws of the state in which the Lands are situated, and the American Arbitration Association Commercial Arbitration Rules. The arbitration proceedings shall be held in Nassau County, Florida, or such other place as the parties may agree. The decision of the arbitrator shall be binding, final, and conclusive on the parties to this Agreement. The award shall be in writing and delivered to the parties, and shall be in such form that a petition may be filed to confirm the award in any court or public records wherein a judgment may be sought to be enforced.

d) The expense of any arbitration shall be borne as the arbitrator may direct, in the arbitrator's judgment giving due weight in allocating expenses to the merit or lack thereof, in the claims and/or defenses presented.

e) The arbitrator shall have no power to change any of the provisions of this Agreement in any respect (or the power to make an award of reformation), and the arbitrator is not empowered to award damages in excess of actual damage incurred. In no event shall any award include punitive, incidental or consequential damages.

20.3 The procedures specified in this section shall be the sole and exclusive procedures for the resolution of disputes between the parties arising out of or relating to this Agreement; provided, however, that a party may seek a preliminary injunction or other preliminary judicial relief if in its judgment such action is necessary to avoid irreparable damage. Despite such action, the parties will continue to participate in good faith in the procedures specified in this section. All applicable statutes of limitation shall be tolled while the procedures specified in this section are pending. The parties will take such action, if any, required to effectuate such tolling.

20.4 In the event of any inconsistency between the provisions of the Agreement and the SC Uniform Arbitration Act, this Agreement shall govern and control.

21.0 CODE OF CONDUCT Contractor acknowledges that it has either received a hard copy of the Rayonier Standard of Ethics and Code of Corporate Conduct (the "Code") or accessed the Code through Purchaser's web site, https://ir.rayonier.com/corporate-governance#codeofconduct. By signing this Agreement, Contractor, including its employees and subcontractors, confirms that it has reviewed the Code and agrees to fully comply with all requirements of the Code. Any employee or contractor of Contractor whom Purchaser believes has violated the principles of the Code may, at

Purchaser's discretion and request, not be allowed access to Purchaser's facilities, or otherwise Purchaser may request to have replaced.

22.0 NOTICES Any notice, request, demand, statement, approval or other communication under this Agreement shall be in writing and shall be effective when actually delivered by hand delivery, facsimile or email transmission or three (3) business days after being deposited in the United States mail, certified, return receipt requested. If directed to the other party to this Agreement, such a notice shall be addressed to the addresses (and, in the case of an email or facsimile transmission, the email addresses or facsimile numbers) set forth below, or to such other address (or email address or facsimile number) as one party may indicate by written notice to the other party:

As to Contractor:

Attn: Bob Mathews
417 Stowe Avenue
Orange Park, FL 32073
Fax: N/A
Email: bob@candhmarine.com

As to Purchaser:

Attn: Tommy Jinks
1 Rayonier Way
Wildlight, FL 32097
Fax: (904) 261-9322
Email: tommy.jinks@wildlight.com

with a copy to:

RAYONIER INC.
Attn: Law Department
1 Rayonier Way
Wildlight, FL 32097
Facsimile # 904-261-2107
Email: legalnotice@rayonier.com

In the absence of a written acknowledgment of receipt by the recipient, all notices given by email or facsimile transmission shall also be given by mail or personal delivery as provided. Either party may change the address, email address or facsimile number to which the notices are to be sent or given by written notice of such change to the other party in the manner set forth above.

23.0 MISCELLANEOUS

23.1 Complete Agreement. This Agreement, including all Appendices and the Code, constitutes the entire agreement between the parties with respect to the subject matter hereof. It supersedes all prior communications of every kind between the parties. In the event of inconsistencies between this Agreement and any Appendices, the terms and conditions of the Appendices shall prevail. This Agreement may not be modified except by a written amendment to this Agreement and signed by both parties. All consents required must be in writing. The headings are for convenience purposes only and shall not be used in the construction or interpretation of this Agreement.

23.2 Severability. Each clause, paragraph and provision of this Agreement is entirely independent and severable from every other clause, paragraph and provision. If any judicial authority or state or federal regulatory agency or authority determines that any portion of this Agreement is invalid or unenforceable or unlawful, such determination will affect only the specific portion determined to be invalid or unenforceable or unlawful and will not affect any other portion of this Agreement which will remain and continue in full force and effect. In all other respects, all provisions of this Agreement will be interpreted in a manner which favors their validity and enforceability and which gives effect to the substantive intent of the parties.

23.3 Subcontracting. Notwithstanding anything to the contrary in this Agreement, all operations on the Lands shall be performed by Contractor's employees and Contractor will not contract or subcontract any operation on the Lands without Purchaser's prior written consent. In the event that Purchaser agrees to allow subcontracting, such shall not operate to relieve Contractor of any of its obligations under this Agreement, including but not limited to any obligation of indemnification. Such subcontractors shall supply the same insurance coverage as required under paragraph 19.0 hereunder, including naming Rayonier Inc. and its subsidiaries and subsidiaries thereof as additional insured entities.

23.4 Assignment. Neither this Agreement, nor any rights or obligations hereunder, shall be assigned by Contractor without the express written consent of Purchaser. Consent to one assignment shall not waive this provision, and any later assignments shall likewise be made only upon prior written consent of Purchaser. Any attempted assignment by Contractor in violation of this section shall be void and shall constitute a material default of this Agreement. ANY APPROVED ASSIGNEES SHALL BECOME LIABLE DIRECTLY TO PURCHASER FOR ALL OBLIGATIONS OF CONTRACTOR HEREUNDER, WITHOUT RELIEVING THE ORIGINAL CONTRACTOR'S LIABILITY. This Agreement shall inure to the benefit of and bind all permitted successors and assigns of the parties hereto.

23.5 Review of Records. Contractor shall maintain all books, records, receipts, or other materials to reflect accurately all costs of whatever nature claimed by Contractor to have been incurred in the performance of this Agreement. Such documentation shall be retained by Contractor for a period of three (3) years from the expiration or termination of this Agreement and shall be subject to examination, audit, and reproduction by Purchaser at any time during the term of this Agreement or the subsequent period of document retention by Contractor.

23.6 Suspected Illegal Activities. Contractor shall promptly report to Purchaser and proper authorities any observed marijuana or suspected marijuana growing on the Land, or other observed or suspected drug operations, including but not limited to methamphetamine labs.

23.7 Survival. The provisions of Paragraphs 7.0, 8.0, 9.0, 11.0, 12.0, 13.0, 14.1-14.8, 15.0, 16.0, 17.0, 18.0, 20.1-20.2, 23.1-23.5 and 23.8 shall survive any termination, expiration or completion of this Agreement.

23.8 Governing Law. This Agreement shall be governed by and construed in accordance with the substantive law of the state in which the Lands are situated without regard to its choice of law provisions.

23.9 Counterparts. This Agreement may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the parties hereto may execute this Agreement by signing any such counterpart.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

PURCHASER	**CONTRACTOR**
By: Thomas Jinks	By: Bob Mathews
Title: Sr Manager Real Estate	Title: President
Date: Oct 26, 2022	Date: Oct 26, 2022

Rev. 08/14/2020

Appendix A
Scope of Work

1. **SCOPE AND SPECIFICATIONS**. Contractor agrees to undertake and perform Work on behalf of Purchaser for the purpose of furninshing the material and labor necessary for installing a timber boardwalk as further detailed on the attached Appendix A-1.

   Contractor shall not have the right to conduct any other Work or engage in any other activities beyond the scope described in this Agreement without prior written consent of Purchaser.

   Additional Specifications and/or Service Specific Legal Provisions not addressed above:

APPENDIX A-1

DOCK AND BOATHOUSE

Wildlight 1 Rayonier Way Wildlight, FL	(904)321-1007	Job Location *same* tommy.jinks@wildlight.com

We hereby propose to furnish the material and labor necessary for installing a timber boardwalk per the following and our conversation. Walkway is per "Wildlight PDP #3 Parcels 4B & 8A Common Areas" Hardscape Plan (HS01-HS03) plans by England-Thims & Miller, Inc, dated February 2022.

Timber Boardwalk is made up of two (2) each sections. One section is approximately 10 ft wide x 200 ft long, and the second section is approximetely 10 ft wide x 210 ft long.

Boardwalk is to have a 4x6 curb, on each side, with 4x6 spacers every 5 ft.

All piling are marine treated to 2.5# C.C.A., lumber is .60# C.C.A., and all decking is 0.15# C.A.C. Ramp piling are 8" butt diameter spaced no more than 10 ft O.C. The decking will be sq. edge #1 prime lumber screwed in place. There will be 2"x 8" ramp stringers no more than 2' O.C., for added strength and attachment points. The sub-stringers will be 2"x10". All hardware is to be hot dipped galvanized or equal and all cut ends are to be "cold galvanized". Decking screws are to be stainless steel designed for treated materials.

We will confine our work to as small an area as possible, however we cannot be responsible for damage to grass, drives, sprinklers, septic systems etc., however we will do our best to avoid any such damage.

All material is guaranteed to be as specified, and the above work is to be completed in accordance with the drawings and specifications submitted. Work will be completed in a substantial workmanlike manner for the sum of:

$207,341.00

WearDeck 5/4x6 Composite Decking in place of 2x6 treated wood decking: **$36,736.00**

Permitting is not included and will be quoted as needed.

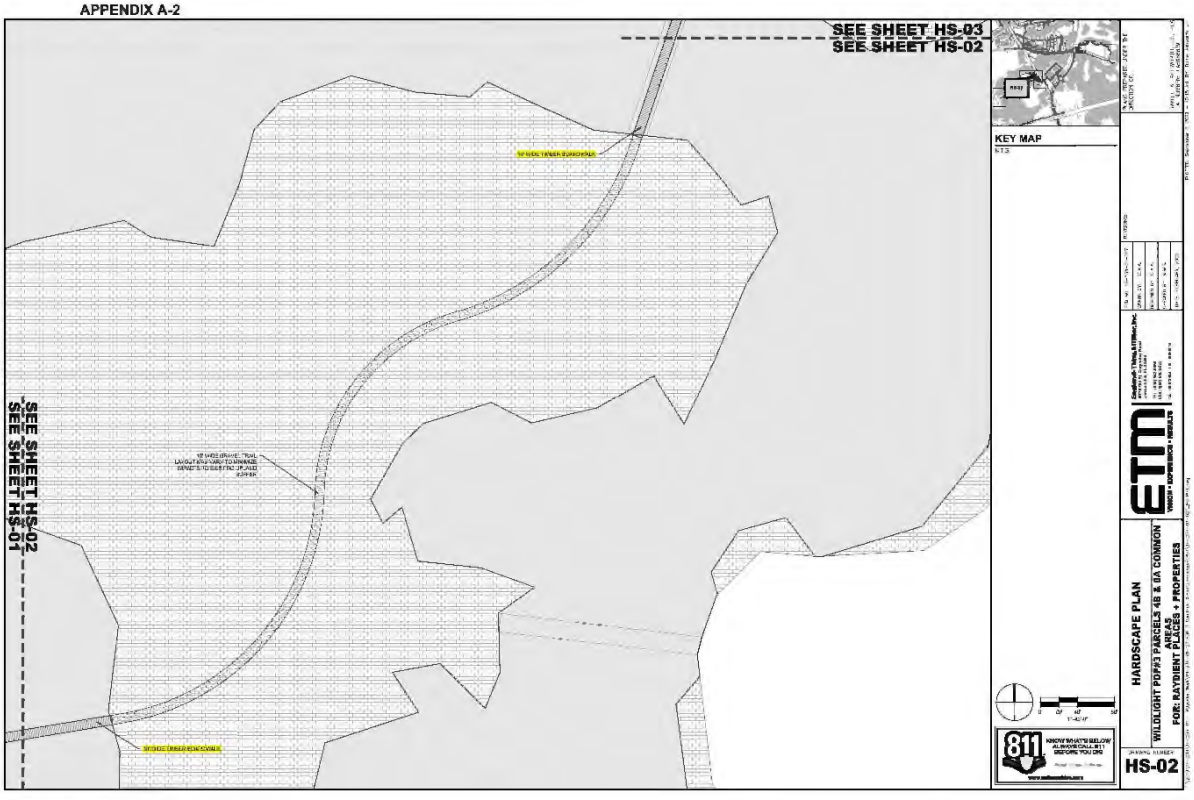
Exclusions: Survey, clearing, earthwork, sodding/seeding, lighting, landscape and irrigation.

All workmanship is covered by our one year warranty and all of the materials used are warranted by their respective manufacturer. Our goal at C & H Marine Construction is to provide you with a superior product that will provide many years of trouble free enjoyment.

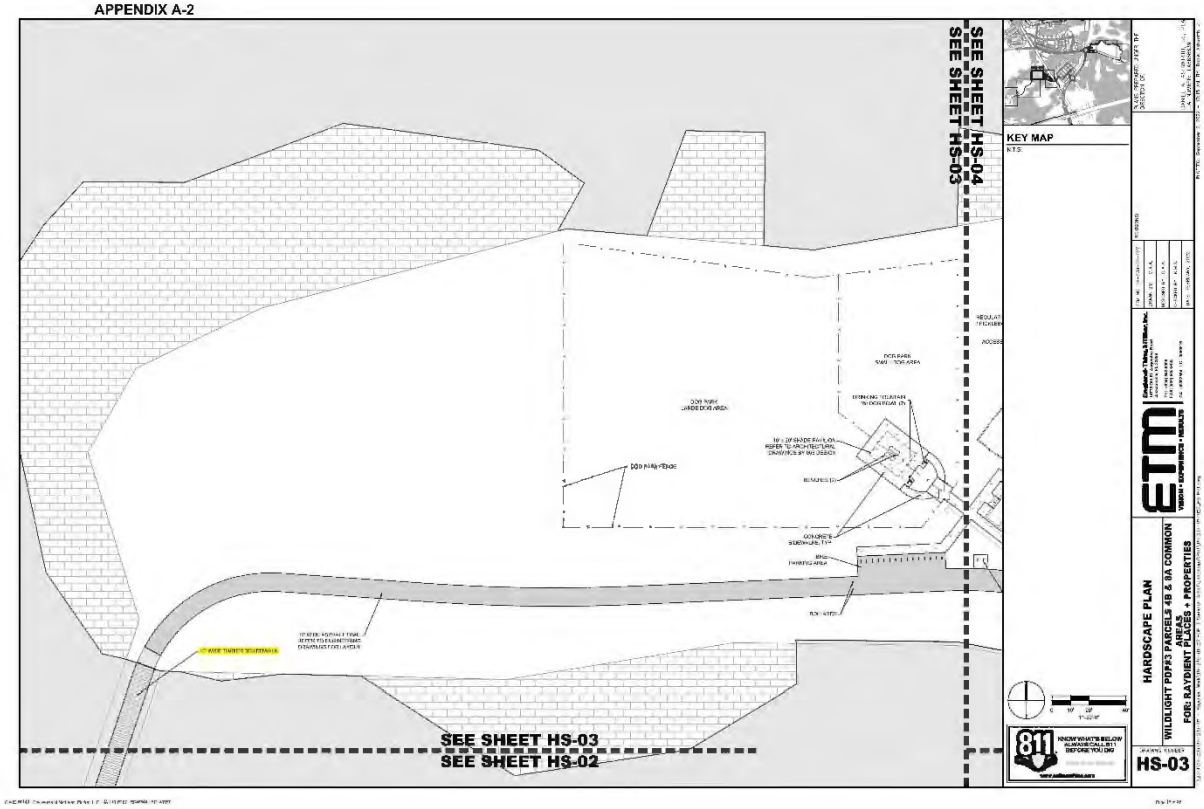
APPENDIX A-2



APPENDIX A-2



APPENDIX A-2


SEE SHEET HS-04
SEE SHEET HS-03
SEE SHEET HS-03
SEE SHEET HS-02
KEY MAP
N.T.S.
811
HARDSCAPE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 9A COMMON AREAS + PROPERTIES
FOR: RAYDIENT PLACE
HS-03

Appendix B
"Land" or "Lands"

FOREST	BLOCK OR COMPARTMENT
Wildlight	as directed by Purchaser

APPENDIX C
GENERAL 2 - INSURANCE FORM

Contractor must have proof of insurance. Purchaser requirements are as follows:

Additional Insured:
Rayonier Inc. its subsidiaries and subsidiaries thereof
1 Rayonier Way
Wildlight, FL 32097

General Liability (Including: Aircraft Liability Insurance, if applicable, Product Liability/ Completed Operations, Contractual Liability)		
	Each Occurrence	$ 1,000,000
	Damage to Rented Premises (Each Occurrence)	$
	Med Exp (Any one person)	$
	Personal & Adv Injury	$ 1,000,000
	General Aggregate	$ 1,000,000
	Products – Comp/Op Agg	$ 1,000,000
Automobile Liability (Including Owned, Non-Owned and Hired Vehicles)		
	Combined Single Limit (Ea accident)	$ 500,000 $1,000,000 for Washington State Department of Natural Resources, where RTRS or RFR is the buyer or permittee, the auto liability requirement as required by the State
	Bodily Injury (Per person)	$
	Bodily Injury (Per accident)	$
	Property Damage (Per accident)	$
Worker's Compensation	WC Statutory Limits	Statutory
Employer's Liability (1)	Each Accident	$ 100,000
	Disease (Ea Employee)	$ 100,000
	Disease (Policy Limit)	$ 100,000
Loggers Broad Form (Required for forestry) (Logging and Lumbering or Fire and Overcut)	Each Occurrence	$ 1,000,000

Note: The foregoing minimum levels of liability insurance may be evidenced by a primary insurance policy on or by the combination of primary and umbrella (excess) liability policies.

Evidence of Compliance with Insurance Requirements

Prior to commencing Work or entering property or facilities of Purchaser, Contractor shall secure such insurance as necessary to comply with the foregoing requirements and will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement. Under the Professional Liability Insurance requirements, Architect's and Engineer's coverage will be endorsed to include contractual liability. The Certificate of Insurance will further evidence that **RAYONIER INC. its subsidiaries and subsidiaries thereof** has been **NAMED AS AN ADDITIONAL INSURED** under the General Liability Policy, and that Purchaser will be given thirty (30) days written notice prior to cancellation or material change to any policy evidenced. If the General Liability coverage evidenced is written on a "Claims Made" basis, the certificate will so evidence along with stating the "Retroactive Date" contained in the policy. To be acceptable the "Retroactive Date" must be prior to the commencement of any contract with Purchaser. Waiver of Subrogation language for all policies shall be in favor of "Rayonier Inc. its subsidiaries and subsidiaries thereof". Prior to commencing work, it is required that Rayonier be named as the certificate holder on the liability policies, ensure that broker/agent includes the following certificate holder language:

Rayonier Inc. its subsidiaries and subsidiaries thereof
Insurance Compliance
PO Box 100085 - R7
Duluth, GA 30096

Please email copies of certificates of insurance to: rayonier@ebix.com

IMPORTANT

No contractor or company shall commence Work or enter upon the property or facilities of Purchaser, its Division or Subsidiaries, until a Certificate of Insurance as above discussed has been received by Purchaser

(1) If covered by Washington L&I for workers' compensation, "Stop Gap" coverage must be provided to meet the employer's liability requirement

Rev. 02.03.2022

APPENDIX D

Rayonier Field Guidance for Small Oil Spill Management during Silvicultural Operations

Contract Handout

In the event of a spill, call your Rayonier Representative, or the Rayonier Environmental Manager, Forestry Practices & Compliance (904.321.5555).

For reporting, please answer the following:

- What was spilled?
- How much was spilled?
- Where was it spilled?
- Has the spill reached any water (flowing or ponded)?
- What have you done to contain the spill?

Spill Response Guidelines:

- For small spills less than 10 gallons and below the Reportable Quantity (RQ) threshold for a given state; absorbent materials in the spill kit can be used to contain and absorb as much of the material as feasible. An absorbent product RamSorb I ™ can be used to absorb petroleum in soil or water. Once clean-up is complete a follow-up treatment of with a bio-remediation product (e.g., RamSorb I ™ or VeruTEK Spill Eraser ™) is recommended. Alternatively, a rate of 8 oz/10ft^2 of 10-10-10 General Purpose fertilizer can be evenly spread over the spill and worked into the contaminated soil as a bio-remediation treatment.
- In situations where oil is widely dispersed, poses no threat to human health or the environment, and cannot be easily cleaned up, a practical solution may be to leave the material in place to naturally degrade. Bio-remediation products (e.g., RamSorb I ™ or VeruTEK Spill Eraser ™) should be blended into each oil spot to enhance degradation. Alternatively, a rate of 8 oz/10ft^2 of 10-10-10 General Purpose fertilizer can be evenly spread over the spill and worked into the contaminated soil as a bio-remediation treatment.
- For medium-sized spills (generally >10 gal. & < 25 gal. and below the RQ threshold for a given state); contaminated material must be excavated, placed in plastic bags or a suitable container and disposed of according to the applicable state environmental regulations governing solid waste management.
- Any oil contaminated materials (e.g., used materials from a spill kit) must be placed in plastic bags or a suitable container and disposed of according to the applicable state environmental regulations governing solid waste management.
- Always observe proper safety precautions when handling flammable spill materials.

Proper Disposal of Waste Materials:

Cleaning up small spills will generate oil-contaminated spill kit items and possibly small quantities of oil- contaminated soil. Most municipal landfills will accept small quantities of oil-contaminated material or have a

hazardous materials collection station where small quantities of oil-contaminated waste can be dropped off.

Many state environmental agencies provide lists of licensed recycle contractors and disposal locations.

Note: Per the contract, the contractor is required to have a spill kit with materials adequately equipped to contain materials used or stored on the land.

**** Price Escalation Clause***

The construction industry continues to experience rapid price increases of raw materials. We are no longer able to absorb these escalating price increases. If during the performance of this contract, the price of the materials increases by more than 5%, the price of the contract will be adjusted accordingly.

If it becomes necessary to increase the price of the contract, you will be notified and have the option to terminate the contract by providing within five (5) business days a written notice. If terminated, your deposit will be returned less expenses.

In the event there are additional costs incurred which exceed your deposit amount, you will be provided an invoice with such costs to be paid.

- This agreement and any subsequent project description order made pursuant to it may be terminated at any time by mutual agreement, or as may be provided for in any project description order. Either party may terminate this agreement immediately for cause or by giving thirty (30) days written notice. In the event of termination, owner shall pay for all services performed and disbursements made by C&H Marine Construction, up to the effective date of termination.

*****This proposal may be withdrawn if not accepted within 14 days of date shown below.***

***In some rare instances there may be concealed or unknown conditions that were not contemplated in this proposal. We will immediately notify you of any special conditions that will adversely affect our ability to perform the scope of this proposal. Such conditions may require a price adjustment or cancellation of this agreement in our sole judgment.*

****Please note that the actual length can vary from the proposal due to many factors including the water depth, customer requirements, etc. We attempt to come as close as possible, but in those rare instances where changes are needed we will bill based on the actual length.*

Appendix E

These are a selection of the Threatened and Endangered species throughout Rayonier's land holdings, there is the potential for other species (region specific) to occur. Your Rayonier Representative will advise you of any additional safeguards which need to be taken or if other Threatened and Endangered Species have the potential to be present in your activity area.

In the event you observe threatened or endangered species on Rayonier lands, you are required to report such sightings to Rayonier as soon as reasonably possible. To report, call your Rayonier Representative, or the Rayonier Manager, Sustainable Forestry (904.321.5555).

For reporting, please answer the following:

- What was observed?
- When was it observed?
- Where was it observed?
- How is the location accessed?

Eastern indigo snake





The eastern indigo snake has even blue-black dorsal and lateral scales, with some specimens having a reddish-orange to tan color on the throat, cheeks, and chin. This snake received its common name from the glossy iridescent ventral scales which can be seen as blackish-purple in bright light. This smooth-scaled snake is considered to be the longest native snake species in the United States. Unlike many snakes, mature male indigo snakes are slightly larger than females. A typical mature male measures (7.0–7.7 ft), whereas a mature female typically measures around (6.6 ft) in length. The indigo snake tends to be associated with burrows of the gopher tortoise. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas. Report any observations of the indigo snake.**

Red-cockaded Woodpecker



The Red-cockaded Woodpecker nests only in live pines, though it often selects ones that are infected with the red heart fungus. The fungus softens the wood and allows the woodpecker to dig out a cavity. The live pine tree then "bleeds" pitch around the nest hole. The heavy flow of gum helps keep tree-climbing snakes away from the nest. **When bird activity or cavities are observed, shut down operations and report sightings.**

Appendix E

Gopher Tortoise

Gopher tortoises have shovel-like front legs that help them to dig, and their back legs are strong and sturdy. As with all tortoises, the undersides of males' shells are concave, distinguishing them from females. Male gopher tortoises also have longer tails than females and extended shells under their chins that they use for ramming or butting; females tend to be are larger in size. As adults they are mostly brownish gray with a yellowish, tan underside. In hatchlings, they are bright yellow with brown edges. The burrow appears to resemble a half-moon in shape, has an open sandy area in front of the burrow, called the apron and is often used by the female tortoises for a nest site. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas.**



Gopher Tortoise borrow opening



Mature Gopher Tortoise



Gopher Tortoise Hatchling

Bald Eagle

Although the Bald Eagle was removed from the Federal Endangered Species List in June, 2007, it is still protected under the USFWS National Bald Eagle Management Guidelines – May 2007. Bald eagle nests are among the largest nests of all birds. Bald eagle nests are typically 5-6 feet in diameter and 3 feet tall. **Report observations of active or inactive nests.**





Wood Stork

As of June 26, 2014 the Wood Stork is classified as a threatened species by the U.S. Fish & Wildlife Service. The wood stork is a broad-winged soaring bird that flies with its neck outstretched and legs extended. It forages usually where lowering water levels concentrate fish in open wetlands; and favors cypress trees in marshes, swamps. Often the wood stork will be found in large numbers in these locations. **When concentrated bird activity is observed shut down operations and report sightings.**



Appendix E

Louisiana Pine Snake

As of April 6, 2018 the Louisiana Pine Snake is classified as a threatened species by the U.S. Fish & Wildlife Service. The Louisiana Pine Snake color is buff or lion-like yellow with dark brown blotches and spots that are very similar throughout the body. The marking patterns are visibly different from one end to another. The neck region is "busier", the dark reticulates and blends more with the lighter coloration. Towards the mid-body, the dark markings become more distinct and contrasting, and continue to be more distinct toward the tail, yet reduced in marking thickness. The snakes can be observed in a black or red phase. Furthermore, the very pointed head may only be marked slightly with some small dots and a faded bars. A typical mature snake measures 3-4 ft. Seasonally, Louisiana pine snakes were most active between March–May and fall (especially November). They are least active during hibernation in December–February, and in summer (especially August). The Louisiana pine snake tends to be associated with burrows systems of the Baird pocket gophers. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas. Report any observations of the Louisiana Pine Snake.**





Louisiana Pine Snake in two color phases: Black phase and Red phase.

THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO THE UNIFORM ARBITRATION ACT § 15-48-10, ET. SEQ, CODE OF LAWS OF SC, 1976 AS AMENDED.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") made and entered into August 15, 2022, ("Effective Date") is by and between Wildlight LLC, a Delaware limited liability company, representing and acting on behalf of its affiliates and/or subsidiaries, with a business address at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and Dockworks of Northeast Florida LLC, a Florida limited liability company, authorized to do business in the state in which services are being performed hereunder, whose business address is 417 Stowe Avenue, Unit B, Orange Park, FL 32037, hereinafter called "Contractor".

In consideration of Contractor's performance of the services described in this Agreement and all of the agreements hereinafter set forth, Purchaser and Contractor agree as follows:

1.0 SCOPE OF WORK Contractor shall perform the services described in Appendix A attached hereto and incorporated herein, and shall furnish at its sole expense all labor, supervision, materials, supplies and equipment necessary to complete the services in a timely and workmanlike manner, in accordance with the terms of this Agreement and the specifications set forth in Appendix A ("Work").

2.0 RIGHT TO ENTER AND PERFORM THE WORK FOR COMPENSATION Purchaser grants Contractor the right to enter certain real property described and/or depicted in maps attached as Appendix B, hereinafter called "Land" or "Lands".

3.0 AGREEMENT PRICE Contractor agrees to fully perform to completion, according to the terms, conditions, and specifications of this Agreement, all Work required hereunder.

3.1 Fee. Purchaser shall pay Contractor for the Work performed under this Agreement based on:

Timber Walkway – Wildlight PDP #3 – SR200/A1A Trail, as per attached Appendix A.

During the Term of this Agreement, Contractor may be requested to use various equipment belonging to Purchaser, including, but not limited to forklifts, truck, hoses, and pumps, as needed, at the hourly rate setforth above.

3.2 Expenses.

Purchaser will not pay expenses incurred in the performance of Contractor's Work hereunder.

3.3 Expenditure Limit. The total cost for all Work performed under this Agreement (including expenses, if applicable) shall not exceed $663,462.00 and Purchaser shall not be obligated to pay Contractor any amount in excess thereof without advance written approval from Purchaser.

4.0 TERM The term of this Agreement shall be for the period commencing on the Effective Date and ending on August 31, 2023 (the "Term"), unless earlier terminated as set forth in this Agreement.

5.0 TIME IS OF THE ESSENCE Time is of the essence in the performance of this Agreement. Contractor agrees to diligently and continuously carry on its operations until all Work has been completed satisfactorily and accepted by Purchaser. Contractor's Work progress will be periodically reviewed by Purchaser.

6.0 PAYMENTS Subject to the fulfillment of all terms herein, Contractor shall invoice Purchaser for all Work performed hereunder. Payment for conforming Work will be made within thirty (30) days of Purchaser's receipt of a correct invoice. At reasonable times and upon reasonable notice, Purchaser shall have the right, at its expense, to inspect Contractor's books, contracts, and records which are relevant to Purchaser's payments under this Agreement.

7.0 RIGHT OF ENTRY Purchaser grants to Contractor the right to enter upon the Lands at any and all times during the Term with tools, wagons, carts, trucks, personnel and equipment necessary for the fulfillment of this Agreement, together with the right to use all of the roads on the Lands, and any other lands of Purchaser or lands of others over which Purchaser has the right to grant Contractor access to the Lands near or adjacent to the Lands, to the extent that such use is necessary for the performance of the Work. **Contractor acknowledges that others have been given permission to enter the Lands including hunting club members who may be upon the Lands with weapons to hunt and timber vendees who may be upon the Lands to harvest timber and other forest products with men and machinery.** Purchaser further grants to Contractor the right to erect temporary structures upon the Lands. Contractor shall have and is hereby granted the right (in accordance with Article 493 of the Louisiana Civil Code and the applicable laws of other states) at any time during the term hereof and for ninety (90) days thereafter, to remove any and all machinery, equipment and other property of Contractor, whether or not so fixed to the Lands as to be regarded in law as a part of the Lands, provided that the Lands and other property are not damaged as a result of such removal, and if so damaged, they shall be repaired and restored to their original state by Contractor at its expense. Trucks, tractors, and other equipment shall be parked to the side of the roads to allow access to through traffic at all times. In the event Contractor does not remove its equipment within the time specified, Purchaser shall have the right to treat the equipment remaining on its Lands as abandoned property, remove it from the Lands, and sell the equipment on commercially reasonable terms. The proceeds of any sale of the equipment shall be applied first to the cost of removal and sale of the equipment and any balance remaining paid to Contractor.

Purchaser expressly reserves all other rights relating to use of the Land, subject only to the grant of use set forth above.

8.0 INDEPENDENT CONTRACTOR Contractor is acting in the capacity of an independent contractor. The relationship of the parties under this Agreement will not constitute a partnership or joint venture. Nothing herein shall be construed to create the relationship of employer and employee or principal and agent. Contractor will have no right, power or authority to act for Purchaser or to represent or bind Purchaser as to any matters. Contractor will not attempt to enter into any agreements, commitments, or incur any debt or liability of any nature in the name of or on behalf of Purchaser. Contractor has the sole obligation to supervise, manage, contract, direct, procure, perform or cause to be performed, all Work under this Agreement, its employees, and permitted subcontractors. Contractor shall be solely responsible for the compensation, benefits, contributions and taxes, if any, of itself, its employees, subcontractors and representatives. Contractor shall report to Purchaser's company representative(s) ("Company Representative(s)"). During the term of this Agreement the Company Representative shall be notified prior to entry or commencement of any Work conducted on the Lands. Purchaser reserves the right to have the Company Representative or other employees present in or around the approximate area where Contractor is operating for the purpose of auditing this Agreement and performing non-Agreement activities. The presence of such Company Representative(s) or Purchaser employees, in and of itself, shall not be deemed to be direction, supervision nor acceptance of Work performed or being performed by Contractor. Purchaser's Company Representative will assure compliance with this Agreement solely through verbal and/or written communications to either Contractor or Contractor's designated representative.

9.0 PROTECTION OF PROPERTY, PEOPLE AND PURCHASER Throughout the performance of the Work hereunder, Contractor shall:

A) take extreme precautions against the possibility of fire, contamination, or tainting of the Land and property adjacent thereto resulting from the Work and exercise reasonable care to avoid breakage and damage to the timber or other physical assets thereon and adjacent thereto;

a) at all times maintain necessary and adequate protection for the safety of its agents, employees, contractors, and subcontractors, and as to the Work, all other persons present at or close to the Work site, and conduct its operations in a careful and workmanlike manner;

b) maintain on-site supervision of the Work to ensure performance hereunder, and to ensure the safety of all workers performing the Work;

c) be accessible at the address set forth in this Agreement to receive notice of violations of regulations or laws, or default of contractual terms and take immediate corrective measures;

d) be responsible for any damage or injury, including death, attributable in whole or in part to violations of law, applicable statutes and government regulations by Contractor; or act(s) of negligence or any other acts or omissions of Contractor, its agents, employees, contractors or subcontractors in performing the Work;

e) immediately repair any fence, cable, gate or improvement which is damaged during Contractor's operations;

f) require its agents, employees, contractors and subcontractors to wear highly visible hard hats and clothing, which at a minimum complies with applicable state hunting regulations for hunters, or those accompanying hunters, when outside of vehicles and, for Work performed in the State of Washington, use citizen band radios and headlights on access roads at all times;

g) leave all road surfaces, ditches and culverts free and clear of slides, slash, and other debris created by the Work;

h) not remove any logs or timber or otherwise cut firewood for personal use, whether merchantable or not, unless Contractor receives prior written approval from Purchaser. Any unauthorized removal shall be deemed a default under this Agreement and subject to immediate termination at Purchaser's discretion; and

i) execute any agreements with, and/or pay any deposits to, Purchaser relating to keys to gates, or other access or security measures on the Lands.

10.0 FIRE SUPPRESSION AND PROTECTION Contractor shall conduct its operations in a manner to prevent fire on the Lands, including but not limited to, no camp fires. Contractor shall comply with all federal, state and local laws and regulations pertaining to fire protection and suppression.

For Work performed in the State of Oregon, Contractor shall comply with the terms of the Oregon Forest Practices Act (including all rules, regulations, and orders issued under its authority) ("OFPA") and the terms of Oregon Revised Statutes ("ORS") Chapter 477, including all rules and regulations rendered in connection with and under the authority of such laws.

For Work performed in the State of Washington, including, but not limited to, logging, land clearing, or other land-based Work that involves any heavy machinery or combustion engines, Contractor shall:

10.1 At all times from April 1 to October 15, and other times upon request of Purchaser, furnish and maintain on each operation:

A) For each passenger vehicle used for industrial or commercial operations:
   i. A filled and operable fire extinguisher of at least a 5BC rating; and
   ii. An approved exhaust system.

B) For each portable power saw:
   i. A chemical fire extinguisher of at least eight ounce capacity, fully charged and in good working order. The fire extinguisher shall be kept in the immediate possession of the operator;
   ii. An approved exhaust system;
   iii. A shovel, which shall be kept within two minutes round-trip of the operator; and
   iv. A firewatch.

C) An instrument measuring the relative humidity of the air within two per cent accuracy.

D) A tank truck of at least 500 gallon capacity, full of water, with a suitable pump of at least 50 g.p.m. capacity at 150 P.S.I. and sufficient 1-1/2 inch hose (at least 500 feet) fittings and nozzles, to reach all parts of the setting.

10.2 Suspend all operations (except fire prevention suppression and control) whenever the relative humidity is 30 percent or lower, or when Purchaser determines suspension is necessary because of excessive amounts of flammable debris, low humidity, low fuel moisture content, high wind or temperature, combinations of such conditions, or other fire risks. Suspended operations shall not resume until authorized by Purchaser.

11.0 INDEMNIFICATION Contractor agrees to defend, indemnify and hold harmless Purchaser, its affiliated or related companies, and their officers, agents, and employees from and against any and all costs, losses, damages, expenses (including reasonable attorneys' fees, governmental penalties or fines imposed on Purchaser or its affiliated or related companies and their officers, agents, and employees as a result of Contractor's actions or inactions) or liability, of every character whatsoever,

including but not limited to, any real or personal property damage or personal injury or death, arising out of or relating to (a) the negligent, willful or unauthorized acts of Contractor, its subcontractors or employees, (b) Contractor's performance of the Work, or breach of this Agreement, (c) any violations of or noncompliance with any laws, regulations, ordinances or permits by Contractor, its employees or subcontractors, including but not limited to, state forestry or forest practice regulations, and (d) any fire or accident caused by Contractor or its operations. Contractor explicitly and expressly waives any limitation of liability or immunity from suit with respect to injuries to employees of Contractor which may be extended to Contractor under any applicable workers' compensation statute or similar law, including but not limited to the Oregon Workers Compensation Act (ORS Chapter 656 and all rules and regulations under its authority), if applicable, the South Carolina Workers Compensation Law, if applicable; and the Industrial Insurance Act, Title 51, RCW, where applicable, or judicial decision with regard to actions against Purchaser and agrees to assume liability for actions brought by its own employees against Purchaser. Contractor acknowledges that the foregoing waiver was mutually negotiated by the parties.

12.0 ENVIRONMENTAL CONDITIONS

12.1 Environmental Control. Contractor shall regularly remove all trash, cans, bottles, garbage, petroleum products, or materials of any kind left on the Lands relating to the Work, whether as a direct or indirect result of its operations. Under no circumstances whatsoever will any carcinogenic, controlled, toxic or hazardous substance or material ("Materials"), or a container presently or formerly holding such substance(s), be permitted to drain or percolate on or into, or be stored, dumped, buried, or otherwise contaminate, taint, or affect the Lands, or any land adjacent thereto. Contractor will have a spill kit on site that is adequately equipped to contain Materials used or stored on the Land. Oil or other contaminants removed during the servicing process must be contained, removed from the Lands immediately and disposed of properly as set forth in the Rayonier Field Guidance for Small Oil Spill Management Contract Handout (Appendix "D"). Garbage shall not accumulate on site, nor shall garbage be buried in slash or in the ground. In addition to the cost of removal, a fee of $500.00 for petroleum products and a fee of $250.00 for other garbage may be assessed per incident for failure to comply.

12.2 Assurances. There shall be no obligation or requirement upon Purchaser to monitor Contractor's environmental management of the Work sites upon the Land or otherwise; however, if under any form of law, ordinance, regulation or standard in effect at the inception of this Agreement, or arising during the term, Purchaser should have cause to be concerned about Contractor's existing or continued compliance with any environmental laws, codes, regulations or standards then in effect which could in any manner affect the usefulness, usability, or marketability of the Lands or property adjacent thereto, then Purchaser at its discretion may require additional assurance as Purchaser may deem appropriate to the risk, offense, or potential therefore, which may take the form of bonding, certified professional audits or opinions, insurance, indemnity, removal of all or portions of any waste deposited, construction of monitoring systems, leachate collection and treatment system(s), or such other technical, legal or financial, or mixed, forms of assurance as may reasonably relate to solving, remediating or minimizing the impact of the situation.

12.3 Threatened or Endangered Species. Contractor shall make an effort to eliminate/minimize the spread, transport to other non-infected areas and otherwise disturb any areas identified by Purchaser to contain non-native invasive species. In the event Contractor observes any species listed as threatened or endangered under the Endangered Species Act, Provider shall promptly report such sightings to Purchaser and shall immediately suspend Work on the affected portion of the Lands. Appendix "E" (Identification Guide for select Threatened and Endangered Species) provides guidance for some select threatened and endangered species which have the potential to be present on the Lands. Purchaser shall then consult with the appropriate regulatory agencies to determine whether Work can continue and what restrictions on Work may apply.

13.0 CONFIDENTIALITY Contractor shall not disclose any information regarding the terms of this Agreement or any of Purchaser's information disclosed to Contractor ("Confidential Information") to any third party without Purchaser's prior written consent. During the Term and for a period of three (3) years thereafter, Contractor, its agents, employees, contractors and subcontractors will maintain the confidentiality of all Confidential Information. Contractor will use at least the same degree of care to safeguard and to prevent disclosing the Confidential Information to third parties as it employs to avoid unauthorized disclosure, publication, dissemination, destruction, loss of alteration of its own information of a similar nature, but not less than reasonable care.

14.0 COMPLIANCE WITH LAWS, ACTS, AND REGULATIONS

14.1 Forestry, Logging, Fire, and Safety Laws and Regulations. Contractor agrees to carry on its operations hereunder in strict compliance with all federal, state and local laws, regulations, rules and ordinances for the location of the Lands ("Laws"), including but not limited to, Laws relating to logging, forestry, fire prevention, hydrology, safety, environmental protection (including but not limited to the OFPA, ORS Chapter 477,, and the Washington Forest Practices Act), threatened and endangered species and requirements for licensing or certification of equipment or operators. Contractor further agrees to comply with any additional fire prevention and forestry management practices and policies, and any other measures which Purchaser may reasonably specify. Any additional costs assessed against Purchaser for Contractor's violations of the Laws, including but not limited to, the OFPA, ORS Chapter 477, the Washington Forest Practices Act or Washington Hydraulic Project Approval violations, may be charged back to Contractor at Purchaser's discretion. Contractor shall immediately report to Purchaser any sightings of threatened or endangered species on the Lands. Appendix "E" (Identification Guide for select Threatened and Endangered Species) provides guidance for some select threatened and endangered species which have the potential to be present on the Lands.

14.2 BMP Compliance. Contractor agrees that all activities shall in all respects comply with all Best Management Practices (BMPs) for forestry and wildlife promulgated by the forestry commission or agency for the state in which the Work is located, along with any additional BMPs specified within this Agreement or subsequently adopted by Purchaser and made known to Contractor.

14.3 Certifications and Licenses. Contractor, its agents, employees, contractors and subcontractors shall have all necessary certifications, licenses, permits, plans, notices, and approvals required to carry out the performance of the Work, to include a *Sustainable Forestry Initiative (SFI)* [SM] accredited certification, when applicable, from a logging professional program, and shall provide a copy of all certifications and licenses to Purchaser upon request. Contractor shall be responsible for insuring that all licenses and certifications are valid and shall assume all costs incurred.

14.4 Unemployment Compensation, Social Security, and Income Tax Laws. Contractor agrees to and does accept exclusive responsibility with respect to employment of all persons in the Contractor's performance of the Work, including employment of subcontractors and/or persons employed by subcontractors, for the performance of any and all obligations imposed upon employers under any unemployment compensation, pension, social security, income tax or other similar and applicable federal or state laws, and Contractor agrees to comply fully with and to make all returns required by any and all such laws, and agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability or obligation which those indemnitees may sustain or incur by reason of the failure of Contractor, or any subcontractor employed by Contractor to perform any of the undertakings stated in this paragraph. Contractor agrees to qualify immediately, and will require all of its subcontractors to qualify, and remain qualified for the term of this Agreement as an employer or employers under any and all such laws.

14.5 Worker's Compensation Act. Contractor shall abide by and comply with all provisions of the Worker's Compensation Act, medical aid and other industrial insurance laws of the state where the Lands are located, and will make all payments, contributions and other remittances and all reports, returns and statements required of employers under said laws. Contractor further unconditionally guarantees full compliance with said laws by any subcontractor or person employed by Contractor or with whom Contractor may make any contract for the performance of any of the Work hereunder. Contractor agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability, obligation or lien which may arise as a consequence of or grow out of any failure by Contractor or any such subcontractor or any other person to comply fully with said laws. Contractor agrees to qualify immediately, and will require its subcontractors to qualify, and to remain qualified for the term of this Agreement as an employer or employers under all such laws. Contractor shall deliver to Purchaser, before any Work is begun, satisfactory evidence and certificates showing compliance by Contractor with said law(s).

14.6 Wages and Hours Act. Contractor agrees to comply with and abide by the Fair Labor Standards Act of 1938, as amended, and any similar Federal or State laws now in force or which may hereafter become effective or be enacted, and agrees to indemnify, defend and save and hold Purchaser and its affiliated or related companies harmless from all loss, liability, or damages by reason of the failure of Contractor or those employed by Contractor to comply with said laws.

14.7 Migrant and Seasonal Agricultural Worker Protection Act (MSPA):

☒ Contractor hereby represents and warrants that no manual, ground-based laborers will be utilized in the performance of this Agreement. Contractor, however, agrees to comply with and abide by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA) and any similar federal and state employment laws now in force or which may hereafter become effective or be enacted to the extent such law is applicable to the Contractor, and Contractor agrees to save and hold Purchaser harmless from all loss, liability, or damages by reason of the failure of Contractor or those employed by Contractor to comply with said law or laws.

☐ Contractor agrees to comply with and abide by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA), as amended, and any similar Federal or State laws now in force or which may hereafter become effective or be enacted. Contractor further agrees to defend, indemnify and save and hold Purchaser and its affiliated or related companies harmless from all loss, liability, or damages by reason of the failure of Contractor to comply with said laws including, but not limited to, any claim by Contractor's employees against Purchaser or any fine imposed on Purchaser by virtue of Contractor's failure to comply with any MSPA rule or regulation.

Contractor shall submit to Purchaser, no later than at the time of the execution of this Agreement, a copy of Contractor's CERTIFICATE of MSPA REGISTRATION which is current and authorizes the activity for which Contractor is utilized or provide Purchaser with documentation from the U.S. Department of Labor that Contractor is exempt from MSPA.

NOTE: If Contractor is to provide housing or transportation for its workers in the performance of this Agreement, Contractor's MSPA Registration Card must show Contractor is so authorized; Contractor shall likewise provide to Purchaser a copy of MSPA Registration Card(s) for each of its employees who are to perform farm labor contracting activities on behalf of Contractor including driving, if applicable. Under MSPA Contractor may not transport or provide transportation to workers unless Contractor, the driver and the vehicle are all MSPA registered.

As required by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA), Contractor agrees to:

A) pay workers the full amount owed to them and provide each worker an itemized written statement with the following payroll information for each pay period worked:

1. worker's name;
2. permanent address;
3. Social Security number;
4. basis on which wages are paid;
5. number of piecework units earned, if paid on a piecework basis;
6. number of hours worked;
7. total pay period earnings;
8. specific sums withheld and the purpose of each sum withheld;
9. net pay;
10. Contractor's name;
11. Contractor's address;
12. Contractor's identification number.

B) maintain for three (3) years a copy of payroll information furnished to workers;

C) provide to Purchaser at the time of invoicing, a copy of all payroll information provided to each worker for that payroll period that is being invoiced.

14.8 Occupational Safety and Health (OSHA) Standards for Agriculture: Contractor agrees to comply with OSHA equipment and field sanitation regulations (29 CFR 1928) which requires, among other things, potable drinking water, toilet and hand washing facility, during the performance of this Agreement where such Contractor employed

eleven (11) or more employees on any given day in manual labor operations in the field during the previous twelve (12) months.

15.0 TRESPASS Contractor shall avoid trespass upon lands adjoining the Land. Contractor agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability or damage incurred or sustained by these indemnified parties on account of or in any way connected with trespass by Contractor or Contractor's agents, employees, contractors or subcontractors.

16.0 LIENS/PRIVILEGES Contractor will pay or cause to be paid promptly when due all claims, debts, and charges against Contractor or subcontractors employed by Contractor which might become a lien/privilege against Purchaser lands, and will not suffer or permit any lien/privilege or encumbrance of any kind to be filed against or upon any of the Land or against or upon any other Purchaser property relating to operations hereunder, irrespective of whether the basis of such a lien/privilege is a claim against Contractor or against a subcontractor employed by Contractor. In case any such lien/privilege which is threatened or filed against such land or property or any lienable charge is not paid promptly when due, or in case Purchaser shall be charged with any item of cost, tax, contribution or other obligation to be borne by Contractor under this Agreement, a sufficient amount of money payable to or to become payable under this Agreement or upon any other account from Purchaser to Contractor may be retained by Purchaser until the same shall be settled or discharged without cost or liability to Purchaser, or said money may be supplied by Purchaser directly to the discharge thereof. Contractor also agrees that Contractor will defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any and all cost, loss, liability or damage which the indemnified party may sustain or incur by reason of the negligent performance or non-performance of this Agreement by Contractor.

17.0 PURCHASER'S RIGHT TO TERMINATE

17.1 Termination. Purchaser may terminate this Agreement with or without cause by notifying Contractor in writing ten (10) days prior to the effective termination date ("Termination Date"). If such termination is because of Contractor's failure to fully perform to completion, according to the terms, conditions, and specifications of this Agreement, all Work required hereunder, Purchaser may, at its option, give written notice of the default to Contractor in which event Contractor shall have ten (10) days in which to cure the default, failing which cure this Agreement will terminate immediately upon the expiration of the cure period. The foregoing remedies shall not be deemed exclusive but shall be in addition to all other remedies at law or equity which Purchaser may have in connection with this Agreement and the breach thereof.

17.2 Effect of Termination. Upon notice of Termination, Purchaser shall be entitled to take immediate possession of the Lands and to remove Contractor, Contractor's agents, employees, contractors and subcontractors from the Lands. Contractor shall cease all Work and Purchaser shall compensate Contractor for conforming Work completed up to and including the Termination Date. Contractor shall remove, or cause to be removed therefrom, all of Contractor's equipment, property and personnel present thereon. In the event that Purchaser terminates this Agreement for any reason or no reason, Contractor shall have no claim against Purchaser for direct, indirect, punitive or consequential damages resulting from such termination other than payment for conforming Work completed prior to the Termination Date.

18.0 LIMITATION OF LIABILITY In no event shall Purchaser be liable to Contractor or those claiming by and through Contractor for indirect, special, consequential, punitive, or exemplary damages arising out of or related to this Agreement regardless of legal theory. Purchaser's liability to Contractor shall not in any event exceed the expenditure limit specified in subparagraph 3.3.

19.0 INSURANCE Prior to commencing work or entering Premises or facilities of Purchaser, Contractor shall secure such insurance as required in **Appendix C** issued by a carrier with an A.M. Best rating of A–, VII or better on an "Occurrence" basis. Any insurance deductible or retention will be paid by Contractor and is not a reimbursable expense under this Agreement. Contractor will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement with the applicable endorsements attached. Failure to provide evidence of insurance, as required by contract, shall not relieve Contractor of its obligations. The limits required in **Appendix C** may be satisfied with a combination of primary and excess (umbrella) liability insurance policies that follow form. The policy(ies) shall (a) name **Rayonier Inc., its subsidiaries and subsidiaries thereof** as an additional insured; (b) waive all rights of subrogation as listed in **Appendix C** against Purchaser; (c) provide that the policy(ies) not be cancelled or materially changed without thirty (30) days advance

written notice to Purchaser; (d) be primary and non-contributory. Contractor shall ensure that all contractors or subcontractors entering Premises or facilities of Purchaser are in compliance with all insurance provisions of this section and **Appendix C**.

20.0 DISPUTE RESOLUTION/ARBITRATION

20.1 The parties will attempt, in good faith, to resolve any question, dispute, misunderstanding, controversy or claim arising out of or relating to this Agreement (the "Dispute") promptly by negotiation between designated executives of the respective parties with authority to agree to a resolution. Either party may invoke the provisions of this dispute resolution section by giving the other party written notice (the "Notice of Dispute"). The executives shall meet at a mutually acceptable time and place within TWENTY (20) DAYS of the date of delivery of the Notice of Dispute, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute.

20.2 If the Dispute has not been resolved within THIRTY (30) DAYS of the initial meeting of the executives (which may be extended by mutual written agreement), or if either party will not participate in such procedure, then either party may by written notice (the "Arbitration Notice") require that the Dispute be resolved by binding arbitration. Any matter to be resolved by arbitration shall be resolved by a single arbitrator to be appointed for that purpose as follows:

a) Within TEN (10) DAYS after delivery of written notice by either party to the other requesting arbitration (the "Arbitration Notice"), the parties shall agree on an arbitrator.

b) If the parties fail to agree on an arbitrator within the time specified, the arbitrator shall be promptly appointed upon application of either party by the Arbitration Committee of the American Arbitration Association office in and for the county and state specified in subparagraph C) of this paragraph 20.2. The party making such application to the Arbitration Committee shall give the other party to this Agreement written notice of this application.

c) The arbitrator shall proceed with due dispatch to define the problem, accept evidence, and reach a resolution. The proceedings shall be conducted in accordance with the laws of the state in which the Lands are situated, and the American Arbitration Association Commercial Arbitration Rules. The arbitration proceedings shall be held in Nassau County, Florida, or such other place as the parties may agree. The decision of the arbitrator shall be binding, final, and conclusive on the parties to this Agreement. The award shall be in writing and delivered to the parties, and shall be in such form that a petition may be filed to confirm the award in any court or public records wherein a judgment may be sought to be enforced.

d) The expense of any arbitration shall be borne as the arbitrator may direct, in the arbitrator's judgment giving due weight in allocating expenses to the merit or lack thereof, in the claims and/or defenses presented.

e) The arbitrator shall have no power to change any of the provisions of this Agreement in any respect (or the power to make an award of reformation), and the arbitrator is not empowered to award damages in excess of actual damage incurred. In no event shall any award include punitive, incidental or consequential damages.

20.3 The procedures specified in this section shall be the sole and exclusive procedures for the resolution of disputes between the parties arising out of or relating to this Agreement; provided, however, that a party may seek a preliminary injunction or other preliminary judicial relief if in its judgment such action is necessary to avoid irreparable damage. Despite such action, the parties will continue to participate in good faith in the procedures specified in this section. All applicable statutes of limitation shall be tolled while the procedures specified in this section are pending. The parties will take such action, if any, required to effectuate such tolling.

20.4 In the event of any inconsistency between the provisions of the Agreement and the SC Uniform Arbitration Act, this Agreement shall govern and control.

21.0 CODE OF CONDUCT Contractor acknowledges that it has either received a hard copy of the Rayonier Standard of Ethics and Code of Corporate Conduct (the "Code") or accessed the Code through Purchaser's web site, https://ir.rayonier.com/corporate-governance#codeofconduct. By signing this Agreement, Contractor, including its employees and subcontractors, confirms that it has reviewed the Code and agrees to fully comply with all requirements of the Code. Any employee or contractor of Contractor whom Purchaser believes has violated the principles of the Code may, at

Purchaser's discretion and request, not be allowed access to Purchaser's facilities, or otherwise Purchaser may request to have replaced.

22.0 NOTICES Any notice, request, demand, statement, approval or other communication under this Agreement shall be in writing and shall be effective when actually delivered by hand delivery, facsimile or email transmission or three (3) business days after being deposited in the United States mail, certified, return receipt requested. If directed to the other party to this Agreement, such a notice shall be addressed to the addresses (and, in the case of an email or facsimile transmission, the email addresses or facsimile numbers) set forth below, or to such other address (or email address or facsimile number) as one party may indicate by written notice to the other party:

As to Contractor:

Attn: Bob Mathews
417 Stowe Avenue, Unit B
Orange Park, FL 32037
Fax: N/A
Email: bob@candhmarine.com

As to Purchaser:

Attn: Tommy Jinks
1 Rayonier Way
Wildlight, FL 32097
Fax: (904) 261-9322
Email: tommy.jinks@wildlight.com

with a copy to:

RAYONIER INC.
Attn: Law Department
1 Rayonier Way
Wildlight, FL 32097
Facsimile # 904-261-2107
Email: crystal.cook@rayonier.com

In the absence of a written acknowledgment of receipt by the recipient, all notices given by email or facsimile transmission shall also be given by mail or personal delivery as provided. Either party may change the address, email address or facsimile number to which the notices are to be sent or given by written notice of such change to the other party in the manner set forth above.

23.0 MISCELLANEOUS

23.1 Complete Agreement. This Agreement, including all Appendices and the Code, constitutes the entire agreement between the parties with respect to the subject matter hereof. It supersedes all prior communications of every kind between the parties. In the event of inconsistencies between this Agreement and any Appendices, the terms and conditions of the Appendices shall prevail. This Agreement may not be modified except by a written amendment to this Agreement and signed by both parties. All consents required must be in writing. The headings are for convenience purposes only and shall not be used in the construction or interpretation of this Agreement.

23.2 Severability. Each clause, paragraph and provision of this Agreement is entirely independent and severable from every other clause, paragraph and provision. If any judicial authority or state or federal regulatory agency or authority determines that any portion of this Agreement is invalid or unenforceable or unlawful, such determination will affect only the specific portion determined to be invalid or unenforceable or unlawful and will not affect any other portion of this Agreement which will remain and continue in full force and effect. In all other respects, all provisions of this Agreement will be interpreted in a manner which favors their validity and enforceability and which gives effect to the substantive intent of the parties.

23.3 Subcontracting. Notwithstanding anything to the contrary in this Agreement, all operations on the Lands shall be performed by Contractor's employees and Contractor will not contract or subcontract any operation on the Lands without Purchaser's prior written consent. In the event that Purchaser agrees to allow subcontracting, such shall not operate to relieve Contractor of any of its obligations under this Agreement, including but not limited to any obligation of indemnification. Such subcontractors shall supply the same insurance coverage as required under paragraph 19.0 hereunder, including naming Rayonier Inc. and its subsidiaries and subsidiaries thereof as additional insured entities.

23.4 Assignment. Neither this Agreement, nor any rights or obligations hereunder, shall be assigned by Contractor without the express written consent of Purchaser. Consent to one assignment shall not waive this provision, and any later assignments shall likewise be made only upon prior written consent of Purchaser. Any attempted assignment by Contractor in violation of this section shall be void and shall constitute a material default of this Agreement. ANY APPROVED ASSIGNEES SHALL BECOME LIABLE DIRECTLY TO PURCHASER FOR ALL OBLIGATIONS OF CONTRACTOR HEREUNDER, WITHOUT RELIEVING THE ORIGINAL CONTRACTOR'S LIABILITY. This Agreement shall inure to the benefit of and bind all permitted successors and assigns of the parties hereto.

23.5 Review of Records. Contractor shall maintain all books, records, receipts, or other materials to reflect accurately all costs of whatever nature claimed by Contractor to have been incurred in the performance of this Agreement. Such documentation shall be retained by Contractor for a period of three (3) years from the expiration or termination of this Agreement and shall be subject to examination, audit, and reproduction by Purchaser at any time during the term of this Agreement or the subsequent period of document retention by Contractor.

23.6 Suspected Illegal Activities. Contractor shall promptly report to Purchaser and proper authorities any observed marijuana or suspected marijuana growing on the Land, or other observed or suspected drug operations, including but not limited to methamphetamine labs.

23.7 Survival. The provisions of Paragraphs 7.0, 8.0, 9.0, 11.0, 12.0, 13.0, 14.1-14.8, 15.0, 16.0, 17.0, 18.0, 20.1-20.2, 23.1-23.5 and 23.8 shall survive any termination, expiration or completion of this Agreement.

23.8 Governing Law. This Agreement shall be governed by and construed in accordance with the substantive law of the state in which the Lands are situated without regard to its choice of law provisions.

23.9 Counterparts. This Agreement may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the parties hereto may execute this Agreement by signing any such counterpart.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

PURCHASER	**CONTRACTOR**
By: Thomas Jinks	By: Bob Mathews
Title: Sr Mgr Real Estate Dev.	Title: President
Date: Aug 25, 2022	Date: Aug 25, 2022

Appendix A
Scope of Work

1. **SCOPE AND SPECIFICATIONS**. Contractor agrees to undertake and perform Work on behalf of Purchaser for the purpose of the construction and installation of Wildlight PDP #3 - SR200/A1A Trail, as per Appendix A-1 .

   Contractor shall not have the right to conduct any other Work or engage in any other activities beyond the scope described in this Agreement without prior written consent of Purchaser.

   Additional Specifications and/or Service Specific Legal Provisions not addressed above:

Appendix A-1

C & H Marine Construction, Inc.
417 Stowe Avenue Unit B
Orange Park, Florida 32073
(904) 264-7500
www.candhmarine.com
FL. Lic. # CGC-058491 & CGC-1521616

TIMBER WALKWAY

Wildlight		Job Location
1 Rayonier Way	o(904)321-1007	*same*
Wildlight, FL 32097	c(352)812-3053	tommy.jinks@wildlight.com

We hereby propose to furnish the material and labor necessary for installing a timber boardwalk per the following and our conversation. Walkway is per "Wildlight PDP #3 - SR200/A1A Trail" Hardscape Documents (HS00-HS11) plans by England-Thims & Miller, Inc, dated April 2022, and revision sent on July 6, 2022 changing width of boardwalk to 12 ft and extending timber boardwalk to edge of conservation easement.

Timber Boardwalk is 12 ft wide and 1,480 ft long. Handrails will be on both sides of the boardwalk. There will be a timber overlook (HS-03) with handrails. Material is per plans. Engineered drawings of boardwalk is included.

All material is guaranteed to be as specified, and the above work is to be completed in accordance with the drawings and specifications submitted. Work will be completed in a substantial workmanlike manner for the sum of: **$643,562.00**

Handrail Cap - WearDeck 2x6 composite in place of 2x6 treated lumber: $19,900.00

Permitting is not included and will be quoted as needed.

Exclusions: Survey, clearing, earthwork, concrete, sodding/seeding, lighting, landscape, and irrigation.

All workmanship is covered by our one year warranty and all of the materials used are warranted by their respective manufacturer. Our goal at C & H Marine Construction is to provide you with a superior product that will provide many years of trouble free enjoyment.

Respectfully submitted,
Bob Mathews, President

ZD 78511; RQ 137826; CB-22-00018 - Dockworks of Northeast Florida LLC - JN c081522

Appendix A-1

**** Price Escalation Clause***

The construction industry continues to experience rapid price increases of raw materials. We are no longer able to absorb these escalating price increases. If during the performance of this contract, tha price of the materials increases by more than 5%, the price of the contract will be adjusted accordingly.

If it becomes necessary to increase the price of the contract, you will be notified and have the option to terminate the contract by providing within five (5) business days a written notice. If terminated, your deposit will be returned less expenses.

In the event there are additional costs incurred which exceed your deposit amount, you will be provided an invoice with such costs to be paid.

- This agreement and any subsequent project description order made pursuant to it may be terminated at any time by mutual agreement, or as may be provided for in any project description order. Either party may terminate this agreement immediately for cause or by giving thirty (30) days written notice. In the event of termination, owner shall pay for all services performed and disbursements made by C&H Marine Construction, up to the effective date of termination.

*****This proposal may be withdrawn if not accepted within 14 days of date shown below.***

***In some rare instances there may be concealed or unknown conditions that were not contemplated in this proposal. We will immediately notify you of any special conditions that will adversely affect our ability to perform the scope of this proposal. Such conditions may require a price adjustment or cancellation of this agreement in our sole judgment.*

****Please note that the actual length can vary from the proposal due to many factors including the water depth, customer requirements, etc. We attempt to come as close as possible, but in those rare instances where changes are needed we will bill based on the actual length.*

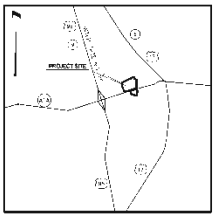
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL

NASSAU COUNTY, FLORIDA

FOR

RAYDIENT PLACES + PROPERTIES

1 RAYONIER WAY
WILDLIGHT, FL 32097



LOCATION MAP

DRAWING INDEX			
PDP SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1	COVER SHEET	
2	1A	SIGNATURE SHEET	
3	2	MASTER SITE PLAN	
4-7	3A-3D	OVERALL & SEGMENT UNITS PLAN	
8	4	EROSION & SEDIMENT CONTROL DETAILS	
9	5	STORMWATER POLLUTION PREVENTION PLAN	
10	6	STORMWATER POLLUTION PREVENTION PLAN - CONSTRUCTION SEQUENCE	
11	NO. 00	PRELIMINARY COMP. DRAFT	
12	NO. 01	LANDSCAPE SPECIFICATIONS AND NOTES	
13-17	NO. 02-05-06	HARDSCAPE PLAN	
18-19	NO. 07-08-09	HARDSCAPE DETAILS	

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00003864 LC - 00003316

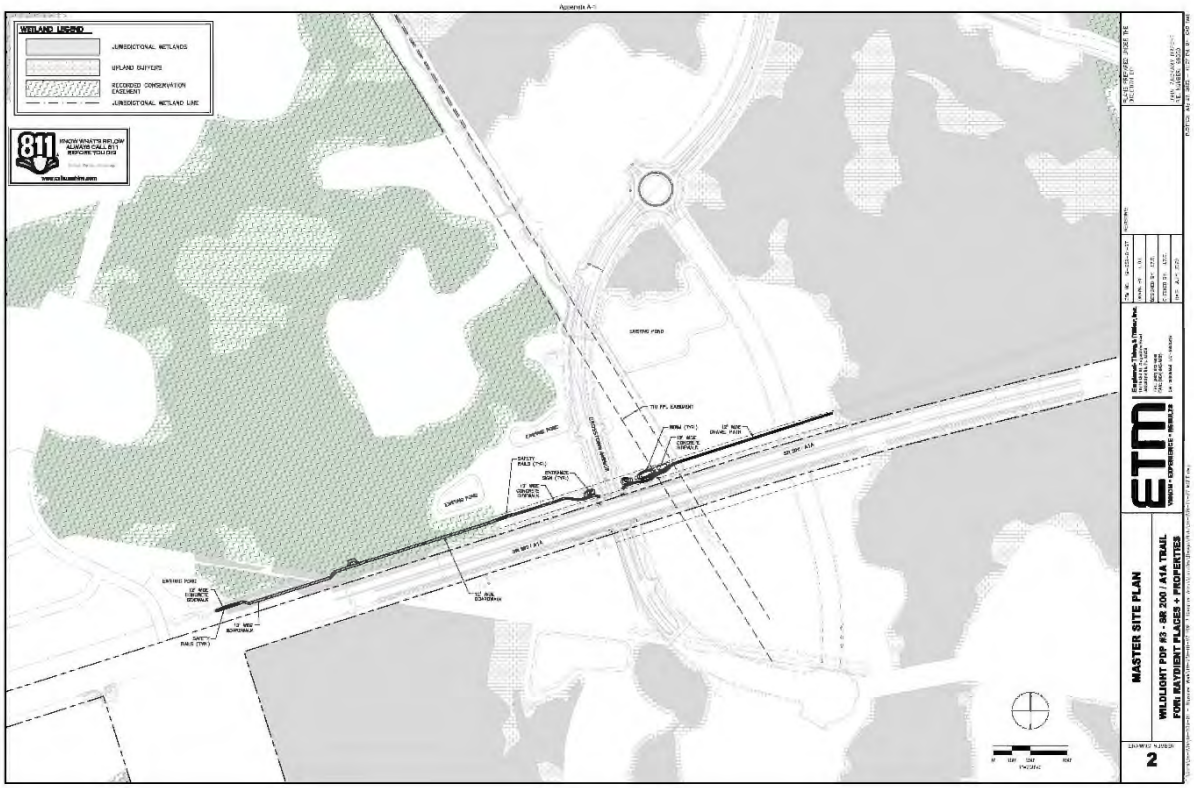
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FOR: RAYDIENT PLACES + PROPERTIES
DRAWING NUMBER
1

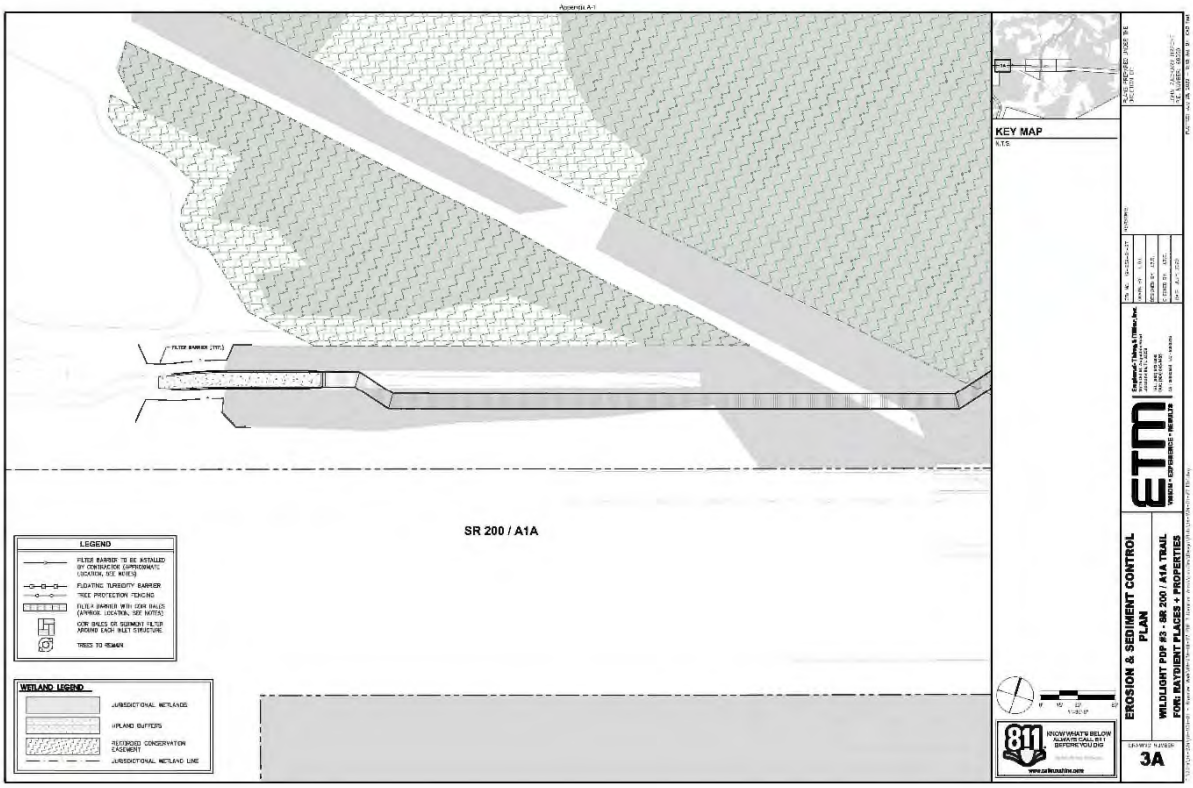
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PDP SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1	COVER SHEET	
2	1A	SIGNATURE SHEET	
3	2	MASTER SITE PLAN	
4-7	3A-3D	OVERALL & SEGMENT UNITS PLAN	
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9	5	STORMWATER POLLUTION PREVENTION PLAN	
10	6	STORMWATER POLLUTION PREVENTION PLAN - CONSTRUCTION SEQUENCE	

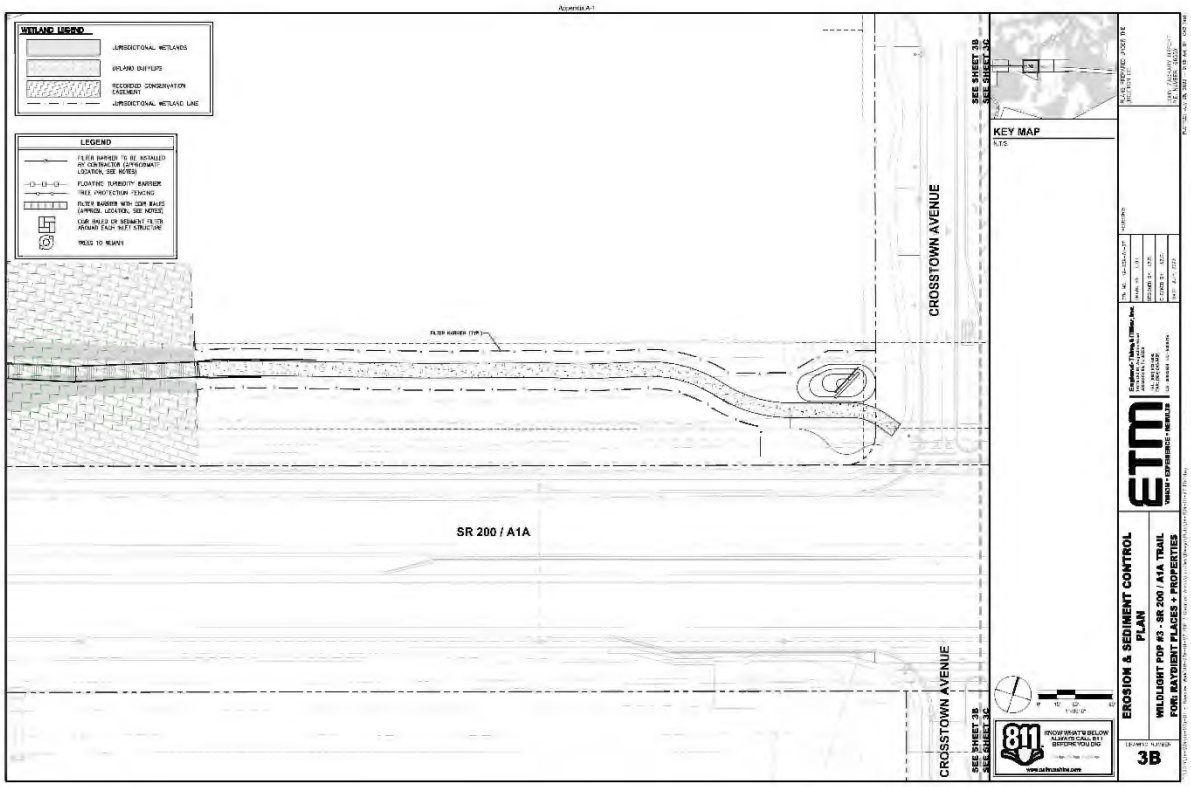
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PDP SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
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12	11-01	LANDSCAPE SPECIFICATIONS AND NOTES	
13-17	02-03-04-05	HARDSCAPE PLAN	
18-19	07-07-4-5-08	HARDSCAPE DETAILS	

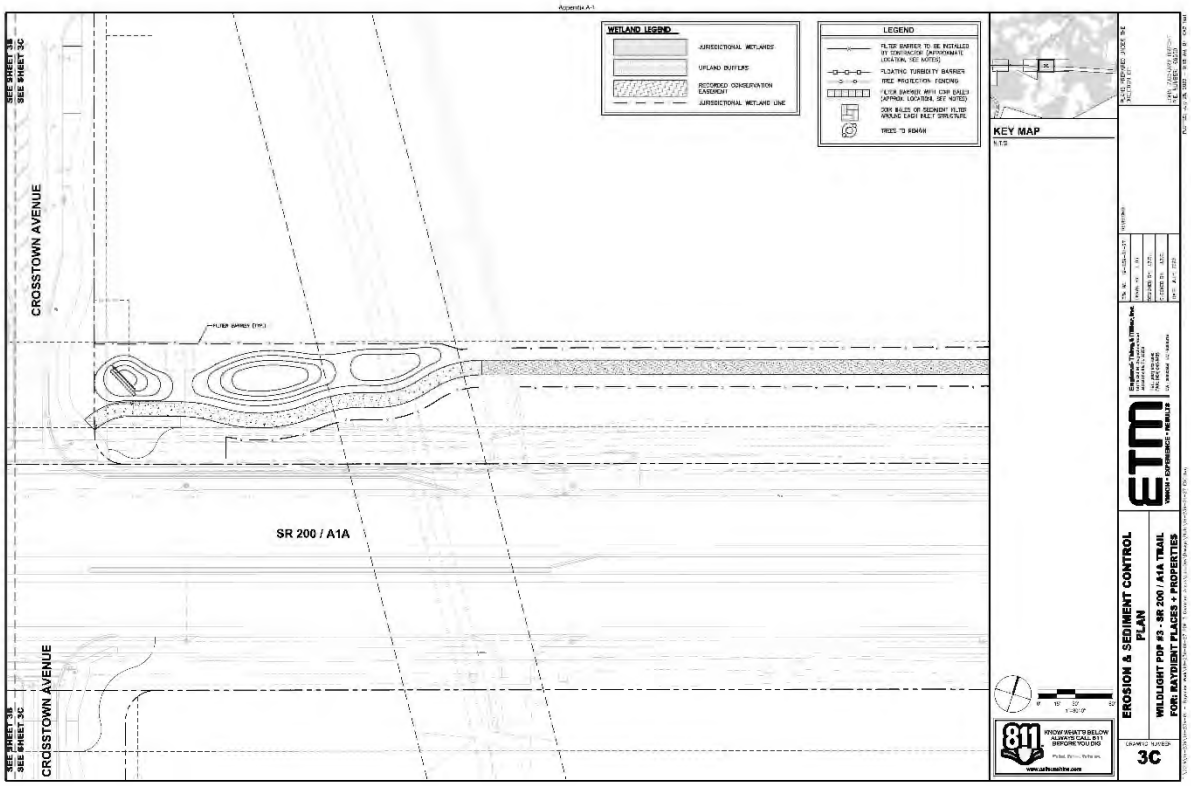
ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
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CA - 00003864 LC - 00003316

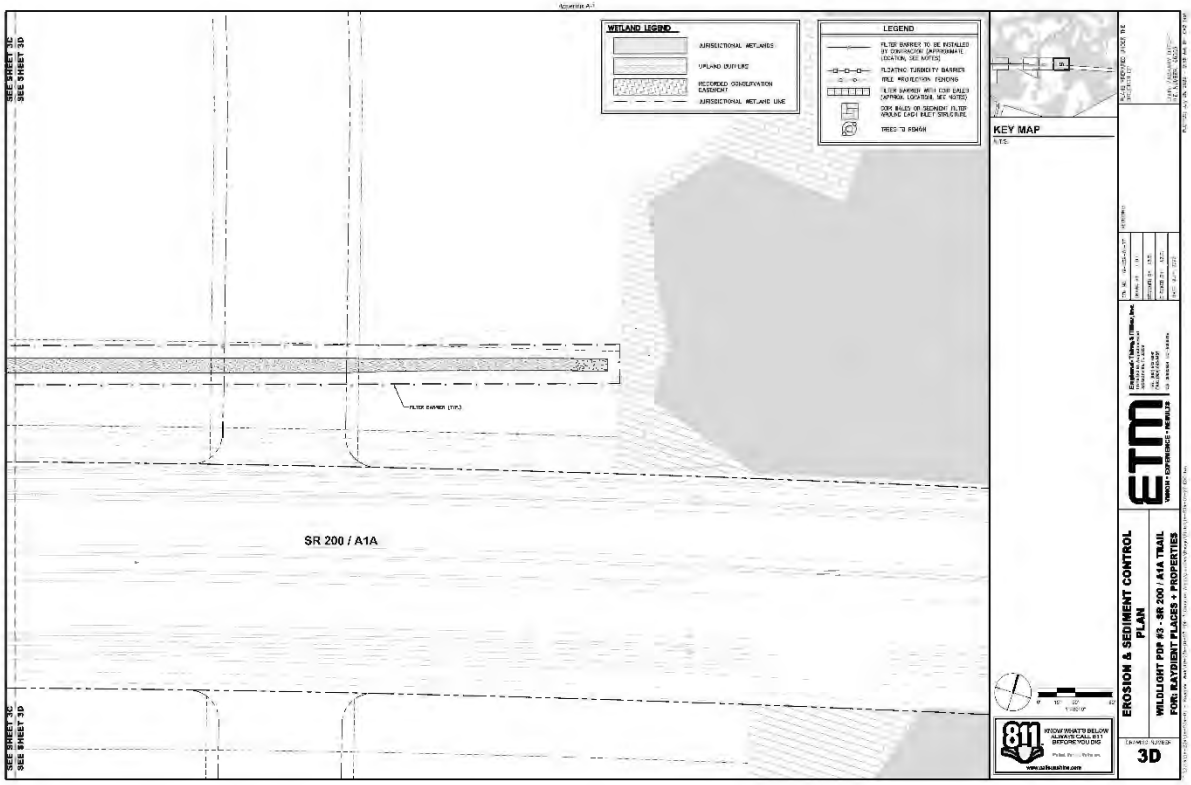
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WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
DRAWING NUMBER
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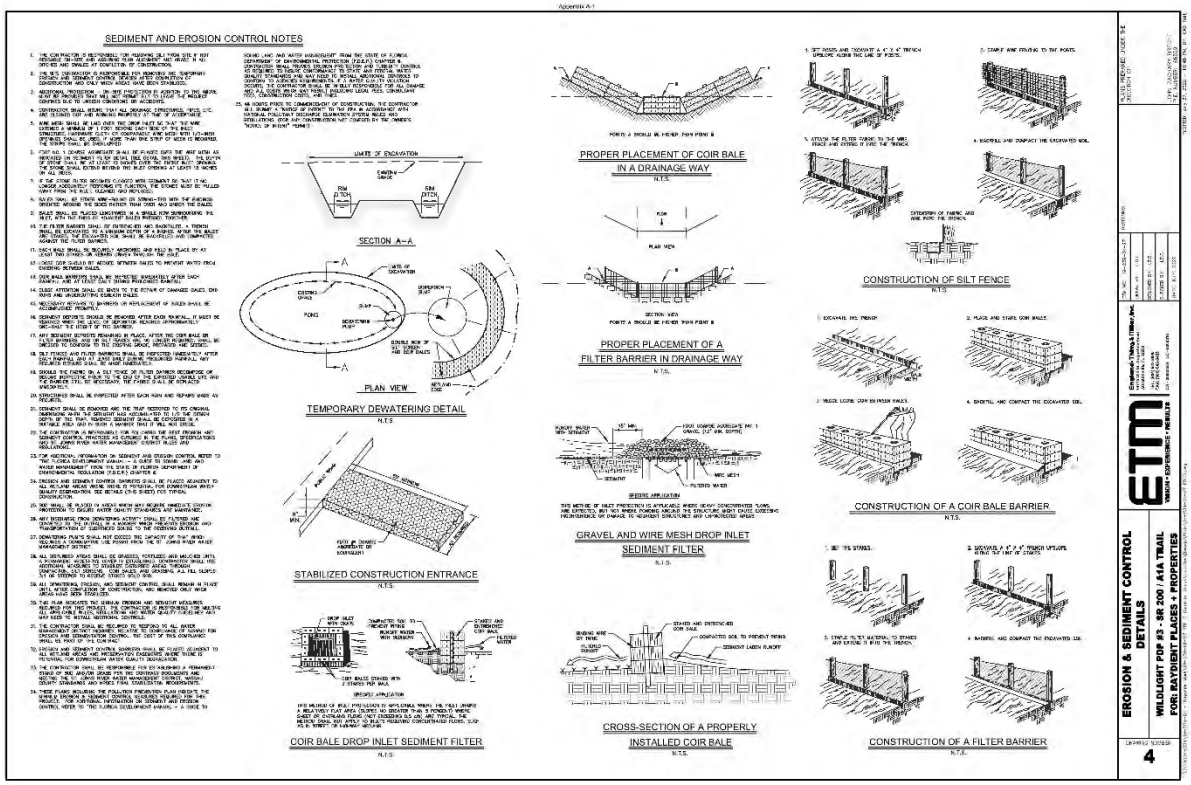

WETLAND LEGEND
JURISDICTIONAL WETLANDS
UPLAND BUFFERS
RECORDED CONSERVATION EASEMENT
JURISDICTIONAL WETLAND LINE
811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
MASTER SITE PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR RATIONAL PLACES + PROPERTIES
2

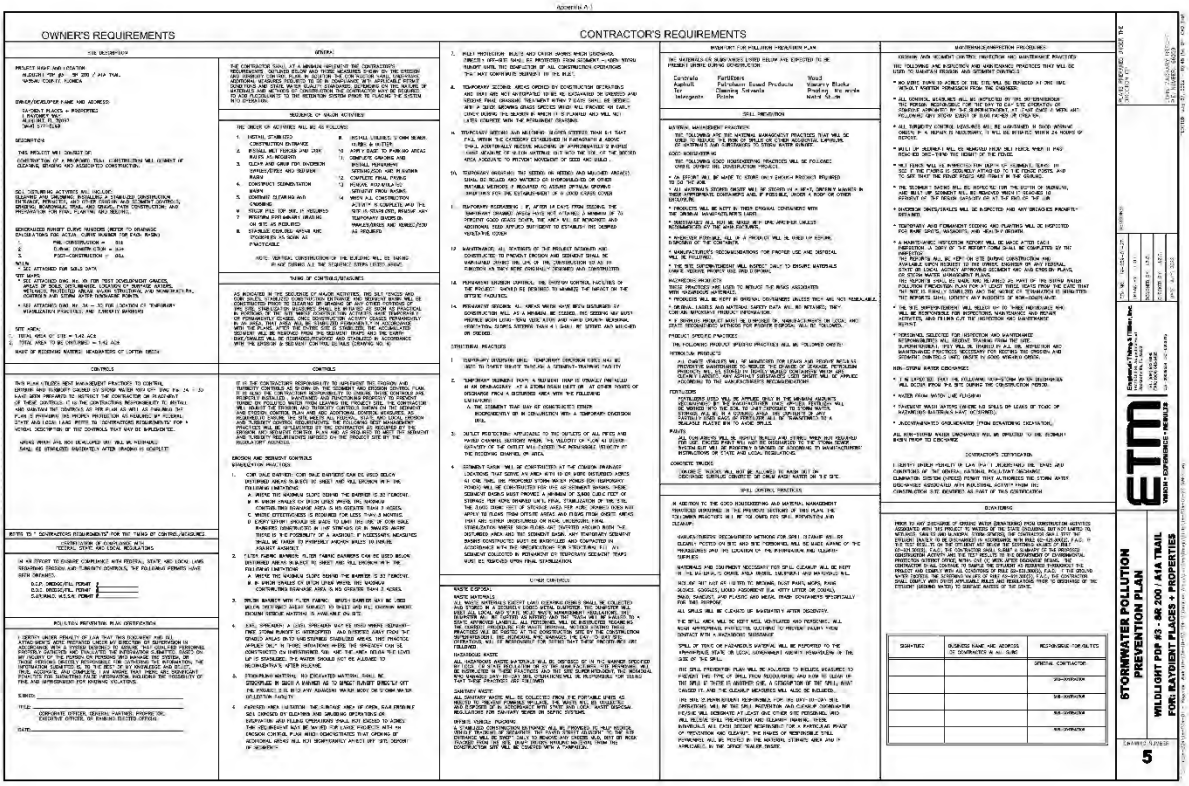

KEY MAP
N.T.S.
SR 200 / A1A
LEGEND
WETLAND LEGEND
JURISDICTIONAL WETLANDS
UPLAND BUFFERS
RECORDED CONSERVATION EASEMENT
JURISDICTIONAL WETLAND LINE
811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
EROSION & SEDIMENT CONTROL PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR RATIONAL PLACES + PROPERTIES
3A

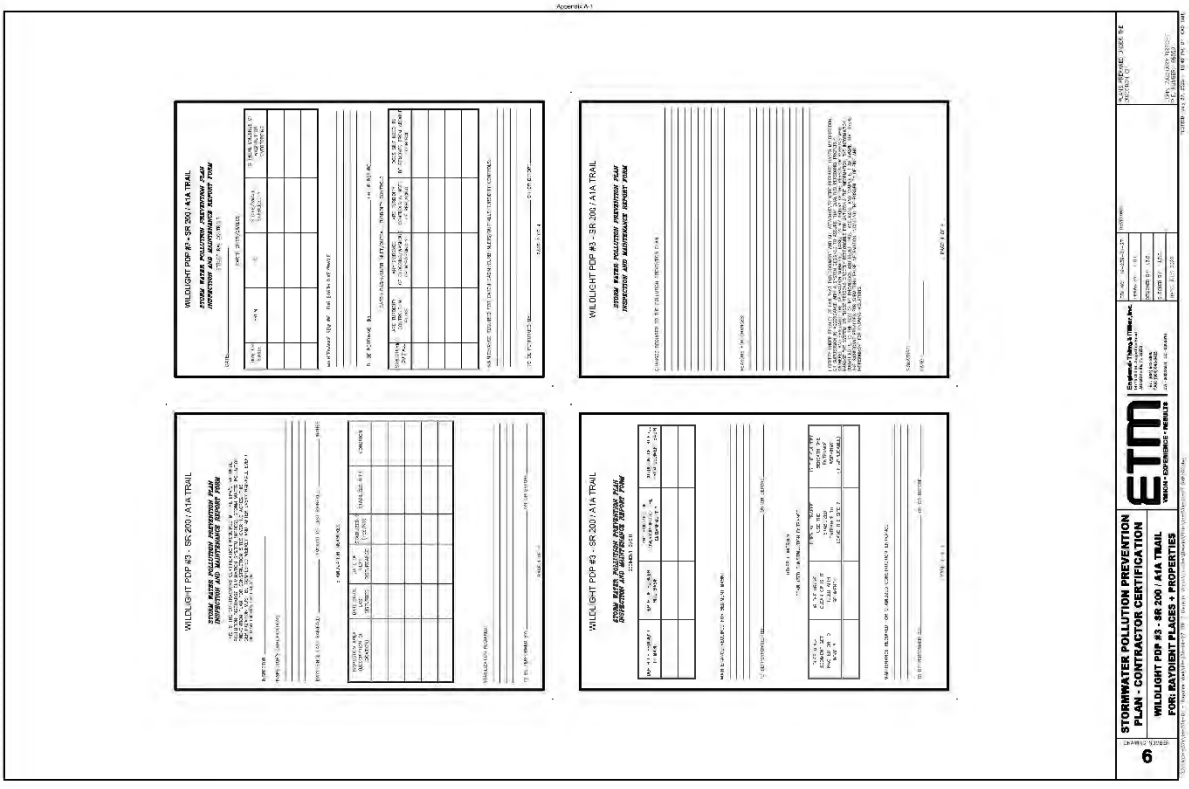

WETLAND LEGEND
JURISDICTIONAL WETLANDS
UPLAND BUFFERS
RECORDED CONSERVATION EASEMENT
JURISDICTIONAL WETLAND LINE
LEGEND
FILTER BARRIER TO BE INSTALLED BY CONTRACTOR (APPROXIMATE LOCATION, SEE NOTES)
FLOATING TURBIDITY BARRIER
TREE PROTECTION FENCING
FILTER BARRIER WITH SOIL BALES (APPROX. LOCATION, SEE NOTES)
SOIL BALES OR SEDIMENT FILTER AROUND EACH INLET STRUCTURE
TREES TO REMAIN
FILTER BARRIER (TYP.)
CROSSTOWN AVENUE
SR 200 / A1A
SEE SHEET 3B
SEE SHEET 3C
KEY MAP
N.T.S.
EROSION & SEDIMENT CONTROL PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FORT RAYDIENT PLACES + PROPERTIES
3B


WETLAND LEGEND
JURISDICTIONAL WETLANDS
UPLAND BUFFERS
RECORDED CONSERVATION EASEMENT
JURISDICTIONAL WETLAND LINE
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FILTER BARRIER TO BE INSTALLED BY CONTRACTOR (APPROXIMATE LOCATION, SEE NOTES)
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TREES TO REMAIN
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CROSSTOWN AVENUE
SR 200 / A1A
SEE SHEET 3B
SEE SHEET 3C
KEY MAP
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WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FORT RAYDIENT PLACES + PROPERTIES
3C


WETLAND LEGEND
AJURISDICTIONAL WETLANDS
UPLAND BUFFERS
RECORDED CONSOLIDATION EASEMENT
AJURISDICTIONAL WETLAND USE
LEGEND
FILTER BARRIER TO BE INSTALLED BY CONTRACTOR (APPROXIMATE LOCATION, SEE NOTES)
FLOATING TURBIDITY BARRIER
SILT PROTECTION FENCING
FILTER BARRIER WITH COIR LOGS (APPROX. LOCATION, SEE NOTES)
COIR BALES OR SEDIMENT FILTER AROUND CATCH INLET (SHIELDED)
TREES TO REMAIN
KEY MAP
N.T.S.
SEE SHEET 3C
SEE SHEET 3D
SR 200 / A1A
FILTER BARRIER (TYP.)
811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com
EROSION & SEDIMENT CONTROL PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
3D


SEDIMENT AND EROSION CONTROL NOTES
PROPER PLACEMENT OF COIR BALE IN A DRAINAGE WAY
N.T.S.
CONSTRUCTION OF SILT FENCE
N.T.S.
TEMPORARY DEWATERING DETAIL
N.T.S.
SECTION A-A
PLAN VIEW
PROPER PLACEMENT OF A FILTER BARRIER IN DRAINAGE WAY
N.T.S.
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER
N.T.S.
CONSTRUCTION OF A COIR BALE BARRIER
N.T.S.
COIR BALE DROP INLET SEDIMENT FILTER
N.T.S.
CROSS-SECTION OF A PROPERLY INSTALLED COIR BALE
N.T.S.
CONSTRUCTION OF A FILTER BARRIER
N.T.S.
EROSION & SEDIMENT CONTROL DETAILS
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
4


OWNER'S REQUIREMENTS
CONTRACTOR'S REQUIREMENTS
STORMWATER POLLUTION PREVENTION PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
5


WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
STORMWATER POLLUTION PREVENTION PLAN - CONTRACTOR CERTIFICATION
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
6

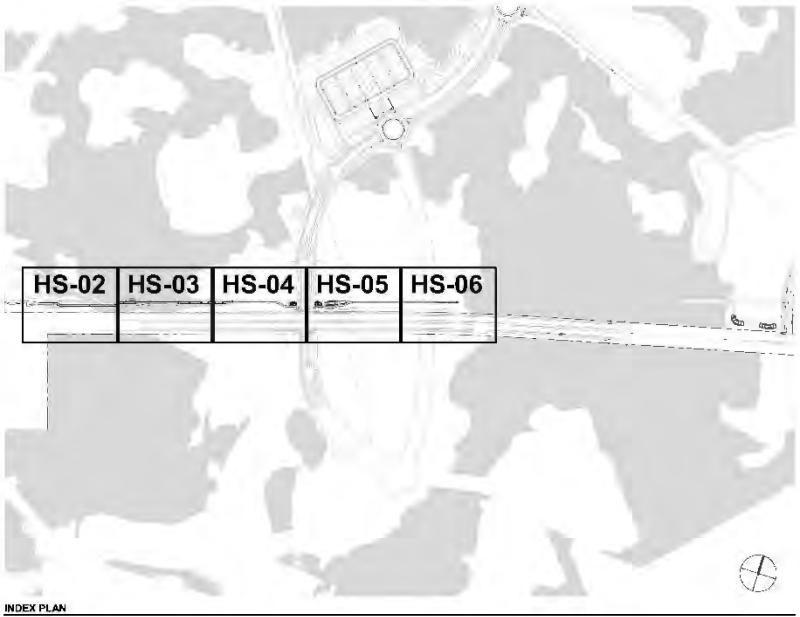
Appendix A-1

WILDLIGHT PDP #3 - SR 200 / A1A TRAIL

HARDSCAPE DESIGN DOCUMENTS

HARDSCAPE SHEET INDEX:

SHEET NO.:	DRAWING DESCRIPTION
HS-00	HARDSCAPE COVER SHEET
HS-01	HARDSCAPE SPECIFICATIONS AND NOTES
HS-02	HARDSCAPE PLAN
HS-03	HARDSCAPE PLAN
HS-04	HARDSCAPE PLAN
HS-05	HARDSCAPE PLAN
HS-06	HARDSCAPE PLAN
HS-07	HARDSCAPE DETAILS
HS-08	HARDSCAPE DETAILS



INDEX PLAN

BID SET

CONSTRUCTION DRAWINGS ARE TO BE USED IN CONFORMANCE WITH THE LANDSCAPE ARCHITECT "ISSUED FOR CONSTRUCTION" PLANS AND ARE NOT TO BE USED FOR BIDDING AND INSTALLATION.

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG. www.callsunshine.com

ETM Engineering • Testing & Utilities, Inc. 1000 Sawgrass Corporate Parkway, Suite 450, Sunrise, Florida 33323 Tel: 954.689.0048 Fax: 954.689.0049 Certificate of Authorization #: 27000

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HARDSCAPE COVER SHEET

WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
HS-00

This drawing is the property of ETM Engineering & Testing Utilities, Inc. and is not to be used for any purpose without the written consent of ETM Engineering & Testing Utilities, Inc.

Appendix A-1

GENERAL CONSTRUCTION NOTES:

1. All dimensions are taken from centerline of wall, edge of pavement, face of curb, and/or centerline of roads or as noted on plans, unless otherwise noted on plan. The contractor is to verify the representative and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends.
2. All trees and plantings noted as existing, protected, and/or relocated on the plans and/or specifications shall be protected during construction. Any damage to existing trees or vegetation shall be repaired by the contractor at no additional cost to the owner.
3. For site plan and grading drawings, see civil engineer's plans.
4. Contractor shall verify location of all surface and sub-surface utilities prior to construction. All utilities shall be held clear at the discretion of owner.
5. Contractor shall be responsible for verifying all layout dimensions in the field with the landscape architect.
6. These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the owner's representative.
7. Contractor must check all dimensions, existing conditions and site conditions before starting work. Contractor must confirm existence of any obstructions on site with utility companies.
8. Do not willfully install any planting items or materials on the job site when it is obvious in the field that unknown obstructions, grade differences or drainage problems exist. Such conditions must be corrected before planting work is performed. Such obstructions or differences in the plans must be brought to the attention of the owner's representative. If this notification is not performed, the contractor shall assume full responsibility for any and all corrections necessary.
9. Conditions not specifically mentioned shall be construction like to the details for the respective materials.
10. The drawings and specifications represent the finished structure. All finishing, projecting, grade altering, etc. to be done by the contractor. Discrepancies shall be brought to the owner's representative for interpretation and/or clarification before proceeding with construction. Failure to do so will be construed as an acceptance of conditions and responsibility shall rest with the contractor.
11. Contractor shall water or rain as needed to assist the percolation of compaction required for all concrete footings and footings.
12. Site is to be graded to provide proper drainage away from buildings. Slope and direction of flow is indicated on the drawings. Contractor shall verify that all existing and proposed drainage patterns function properly. Contractor is responsible to correct any deficiencies that may arise due to construction operations. Any changes in the grading plan must be approved by the owner's representative prior to implementation.
13. All references to "CIP" are general and mean cast-in-place concrete and concrete walls.
14. All beam finished surfaces shall be observed in the same direction as it is cast or for the drawings as specified by the owner. The contractor shall not remove any shims or deviate a beam fully from plumb to form a curved or inclined surface.

GENERAL NOTES:

GENERAL CONDITIONS

1. If indicated, curvilinear, straight or cross hatched symbols or coded letters are not explained on this drawing, they are to be clearly verified by general consensus, design or owner reference, specified in contract and/or by owner.
2. Prior to construction, it is required for the contractor to determine whether protective measures are required for the safety of the public and the employees in the vicinity, such as, but not limited to, the erection of temporary barriers, covering the drawing as soon as practicable. Such material shall be removed and shall remain the property of the contractor after completion of the project.
3. All dimensions, unless shown, on the structural drawings shall be verified by the contractor to conform to those shown on the drawings.
4. The contractor shall be held responsible for locating and protecting all existing underground utilities. Should any discrepancies or discrepancies be found with respect to the drawings and the field prior to the initiation of the affected portion of construction, the owner's representative shall be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any and all corrections necessary.

DESIGN CRITERIA

1. All work shall be performed in strict accordance with the requirements of:
   A. Florida Building Code: Florida Building Code 2020
   B. Concrete:
      Existing Code as referenced in the Florida Building Code (ACI 318-08)
      Code Reference for structural concrete for buildings (ACI 318-08)

Section Loads

Wind Loads:

Basic Wind Speed = 139 MPH (ASD) 3-second gust
Risk Category = II
Type of use = G
Internal pressure coefficient = 0.18 (ASD) or +/-0.55 (LRFD) for fully enclosed structure
Components and cladding loads: To be 22 PSF and +/-55 PSF for design wind pressures

CAST IN PLACE CONCRETE

1. All concrete shall have the following minimum compressive strength at 28 days:
   - Slabs on grade, footings: 3,000 psi
   - Remaining concrete: >28 psi
2. All concrete shall have a slump of 4" plus or minus 1", except where it is to be pumped, and in these cases slump shall not exceed 6".
3. Concrete mix design shall be in accordance with the latest Edition of ACI 301, Chapter 1, Method 1 or Method 2. Secret Batch is defined as required by Chapter 5 Section 5.3 of the Latest Edition of ACI 318.
4. All reinforcing steel shall be new domestic deformed billet steel conforming to ASTM A615 Grade 60.
5. All concrete work shall be in accordance with "Hot Weather Concreting, Cold Weather Requirements for Reinforced Concrete ACI 306", latest Edition, and "Specification for Structural Concrete for Buildings, ACI 301".
6. All reinforcing steel shall conform to "Manual of Standard Practice for Detailing Reinforced Concrete Structures" ACI 315, Latest Edition, unless noted otherwise on the structural drawings.
7. Contractor shall review architectural and civil drawings for exact locations of architectural items, reference with design drawings, shop, etc., regular by other trades. These items shall be furnished and installed prior to placement of slab work.
8. Contractor shall verify locations of all openings, recesses, sleeves, inserts, blocks, etc. as required by other trades before concrete is placed.
9. Where bar lengths are given on the drawings, the length of any hook, if required, is not included.
10. Contractor shall provide expansion, control, and/or construction joints at certain maximum spacing. Expansion joints shall be of approved preformed materials of thickness and width as shown on the plans. Control joints shall be of depth as required by the architect. Construction joints shall be made only where shown on the drawings or as approved by the architect. The architect must be notified of construction joints at least 24 hours prior to the commencement of work.
11. Contractor shall furnish, install and maintain all temporary and permanent shoring and bracing as required by the architect. The removal of forms and shoring shall not be done until the concrete has attained sufficient strength to support safely its weight and the superimposed loads. Such removal shall be approved by the architect. Contractor shall be responsible for the safety and adequacy of the forms and shoring and for the removal of same.
12. The following minimum concrete cover shall be provided for reinforcement:
    3" concrete cast against and permanently exposed to earth
    2" concrete exposed to earth or weather, #6 through #18 bars;
    1 1/2" concrete exposed to earth or weather, #5 bar and smaller
13. Contractor shall keep a copy of "Recommended Practice for Concrete Formwork (ACI 347-04)" latest Edition at the project field office.
14. Minimum, approved, all weather access shall be 48 feet diameter, by-pass at sheets. Otherwise noted on the drawings. For beams and elevated slabs, no vertical slope. All other approved slopes shall not exceed 1% (1 inch in 100 feet), unless otherwise noted.
15. Existing laboratory shall submit copy of all concrete test reports directly to the owner.
16. Mix proportions shall be by weight, volume, or combination thereof and shall be in accordance with ACI 301, Section 4. Ready-mixed concrete shall be measured, mixed and delivered in accordance with ASTM C94, except that the requirements of Item 3.3 shall be waived if the concrete is discharged within 30 minutes or before the drum has revolved 300 revolutions, whichever comes first. When the temperature is above 85°F, these times shall be reduced to 15 minutes and 250 revolutions respectively. Water may be added at the project site provided that the specified slump is not exceeded.

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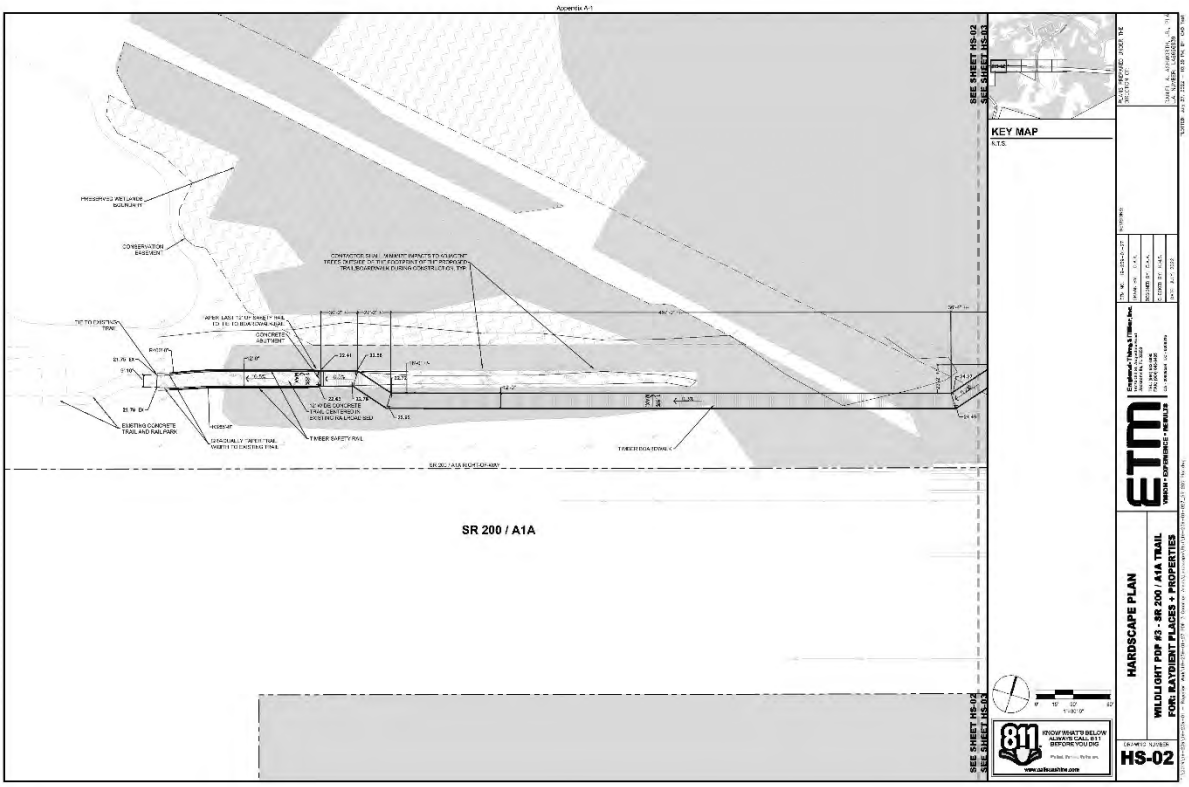
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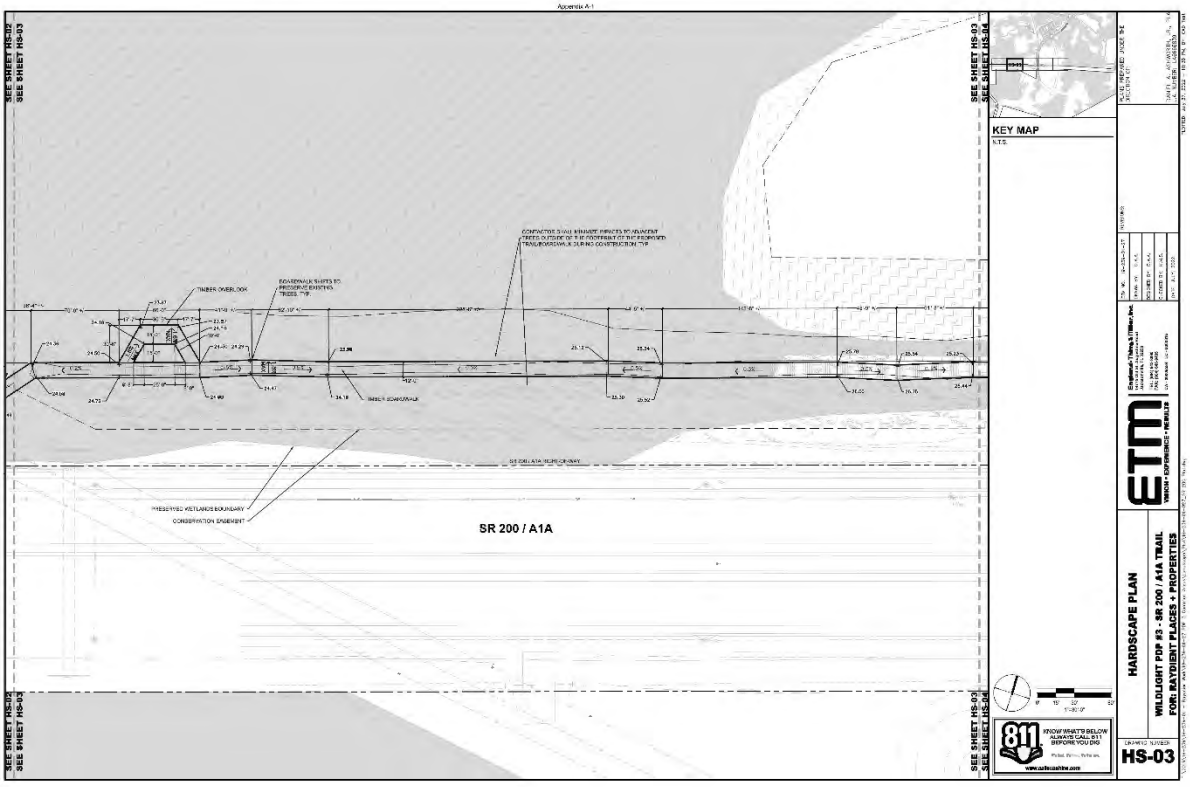
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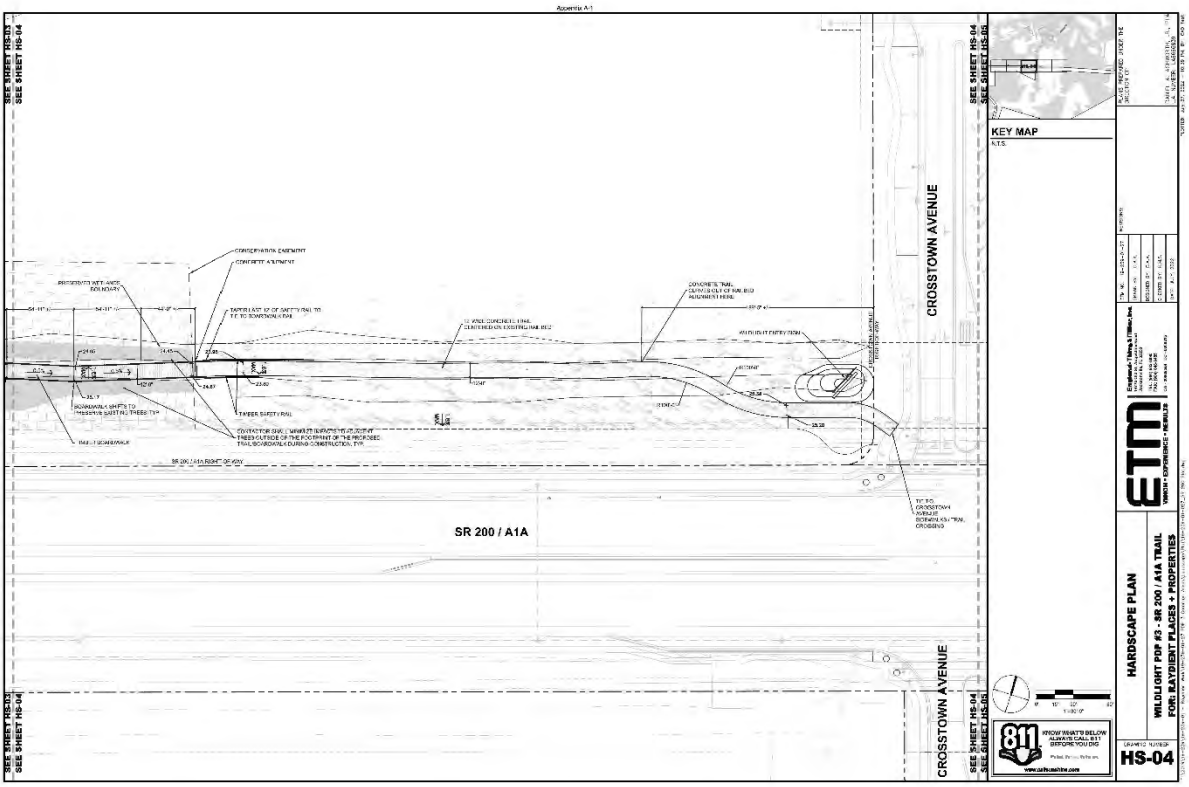
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES

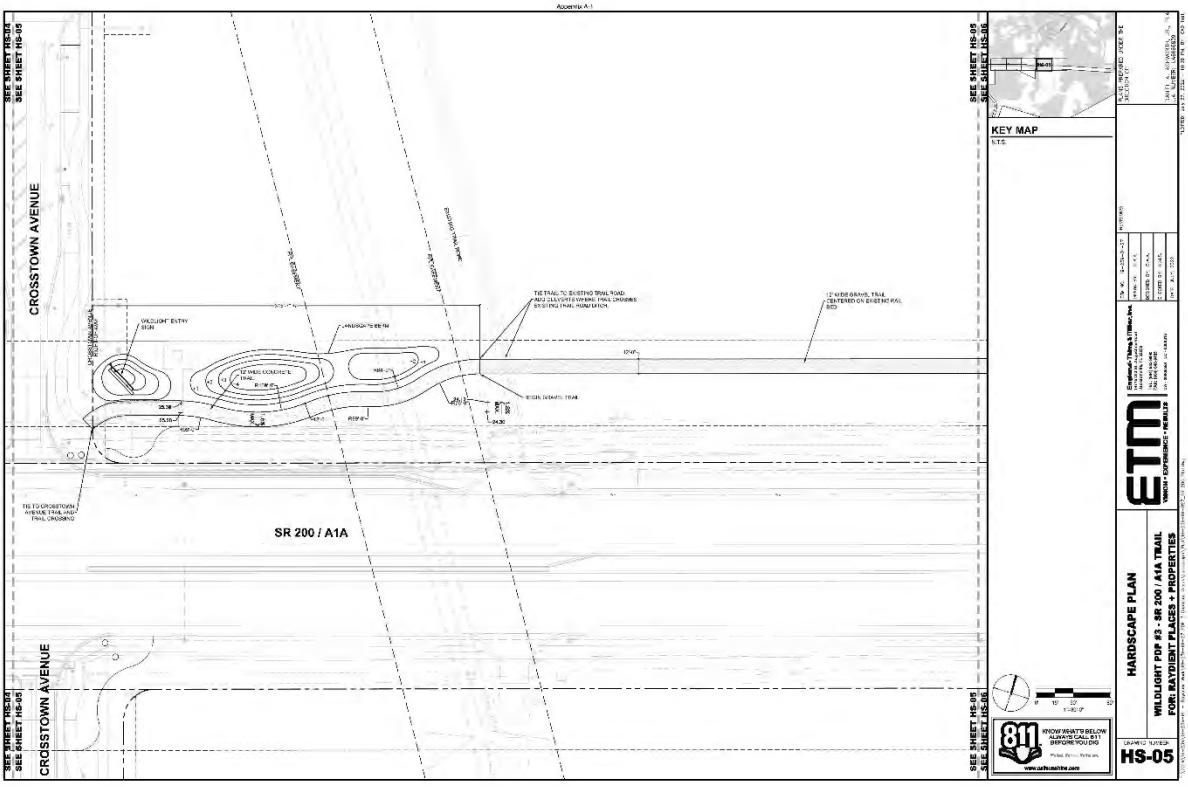
DRAWING NUMBER
HS-01

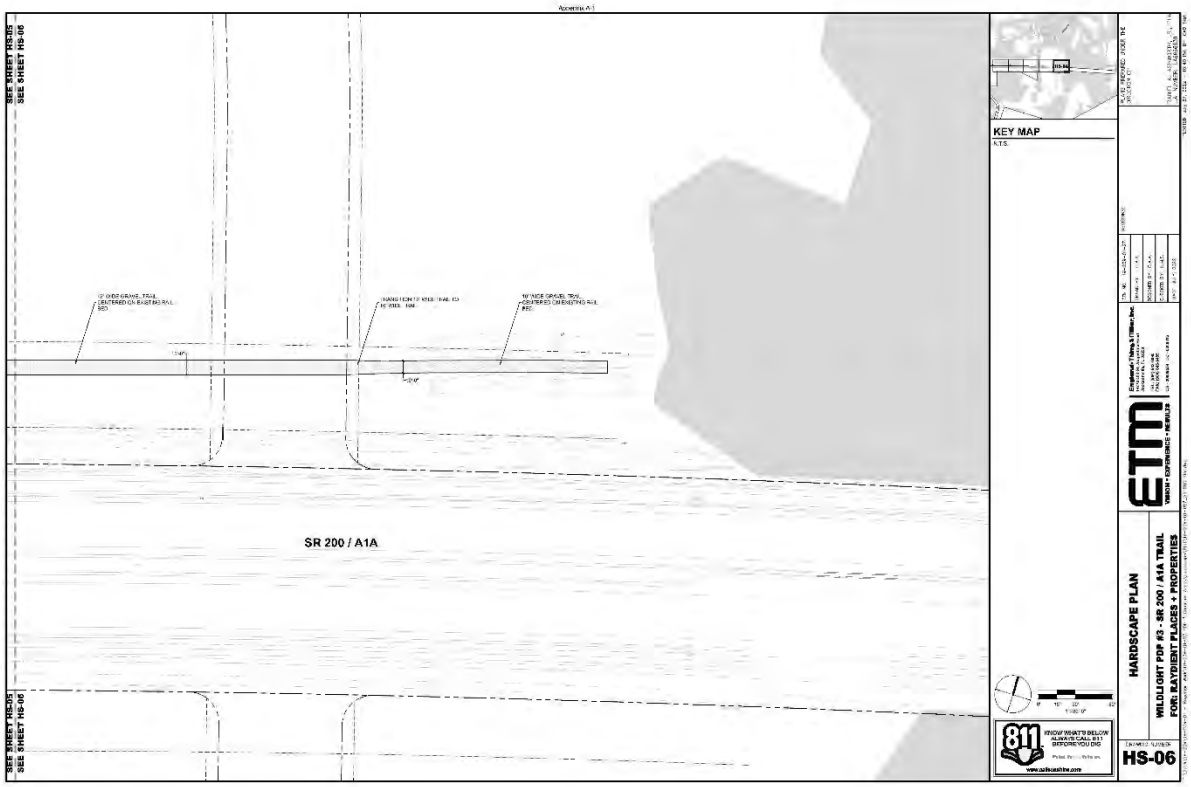
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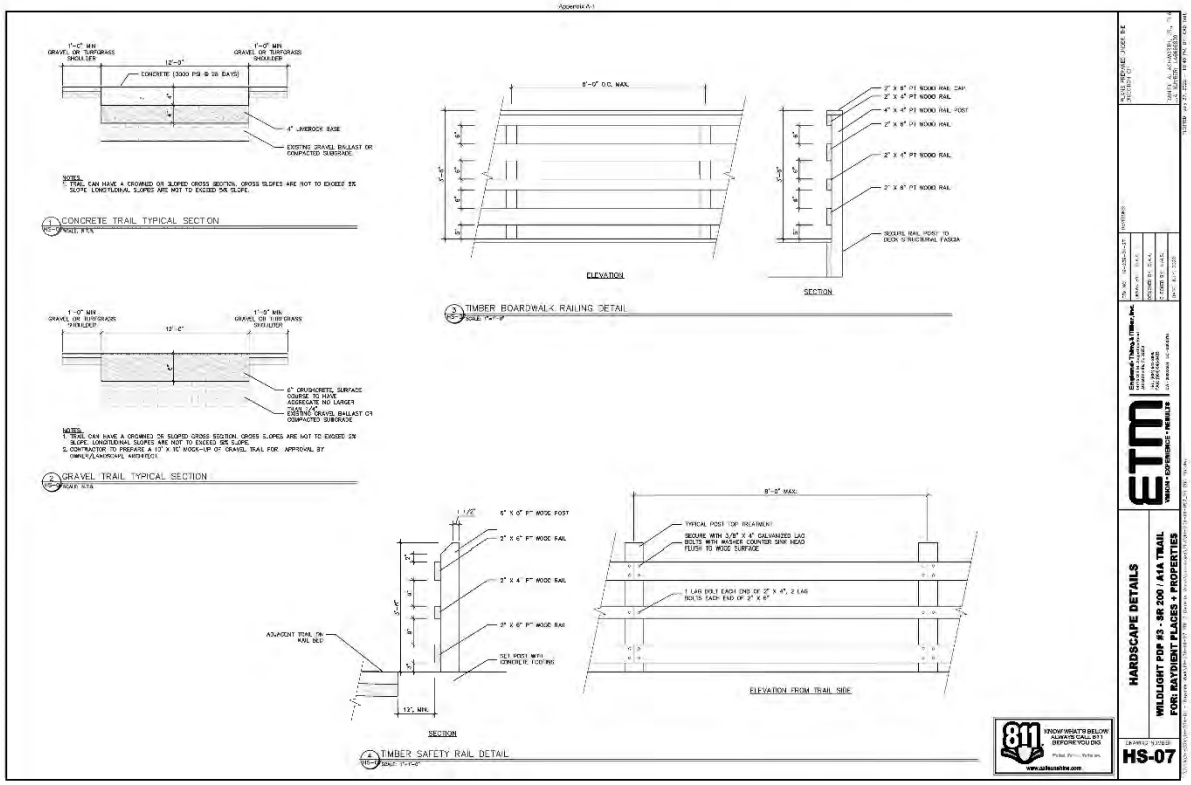

Appendix A-1
KEY MAP
N.T.S.
SR 200 / A1A
HARDSCAPE PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
HS-02

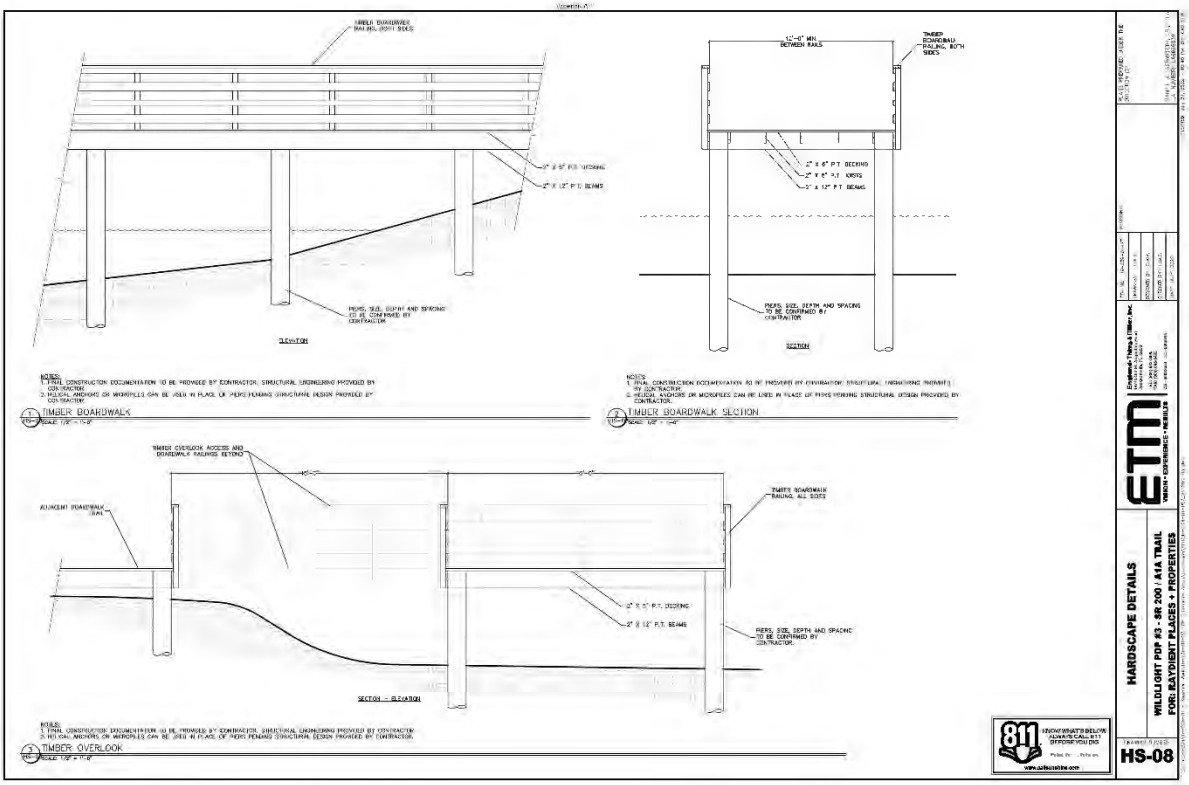

Appendix A-1
KEY MAP
N.T.S.
SR 200 / A1A
HARDSCAPE PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
HS-03


CROSSTOWN AVENUE
SR 200 / A1A
KEY MAP
HARDSCAPE PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
HS-04


CROSSTOWN AVENUE
SR 200 / A1A
KEY MAP
HARDSCAPE PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
HS-05


SR 200 / A1A
KEY MAP
HARDSCAPE PLAN
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
HS-06


CONCRETE TRAIL TYPICAL SECTION
GRAVEL TRAIL TYPICAL SECTION
TIMBER BOARDWALK RAILING DETAIL
TIMBER SAFETY RAIL DETAIL
ELEVATION
SECTION
ELEVATION FROM TRAIL SIDE
HARDSCAPE DETAILS
WILDLIGHT PDP #3 - SR 200 / A1A TRAIL
FOR: RAYDIENT PLACES + PROPERTIES
HS-07


HARDSCAPE DETAILS
WILDLIGHT PDP #3 - SE 200 / 41A TRAIL
FOR: RAYDIGHT PLACES + PROPERTIES
HS-08
ELEVATION
SECTION
TIMBER OVERLOOK
TIMBER BOARDWALK

Appendix B
"Land" or "Lands"

FOREST	BLOCK OR COMPARTMENT
Wildlight	as directed by Purchaser

ZD 78511; RQ 137826; CB-22-00018 - Dockworks of Northeast Florida LLC - JN c081522

APPENDIX C
GENERAL 2 - INSURANCE FORM

Contractor must have proof of insurance. Purchaser requirements are as follows:

Additional Insured:
Rayonier Inc. its subsidiaries and subsidiaries thereof
1 Rayonier Way
Wildlight, FL 32097

General Liability (Including: Aircraft Liability Insurance, if applicable, Product Liability/ Completed Operations, Contractual Liability)		
	Each Occurrence	$ 1,000,000
	Damage to Rented Premises (Each Occurrence)	$
	Med Exp (Any one person)	$
	Personal & Adv Injury	$ 1,000,000
	General Aggregate	$ 1,000,000
	Products – Comp/Op Agg	$ 1,000,000
Automobile Liability (Including Owned, Non-Owned and Hired Vehicles)		
	Combined Single Limit (Ea accident)	$ 500,000 $1,000,000 for Washington State Department of Natural Resources, where RTRS or RFR is the buyer or permittee, the auto liability requirement as required by the State
	Bodily Injury (Per person)	$
	Bodily Injury (Per accident)	$
	Property Damage (Per accident)	$
Worker's Compensation	WC Statutory Limits	Statutory
Employer's Liability (1)	Each Accident	$ 100,000
	Disease (Ea Employee)	$ 100,000
	Disease (Policy Limit)	$ 100,000
Loggers Broad Form (Required for forestry) (Logging and Lumbering or Fire and Overcut)	Each Occurrence	$ 1,000,000

Note: The foregoing minimum levels of liability insurance may be evidenced by a primary insurance policy on or by the combination of primary and umbrella (excess) liability policies.

Evidence of Compliance with Insurance Requirements

Prior to commencing Work or entering property or facilities of Purchaser, Contractor shall secure such insurance as necessary to comply with the foregoing requirements and will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement. Under the Professional Liability Insurance requirements, Architect's and Engineer's coverage will be endorsed to include contractual liability. The Certificate of Insurance will further evidence that **RAYONIER INC. its subsidiaries and subsidiaries thereof** has been **NAMED AS AN ADDITIONAL INSURED** under the General Liability Policy, and that Purchaser will be given thirty (30) days written notice prior to cancellation or material change to any policy evidenced. If the General Liability coverage evidenced is written on a "Claims Made" basis, the certificate will so evidence along with stating the "Retroactive Date" contained in the policy. To be acceptable the "Retroactive Date" must be prior to the commencement of any contract with Purchaser. Waiver of Subrogation language for all policies shall be in favor of "Rayonier Inc. its subsidiaries and subsidiaries thereof". Prior to commencing work, it is required that Rayonier be named as the certificate holder on the liability policies, ensure that broker/agent includes the following certificate holder language:

Rayonier Inc. its subsidiaries and subsidiaries thereof
Insurance Compliance
PO Box 100085 - R7
Duluth, GA 30096

Please email copies of certificates of insurance to: rayonier@ebix.com

IMPORTANT

No contractor or company shall commence Work or enter upon the property or facilities of Purchaser, its Division or Subsidiaries, until a Certificate of Insurance as above discussed has been received by Purchaser

(1) If covered by Washington L&I for workers' compensation, "Stop Gap" coverage must be provided to meet the employer's liability requirement

Rev. 02.03.2022

ZD 78511; RQ 137826; CB-22-00018 - Dockworks of Northeast Florida LLC - JN c081522

APPENDIX D

Rayonier Field Guidance for Small Oil Spill Management during Silvicultural Operations

Contract Handout

In the event of a spill, call your Rayonier Representative, or the Rayonier Environmental Manager, Forestry Practices & Compliance (904.321.5555).

For reporting, please answer the following:

- What was spilled?
- How much was spilled?
- Where was it spilled?
- Has the spill reached any water (flowing or ponded)?
- What have you done to contain the spill?

Spill Response Guidelines:

- For small spills less than 10 gallons and below the Reportable Quantity (RQ) threshold for a given state; absorbent materials in the spill kit can be used to contain and absorb as much of the material as feasible. An absorbent product RamSorb I ™ can be used to absorb petroleum in soil or water. Once clean-up is complete a follow-up treatment of with a bio-remediation product (e.g., RamSorb I ™ or VeruTEK Spill Eraser ™) is recommended. Alternatively, a rate of 8 oz/10ft^2 of 10-10-10 General Purpose fertilizer can be evenly spread over the spill and worked into the contaminated soil as a bio-remediation treatment.
- In situations where oil is widely dispersed, poses no threat to human health or the environment, and cannot be easily cleaned up, a practical solution may be to leave the material in place to naturally degrade. Bio-remediation products (e.g., RamSorb I ™ or VeruTEK Spill Eraser ™) should be blended into each oil spot to enhance degradation. Alternatively, a rate of 8 oz/10ft^2 of 10-10-10 General Purpose fertilizer can be evenly spread over the spill and worked into the contaminated soil as a bio-remediation treatment.
- For medium-sized spills (generally >10 gal. & < 25 gal. and below the RQ threshold for a given state); contaminated material must be excavated, placed in plastic bags or a suitable container and disposed of according to the applicable state environmental regulations governing solid waste management.
- Any oil contaminated materials (e.g., used materials from a spill kit) must be placed in plastic bags or a suitable container and disposed of according to the applicable state environmental regulations governing solid waste management.
- Always observe proper safety precautions when handling flammable spill materials.

Proper Disposal of Waste Materials:

Cleaning up small spills will generate oil-contaminated spill kit items and possibly small quantities of oil- contaminated soil. Most municipal landfills will accept small quantities of oil-contaminated material or have a

hazardous materials collection station where small quantities of oil-contaminated waste can be dropped off.

Many state environmental agencies provide lists of licensed recycle contractors and disposal locations.

Note: Per the contract, the contractor is required to have a spill kit with materials adequately equipped to contain materials used or stored on the land.

Appendix E

These are a selection of the Threatened and Endangered species throughout Rayonier's land holdings, there is the potential for other species (region specific) to occur. Your Rayonier Representative will advise you of any additional safeguards which need to be taken or if other Threatened and Endangered Species have the potential to be present in your activity area.

In the event you observe threatened or endangered species on Rayonier lands, you are required to report such sightings to Rayonier as soon as reasonably possible. To report, call your Rayonier Representative, or the Rayonier Manager, Sustainable Forestry (904.321.5555).

For reporting, please answer the following:

- What was observed?
- When was it observed?
- Where was it observed?
- How is the location accessed?

Eastern indigo snake





The eastern indigo snake has even blue-black dorsal and lateral scales, with some specimens having a reddish-orange to tan color on the throat, cheeks, and chin. This snake received its common name from the glossy iridescent ventral scales which can be seen as blackish-purple in bright light. This smooth-scaled snake is considered to be the longest native snake species in the United States. Unlike many snakes, mature male indigo snakes are slightly larger than females. A typical mature male measures (7.0–7.7 ft), whereas a mature female typically measures around (6.6 ft) in length. The indigo snake tends to be associated with burrows of the gopher tortoise. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas. Report any observations of the indigo snake.**

Red-cockaded Woodpecker



The Red-cockaded Woodpecker nests only in live pines, though it often selects ones that are infected with the red heart fungus. The fungus softens the wood and allows the woodpecker to dig out a cavity. The live pine tree then "bleeds" pitch around the nest hole. The heavy flow of gum helps keep tree-climbing snakes away from the nest. **When bird activity or cavities are observed, shut down operations and report sightings.**

Appendix E

Gopher Tortoise

Gopher tortoises have shovel-like front legs that help them to dig, and their back legs are strong and sturdy. As with all tortoises, the undersides of males' shells are concave, distinguishing them from females. Male gopher tortoises also have longer tails than females and extended shells under their chins that they use for ramming or butting; females tend to be are larger in size. As adults they are mostly brownish gray with a yellowish, tan underside. In hatchlings, they are bright yellow with brown edges. The burrow appears to resemble a half-moon in shape, has an open sandy area in front of the burrow, called the apron and is often used by the female tortoises for a nest site. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas.**



Gopher Tortoise borrow opening



Mature Gopher Tortoise



Gopher Tortoise Hatchling

Bald Eagle

Although the Bald Eagle was removed from the Federal Endangered Species List in June, 2007, it is still protected under the USFWS National Bald Eagle Management Guidelines – May 2007. Bald eagle nests are among the largest nests of all birds. Bald eagle nests are typically 5-6 feet in diameter and 3 feet tall. **Report observations of active or inactive nests.**





Wood Stork

As of June 26, 2014 the Wood Stork is classified as a threatened species by the U.S. Fish & Wildlife Service. The wood stork is a broad-winged soaring bird that flies with its neck outstretched and legs extended. It forages usually where lowering water levels concentrate fish in open wetlands; and favors cypress trees in marshes, swamps. Often the wood stork will be found in large numbers in these locations. **When concentrated bird activity is observed shut down operations and report sightings.**



Appendix E

Louisiana Pine Snake

As of April 6, 2018 the Louisiana Pine Snake is classified as a threatened species by the U.S. Fish & Wildlife Service. The Louisiana Pine Snake color is buff or lion-like yellow with dark brown blotches and spots that are very similar throughout the body. The marking patterns are visibly different from one end to another. The neck region is "busier", the dark reticulates and blends more with the lighter coloration. Towards the mid-body, the dark markings become more distinct and contrasting, and continue to be more distinct toward the tail, yet reduced in marking thickness. The snakes can be observed in a black or red phase. Furthermore, the very pointed head may only be marked slightly with some small dots and a faded bars. A typical mature snake measures 3-4 ft. Seasonally, Louisiana pine snakes were most active between March–May and fall (especially November). They are least active during hibernation in December–February, and in summer (especially August). The Louisiana pine snake tends to be associated with burrows systems of the Baird pocket gophers. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas. Report any observations of the Louisiana Pine Snake.**





Louisiana Pine Snake in two color phases: Black phase and Red phase.

Contract No. CB-22-00019

THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO THE UNIFORM ARBITRATION ACT § 15-48-10, ET. SEQ, CODE OF LAWS OF SC, 1976 AS AMENDED.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") made and entered into August 15, 2022, ("Effective Date") is by and between Wildlight LLC, , a Delaware limited liability company, representing and acting on behalf of its affiliates and/or subsidiaries, with a business address at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and Dockworks of Northeast Florida LLC, a Florida limited liability company, authorized to do business in the state in which services are being performed hereunder, whose business address is 417 Stowe Avenue, Unit B, Orange Park, FL 32037, hereinafter called "Contractor".

In consideration of Contractor's performance of the services described in this Agreement and all of the agreements hereinafter set forth, Purchaser and Contractor agree as follows:

1.0 SCOPE OF WORK Contractor shall perform the services described in Appendix A attached hereto and incorporated herein, and shall furnish at its sole expense all labor, supervision, materials, supplies and equipment necessary to complete the services in a timely and workmanlike manner, in accordance with the terms of this Agreement and the specifications set forth in Appendix A ("Work").

2.0 RIGHT TO ENTER AND PERFORM THE WORK FOR COMPENSATION Purchaser grants Contractor the right to enter certain real property described and/or depicted in maps attached as Appendix B, hereinafter called "Land" or "Lands".

3.0 AGREEMENT PRICE Contractor agrees to fully perform to completion, according to the terms, conditions, and specifications of this Agreement, all Work required hereunder.

3.1 Fee. Purchaser shall pay Contractor for the Work performed under this Agreement based on:

The construction and installation of Wildlight PDP #3 Amenity Docks and Radius Timber Outlook at Parcel B, as per the attached Appendix A.

During the Term of this Agreement, Contractor may be requested to use various equipment belonging to Purchaser, including, but not limited to forklifts, truck, hoses, and pumps, as needed, at the hourly rate setforth above.

3.2 Expenses.

Purchaser will not pay expenses incurred in the performance of Contractor's Work hereunder.

3.3 Expenditure Limit. The total cost for all Work performed under this Agreement (including expenses, if applicable) shall not exceed $163,500.00 and Purchaser shall not be obligated to pay Contractor any amount in excess thereof without advance written approval from Purchaser.

4.0 TERM The term of this Agreement shall be for the period commencing on the Effective Date and ending on August 31, 2023 (the "Term"), unless earlier terminated as set forth in this Agreement.

5.0 TIME IS OF THE ESSENCE Time is of the essence in the performance of this Agreement. Contractor agrees to diligently and continuously carry on its operations until all Work has been completed satisfactorily and accepted by Purchaser. Contractor's Work progress will be periodically reviewed by Purchaser.

6.0 PAYMENTS Subject to the fulfillment of all terms herein, Contractor shall invoice Purchaser for all Work performed hereunder. Payment for conforming Work will be made within thirty (30) days of Purchaser's receipt of a correct invoice. At reasonable times and upon reasonable notice, Purchaser shall have the right, at its expense, to inspect Contractor's books, contracts, and records which are relevant to Purchaser's payments under this Agreement.

7.0 RIGHT OF ENTRY Purchaser grants to Contractor the right to enter upon the Lands at any and all times during the Term with tools, wagons, carts, trucks, personnel and equipment necessary for the fulfillment of this Agreement, together with the right to use all of the roads on the Lands, and any other lands of Purchaser or lands of others over which Purchaser has the right to grant Contractor access to the Lands near or adjacent to the Lands, to the extent that such use is necessary for the performance of the Work. **Contractor acknowledges that others have been given permission to enter the Lands including hunting club members who may be upon the Lands with weapons to hunt and timber vendees who may be upon the Lands to harvest timber and other forest products with men and machinery.** Purchaser further grants to Contractor the right to erect temporary structures upon the Lands. Contractor shall have and is hereby granted the right (in accordance with Article 493 of the Louisiana Civil Code and the applicable laws of other states) at any time during the term hereof and for ninety (90) days thereafter, to remove any and all machinery, equipment and other property of Contractor, whether or not so fixed to the Lands as to be regarded in law as a part of the Lands, provided that the Lands and other property are not damaged as a result of such removal, and if so damaged, they shall be repaired and restored to their original state by Contractor at its expense. Trucks, tractors, and other equipment shall be parked to the side of the roads to allow access to through traffic at all times. In the event Contractor does not remove its equipment within the time specified, Purchaser shall have the right to treat the equipment remaining on its Lands as abandoned property, remove it from the Lands, and sell the equipment on commercially reasonable terms. The proceeds of any sale of the equipment shall be applied first to the cost of removal and sale of the equipment and any balance remaining paid to Contractor.

Purchaser expressly reserves all other rights relating to use of the Land, subject only to the grant of use set forth above.

8.0 INDEPENDENT CONTRACTOR Contractor is acting in the capacity of an independent contractor. The relationship of the parties under this Agreement will not constitute a partnership or joint venture. Nothing herein shall be construed to create the relationship of employer and employee or principal and agent. Contractor will have no right, power or authority to act for Purchaser or to represent or bind Purchaser as to any matters. Contractor will not attempt to enter into any agreements, commitments, or incur any debt or liability of any nature in the name of or on behalf of Purchaser. Contractor has the sole obligation to supervise, manage, contract, direct, procure, perform or cause to be performed, all Work under this Agreement, its employees, and permitted subcontractors. Contractor shall be solely responsible for the compensation, benefits, contributions and taxes, if any, of itself, its employees, subcontractors and representatives. Contractor shall report to Purchaser's company representative(s) ("Company Representative(s)"). During the term of this Agreement the Company Representative shall be notified prior to entry or commencement of any Work conducted on the Lands. Purchaser reserves the right to have the Company Representative or other employees present in or around the approximate area where Contractor is operating for the purpose of auditing this Agreement and performing non-Agreement activities. The presence of such Company Representative(s) or Purchaser employees, in and of itself, shall not be deemed to be direction, supervision nor acceptance of Work performed or being performed by Contractor. Purchaser's Company Representative will assure compliance with this Agreement solely through verbal and/or written communications to either Contractor or Contractor's designated representative.

9.0 PROTECTION OF PROPERTY, PEOPLE AND PURCHASER Throughout the performance of the Work hereunder, Contractor shall:

A) take extreme precautions against the possibility of fire, contamination, or tainting of the Land and property adjacent thereto resulting from the Work and exercise reasonable care to avoid breakage and damage to the timber or other physical assets thereon and adjacent thereto;

a) at all times maintain necessary and adequate protection for the safety of its agents, employees, contractors, and subcontractors, and as to the Work, all other persons present at or close to the Work site, and conduct its operations in a careful and workmanlike manner;

b) maintain on-site supervision of the Work to ensure performance hereunder, and to ensure the safety of all workers performing the Work;

c) be accessible at the address set forth in this Agreement to receive notice of violations of regulations or laws, or default of contractual terms and take immediate corrective measures;

d) be responsible for any damage or injury, including death, attributable in whole or in part to violations of law, applicable statutes and government regulations by Contractor; or act(s) of negligence or any other acts or omissions of Contractor, its agents, employees, contractors or subcontractors in performing the Work;

e) immediately repair any fence, cable, gate or improvement which is damaged during Contractor's operations;

f) require its agents, employees, contractors and subcontractors to wear highly visible hard hats and clothing, which at a minimum complies with applicable state hunting regulations for hunters, or those accompanying hunters, when outside of vehicles and, for Work performed in the State of Washington, use citizen band radios and headlights on access roads at all times;

g) leave all road surfaces, ditches and culverts free and clear of slides, slash, and other debris created by the Work;

h) not remove any logs or timber or otherwise cut firewood for personal use, whether merchantable or not, unless Contractor receives prior written approval from Purchaser. Any unauthorized removal shall be deemed a default under this Agreement and subject to immediate termination at Purchaser's discretion; and

i) execute any agreements with, and/or pay any deposits to, Purchaser relating to keys to gates, or other access or security measures on the Lands.

10.0 FIRE SUPPRESSION AND PROTECTION Contractor shall conduct its operations in a manner to prevent fire on the Lands, including but not limited to, no camp fires. Contractor shall comply with all federal, state and local laws and regulations pertaining to fire protection and suppression.

For Work performed in the State of Oregon, Contractor shall comply with the terms of the Oregon Forest Practices Act (including all rules, regulations, and orders issued under its authority) ("OFPA") and the terms of Oregon Revised Statutes ("ORS") Chapter 477, including all rules and regulations rendered in connection with and under the authority of such laws.

For Work performed in the State of Washington, including, but not limited to, logging, land clearing, or other land-based Work that involves any heavy machinery or combustion engines, Contractor shall:

10.1 At all times from April 1 to October 15, and other times upon request of Purchaser, furnish and maintain on each operation:

A) For each passenger vehicle used for industrial or commercial operations:
   i. A filled and operable fire extinguisher of at least a 5BC rating; and
   ii. An approved exhaust system.

B) For each portable power saw:
   i. A chemical fire extinguisher of at least eight ounce capacity, fully charged and in good working order. The fire extinguisher shall be kept in the immediate possession of the operator;
   ii. An approved exhaust system;
   iii. A shovel, which shall be kept within two minutes round-trip of the operator; and
   iv. A firewatch.

C) An instrument measuring the relative humidity of the air within two per cent accuracy.

D) A tank truck of at least 500 gallon capacity, full of water, with a suitable pump of at least 50 g.p.m. capacity at 150 P.S.I. and sufficient 1-1/2 inch hose (at least 500 feet) fittings and nozzles, to reach all parts of the setting.

10.2 Suspend all operations (except fire prevention suppression and control) whenever the relative humidity is 30 percent or lower, or when Purchaser determines suspension is necessary because of excessive amounts of flammable debris, low humidity, low fuel moisture content, high wind or temperature, combinations of such conditions, or other fire risks. Suspended operations shall not resume until authorized by Purchaser.

11.0 INDEMNIFICATION Contractor agrees to defend, indemnify and hold harmless Purchaser, its affiliated or related companies, and their officers, agents, and employees from and against any and all costs, losses, damages, expenses (including reasonable attorneys' fees, governmental penalties or fines imposed on Purchaser or its affiliated or related companies and their officers, agents, and employees as a result of Contractor's actions or inactions) or liability, of every character whatsoever, including but not limited to, any real or personal property damage or personal injury or death, arising out of or relating to (a) the negligent, willful or unauthorized acts of Contractor, its subcontractors or employees, (b) Contractor's performance of the Work, or breach of this Agreement, (c) any violations of or noncompliance with any laws, regulations, ordinances or permits by Contractor, its employees or subcontractors, including but not limited to, state forestry or forest practice regulations, and (d) any fire or accident caused by Contractor or its operations. Contractor explicitly and expressly waives any limitation of liability or immunity from suit with respect to injuries to employees of Contractor which may be extended to Contractor under any applicable workers' compensation statute or similar law, including but not limited to the Oregon Workers Compensation Act (ORS Chapter 656 and all rules and regulations under its authority), if applicable, the South Carolina Workers Compensation Law, if applicable; and the Industrial Insurance Act, Title 51, RCW, where applicable, or judicial decision with regard to actions against Purchaser and agrees to assume liability for actions brought by its own employees against Purchaser. Contractor acknowledges that the foregoing waiver was mutually negotiated by the parties.

12.0 ENVIRONMENTAL CONDITIONS

12.1 Environmental Control. Contractor shall regularly remove all trash, cans, bottles, garbage, petroleum products, or materials of any kind left on the Lands relating to the Work, whether as a direct or indirect result of its operations. Under no circumstances whatsoever will any carcinogenic, controlled, toxic or hazardous substance or material ("Materials"), or a container presently or formerly holding such substance(s), be permitted to drain or percolate on or into, or be stored, dumped, buried, or otherwise contaminate, taint, or affect the Lands, or any land adjacent thereto. Contractor will have a spill kit on site that is adequately equipped to contain Materials used or stored on the Land. Oil or other contaminants removed during the servicing process must be contained, removed from the Lands immediately and disposed of properly as set forth in the Rayonier Field Guidance for Small Oil Spill Management Contract Handout (Appendix "D"). Garbage shall not accumulate on site, nor shall garbage be buried in slash or in the ground. In addition to the cost of removal, a fee of $500.00 for petroleum products and a fee of $250.00 for other garbage may be assessed per incident for failure to comply.

12.2 Assurances. There shall be no obligation or requirement upon Purchaser to monitor Contractor's environmental management of the Work sites upon the Land or otherwise; however, if under any form of law, ordinance, regulation or standard in effect at the inception of this Agreement, or arising during the term, Purchaser should have cause to be concerned about Contractor's existing or continued compliance with any environmental laws, codes, regulations or standards then in effect which could in any manner affect the usefulness, usability, or marketability of the Lands or property adjacent thereto, then Purchaser at its discretion may require additional assurance as Purchaser may deem appropriate to the risk, offense, or potential therefore, which may take the form of bonding, certified professional audits or opinions, insurance, indemnity, removal of all or portions of any waste deposited, construction of monitoring systems, leachate collection and treatment system(s), or such other technical, legal or financial, or mixed, forms of assurance as may reasonably relate to solving, remediating or minimizing the impact of the situation.

12.3 Threatened or Endangered Species. Contractor shall make an effort to eliminate/minimize the spread, transport to other non-infected areas and otherwise disturb any areas identified by Purchaser to contain non-native invasive species. In the event Contractor observes any species listed as threatened or endangered under the Endangered Species Act, Provider shall promptly report such sightings to Purchaser and shall immediately suspend Work on the affected portion of the Lands. Appendix "E" (Identification Guide for select Threatened and Endangered Species) provides guidance for some select threatened and endangered species which have the potential to be present on the Lands. Purchaser shall then consult with the appropriate regulatory agencies to determine whether Work can continue and what restrictions on Work may apply.

13.0 CONFIDENTIALITY Contractor shall not disclose any information regarding the terms of this Agreement or any of Purchaser's information disclosed to Contractor ("Confidential Information") to any third party without Purchaser's prior written consent. During the Term and for a period of three (3) years thereafter, Contractor, its agents, employees, contractors and subcontractors will maintain the confidentiality of all Confidential Information. Contractor will use at least the same degree of care to safeguard and to prevent disclosing the Confidential Information to third parties as it employs to avoid unauthorized disclosure, publication, dissemination, destruction, loss of alteration of its own information of a similar nature, but not less than reasonable care.

14.0 COMPLIANCE WITH LAWS, ACTS, AND REGULATIONS

14.1 Forestry, Logging, Fire, and Safety Laws and Regulations. Contractor agrees to carry on its operations hereunder in strict compliance with all federal, state and local laws, regulations, rules and ordinances for the location of the Lands ("Laws"), including but not limited to, Laws relating to logging, forestry, fire prevention, hydrology, safety, environmental protection (including but not limited to the OFPA, ORS Chapter 477,, and the Washington Forest Practices Act), threatened and endangered species and requirements for licensing or certification of equipment or operators. Contractor further agrees to comply with any additional fire prevention and forestry management practices and policies, and any other measures which Purchaser may reasonably specify. Any additional costs assessed against Purchaser for Contractor's violations of the Laws, including but not limited to, the OFPA, ORS Chapter 477, the Washington Forest Practices Act or Washington Hydraulic Project Approval violations, may be charged back to Contractor at Purchaser's discretion. Contractor shall immediately report to Purchaser any sightings of threatened or endangered species on the Lands. Appendix "E" (Identification Guide for select Threatened and Endangered Species) provides guidance for some select threatened and endangered species which have the potential to be present on the Lands.

14.2 BMP Compliance. Contractor agrees that all activities shall in all respects comply with all Best Management Practices (BMPs) for forestry and wildlife promulgated by the forestry commission or agency for the state in which the Work is located, along with any additional BMPs specified within this Agreement or subsequently adopted by Purchaser and made known to Contractor.

14.3 Certifications and Licenses. Contractor, its agents, employees, contractors and subcontractors shall have all necessary certifications, licenses, permits, plans, notices, and approvals required to carry out the performance of the Work, to include a *Sustainable Forestry Initiative (SFI)* [SM] accredited certification, when applicable, from a logging professional program, and shall provide a copy of all certifications and licenses to Purchaser upon request. Contractor shall be responsible for insuring that all licenses and certifications are valid and shall assume all costs incurred.

14.4 Unemployment Compensation, Social Security, and Income Tax Laws. Contractor agrees to and does accept exclusive responsibility with respect to employment of all persons in the Contractor's performance of the Work, including employment of subcontractors and/or persons employed by subcontractors, for the performance of any and all obligations imposed upon employers under any unemployment compensation, pension, social security, income tax or other similar and applicable federal or state laws, and Contractor agrees to comply fully with and to make all returns required by any and all such laws, and agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability or obligation which those indemnitees may sustain or incur by reason of the failure of Contractor, or any subcontractor employed by Contractor to perform any of the undertakings stated in this paragraph. Contractor agrees to qualify immediately, and will require all of its subcontractors to qualify, and remain qualified for the term of this Agreement as an employer or employers under any and all such laws.

14.5 Worker's Compensation Act. Contractor shall abide by and comply with all provisions of the Worker's Compensation Act, medical aid and other industrial insurance laws of the state where the Lands are located, and will make all payments, contributions and other remittances and all reports, returns and statements required of employers under said laws. Contractor further unconditionally guarantees full compliance with said laws by any subcontractor or person employed by Contractor or with whom Contractor may make any contract for the performance of any of the Work hereunder. Contractor agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability, obligation or lien which may arise as a consequence of or grow out of any failure by Contractor or any such subcontractor or any other person to comply fully with said laws. Contractor agrees to qualify immediately, and will require its subcontractors to qualify, and to remain qualified for the term of this Agreement as an employer or employers under all such laws. Contractor shall deliver to Purchaser, before any Work is begun, satisfactory evidence and certificates showing compliance by Contractor with said law(s).

14.6 Wages and Hours Act. Contractor agrees to comply with and abide by the Fair Labor Standards Act of 1938, as amended, and any similar Federal or State laws now in force or which may hereafter become effective or be enacted, and agrees to indemnify, defend and save and hold Purchaser and its affiliated or related companies harmless from all loss, liability, or damages by reason of the failure of Contractor or those employed by Contractor to comply with said laws.

14.7 Migrant and Seasonal Agricultural Worker Protection Act (MSPA):

☒ Contractor hereby represents and warrants that no manual, ground-based laborers will be utilized in the performance of this Agreement. Contractor, however, agrees to comply with and abide by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA) and any similar federal and state employment laws now in force or which may hereafter become effective or be enacted to the extent such law is applicable to the Contractor, and Contractor agrees to save and hold Purchaser harmless from all loss, liability, or damages by reason of the failure of Contractor or those employed by Contractor to comply with said law or laws.

☐ Contractor agrees to comply with and abide by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA), as amended, and any similar Federal or State laws now in force or which may hereafter become effective or be enacted. Contractor further agrees to defend, indemnify and save and hold Purchaser and its affiliated or related companies harmless from all loss, liability, or damages by reason of the failure of Contractor to comply with said laws including, but not limited to, any claim by Contractor's employees against Purchaser or any fine imposed on Purchaser by virtue of Contractor's failure to comply with any MSPA rule or regulation.

Contractor shall submit to Purchaser, no later than at the time of the execution of this Agreement, a copy of Contractor's CERTIFICATE of MSPA REGISTRATION which is current and authorizes the activity for which Contractor is utilized or provide Purchaser with documentation from the U.S. Department of Labor that Contractor is exempt from MSPA.

NOTE: If Contractor is to provide housing or transportation for its workers in the performance of this Agreement, Contractor's MSPA Registration Card must show Contractor is so authorized; Contractor shall likewise provide to Purchaser a copy of MSPA Registration Card(s) for each of its employees who are to perform farm labor contracting activities on behalf of Contractor including driving, if applicable. Under MSPA Contractor may not transport or provide transportation to workers unless Contractor, the driver and the vehicle are all MSPA registered.

As required by the Migrant and Seasonal Agricultural Worker Protection Act (MSPA), Contractor agrees to:

A) pay workers the full amount owed to them and provide each worker an itemized written statement with the following payroll information for each pay period worked:

1. worker's name;
2. permanent address;
3. Social Security number;
4. basis on which wages are paid;
5. number of piecework units earned, if paid on a piecework basis;
6. number of hours worked;
7. total pay period earnings;
8. specific sums withheld and the purpose of each sum withheld;
9. net pay;
10. Contractor's name;
11. Contractor's address;
12. Contractor's identification number.

B) maintain for three (3) years a copy of payroll information furnished to workers;

C) provide to Purchaser at the time of invoicing, a copy of all payroll information provided to each worker for that payroll period that is being invoiced.

14.8 Occupational Safety and Health (OSHA) Standards for Agriculture: Contractor agrees to comply with OSHA equipment and field sanitation regulations (29 CFR 1928) which requires, among other things, potable drinking water, toilet and hand washing facility, during the performance of this Agreement where such Contractor employed

eleven (11) or more employees on any given day in manual labor operations in the field during the previous twelve (12) months.

15.0 TRESPASS Contractor shall avoid trespass upon lands adjoining the Land. Contractor agrees to defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any cost, loss, liability or damage incurred or sustained by these indemnified parties on account of or in any way connected with trespass by Contractor or Contractor's agents, employees, contractors or subcontractors.

16.0 LIENS/PRIVILEGES Contractor will pay or cause to be paid promptly when due all claims, debts, and charges against Contractor or subcontractors employed by Contractor which might become a lien/privilege against Purchaser lands, and will not suffer or permit any lien/privilege or encumbrance of any kind to be filed against or upon any of the Land or against or upon any other Purchaser property relating to operations hereunder, irrespective of whether the basis of such a lien/privilege is a claim against Contractor or against a subcontractor employed by Contractor. In case any such lien/privilege which is threatened or filed against such land or property or any lienable charge is not paid promptly when due, or in case Purchaser shall be charged with any item of cost, tax, contribution or other obligation to be borne by Contractor under this Agreement, a sufficient amount of money payable to or to become payable under this Agreement or upon any other account from Purchaser to Contractor may be retained by Purchaser until the same shall be settled or discharged without cost or liability to Purchaser, or said money may be supplied by Purchaser directly to the discharge thereof. Contractor also agrees that Contractor will defend, indemnify and hold harmless Purchaser and its affiliated or related companies against any and all cost, loss, liability or damage which the indemnified party may sustain or incur by reason of the negligent performance or non-performance of this Agreement by Contractor.

17.0 PURCHASER'S RIGHT TO TERMINATE

17.1 Termination. Purchaser may terminate this Agreement with or without cause by notifying Contractor in writing ten (10) days prior to the effective termination date ("Termination Date"). If such termination is because of Contractor's failure to fully perform to completion, according to the terms, conditions, and specifications of this Agreement, all Work required hereunder. Purchaser may, at its option, give written notice of the default to Contractor in which event Contractor shall have ten (10) days in which to cure the default, failing which cure this Agreement will terminate immediately upon the expiration of the cure period. The foregoing remedies shall not be deemed exclusive but shall be in addition to all other remedies at law or equity which Purchaser may have in connection with this Agreement and the breach thereof.

17.2 Effect of Termination. Upon notice of Termination, Purchaser shall be entitled to take immediate possession of the Lands and to remove Contractor, Contractor's agents, employees, contractors and subcontractors from the Lands. Contractor shall cease all Work and Purchaser shall compensate Contractor for conforming Work completed up to and including the Termination Date. Contractor shall remove, or cause to be removed therefrom, all of Contractor's equipment, property and personnel present thereon. In the event that Purchaser terminates this Agreement for any reason or no reason, Contractor shall have no claim against Purchaser for direct, indirect, punitive or consequential damages resulting from such termination other than payment for conforming Work completed prior to the Termination Date.

18.0 LIMITATION OF LIABILITY In no event shall Purchaser be liable to Contractor or those claiming by and through Contractor for indirect, special, consequential, punitive, or exemplary damages arising out of or related to this Agreement regardless of legal theory. Purchaser's liability to Contractor shall not in any event exceed the expenditure limit specified in subparagraph 3.3.

19.0 INSURANCE Prior to commencing work or entering Premises or facilities of Purchaser, Contractor shall secure such insurance as required in **Appendix C** issued by a carrier with an A.M. Best rating of A–, VII or better on an "Occurrence" basis. Any insurance deductible or retention will be paid by Contractor and is not a reimbursable expense under this Agreement. Contractor will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement with the applicable endorsements attached. Failure to provide evidence of insurance, as required by contract, shall not relieve Contractor of its obligations. The limits required in **Appendix C** may be satisfied with a combination of primary and excess (umbrella) liability insurance policies that follow form. The policy(ies) shall (a) name **Rayonier Inc., its subsidiaries and subsidiaries thereof** as an additional insured; (b) waive all rights of subrogation as listed in **Appendix C** against Purchaser; (c) provide that the policy(ies) not be cancelled or materially changed without thirty (30) days advance

written notice to Purchaser; (d) be primary and non-contributory. Contractor shall ensure that all contractors or subcontractors entering Premises or facilities of Purchaser are in compliance with all insurance provisions of this section and **Appendix C**.

20.0 DISPUTE RESOLUTION/ARBITRATION

20.1 The parties will attempt, in good faith, to resolve any question, dispute, misunderstanding, controversy or claim arising out of or relating to this Agreement (the "Dispute") promptly by negotiation between designated executives of the respective parties with authority to agree to a resolution. Either party may invoke the provisions of this dispute resolution section by giving the other party written notice (the "Notice of Dispute"). The executives shall meet at a mutually acceptable time and place within TWENTY (20) DAYS of the date of delivery of the Notice of Dispute, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute.

20.2 If the Dispute has not been resolved within THIRTY (30) DAYS of the initial meeting of the executives (which may be extended by mutual written agreement), or if either party will not participate in such procedure, then either party may by written notice (the "Arbitration Notice") require that the Dispute be resolved by binding arbitration. Any matter to be resolved by arbitration shall be resolved by a single arbitrator to be appointed for that purpose as follows:

a) Within TEN (10) DAYS after delivery of written notice by either party to the other requesting arbitration (the "Arbitration Notice"), the parties shall agree on an arbitrator.

b) If the parties fail to agree on an arbitrator within the time specified, the arbitrator shall be promptly appointed upon application of either party by the Arbitration Committee of the American Arbitration Association office in and for the county and state specified in subparagraph C) of this paragraph 20.2. The party making such application to the Arbitration Committee shall give the other party to this Agreement written notice of this application.

c) The arbitrator shall proceed with due dispatch to define the problem, accept evidence, and reach a resolution. The proceedings shall be conducted in accordance with the laws of the state in which the Lands are situated, and the American Arbitration Association Commercial Arbitration Rules. The arbitration proceedings shall be held in Nassau County, Florida, or such other place as the parties may agree. The decision of the arbitrator shall be binding, final, and conclusive on the parties to this Agreement. The award shall be in writing and delivered to the parties, and shall be in such form that a petition may be filed to confirm the award in any court or public records wherein a judgment may be sought to be enforced.

d) The expense of any arbitration shall be borne as the arbitrator may direct, in the arbitrator's judgment giving due weight in allocating expenses to the merit or lack thereof, in the claims and/or defenses presented.

e) The arbitrator shall have no power to change any of the provisions of this Agreement in any respect (or the power to make an award of reformation), and the arbitrator is not empowered to award damages in excess of actual damage incurred. In no event shall any award include punitive, incidental or consequential damages.

20.3 The procedures specified in this section shall be the sole and exclusive procedures for the resolution of disputes between the parties arising out of or relating to this Agreement; provided, however, that a party may seek a preliminary injunction or other preliminary judicial relief if in its judgment such action is necessary to avoid irreparable damage. Despite such action, the parties will continue to participate in good faith in the procedures specified in this section. All applicable statutes of limitation shall be tolled while the procedures specified in this section are pending. The parties will take such action, if any, required to effectuate such tolling.

20.4 In the event of any inconsistency between the provisions of the Agreement and the SC Uniform Arbitration Act, this Agreement shall govern and control.

21.0 CODE OF CONDUCT Contractor acknowledges that it has either received a hard copy of the Rayonier Standard of Ethics and Code of Corporate Conduct (the "Code") or accessed the Code through Purchaser's web site, https://ir.rayonier.com/corporate-governance#codeofconduct. By signing this Agreement, Contractor, including its employees and subcontractors, confirms that it has reviewed the Code and agrees to fully comply with all requirements of the Code. Any employee or contractor of Contractor whom Purchaser believes has violated the principles of the Code may, at

Purchaser's discretion and request, not be allowed access to Purchaser's facilities, or otherwise Purchaser may request to have replaced.

22.0 NOTICES Any notice, request, demand, statement, approval or other communication under this Agreement shall be in writing and shall be effective when actually delivered by hand delivery, facsimile or email transmission or three (3) business days after being deposited in the United States mail, certified, return receipt requested. If directed to the other party to this Agreement, such a notice shall be addressed to the addresses (and, in the case of an email or facsimile transmission, the email addresses or facsimile numbers) set forth below, or to such other address (or email address or facsimile number) as one party may indicate by written notice to the other party:

As to Contractor:

Attn: Bob Mathews
417 Stowe Avenue, Unit B
Orange Park, FL 32037
Fax: N/A
Email: bob@candhmarine.com

As to Purchaser:

Attn: Tommy Jinks
1 Rayonier Way
Wildlight, FL 32097
Fax: (904) 261-9322
Email: tommy.jinks@wildlight.com

with a copy to:

RAYONIER INC.
Attn: Law Department
1 Rayonier Way
Wildlight, FL 32097
Facsimile # 904-261-2107
Email: crystal.cook@rayonier.com

In the absence of a written acknowledgment of receipt by the recipient, all notices given by email or facsimile transmission shall also be given by mail or personal delivery as provided. Either party may change the address, email address or facsimile number to which the notices are to be sent or given by written notice of such change to the other party in the manner set forth above.

23.0 MISCELLANEOUS

23.1 Complete Agreement. This Agreement, including all Appendices and the Code, constitutes the entire agreement between the parties with respect to the subject matter hereof. It supersedes all prior communications of every kind between the parties. In the event of inconsistencies between this Agreement and any Appendices, the terms and conditions of the Appendices shall prevail. This Agreement may not be modified except by a written amendment to this Agreement and signed by both parties. All consents required must be in writing. The headings are for convenience purposes only and shall not be used in the construction or interpretation of this Agreement.

23.2 Severability. Each clause, paragraph and provision of this Agreement is entirely independent and severable from every other clause, paragraph and provision. If any judicial authority or state or federal regulatory agency or authority determines that any portion of this Agreement is invalid or unenforceable or unlawful, such determination will affect only the specific portion determined to be invalid or unenforceable or unlawful and will not affect any other portion of this Agreement which will remain and continue in full force and effect. In all other respects, all provisions of this Agreement will be interpreted in a manner which favors their validity and enforceability and which gives effect to the substantive intent of the parties.

23.3 Subcontracting. Notwithstanding anything to the contrary in this Agreement, all operations on the Lands shall be performed by Contractor's employees and Contractor will not contract or subcontract any operation on the Lands without Purchaser's prior written consent. In the event that Purchaser agrees to allow subcontracting, such shall not operate to relieve Contractor of any of its obligations under this Agreement, including but not limited to any obligation of indemnification. Such subcontractors shall supply the same insurance coverage as required under paragraph 19.0 hereunder, including naming Rayonier Inc. and its subsidiaries and subsidiaries thereof as additional insured entities.

23.4 Assignment. Neither this Agreement, nor any rights or obligations hereunder, shall be assigned by Contractor without the express written consent of Purchaser. Consent to one assignment shall not waive this provision, and any later assignments shall likewise be made only upon prior written consent of Purchaser. Any attempted assignment by Contractor in violation of this section shall be void and shall constitute a material default of this Agreement. ANY APPROVED ASSIGNEES SHALL BECOME LIABLE DIRECTLY TO PURCHASER FOR ALL OBLIGATIONS OF CONTRACTOR HEREUNDER, WITHOUT RELIEVING THE ORIGINAL CONTRACTOR'S LIABILITY. This Agreement shall inure to the benefit of and bind all permitted successors and assigns of the parties hereto.

23.5 Review of Records. Contractor shall maintain all books, records, receipts, or other materials to reflect accurately all costs of whatever nature claimed by Contractor to have been incurred in the performance of this Agreement. Such documentation shall be retained by Contractor for a period of three (3) years from the expiration or termination of this Agreement and shall be subject to examination, audit, and reproduction by Purchaser at any time during the term of this Agreement or the subsequent period of document retention by Contractor.

23.6 Suspected Illegal Activities. Contractor shall promptly report to Purchaser and proper authorities any observed marijuana or suspected marijuana growing on the Land, or other observed or suspected drug operations, including but not limited to methamphetamine labs.

23.7 Survival. The provisions of Paragraphs 7.0, 8.0, 9.0, 11.0, 12.0, 13.0, 14.1-14.8, 15.0, 16.0, 17.0, 18.0, 20.1-20.2, 23.1-23.5 and 23.8 shall survive any termination, expiration or completion of this Agreement.

23.8 Governing Law. This Agreement shall be governed by and construed in accordance with the substantive law of the state in which the Lands are situated without regard to its choice of law provisions.

23.9 Counterparts. This Agreement may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the parties hereto may execute this Agreement by signing any such counterpart.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

PURCHASER	**CONTRACTOR**
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Appendix A
Scope of Work

1. **SCOPE AND SPECIFICATIONS**. Contractor agrees to undertake and perform Work on behalf of Purchaser for the purpose of the construction and installation of Wildlight PDP #3 Amenity Docks and Radius Timber Outlook at Parcel B, as per Appendix A-1.

   Contractor shall not have the right to conduct any other Work or engage in any other activities beyond the scope described in this Agreement without prior written consent of Purchaser.

   Additional Specifications and/or Service Specific Legal Provisions not addressed above:

Appendix A-1

C & H Marine Construction, Inc.
417 Stowe Avenue Unit B
Orange Park, Florida 32073
(904) 264-7500
www.candhmarine.com
FL. Lic. # CGC-058491 & CGC-1521616

FLOATING DOCK

Wildlight		Job Location
1 Rayonier Way	o(904)321-1007	*same*
Wildlight, FL 32097	c(352)812-3053	tommy.jinks@wildlight.com

We hereby propose to furnish the material and labor necessary for the completion of a FLOATING DOCK per "Hardscape Plan For: Raydient Places + Properties" by England-Thims & Miller, Inc., dated February, 2022. Floating Dock construction per sheets HS-04, HS-07, HS-09, and HS-10.

Floating Dock to be made up of three sections.

1) Fixed Dock: 10' x 10'
2) Sloping Gangway Section: 10' x 29'-6"
3) Floating Section: 20' x 30'
   Includes EZ-DOCK Kayak Launch

All material is guaranteed to be as specified, and the above work is to be completed in accordance with the drawings and specifications submitted. Work will be completed in a substantial workmanlike manner for the sum of:

$105,700.00

Engineering Fee is included in above price.

All workmanship is covered by our one year warranty and all of the materials used are warranted by their respective manufacturer. Our goal at C & H Marine Construction is to provide you with a superior product that will provide many years of trouble free enjoyment.

Respectfully submitted,
Bob Mathews, President

ZD 78513; RQ 137924; CB-22-00019 - Dockworks of Northeast Florida LLC - JN c081522

Appendix A-1

**** Price Escalation Clause***

The construction industry continues to experience rapid price increases of raw materials. We are no longer able to absorb these escalating price increases. If during the performance of this contract, the price of the materiels increases by more than 5%, the price of the contract will be adjusted accordingly.

If it becomes necessary to increase the price of the contract, you will be notified and have the option to terminate the contract by providing within five (5) business days a written notice. If terminated, your deposit will be returned less expenses.

In the event there are additional costs incurred which exceed your deposit amount, you will be provided an invoice with such costs to be paid.

- This agreement and any subsequent project description order made pursuant to it may be terminated at any time by mutual agreement, or as may be provided for in any project description order. Either party may terminate this agreement immediately for cause or by giving thirty (30) days written notice. In the event of termination, owner shall pay for all services performed and disbursements made by C&H Marine Construction, up to the effective date of termination.

*****This proposal may be withdrawn if not accepted within 14 days of date shown below.***

***In some rare instances there may be concealed or unknown conditions that were not contemplated in this proposal. We will immediately notify you of any special conditions that will adversely affect our ability to perform the scope of this proposal. Such conditions may require a price adjustment or cancellation of this agreement in our sole judgment.*

****Please note that the actual length can vary from the proposal due to many factors including the water depth, customer requirements, etc. We attempt to come as close as possible, but in those rare instances where changes are needed we will bill based on the actual length.*

Appendix A-1

C & H Marine Construction, Inc.
417 Stowe Avenue Unit B
Orange Park, Florida 32073
(904) 264-7500
www.candhmarine.com
FL. Lic. # CGC-058491 & CGC-1521616

RADIUS TIMBER OUTLOOK

Wildlight	c(904)321-1007	Job Location
1 Rayonier Way	c(352)812-3053	*same*
Wildlight, FL 32097		tommy.jinks@wildlight.com

We hereby propose to furnish the material and labor necessary for the completion of a RADIUS TIMBER OUTLOOK at Parcel 4B. Based on "Hardscape Plan For: Raydient Places + Properties" sheets HS-02 and HS-09, by England-Thims & Miller, Inc, dated February, 2022.

Radius Timber Dock at Parcel 4B

All material is guaranteed to be as specified, and the above work is to be completed in accordance with the drawings and specifications submitted. Work will be completed in a substantial workmanlike manner for the sum of:

$57,800.00

Engineering Fee included in above price.

All workmanship is covered by our one year warranty and all of the materials used are warranted by their respective manufacturer. Our goal at C & H Marine Construction is to provide you with a superior product that will provide many years of trouble free enjoyment.

Respectfully submitted,
Bob Mathews, President

ZD 78513; RQ 137924; CB-22-00019 - Dockworks of Northeast Florida LLC - JN c081522

Appendix A-1

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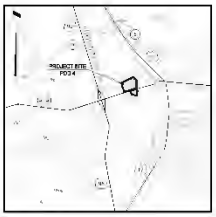
****Please note that the actual length can vary from the proposal due to many factors including the water depth, customer requirements, etc. We attempt to come as close as possible, but in those rare instances where changes are needed we will bill based on the actual length.*

WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS

NASSAU COUNTY, FLORIDA
FOR

RAYDIENT PLACES + PROPERTIES

1 RAYONIER WAY
WILDLIGHT, FL 32097



LOCATION MAP

DRAWING INDEX

PER SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1	COVER SHEET	
2	1A	SIGNATURE SHEET	
3-4	2A-2B	GENERAL NOTES & LEGEND	
5	3	MASTER SITE PLAN	
6	3A	MASTER SITE PLAN PARCEL 4B	
7	3B	MASTER SITE PLAN PARCEL 8A	
8-15	4A-4H	SITE PLAN	
16	5	POST DEVELOPMENT MAP	
17-23	6A-6G	PAVING & DRAINAGE PLAN	
24	6H	JEA STORMWATER MANAGEMENT FACILITY PLAN	
25-26	6I-6J	EXISTING STORMWATER MANAGEMENT FACILITY PLAN	
27	7	MASTER UTILITY PLAN	
28	7A	UTILITY PLAN PARCEL 4B	
29	7B	UTILITY PLAN PARCEL 8A	
30-31	8A-8B	PAVING & DRAINAGE DETAILS	
32	9A	JEA GENERAL NOTES AND LEGEND	
33-38	9B-9G	JEA STANDARD WATER MAIN DETAILS	
39-43	9H-9L	JEA STANDARD SANITARY SEWER DETAILS	
44	10	EROSION & SEDIMENT CONTROL PLAN	
45	11	EROSION & SEDIMENT CONTROL DETAILS	
46	12	STORMWATER POLLUTION PREVENTION PLAN	
47	13	STORMWATER POLLUTION PREVENTION CONTRACTORS CERTIFICATION	
48	LC-00	LANDSCAPE COVER SHEET	
49	LC-01	LANDSCAPE CODE SUMMARY	
50-53	LC-02-C-05	LANDSCAPE PLAN	
54	LC-06	LANDSCAPE SPECIFICATIONS AND DETAILS	
55	LC-07	LANDSCAPE CODE CALCULATIONS AND NOTES	
56	IR-08	LANDSCAPE SPECIFICATIONS AND NOTES	
57-64	IR-09-IR-C-0	IRRIGATION PLAN	
65-70	IR-C-0	IRRIGATION DETAILS	

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA = 000023584 LC = 0000316

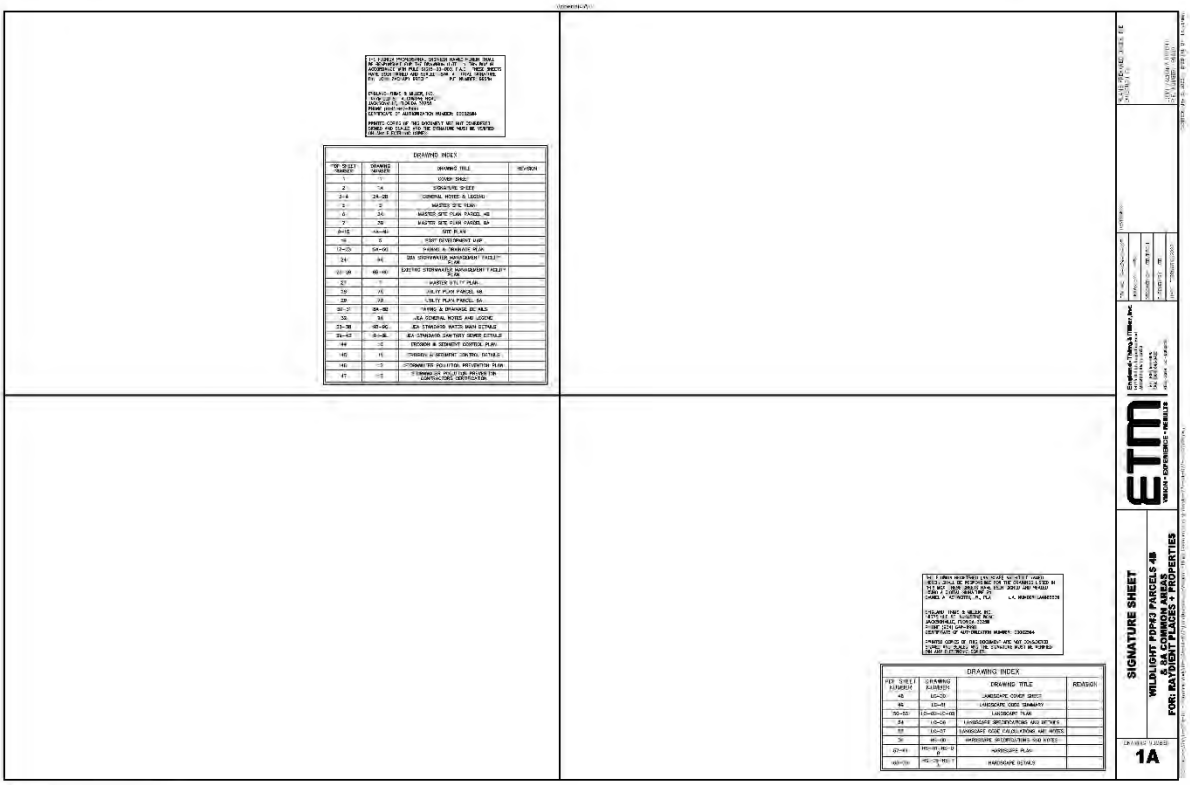
JEA AVAILABILITY 2022-0192

PLANS ARE DESIGNED UNDER
2022 JEA DESIGN STANDARDS

IF YOU DIG IN FLORIDA...
CALL US FIRST!
IT'S THE LAW!
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
TO THE LAW

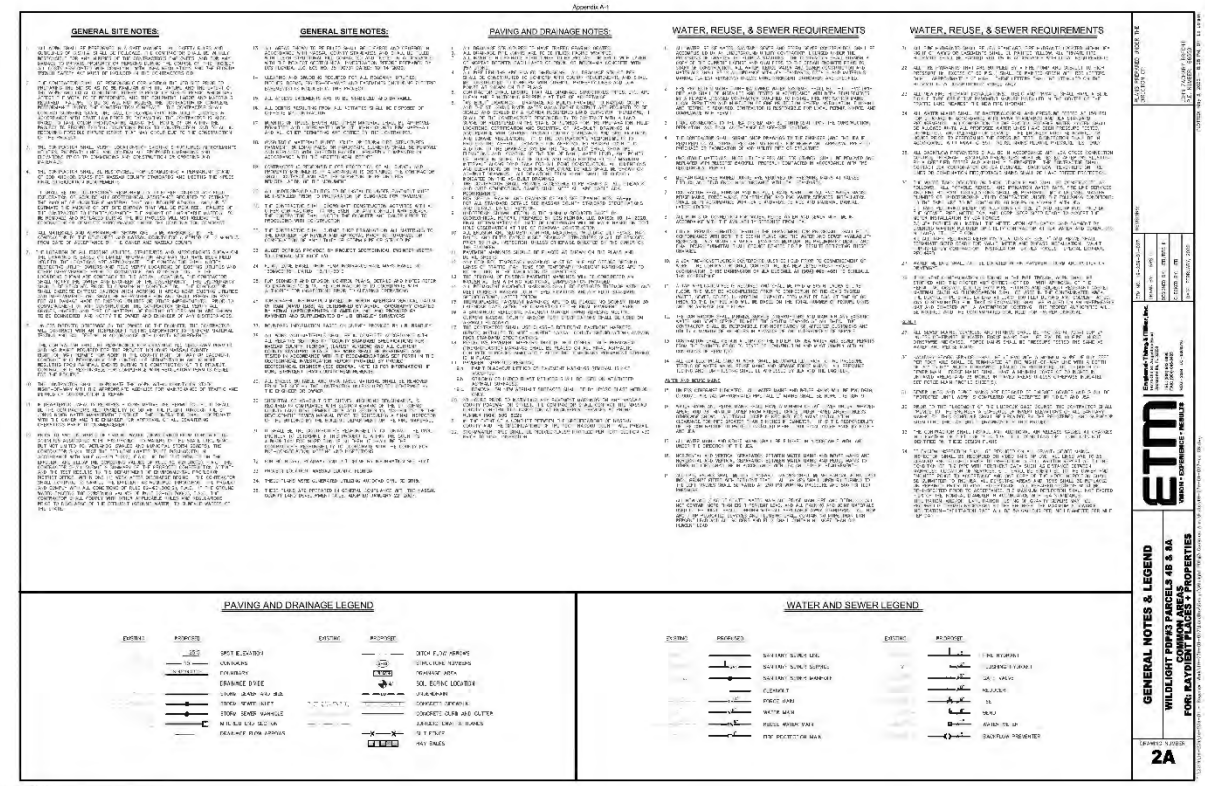
COVER SHEET
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES

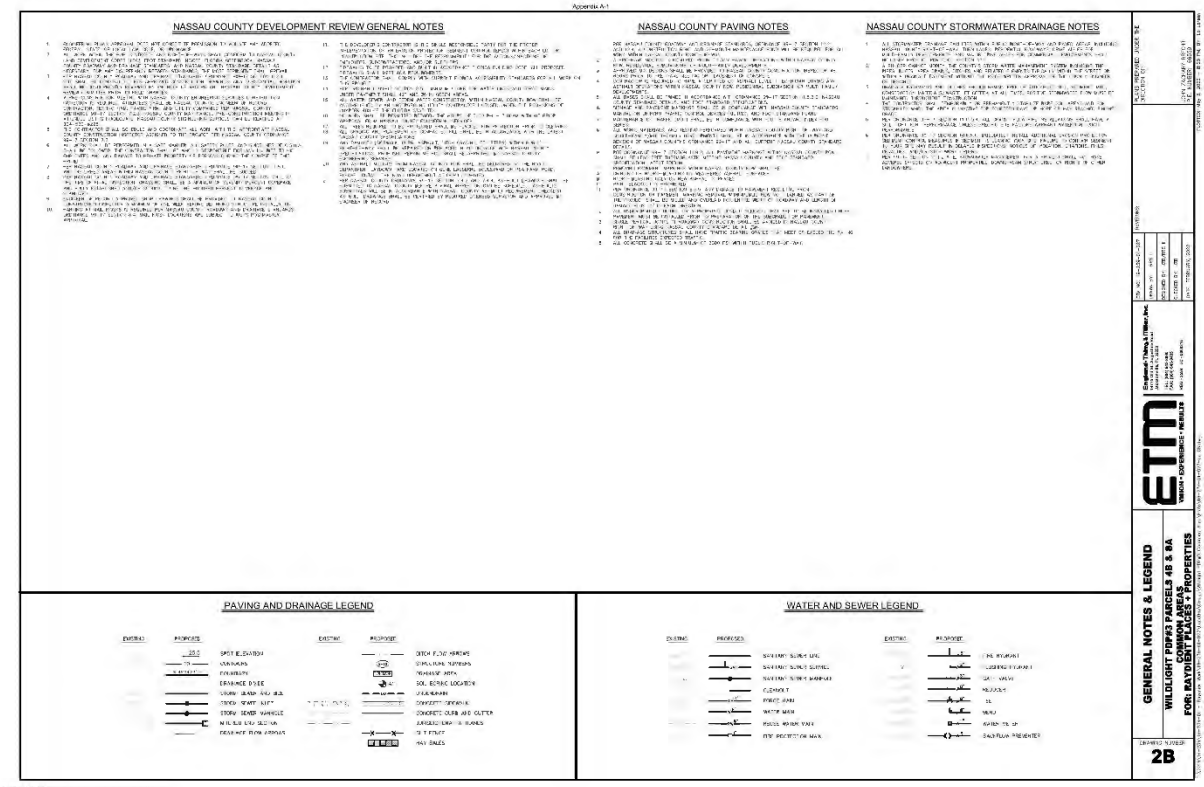
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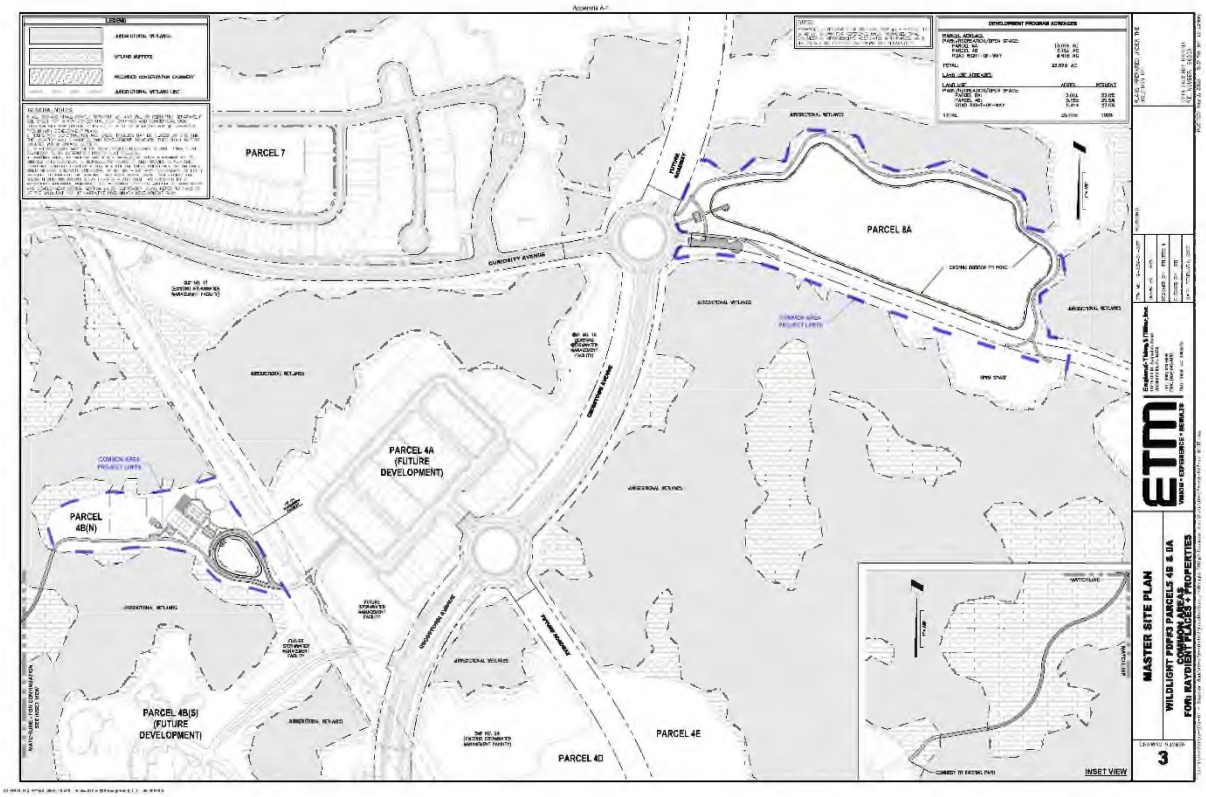


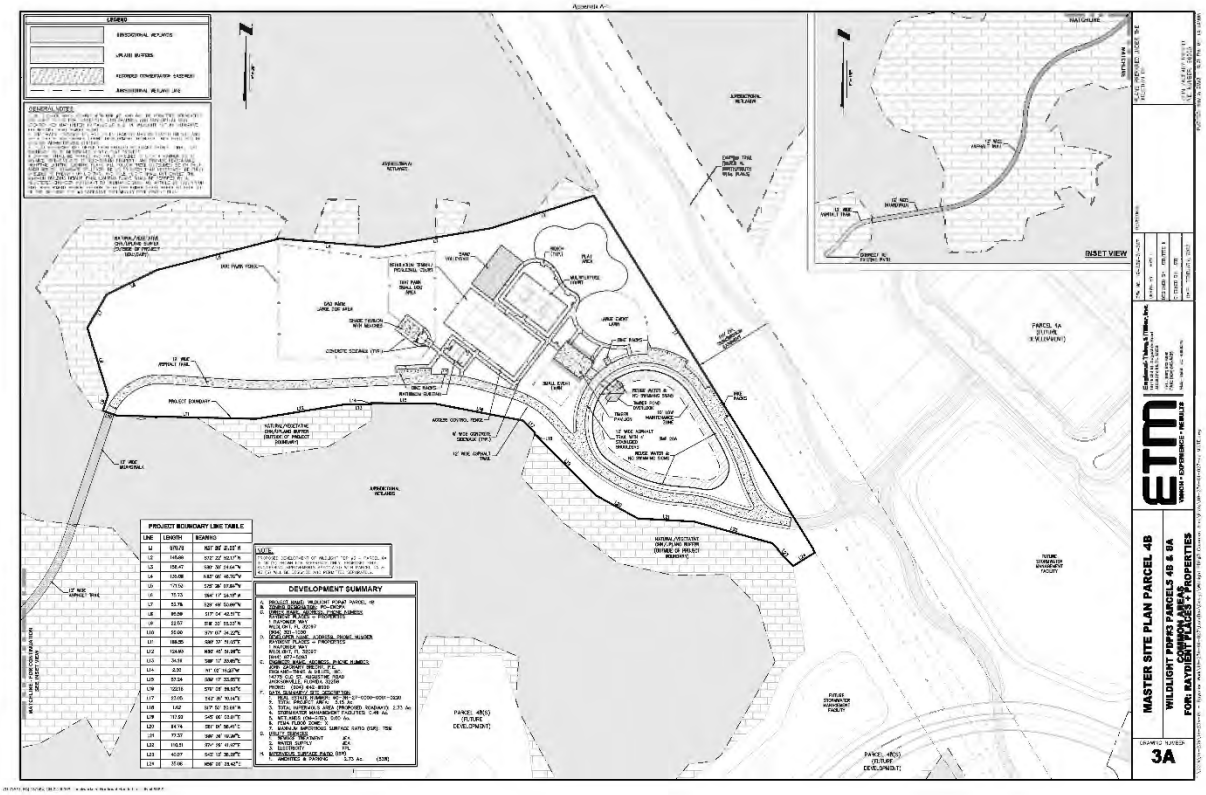
SIGNATURE SHEET
WILDLIGHT PDP#3 PARCELS 4B
& 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES

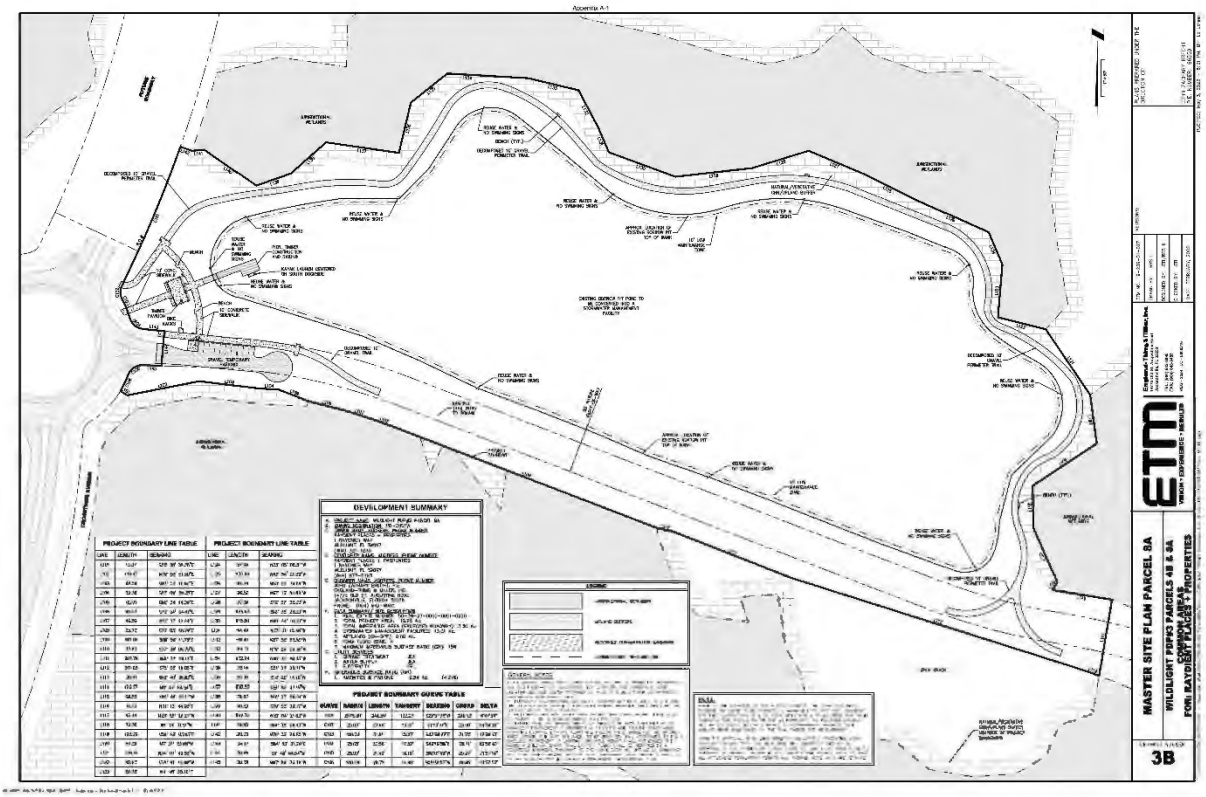
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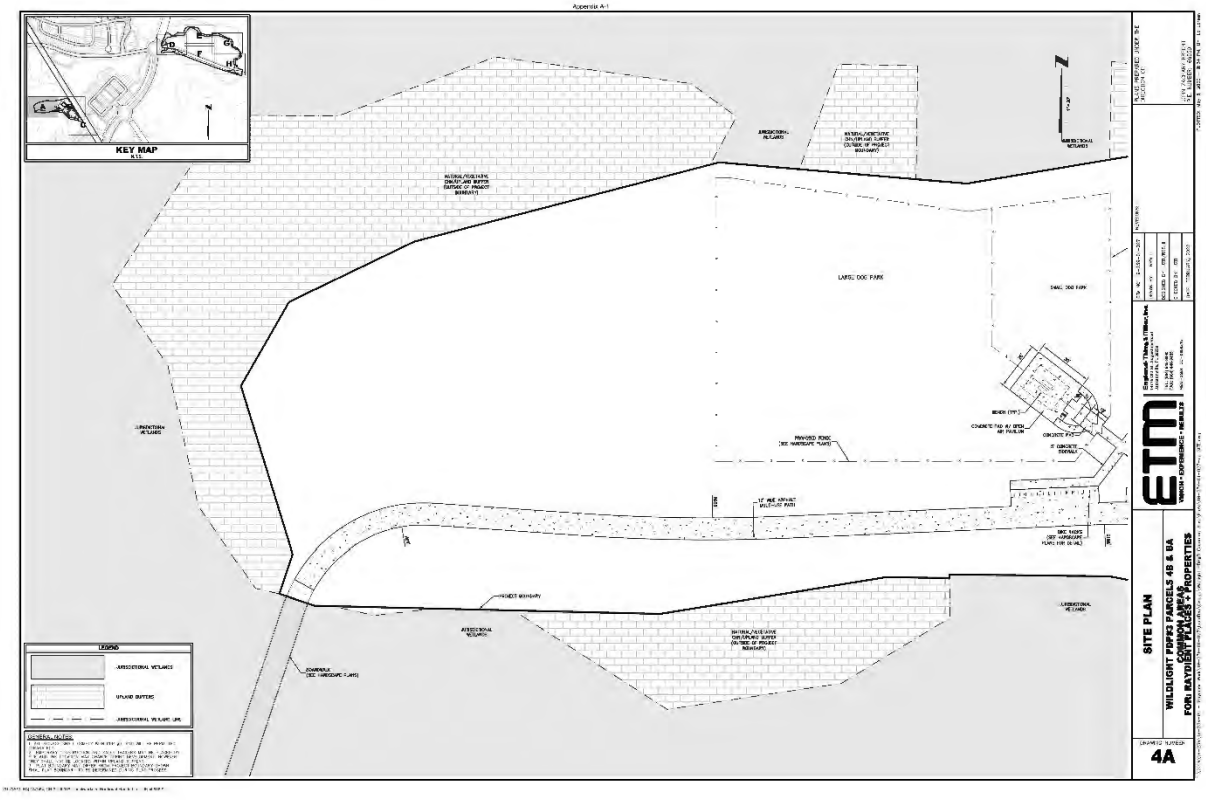

Appendix A-1
GENERAL SITE NOTES:
GENERAL SITE NOTES:
PAVING AND DRAINAGE NOTES:
WATER, REUSE, & SEWER REQUIREMENTS
WATER, REUSE, & SEWER REQUIREMENTS
PAVING AND DRAINAGE LEGEND
WATER AND SEWER LEGEND
GENERAL NOTES & LEGEND
WILDLIGHT PDP#3 PARCELS 4B & 5A
COMMON AREAS
FOR: RAYDIENT PROPERTIES
2A

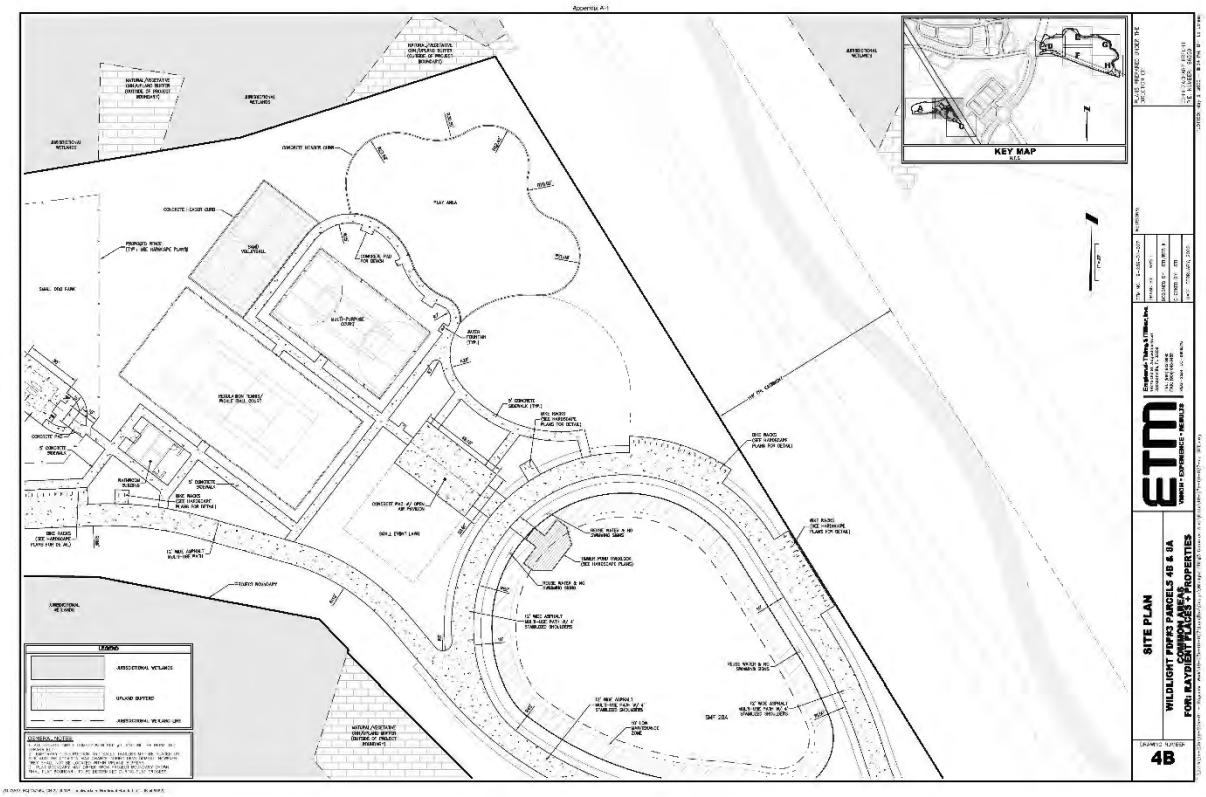

Appendix A-1
NASSAU COUNTY DEVELOPMENT REVIEW GENERAL NOTES
NASSAU COUNTY PAVING NOTES
NASSAU COUNTY STORMWATER DRAINAGE NOTES
PAVING AND DRAINAGE LEGEND
WATER AND SEWER LEGEND
GENERAL NOTES & LEGEND
WILDLIGHT PDP#3 PARCELS 4B & 5A
COMMON AREAS
FOR: RAYDIENT PROPERTIES
2B

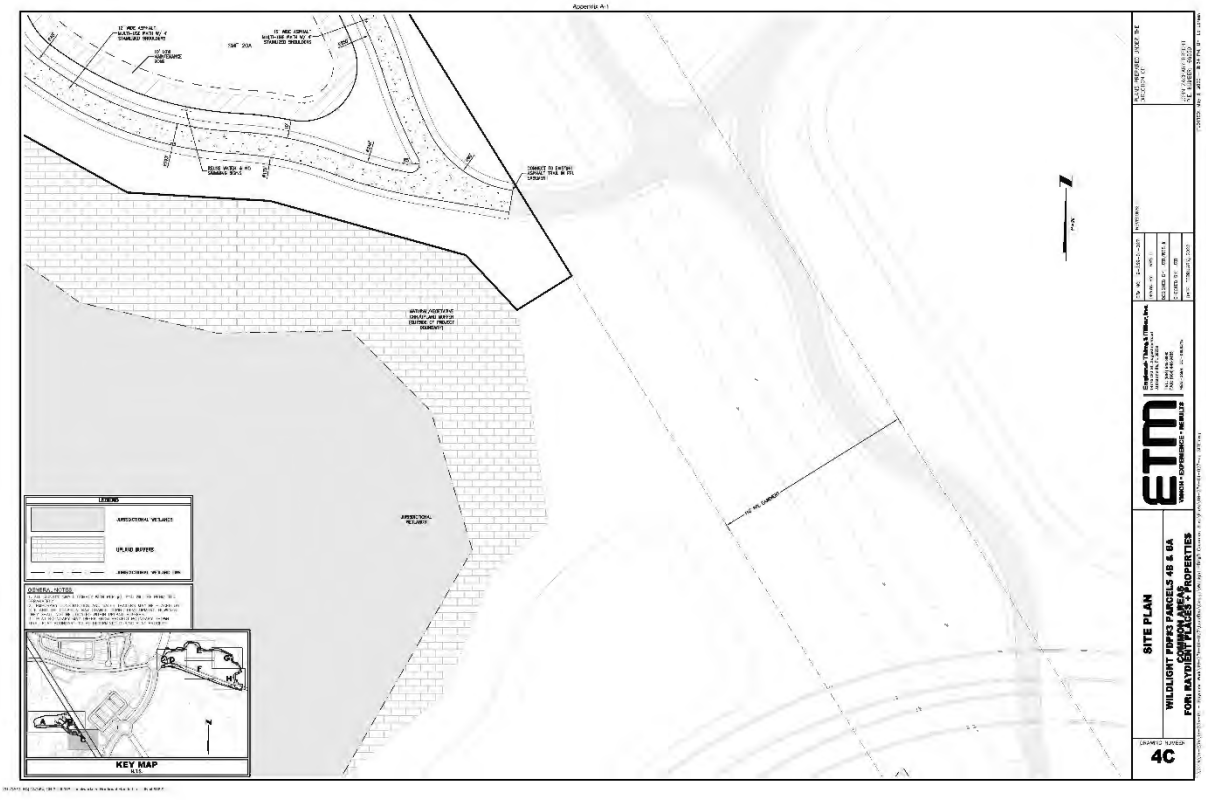

PARCEL 7
PARCEL 8A
PARCEL 4A
(FUTURE
DEVELOPMENT)
PARCEL
4B(N)
PARCEL 4B(S)
(FUTURE
DEVELOPMENT)
PARCEL 4D
PARCEL 4E
INSET VIEW
MASTER SITE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIENT PROPERTIES
3

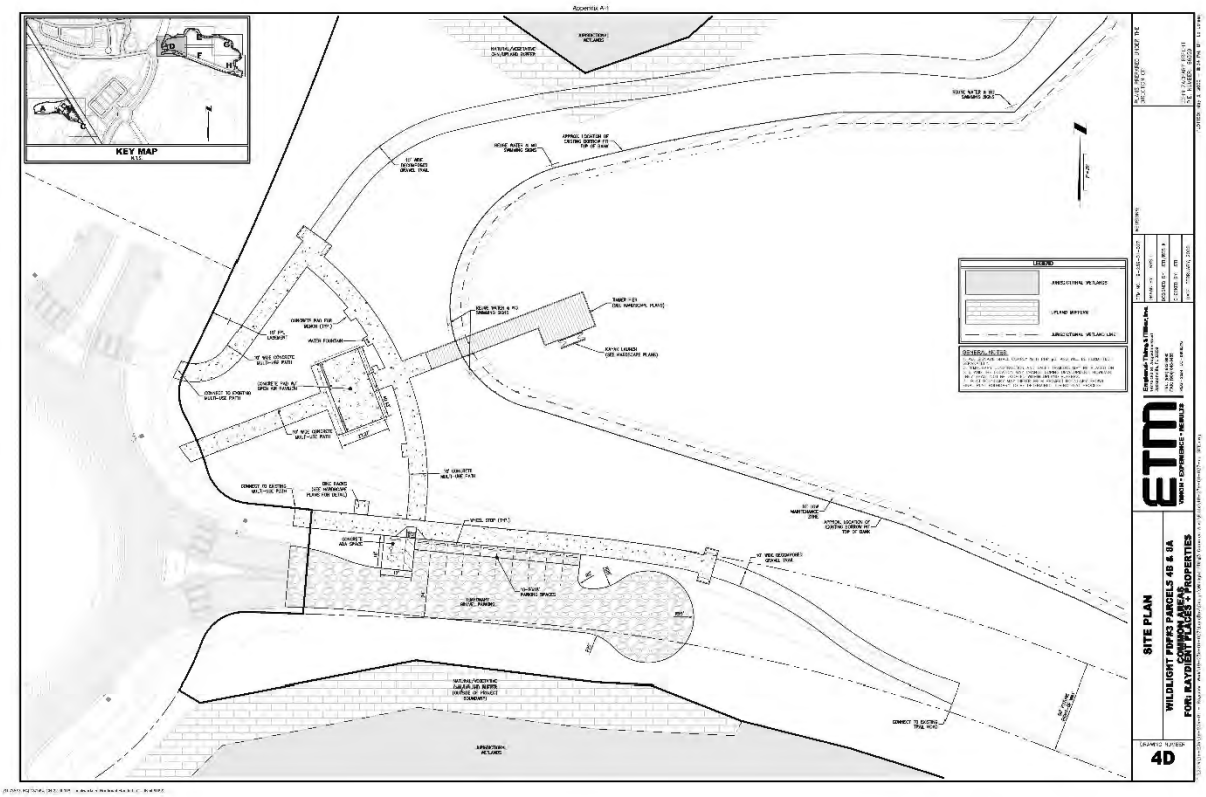

INSET VIEW
PARCEL 4B(S)
(FUTURE
DEVELOPMENT)
MASTER SITE PLAN PARCEL 4B
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIENT PROPERTIES
3A

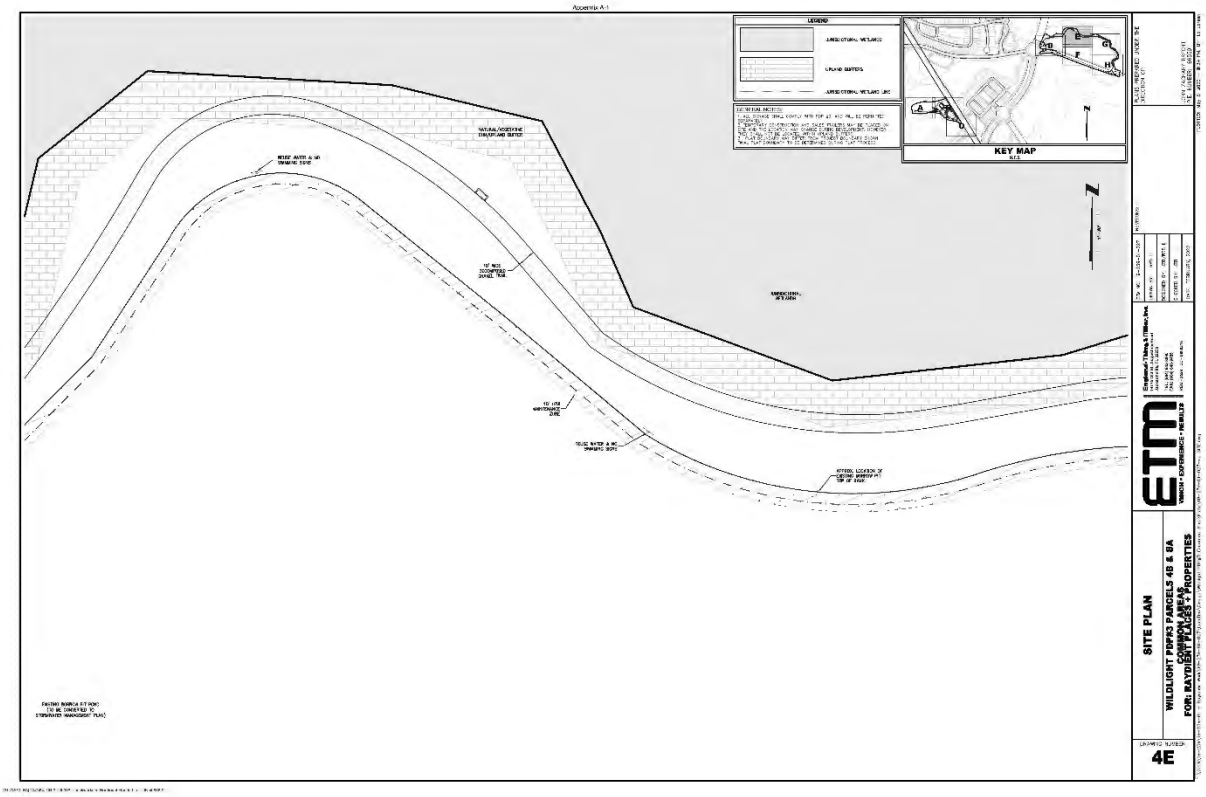

Appendix A-1
MASTER SITE PLAN PARCEL 8A
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIENT PLACES + PROPERTIES
3B
DEVELOPMENT SUMMARY
PROJECT BOUNDARY LINE TABLE
PROJECT BOUNDARY CURVE TABLE

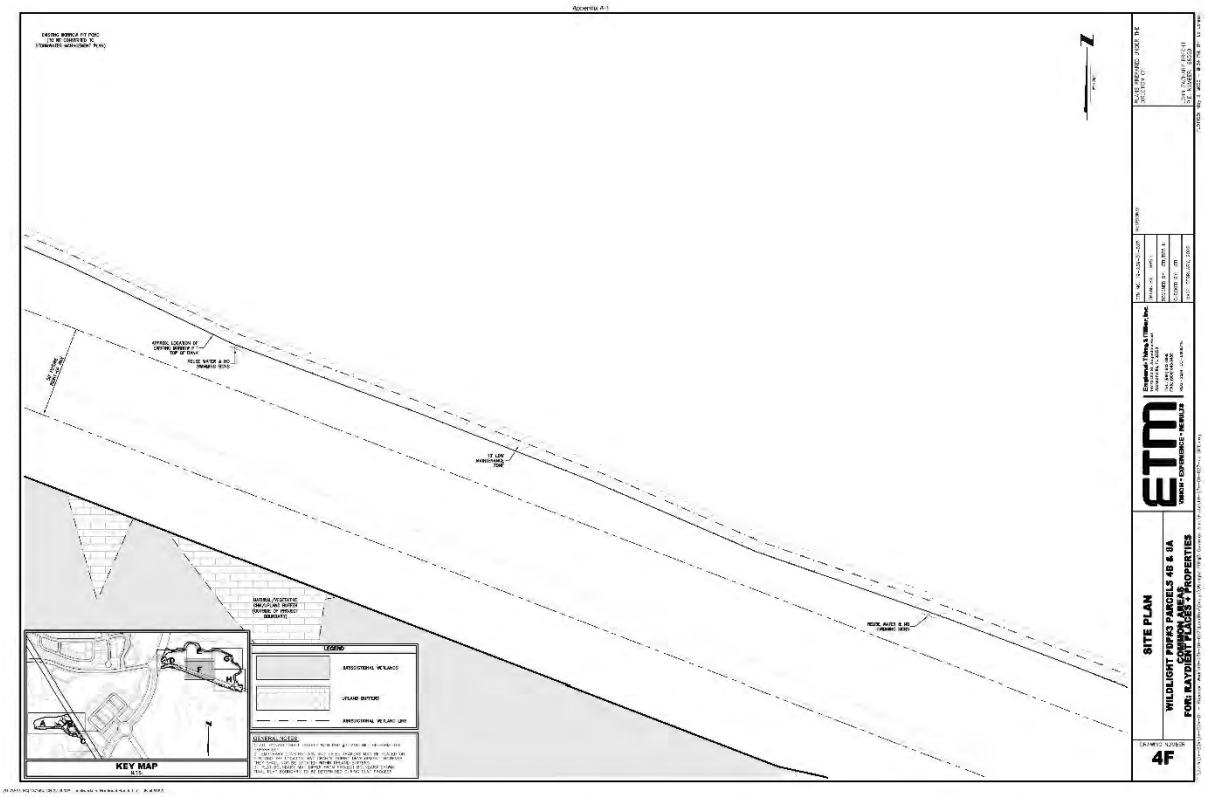

Appendix A-1
KEY MAP
SITE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIENT PLACES + PROPERTIES
4A
LEGEND

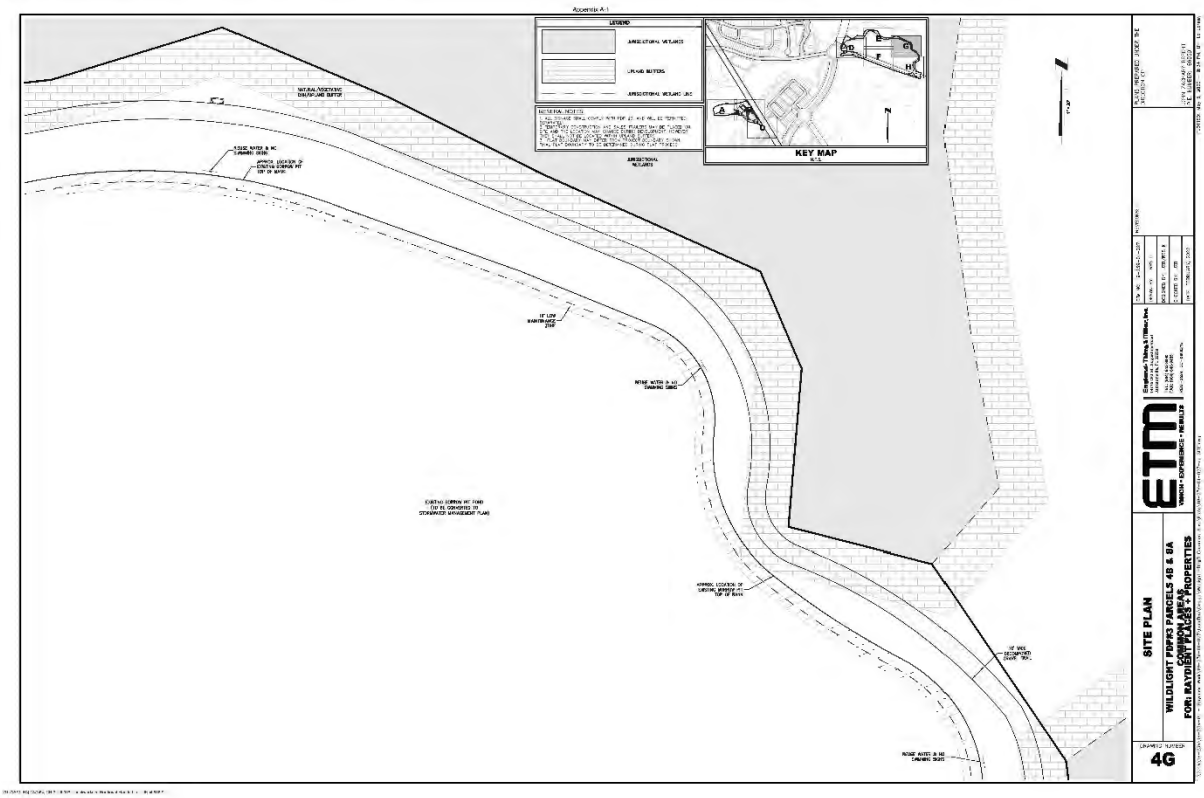

Appendix A-1
SITE PLAN
WILDLIGHT PBP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4B
KEY MAP

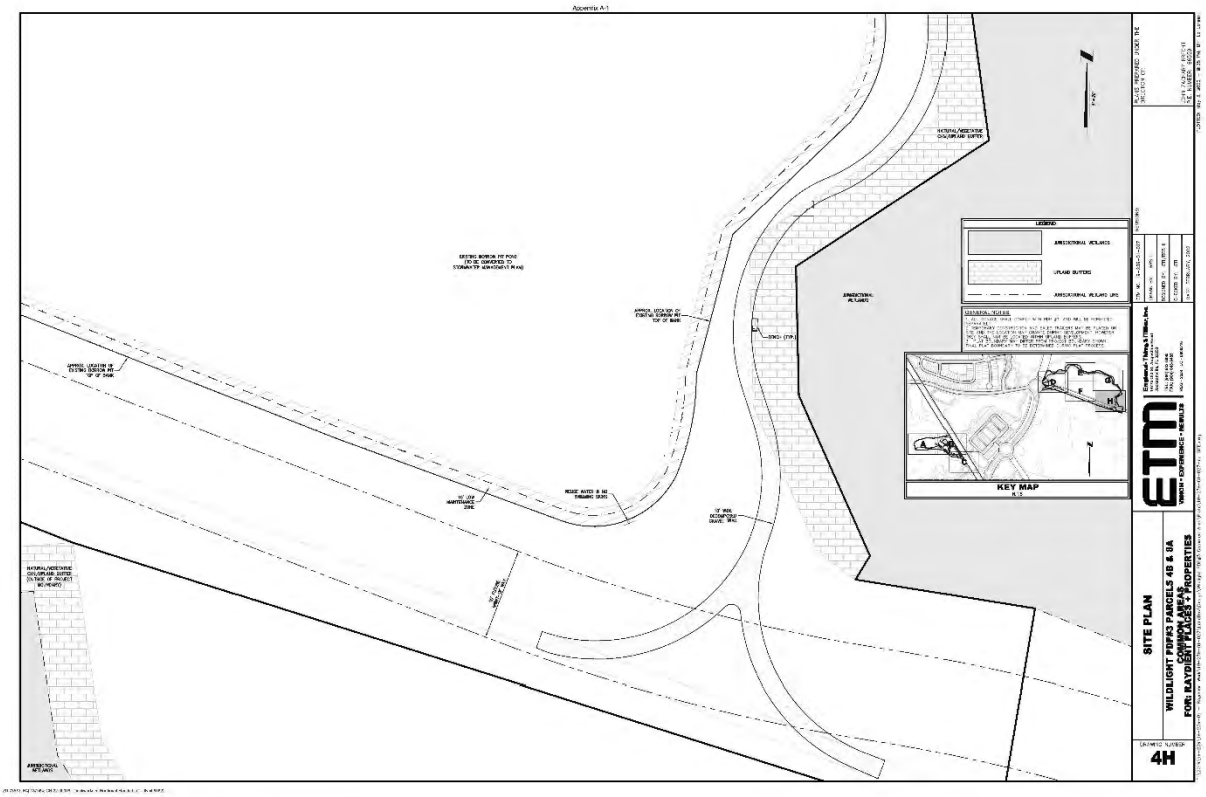

Appendix A-1
SITE PLAN
WILDLIGHT PBP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4C
KEY MAP

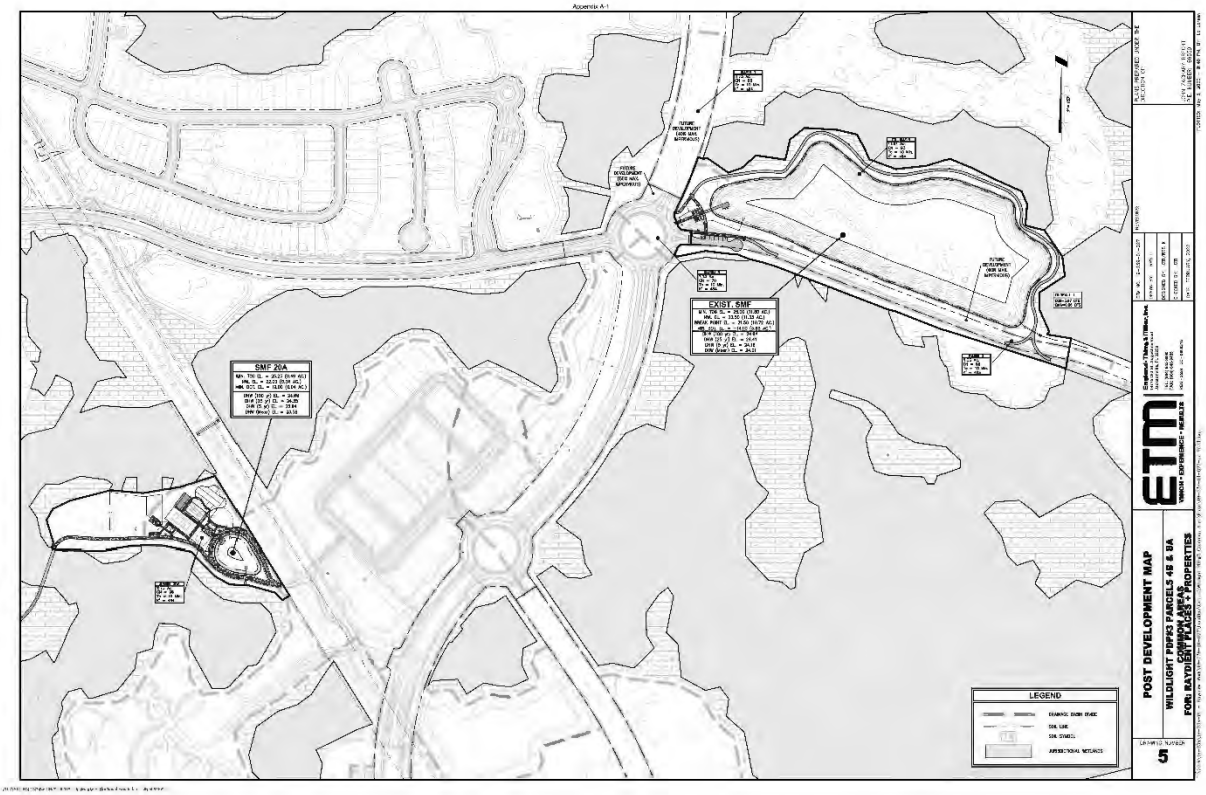

KEY MAP
SITE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4D

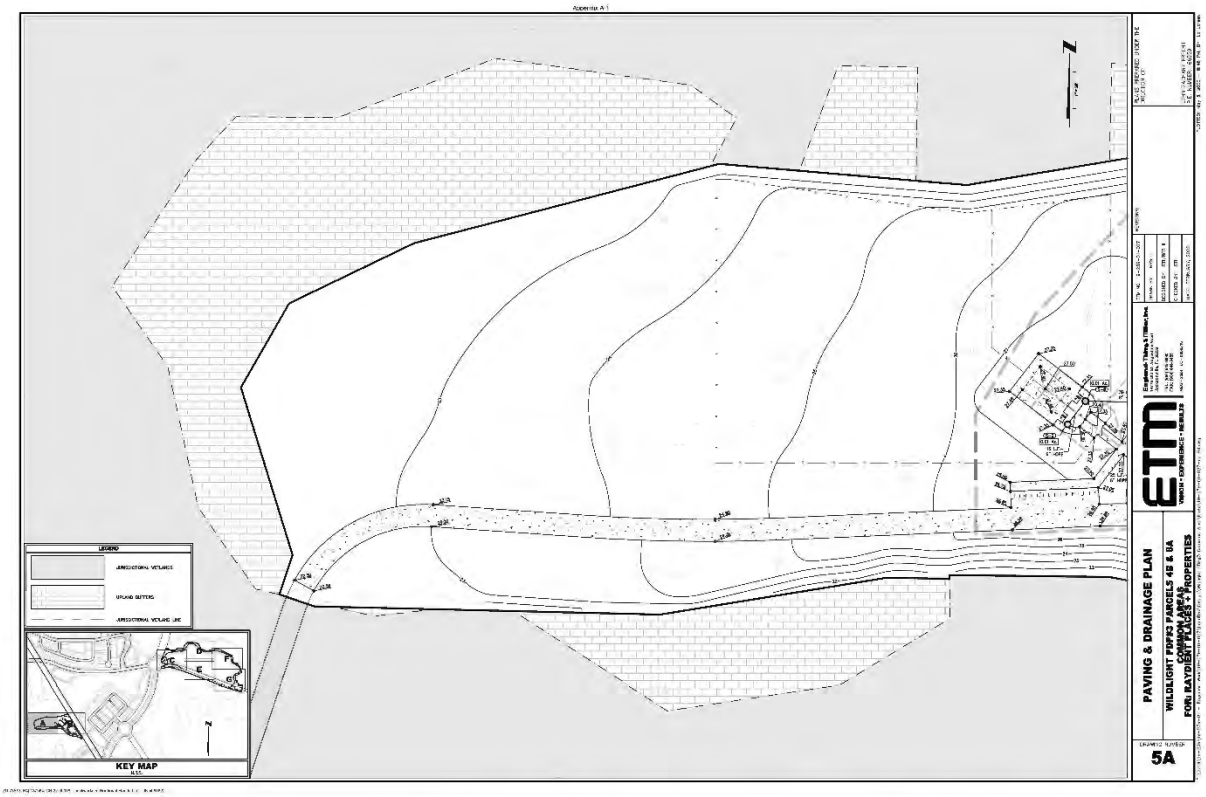

KEY MAP
SITE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4E

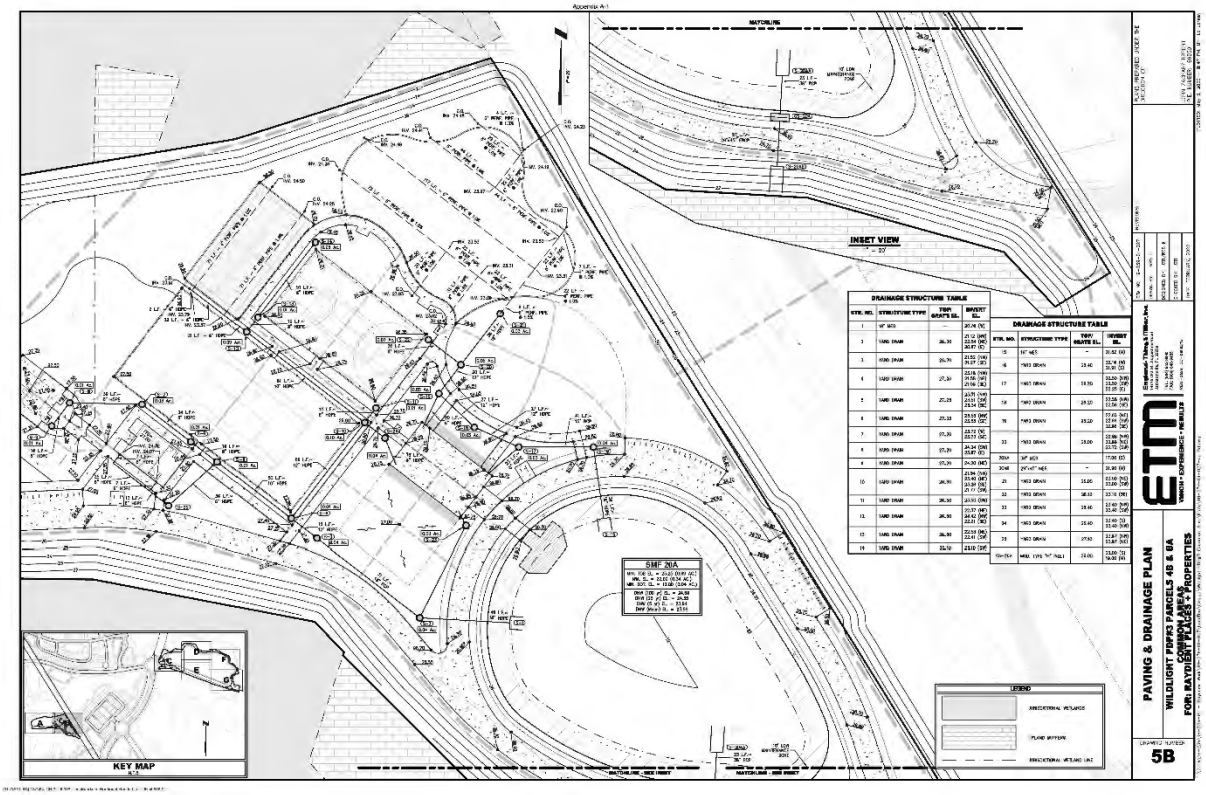

Appendix A-1
SITE PLAN
WILDLIGHT PBPK5 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4F
KEY MAP
LEGEND
ARBOUTONNA WETLANDS
UPLAND BUFFERS
ARBOUTONNA WETLAND LINE
GENERAL NOTES
NATURAL/ASSISTED SHORELINE BUFFER
NOISE WATER & MC DRAINING SWALE
APPROX. LOCATION OF EXISTING BERM AT TOP OF BANK
15' LOW MAINTENANCE ZONE
NOISE WATER & MC DRAINING SWALE

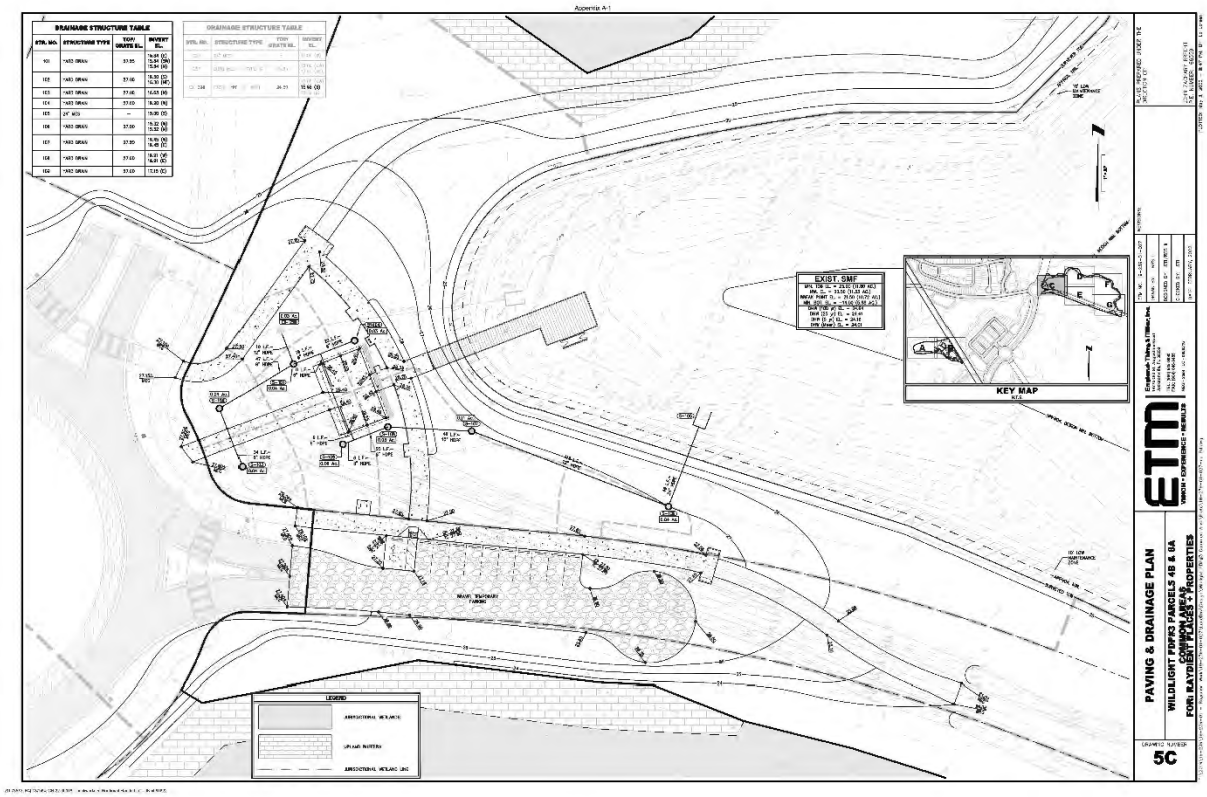

Appendix A-1
SITE PLAN
WILDLIGHT PBPK5 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4G
KEY MAP
LEGEND
ARBOUTONNA WETLANDS
UPLAND BUFFERS
ARBOUTONNA WETLAND LINE
GENERAL NOTES
NATURAL/ASSISTED SHORELINE BUFFER
NOISE WATER & MC DRAINING SWALE
APPROX. LOCATION OF EXISTING BERM AT TOP OF BANK
15' LOW MAINTENANCE ZONE
NOISE WATER & MC DRAINING SWALE
APPROX. LOCATION OF EXISTING BERM AT TOP OF BANK
15' MAINTENANCE ZONE

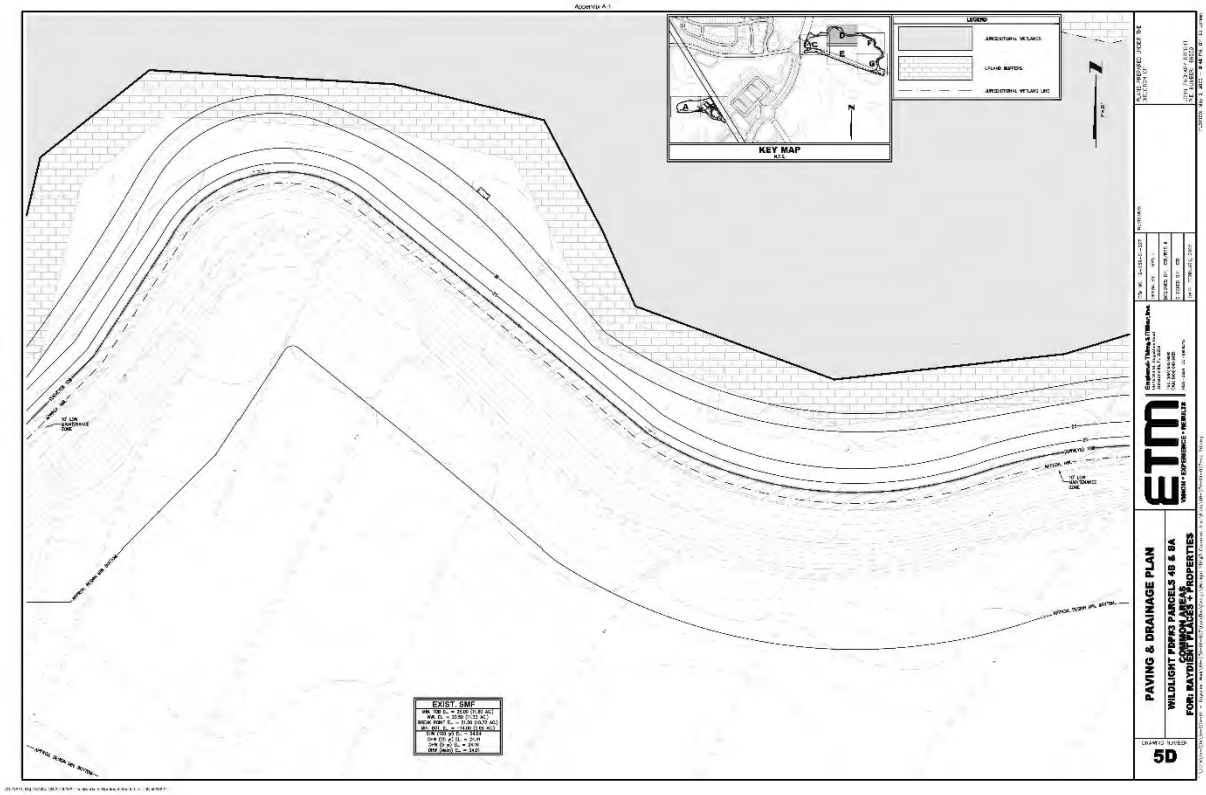

Appendix A-1
SITE PLAN
WILDLIGHT PBP#3 PARCELS 4B & 9A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
4H
KEY MAP
A-1
LEGEND

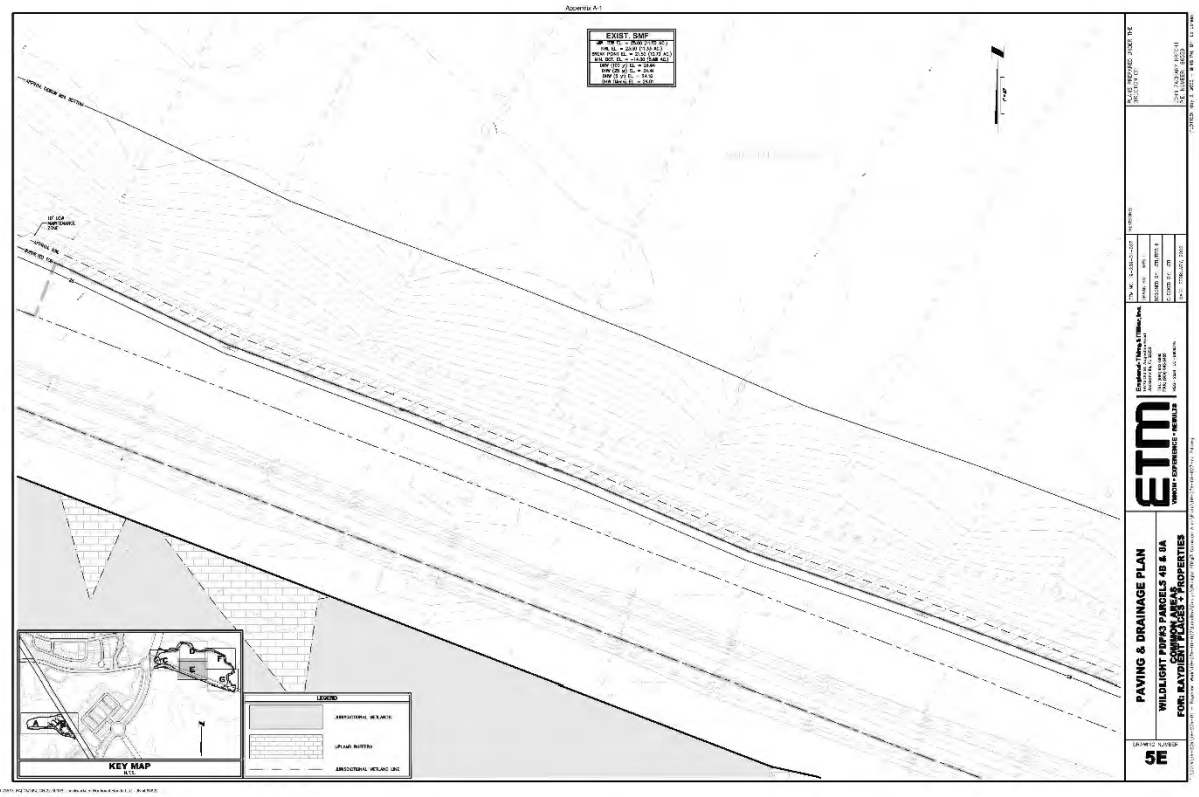

Appendix A-1
POST DEVELOPMENT MAP
WILDLIGHT PBP#3 PARCELS 4B & 9A
COMMON LANDS
FOR: RAYDIANT PROPERTIES
5
EXIST. SMF
SMF 20A
LEGEND

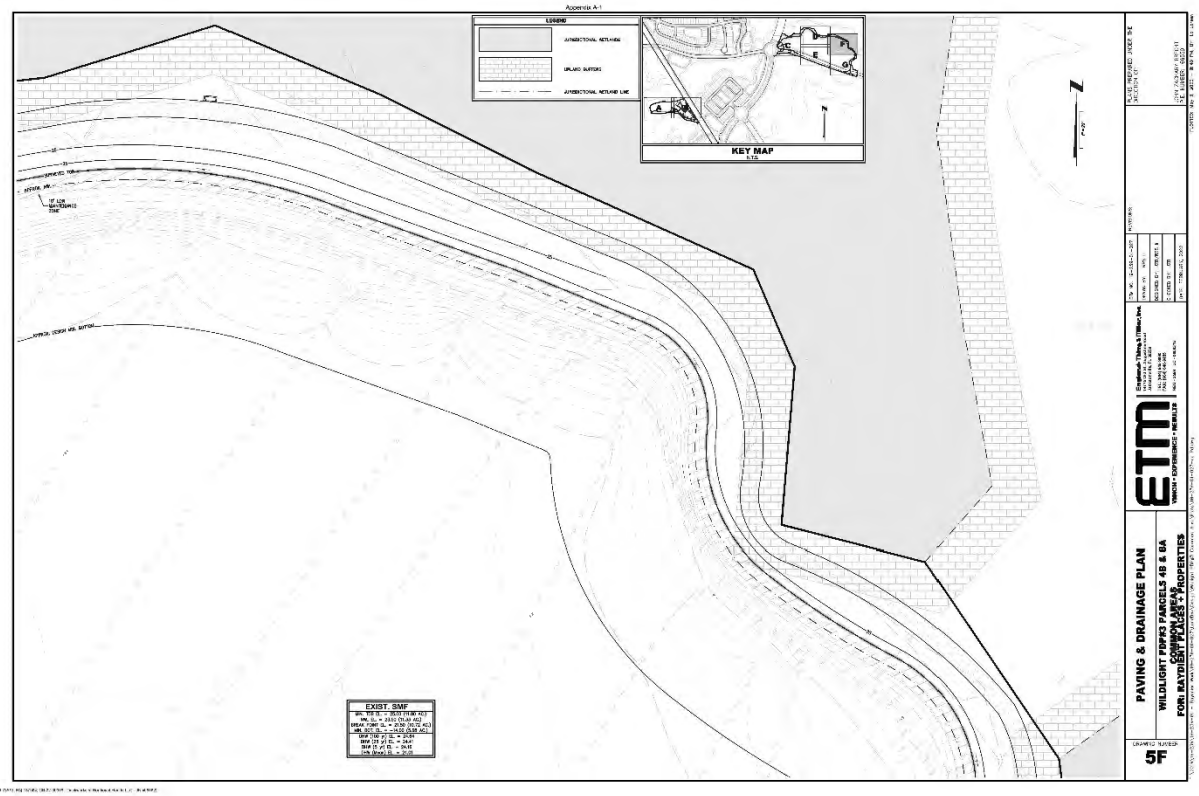

PAVING & DRAINAGE PLAN
WILDLIGHT PDP83 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDOR PROPERTIES
5A
KEY MAP
LEGEND

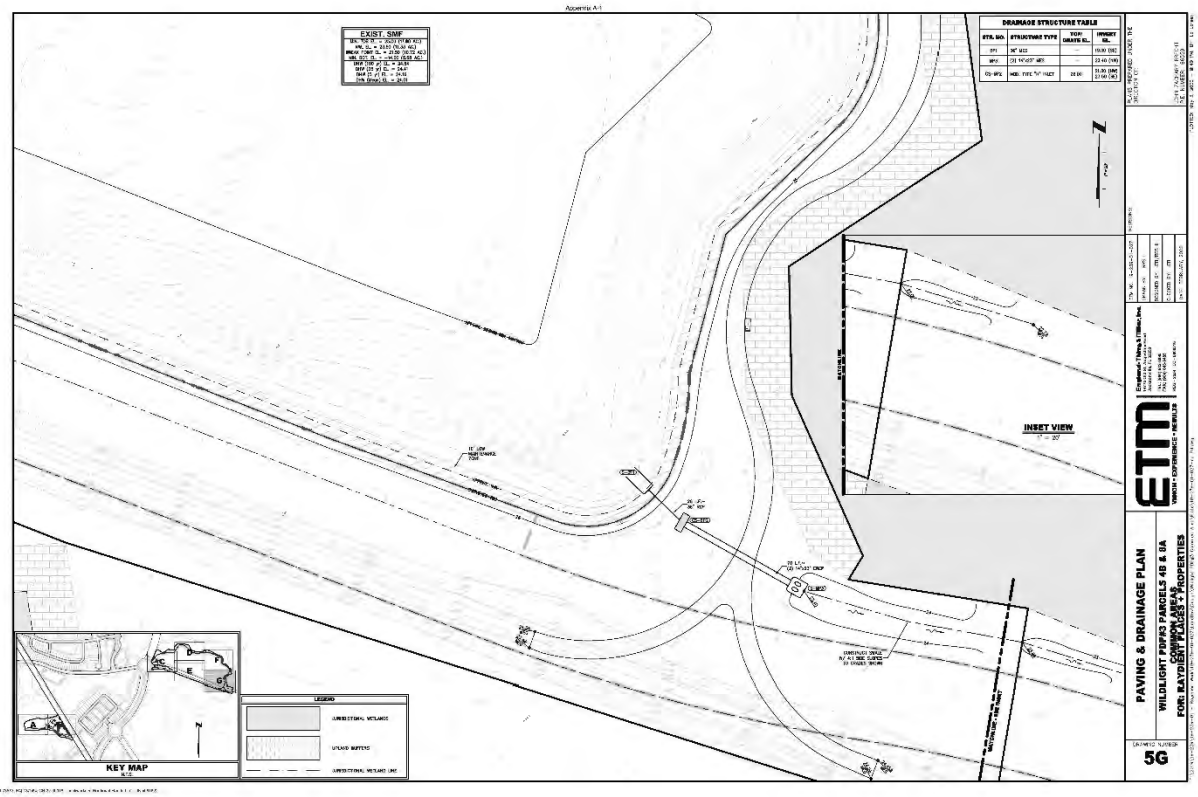

PAVING & DRAINAGE PLAN
WILDLIGHT PDP83 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDOR PROPERTIES
5B
KEY MAP
INSET VIEW
DRAINAGE STRUCTURE TABLE
SMF 20A
LEGEND

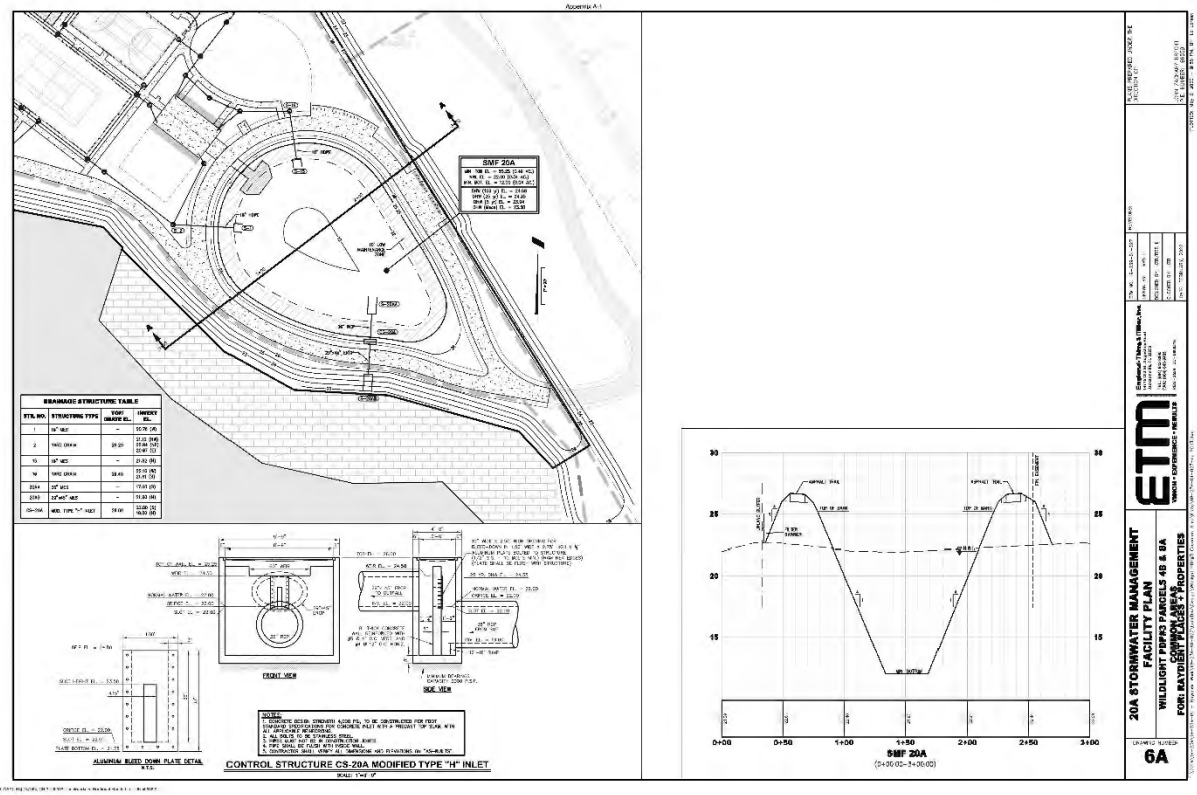

Appendix A-1
DRAINAGE STRUCTURE TABLE
EXIST. SMF
KEY MAP
LEGEND
PAVING & DRAINAGE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREA
FOR: RAYDIENT PROPERTIES
5C

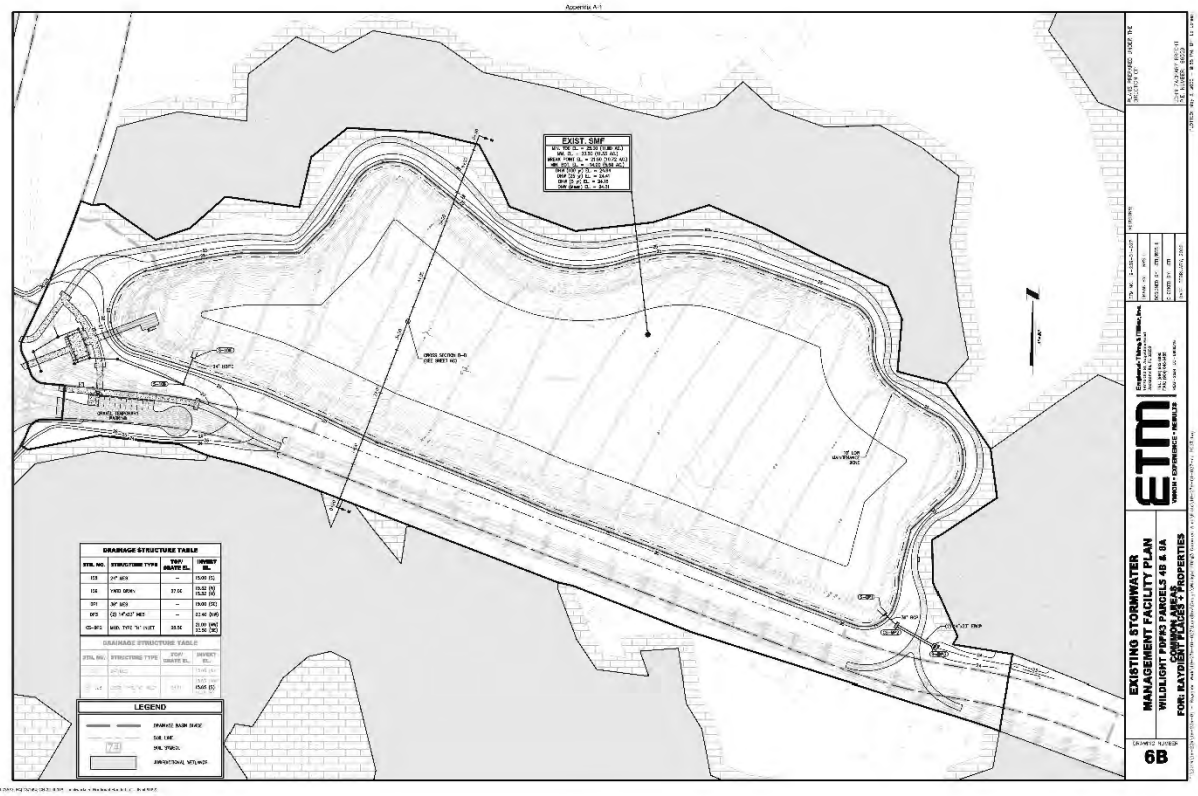

Appendix A-1
KEY MAP
LEGEND
EXIST. SMF
PAVING & DRAINAGE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREA
FOR: RAYDIENT PROPERTIES
5D

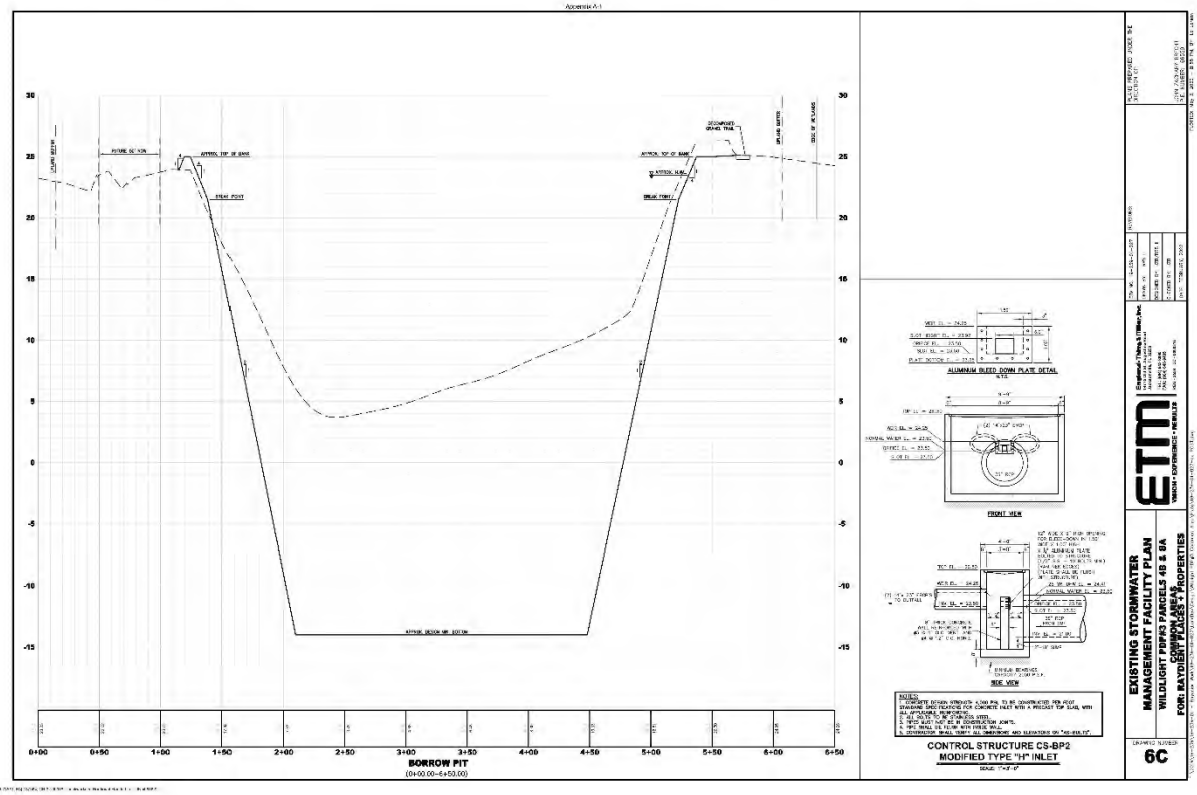

Appendix A-1
EXIST. SMF
PAVING & DRAINAGE PLAN
WILDLIGHT PBPK3 PARCELS 4B & 8A
COMMON AREA
FOR: RAYDIENT PROPERTIES
5E

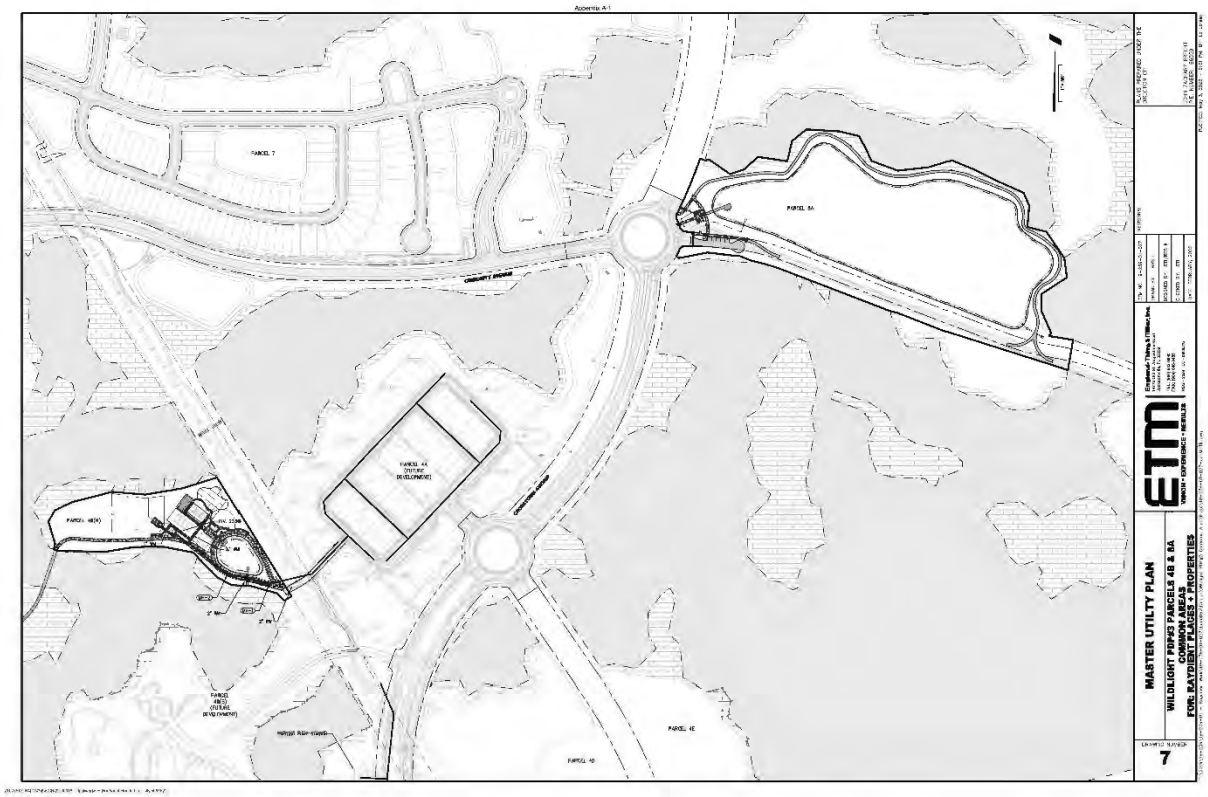

Appendix A-1
LEGEND
KEY MAP
EXIST. SMF
PAVING & DRAINAGE PLAN
WILDLIGHT PBPK3 PARCELS 4B & 8A
COMMON AREA
FOR: RAYDIENT PROPERTIES
5F

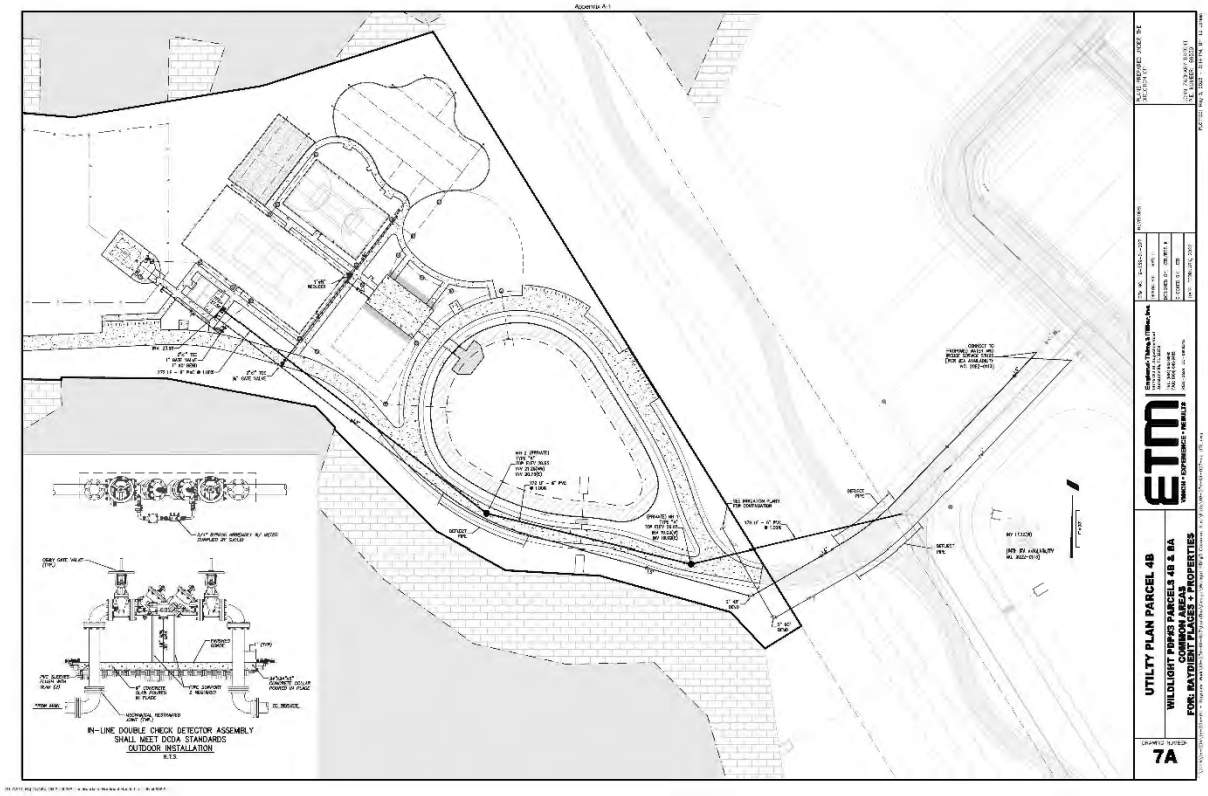

EXIST. SMF
DRAINAGE STRUCTURE TABLE
INSET VIEW
KEY MAP
PAVING & DRAINAGE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDOR PROPERTIES
5G

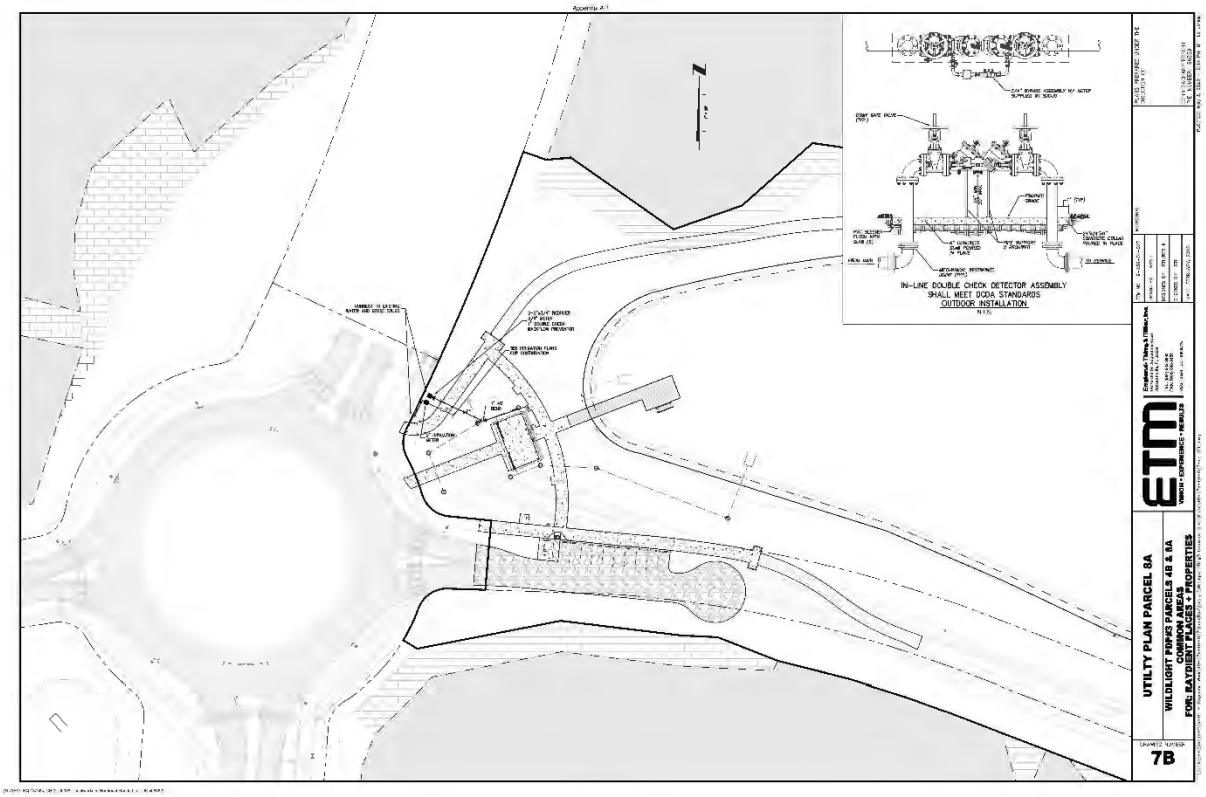

SMF 20A
DRAINAGE STRUCTURE TABLE
CONTROL STRUCTURE CS-20A MODIFIED TYPE "H" INLET
ALUMINUM BLEED DOWN PLATE DETAIL
FRONT VIEW
SIDE VIEW
20A STORMWATER MANAGEMENT FACILITY PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON LANDS
FOR: RAYDOR PROPERTIES
6A

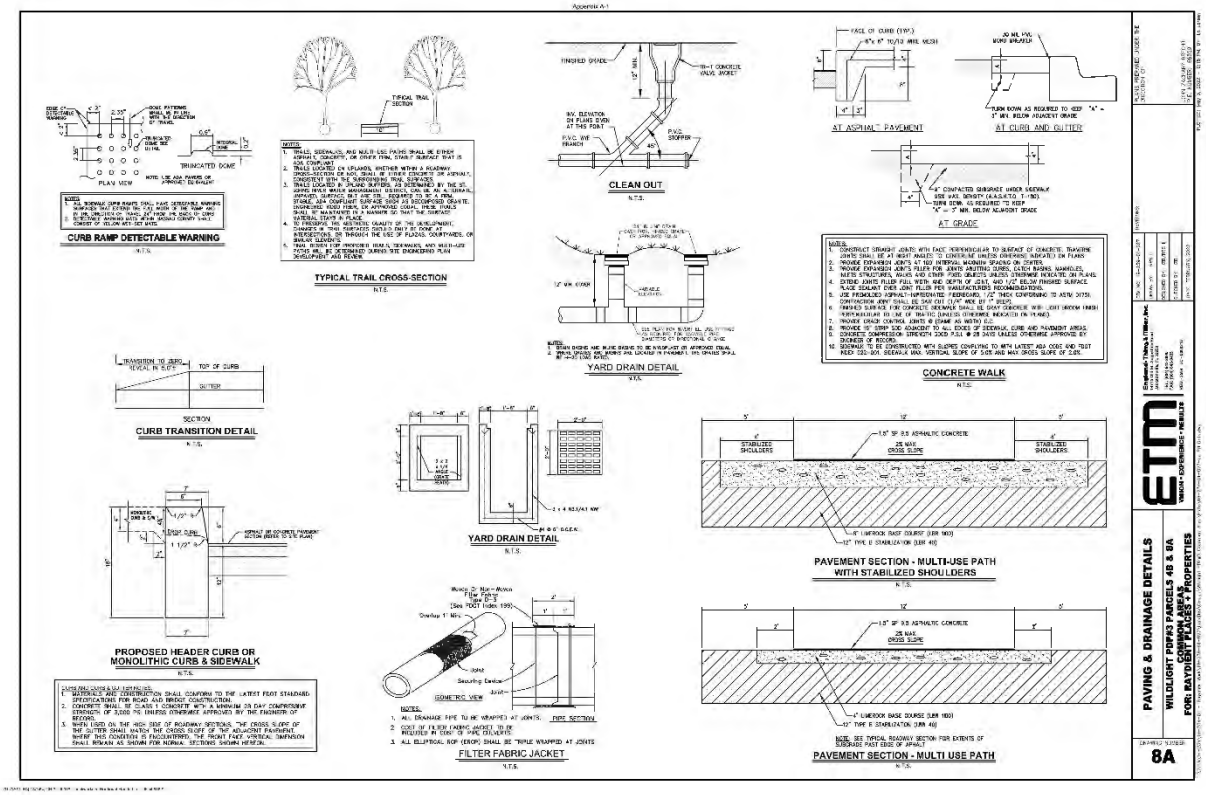

EXIST. SMF
DRAINAGE STRUCTURE TABLE
LEGEND
EXISTING STORMWATER MANAGEMENT FACILITY PLAN
WILDLIGHT PDP83 PARCELS 4B & 8A
COMMON AREA
FOR: RAYDIANT PROPERTIES
6B

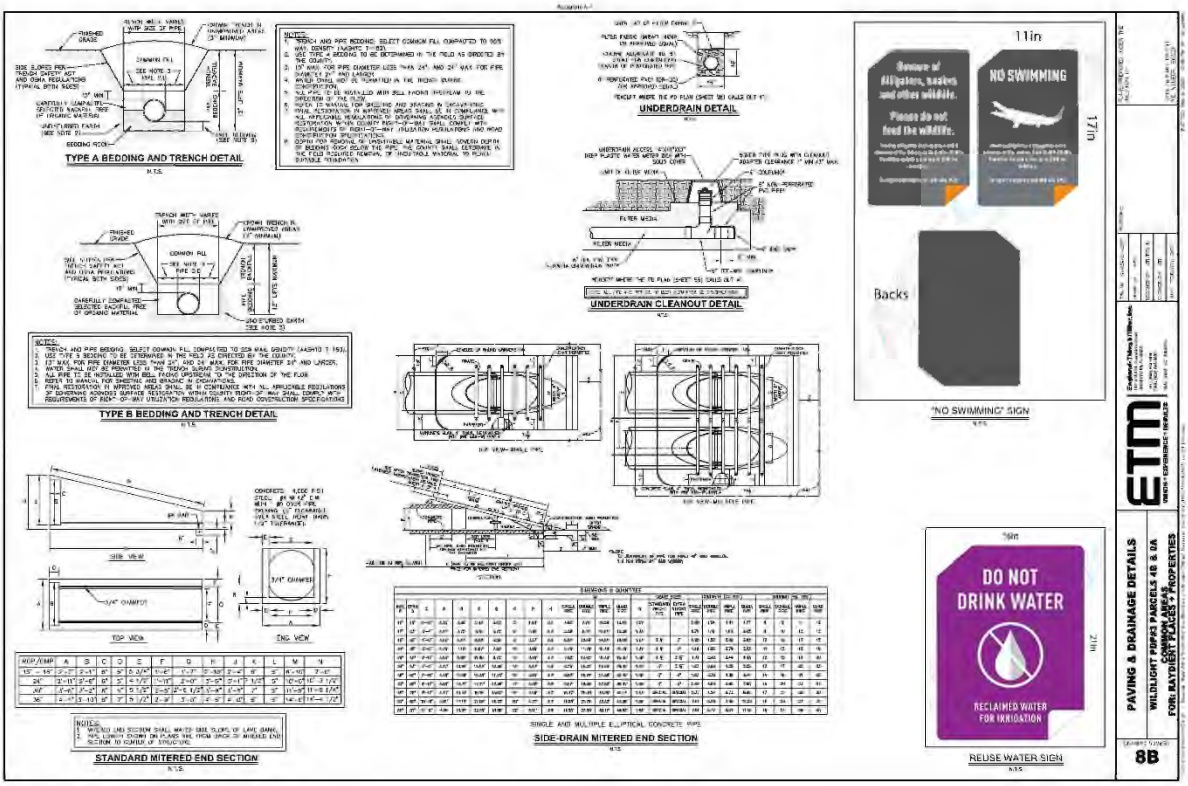

BORROW PIT
(0+00.00–6+50.00)
ALUMINUM BLEED DOWN PLATE DETAIL
FRONT VIEW
SIDE VIEW
CONTROL STRUCTURE CS-BP2
MODIFIED TYPE "H" INLET
EXISTING STORMWATER MANAGEMENT FACILITY PLAN
WILDLIGHT PDP83 PARCELS 4B & 8A
COMMON AREA
FOR: RAYDIANT PROPERTIES
6C

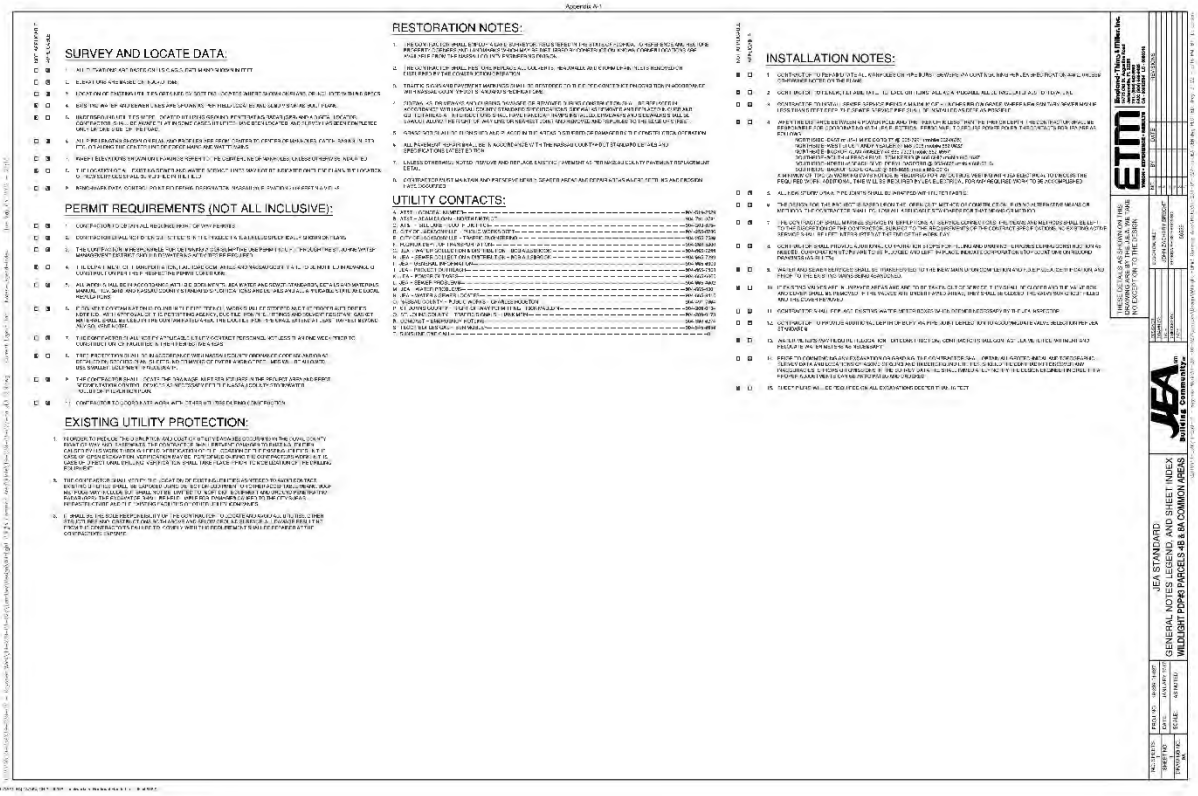

Appendix A-1
MASTER UTILITY PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: BAYSHORE PROPERTIES
7

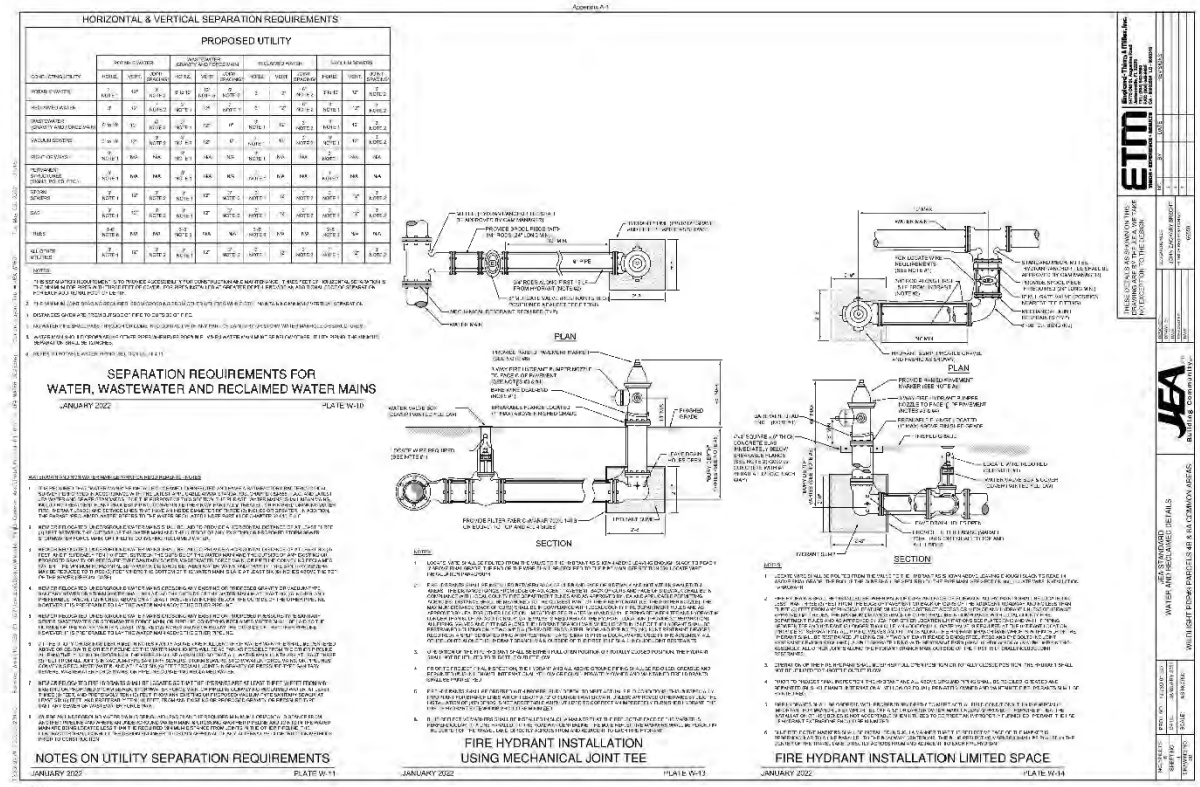

Appendix A-1
UTILITY PLAN PARCEL 4B
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: BAYSHORE PROPERTIES
7A
IN-LINE DOUBLE CHECK DETECTOR ASSEMBLY
SHALL MEET DCDA STANDARDS
OUTDOOR INSTALLATION

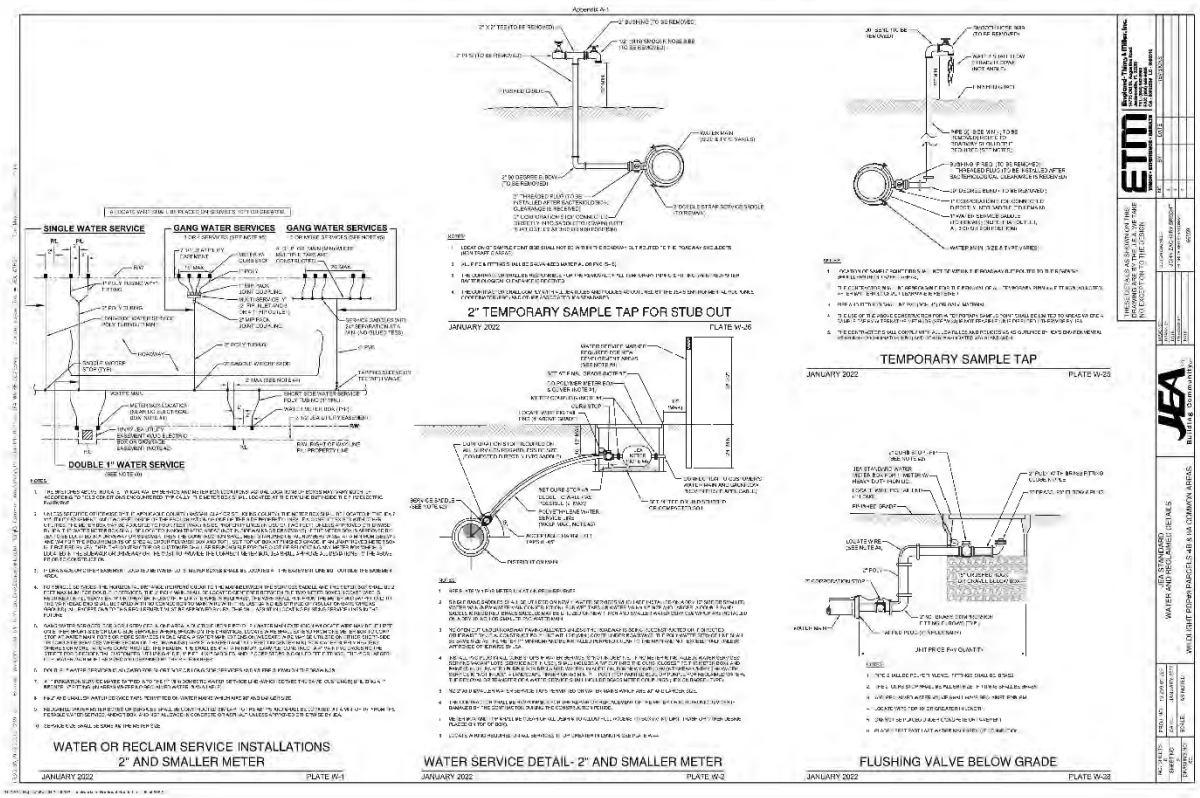

IN-LINE DOUBLE CHECK DETECTOR ASSEMBLY
SHALL MEET DCDA STANDARDS
OUTDOOR INSTALLATION
N.T.S.
UTILITY PLAN PARCEL 8A
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIENT PLACES, LLC & RAYDIENT PROPERTIES
7B

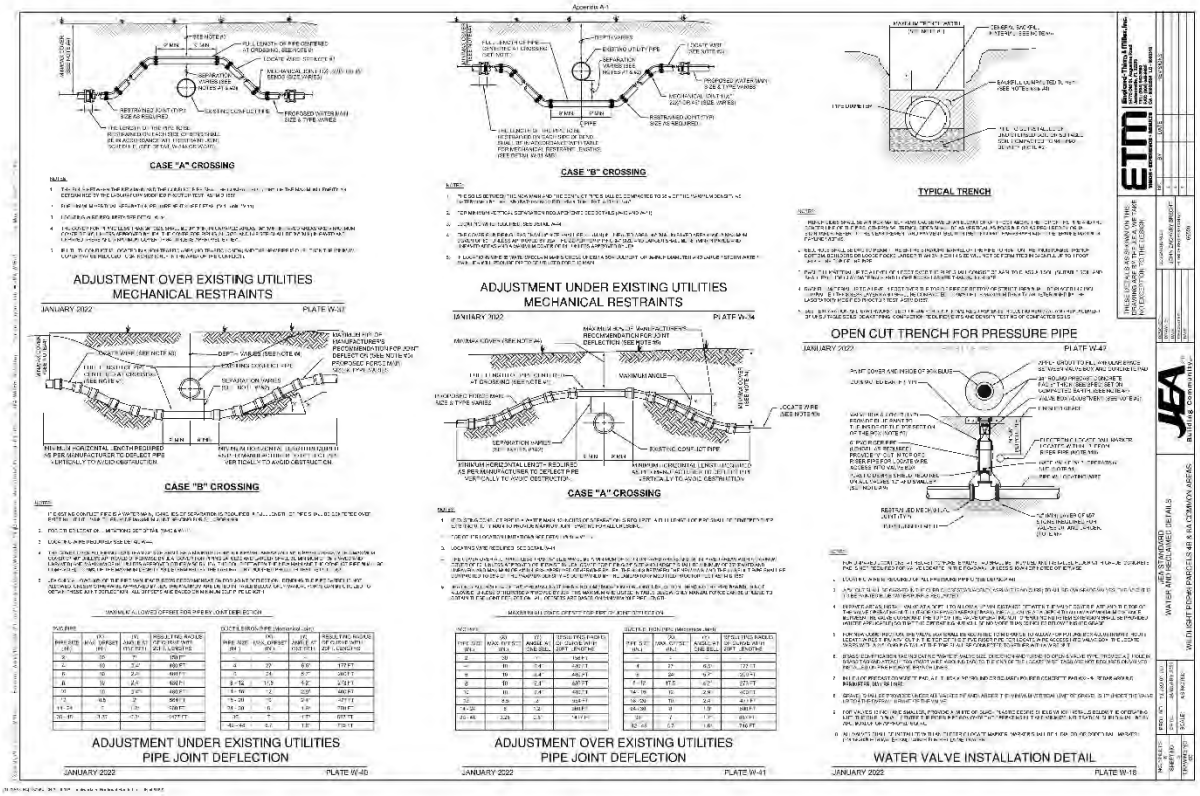

CURB RAMP DETECTABLE WARNING
TYPICAL TRAIL CROSS-SECTION
CLEAN OUT
AT ASPHALT PAVEMENT
AT CURB AND GUTTER
AT GRADE
CONCRETE WALK
CURB TRANSITION DETAIL
YARD DRAIN DETAIL
PROPOSED HEADER CURB OR
MONOLITHIC CURB & SIDEWALK
FILTER FABRIC JACKET
PAVEMENT SECTION - MULTI-USE PATH
WITH STABILIZED SHOULDERS
PAVEMENT SECTION - MULTI USE PATH
PAVING & DRAINAGE DETAILS
WILDLIGHT PDP#3 PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIENT PLACES, LLC & RAYDIENT PROPERTIES
8A

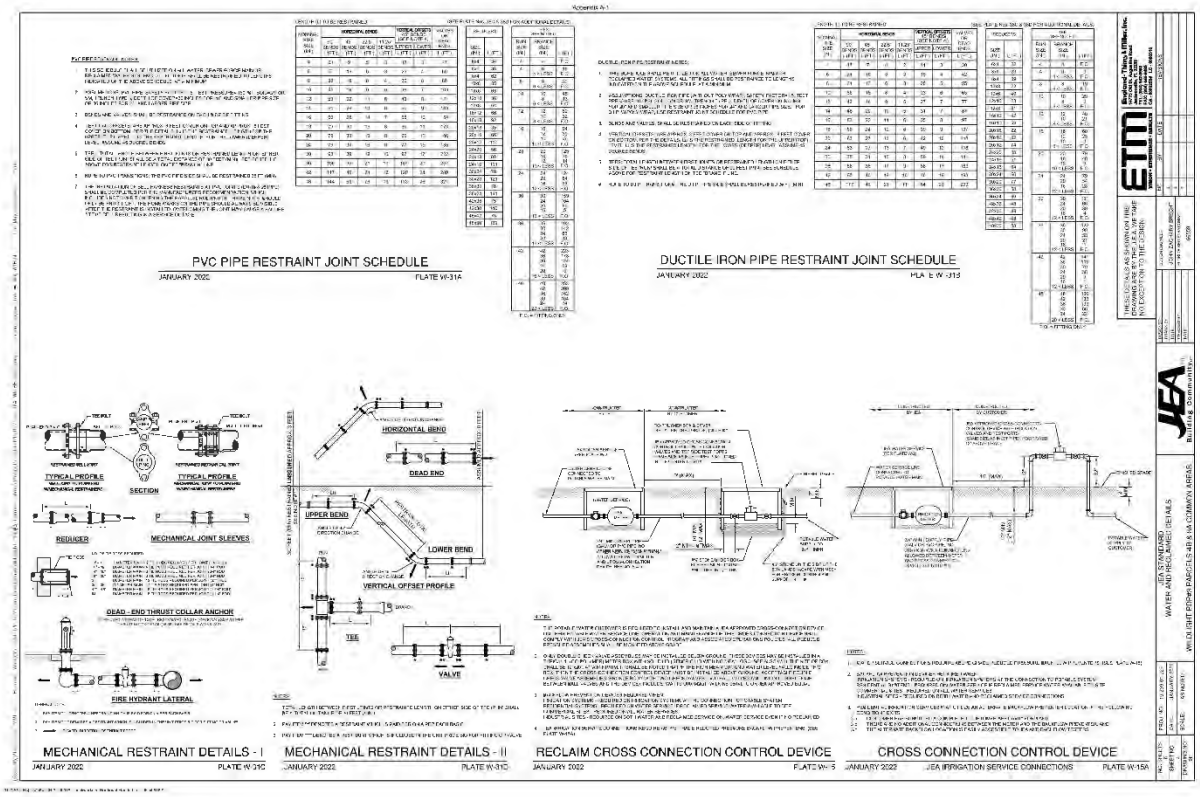

TYPE A BEDDING AND TRENCH DETAIL
UNDERDRAIN DETAIL
UNDERDRAIN CLEANOUT DETAIL
TYPE B BEDDING AND TRENCH DETAIL
"NO SWIMMING" SIGN
STANDARD MITERED END SECTION
SIDE-DRAIN MITERED END SECTION
REUSE WATER SIGN
DO NOT DRINK WATER
RECLAIMED WATER FOR IRRIGATION
NO SWIMMING
Beware of alligators, snakes and other wildlife.
Please do not feed the wildlife.
Backs
PAVING & DRAINAGE DETAILS
WILDLIGHT PHP63 PARCELS 4B & 8A
COMMON AREAS
FOR: BAYSHORE PARCELS 7 PROPERTIES
8B

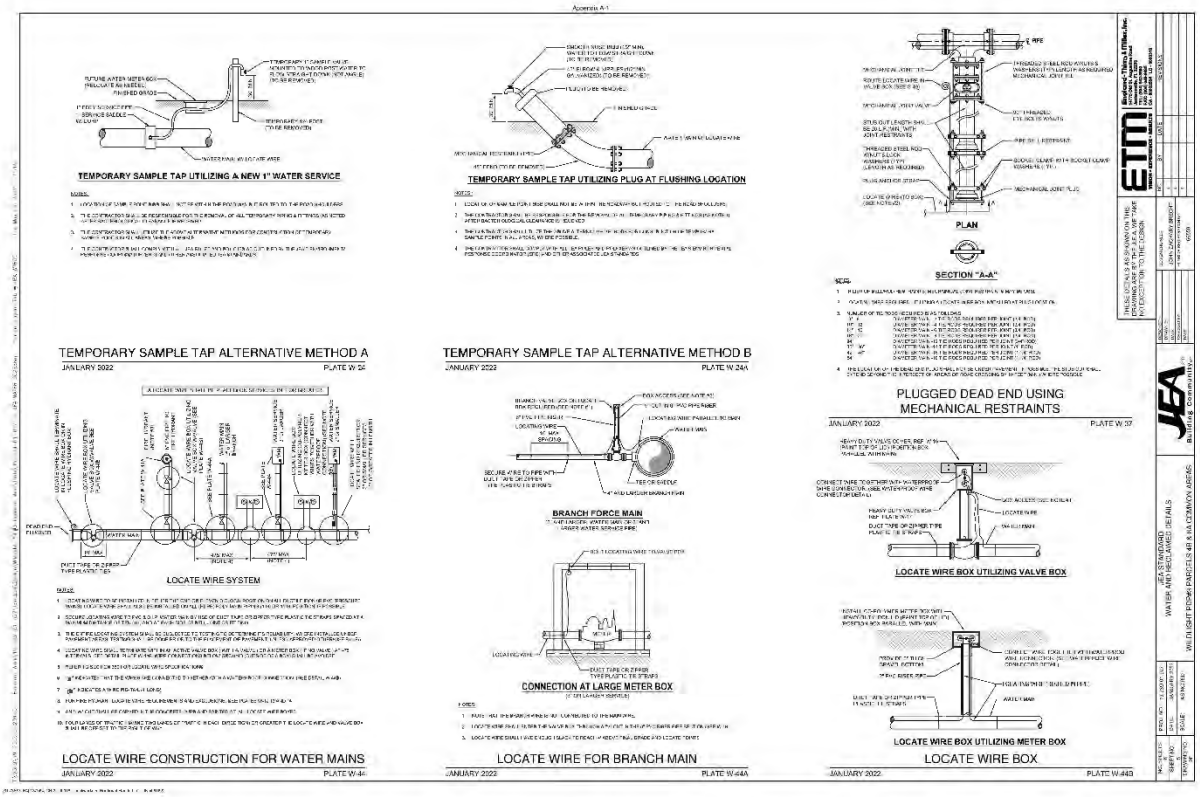

SURVEY AND LOCATE DATA:
PERMIT REQUIREMENTS (NOT ALL INCLUSIVE):
EXISTING UTILITY PROTECTION:
RESTORATION NOTES:
UTILITY CONTACTS:
INSTALLATION NOTES:
GENERAL NOTES LEGEND AND SHEET INDEX
WILDLIGHT PHP63 PARCELS 4B & 8A COMMON AREAS

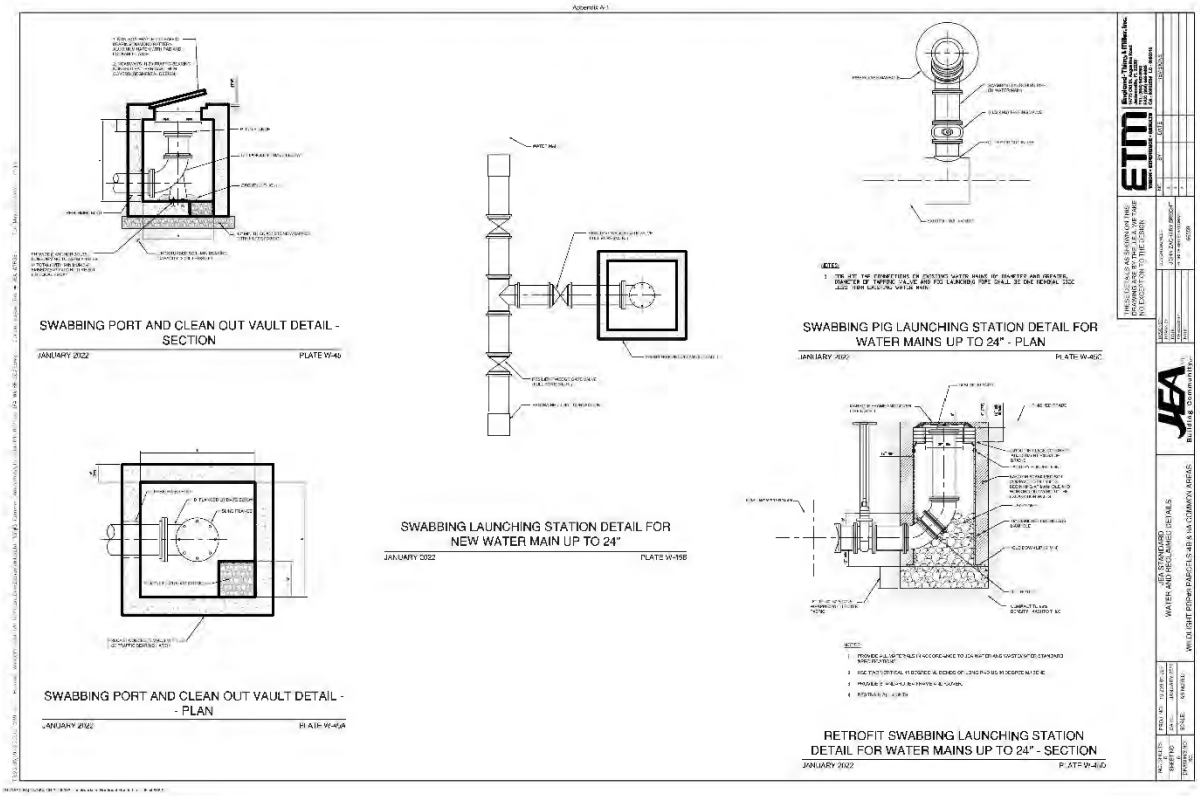

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS
PROPOSED UTILITY
SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS
JANUARY 2022
PLATE W-10
NOTES ON UTILITY SEPARATION REQUIREMENTS
JANUARY 2022
PLATE W-11
PLAN
SECTION
FIRE HYDRANT INSTALLATION USING MECHANICAL JOINT TEE
JANUARY 2022
PLATE W-13
PLAN
SECTION
FIRE HYDRANT INSTALLATION LIMITED SPACE
JANUARY 2022
PLATE W-14

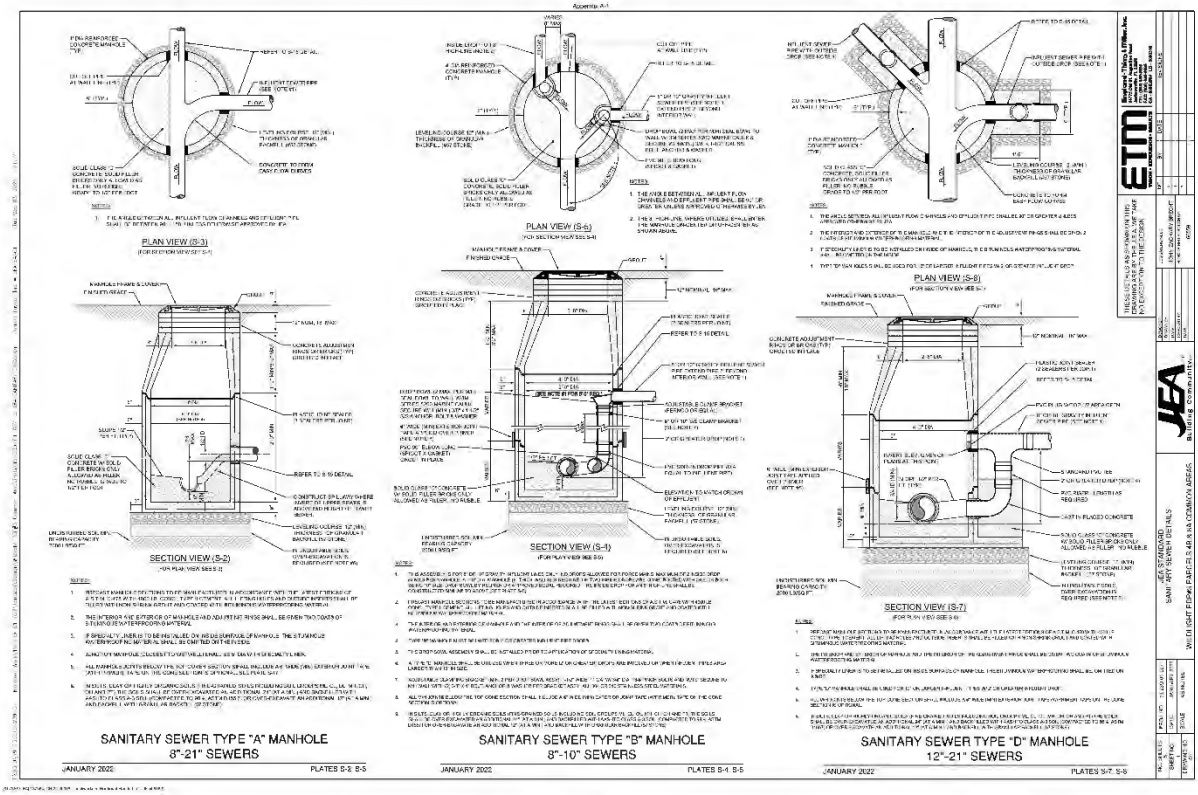

SINGLE WATER SERVICE
GANG WATER SERVICES
GANG WATER SERVICES
DOUBLE 1" WATER SERVICE
WATER OR RECLAIM SERVICE INSTALLATIONS 2" AND SMALLER METER
JANUARY 2022
PLATE W-1
2" TEMPORARY SAMPLE TAP FOR STUB OUT
JANUARY 2022
PLATE W-J6
WATER SERVICE DETAIL- 2" AND SMALLER METER
JANUARY 2022
PLATE W-2
TEMPORARY SAMPLE TAP
JANUARY 2022
PLATE W-23
FLUSHING VALVE BELOW GRADE
JANUARY 2022
PLATE W-38

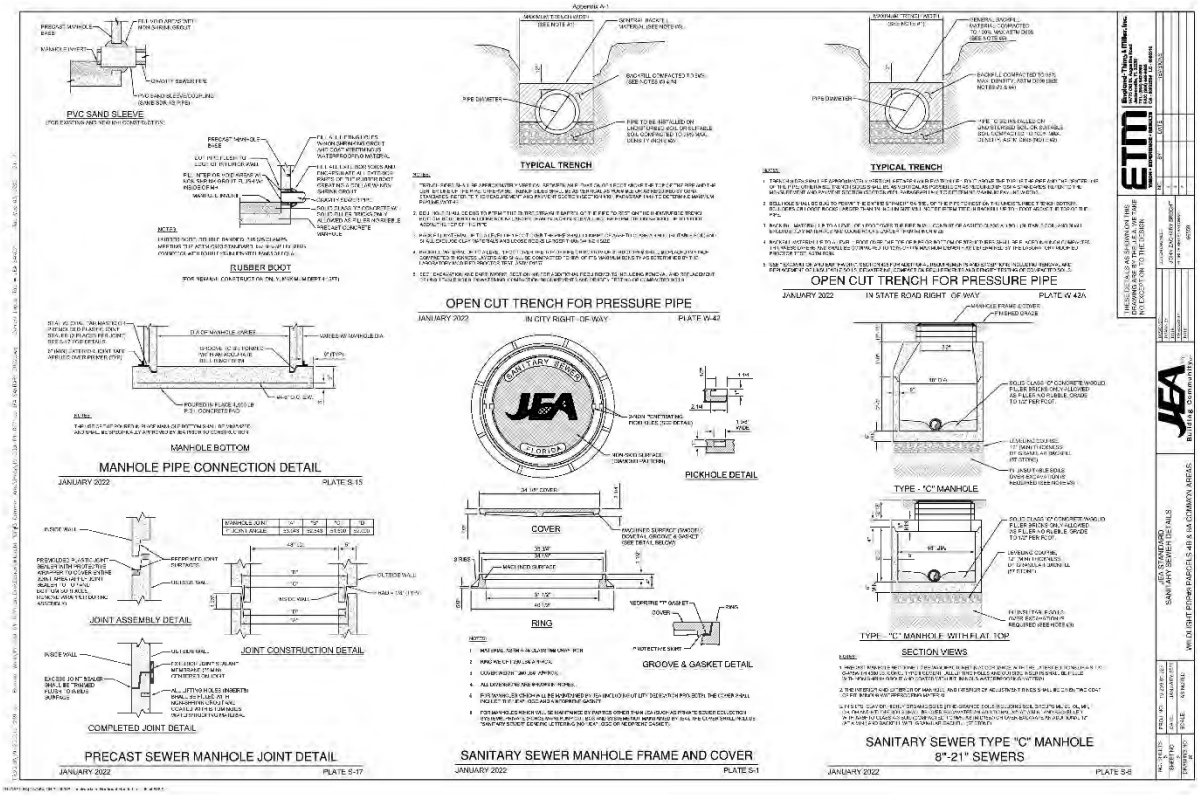

CASE "A" CROSSING
ADJUSTMENT OVER EXISTING UTILITIES
MECHANICAL RESTRAINTS
JANUARY 2022
PLATE W-37
CASE "B" CROSSING
ADJUSTMENT UNDER EXISTING UTILITIES
MECHANICAL RESTRAINTS
JANUARY 2022
PLATE W-38
TYPICAL TRENCH
OPEN CUT TRENCH FOR PRESSURE PIPE
JANUARY 2022
PLATE W-40
CASE "B" CROSSING
ADJUSTMENT UNDER EXISTING UTILITIES
PIPE JOINT DEFLECTION
JANUARY 2022
PLATE W-40
CASE "A" CROSSING
ADJUSTMENT OVER EXISTING UTILITIES
PIPE JOINT DEFLECTION
JANUARY 2022
PLATE W-41
WATER VALVE INSTALLATION DETAIL
JANUARY 2022
PLATE W-16

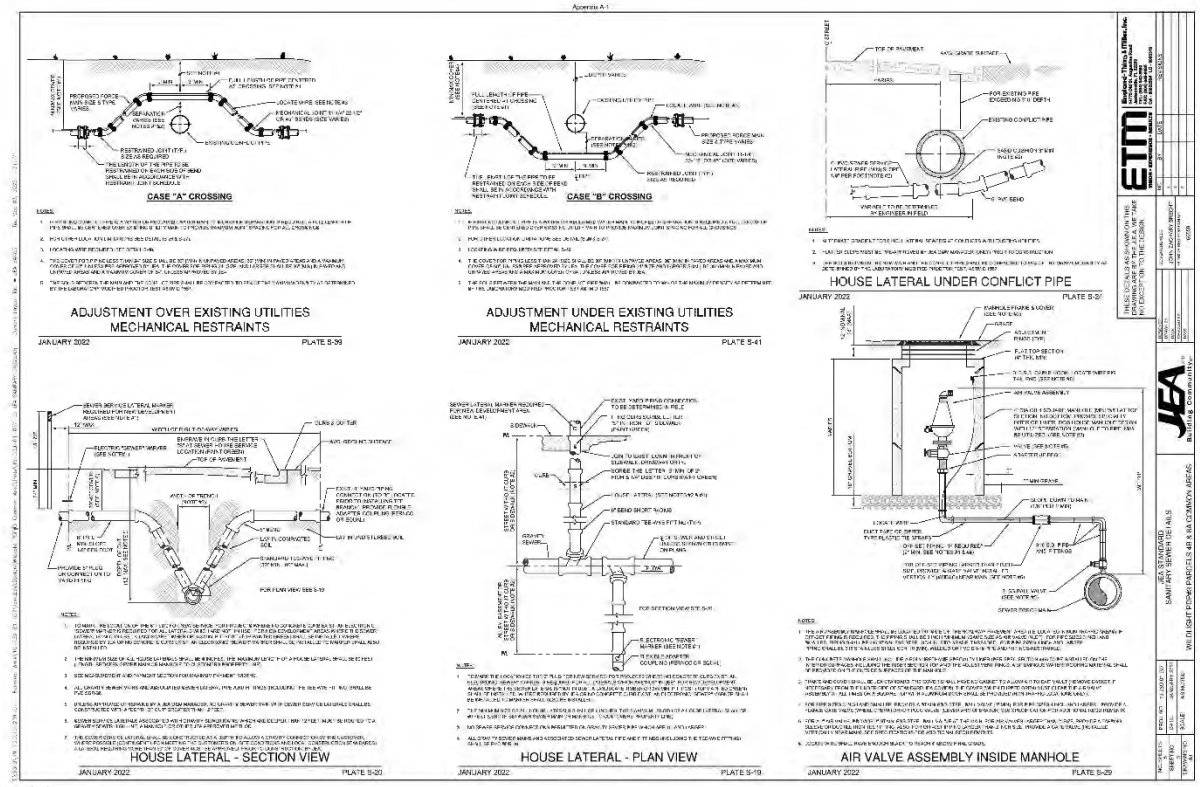

PVC PIPE RESTRAINT JOINT SCHEDULE
JANUARY 2022
PLATE W-31A
DUCTILE IRON PIPE RESTRAINT JOINT SCHEDULE
JANUARY 2022
PLATE W-31B
MECHANICAL RESTRAINT DETAILS - I
JANUARY 2022
PLATE W-31C
MECHANICAL RESTRAINT DETAILS - II
JANUARY 2022
PLATE W-31D
RECLAIM CROSS CONNECTION CONTROL DEVICE
JANUARY 2022
PLATE W-9
CROSS CONNECTION CONTROL DEVICE
JANUARY 2022
JEA IRRIGATION SERVICE CONNECTIONS
PLATE W-15A

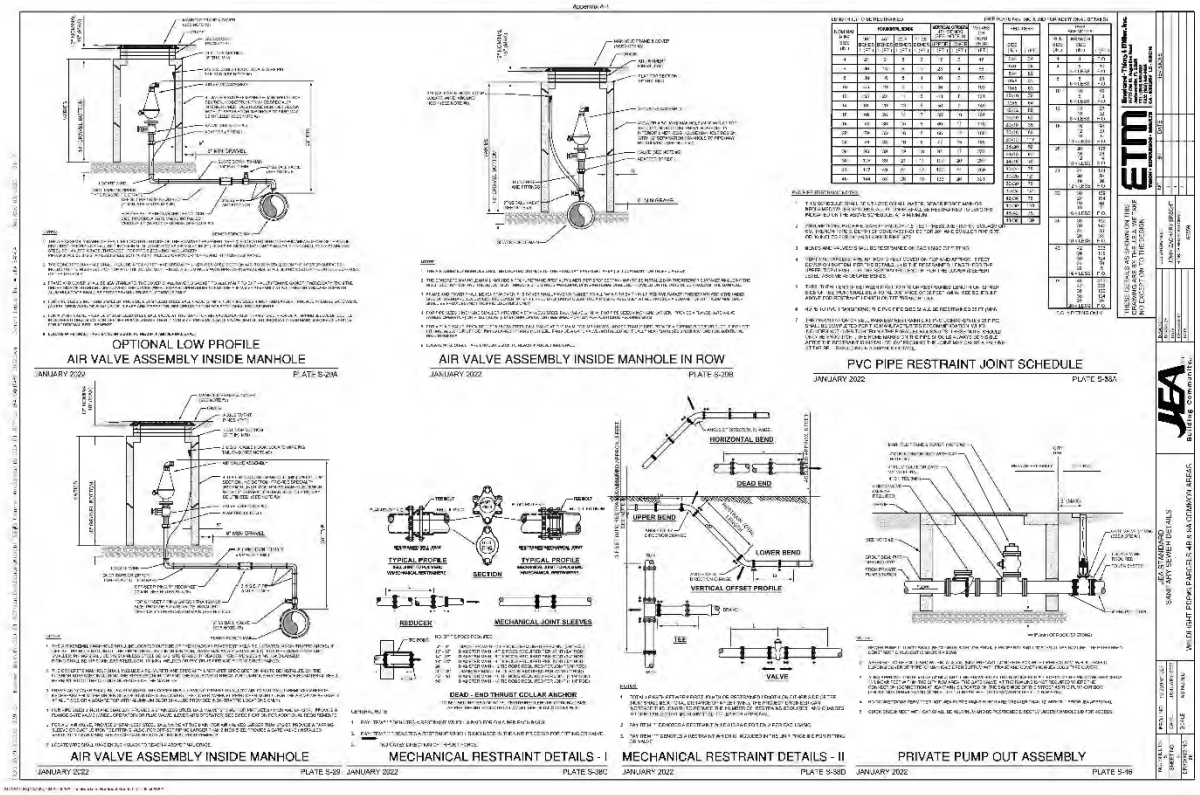

TEMPORARY SAMPLE TAP UTILIZING A NEW 1" WATER SERVICE
TEMPORARY SAMPLE TAP ALTERNATIVE METHOD A
JANUARY 2022
PLATE W-34
TEMPORARY SAMPLE TAP UTILIZING PLUG AT FLUSHING LOCATION
TEMPORARY SAMPLE TAP ALTERNATIVE METHOD B
JANUARY 2022
PLATE W-34A
PLAN
SECTION "A-A"
PLUGGED DEAD END USING MECHANICAL RESTRAINTS
JANUARY 2022
PLATE W-37
LOCATE WIRE SYSTEM
LOCATE WIRE CONSTRUCTION FOR WATER MAINS
JANUARY 2022
PLATE W-44
BRANCH FORCE MAIN
CONNECTION AT LARGE METER BOX
LOCATE WIRE FOR BRANCH MAIN
JANUARY 2022
PLATE W-44A
LOCATE WIRE BOX UTILIZING VALVE BOX
LOCATE WIRE BOX UTILIZING METER BOX
LOCATE WIRE BOX
JANUARY 2022
PLATE W-44B
ETM
JEA
JEA STANDARD
WATER AND RECLAIMED DETAILS
WILDLIGHT PRIVATE PARCELS 4B & 5A COMMON AREAS

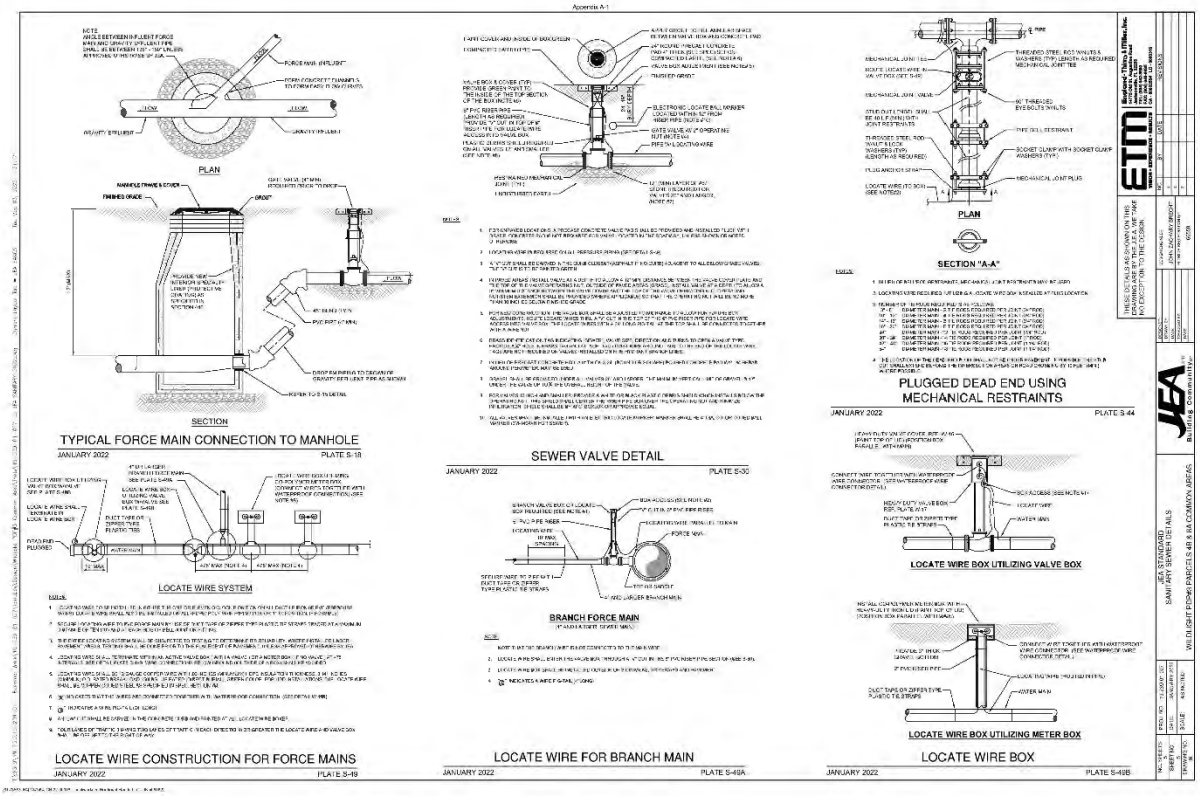

SWABBING PORT AND CLEAN OUT VAULT DETAIL - SECTION
JANUARY 2022
PLATE W-40
SWABBING PIG LAUNCHING STATION DETAIL FOR WATER MAINS UP TO 24" - PLAN
JANUARY 2022
PLATE W-40C
SWABBING LAUNCHING STATION DETAIL FOR NEW WATER MAIN UP TO 24"
JANUARY 2022
PLATE W-41B
SWABBING PORT AND CLEAN OUT VAULT DETAIL - - PLAN
JANUARY 2022
PLATE W-40A
RETROFIT SWABBING LAUNCHING STATION DETAIL FOR WATER MAINS UP TO 24" - SECTION
JANUARY 2022
PLATE W-41D
ETM
JEA
JEA STANDARD
WATER AND RECLAIMED DETAILS
WILDLIGHT PRIVATE PARCELS 4B & 5A COMMON AREAS

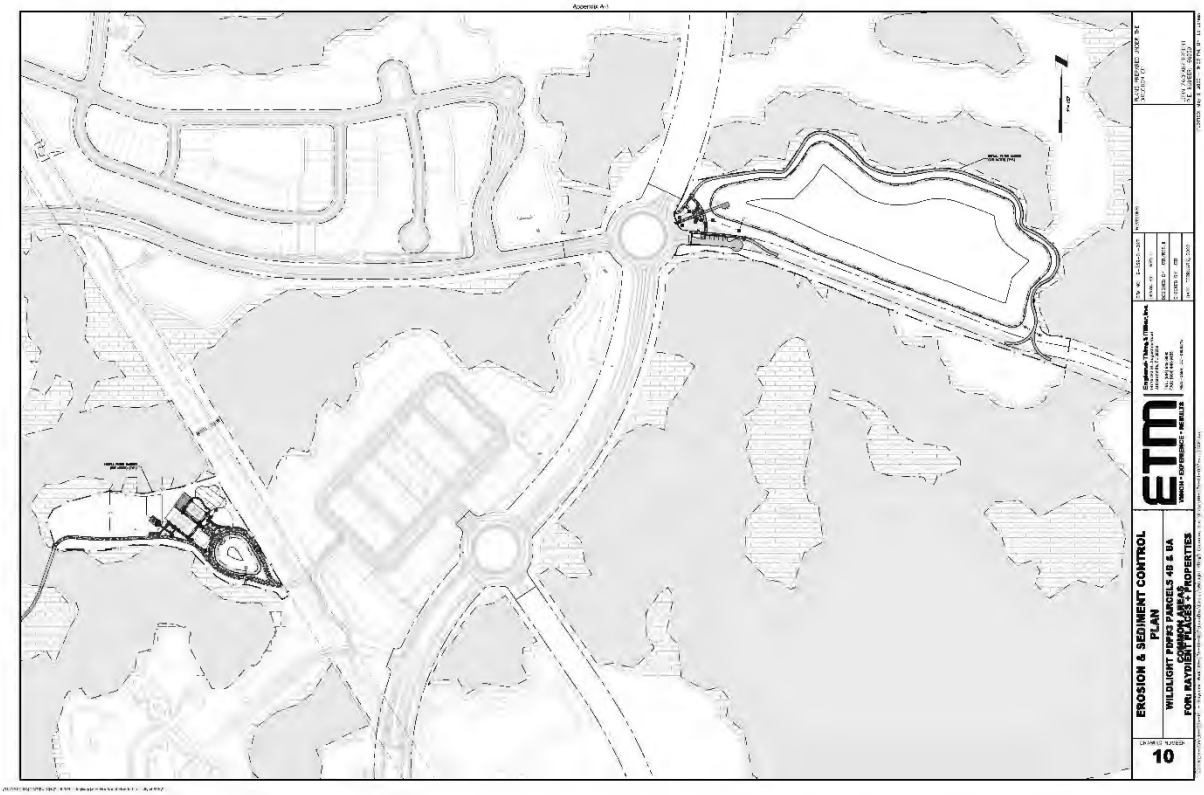

SANITARY SEWER TYPE "A" MANHOLE
8"-21" SEWERS
JANUARY 2022
PLATES S-2 S-5
SANITARY SEWER TYPE "B" MANHOLE
8"-10" SEWERS
JANUARY 2022
PLATES S-1 S-5
SANITARY SEWER TYPE "D" MANHOLE
12"-21" SEWERS
JANUARY 2022
PLATES S-7, S-8
JEA STANDARD
SANITARY SEWER DETAILS
UNDERGROUND PIPE PLATES S-4R & S-5A COMMON ARRAS

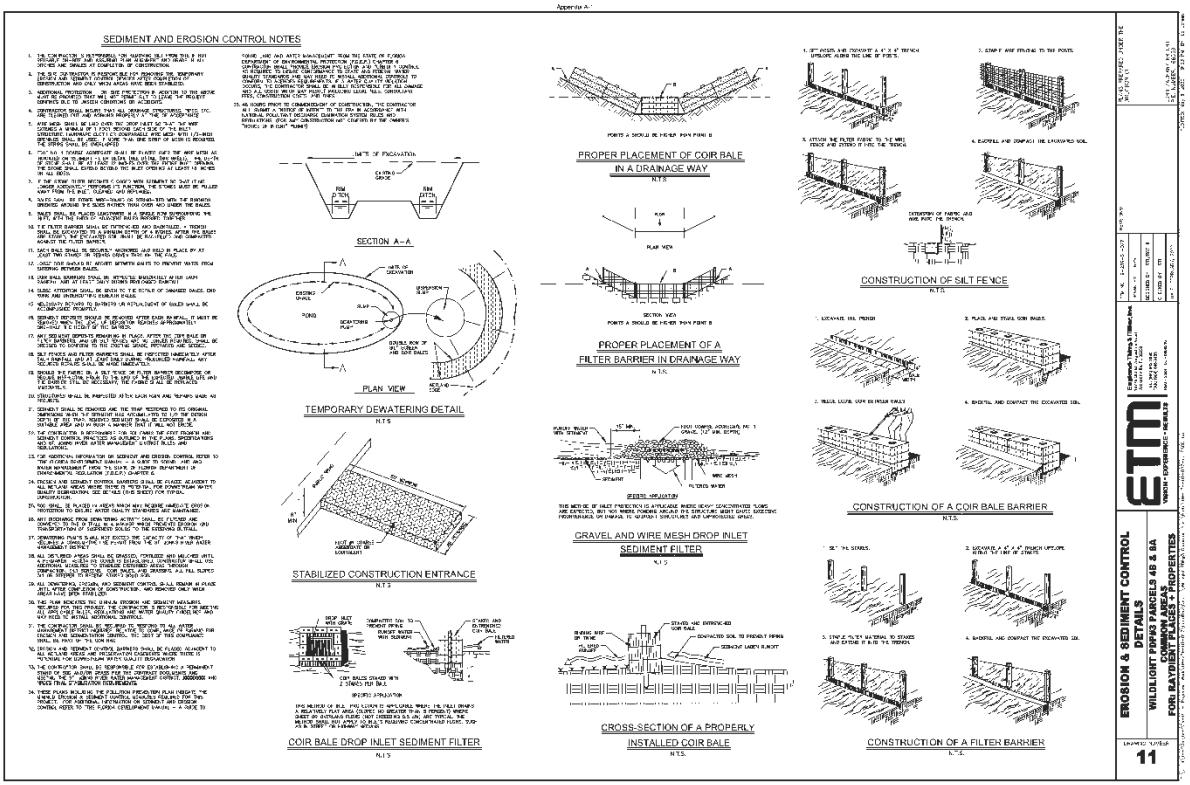

PVC SAND SLEEVE
RUBBER BOOT
MANHOLE PIPE CONNECTION DETAIL
JANUARY 2022
PLATE S-15
PRECAST SEWER MANHOLE JOINT DETAIL
JANUARY 2022
PLATE S-17
TYPICAL TRENCH
OPEN CUT TRENCH FOR PRESSURE PIPE
JANUARY 2022
IN CITY RIGHT - OF - WAY
PLATE W-42
SANITARY SEWER MANHOLE FRAME AND COVER
JANUARY 2022
PLATE S-1
TYPICAL TRENCH
OPEN CUT TRENCH FOR PRESSURE PIPE
JANUARY 2022
IN STATE ROAD RIGHT - OF - WAY
PLATE W-42A
SANITARY SEWER TYPE "C" MANHOLE
8"-21" SEWERS
JANUARY 2022
PLATE S-8
JEA STANDARD
SANITARY SEWER DETAILS
UNDERGROUND PIPE PLATES S-4R & S-5A COMMON ARRAS

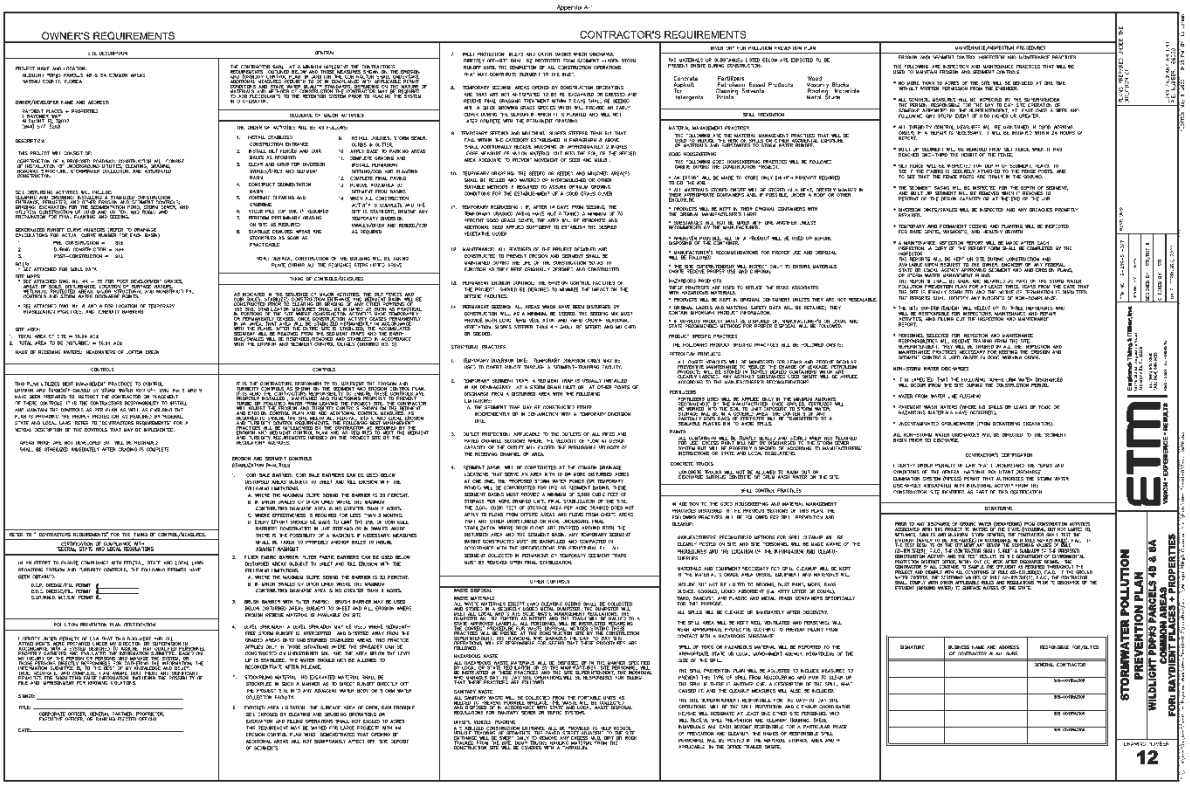

CASE "A" CROSSING
CASE "B" CROSSING
ADJUSTMENT OVER EXISTING UTILITIES
MECHANICAL RESTRAINTS
JANUARY 2022
PLATE S-39
ADJUSTMENT UNDER EXISTING UTILITIES
MECHANICAL RESTRAINTS
JANUARY 2022
PLATE S-41
HOUSE LATERAL UNDER CONFLICT PIPE
JANUARY 2022
PLATE S-37
HOUSE LATERAL - SECTION VIEW
JANUARY 2022
PLATE S-20
HOUSE LATERAL - PLAN VIEW
JANUARY 2022
PLATE S-19
AIR VALVE ASSEMBLY INSIDE MANHOLE
JANUARY 2022
PLATE S-29
JEA STANDARD
SANITARY SEWER DETAILS
UNION GARFIELD PARCELS 4B & 5A COMMON AREAS

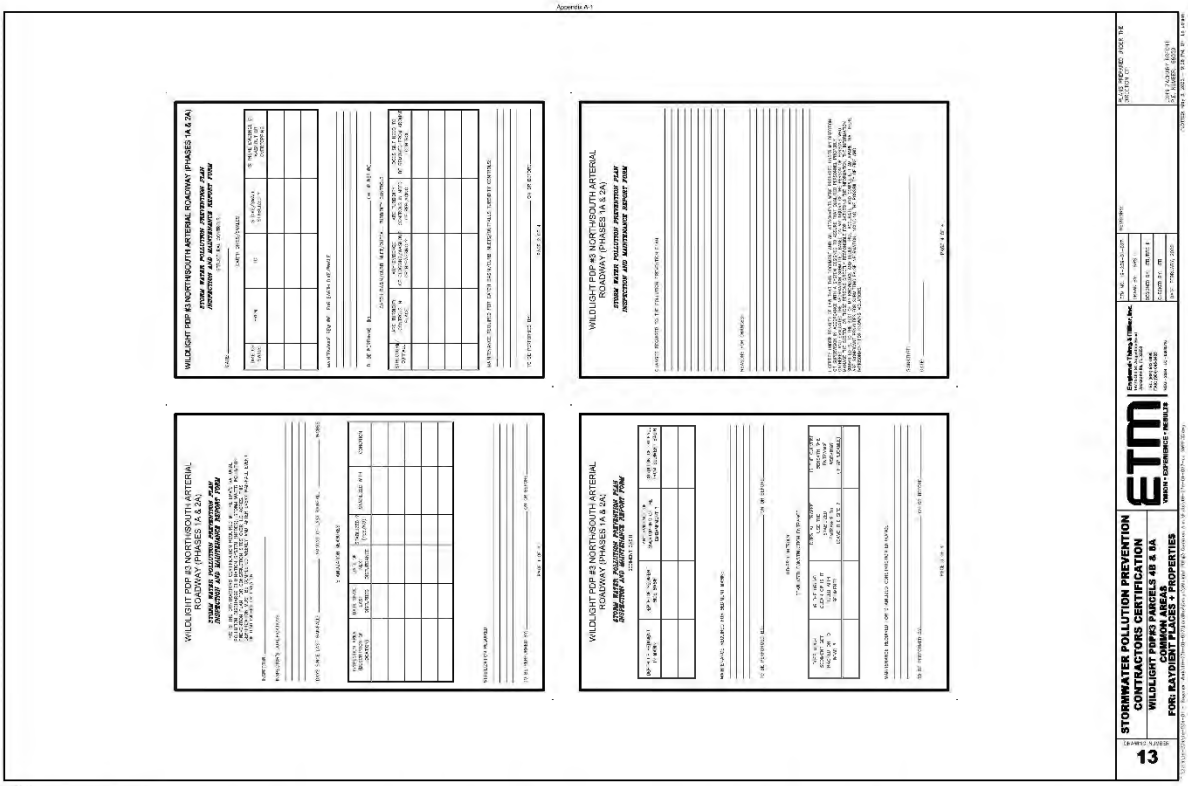

OPTIONAL LOW PROFILE
AIR VALVE ASSEMBLY INSIDE MANHOLE
JANUARY 2022
PLATE S-29A
AIR VALVE ASSEMBLY INSIDE MANHOLE IN ROW
JANUARY 2022
PLATE S-29B
PVC PIPE RESTRAINT JOINT SCHEDULE
JANUARY 2022
PLATE S-38A
AIR VALVE ASSEMBLY INSIDE MANHOLE
JANUARY 2022
PLATE S-29
MECHANICAL RESTRAINT DETAILS - I
JANUARY 2022
PLATE S-38C
MECHANICAL RESTRAINT DETAILS - II
JANUARY 2022
PLATE S-38D
PRIVATE PUMP OUT ASSEMBLY
JANUARY 2022
PLATE S-98
JEA STANDARD
SANITARY SEWER DETAILS
UNION GARFIELD PARCELS 4B & 5A COMMON AREAS

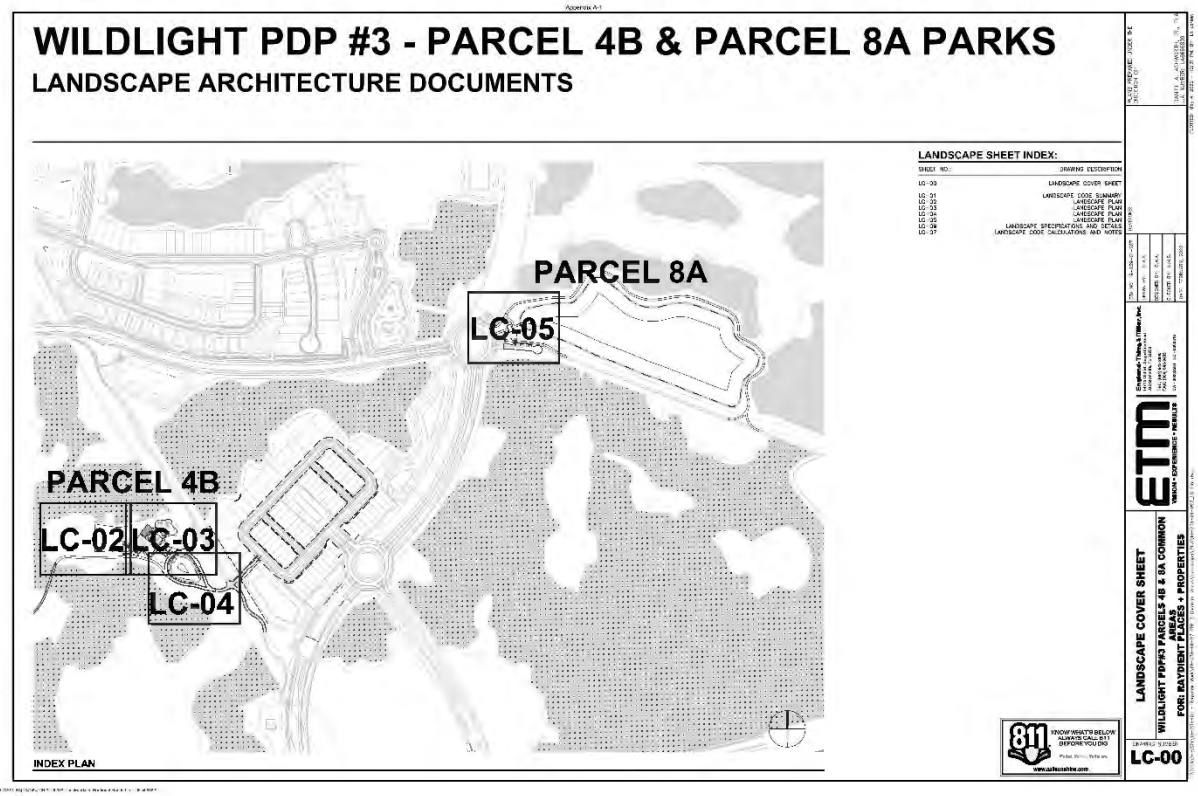

TYPICAL FORCE MAIN CONNECTION TO MANHOLE
JANUARY 2022
PLATE S-18
LOCATE WIRE SYSTEM
LOCATE WIRE CONSTRUCTION FOR FORCE MAINS
JANUARY 2022
PLATE S-19
SEWER VALVE DETAIL
JANUARY 2022
PLATE S-30
BRANCH FORCE MAIN
LOCATE WIRE FOR BRANCH MAIN
JANUARY 2022
PLATE S-49A
PLUGGED DEAD END USING MECHANICAL RESTRAINTS
JANUARY 2022
PLATE S-44
LOCATE WIRE BOX UTILIZING VALVE BOX
LOCATE WIRE BOX UTILIZING METER BOX
LOCATE WIRE BOX
JANUARY 2022
PLATE S-49B
JEA STANDARD SANITARY SEWER DETAILS
WILDLIGHT PIPPIN PARCELS 49 & 8A COMMON AREAS

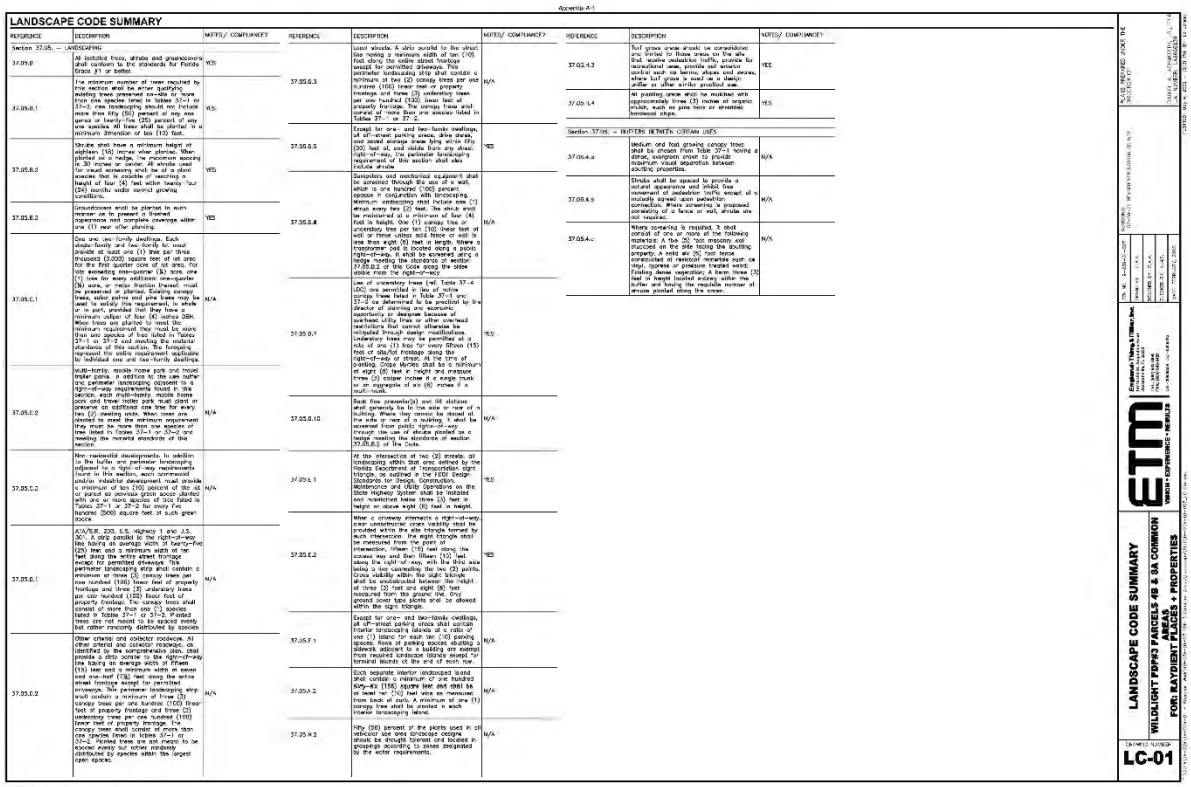

EROSION & SEDIMENT CONTROL PLAN
WILDLIGHT PIPPIN PARCELS 49 & 8A
COMMON AREAS
FORT RAYMOND PROPERTIES
10


SEDIMENT AND EROSION CONTROL NOTES
PROPER PLACEMENT OF COIR BALE IN A DRAINAGE WAY
CONSTRUCTION OF SILT FENCE
PROPER PLACEMENT OF A FILTER BARRIER IN DRAINAGE WAY
TEMPORARY DEWATERING DETAIL
CONSTRUCTION OF A COIR BALE BARRIER
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER
STABILIZED CONSTRUCTION ENTRANCE
CROSS-SECTION OF A PROPERLY INSTALLED COIR BALE
COIR BALE DROP INLET SEDIMENT FILTER
CONSTRUCTION OF A FILTER BARRIER
EROSION & SEDIMENT CONTROL DETAILS
WILDLIGHT PIPPS PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIANT PROPERTIES
11


OWNER'S REQUIREMENTS
CONTRACTOR'S REQUIREMENTS
STORMWATER POLLUTION PREVENTION PLAN
WILDLIGHT PIPPS PARCELS 4B & 8A
COMMON AREAS
FOR: RAYDIANT PROPERTIES
12


WILDLIGHT PDP #3 NORTH/SOUTH ARTERIAL ROADWAY (PHASES 1A & 2A)
STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM
WILDLIGHT PDP#3 NORTH/SOUTH ARTERIAL ROADWAY (PHASES 1A & 2A)
STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM
WILDLIGHT PDP #3 NORTH/SOUTH ARTERIAL ROADWAY (PHASES 1A & 2A)
STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM
WILDLIGHT PDP #3 NORTH/SOUTH ARTERIAL ROADWAY (PHASES 1A & 2A)
STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM
STORMWATER POLLUTION PREVENTION CONTRACTORS CERTIFICATION
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
13


WILDLIGHT PDP #3 - PARCEL 4B & PARCEL 8A PARKS
LANDSCAPE ARCHITECTURE DOCUMENTS
LANDSCAPE SHEET INDEX:
SHEET NO.: DRAWING DESCRIPTION
LC-00 LANDSCAPE COVER SHEET
LC-01 LANDSCAPE CODE SUMMARY
LC-02 LANDSCAPE PLAN
LC-03 LANDSCAPE PLAN
LC-04 LANDSCAPE PLAN
LC-05 LANDSCAPE PLAN
LC-06 LANDSCAPE SPECIFICATIONS AND DETAILS
LC-07 LANDSCAPE CODE CALCULATIONS AND NOTES
PARCEL 8A
LC-05
PARCEL 4B
LC-02
LC-03
LC-04
INDEX PLAN
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
LANDSCAPE COVER SHEET
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
LC-00



LANDSCAPE CODE SUMMARY

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
Section 37.05. – LANDSCAPING		
37.05.B	All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better.	YES
37.05.B.1	The minimum number of trees required by this section shall be either qualifying existing trees preserved or new trees. One (1) tree, species listed in Tables 37-1 or 37-2, new landscaping should no future more than fifty (50) percent of any one genus or twenty-five (25) percent of any one species. All trees shall be planted in a minimum dimension of ten (10) feet.	YES
37.05.B.2	Shrubs shall have a minimum height at eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used shall be chosen from Table 37-1 having species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions.	YES
37.05.B.3	Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.	YES
37.05.C.1	One and two-family dwellings. Each single-family and two-family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing canopy trees, valid palms and pine trees may be used to satisfy the requirements of this section provided that they have a minimum caliper of four (4) inches DBH. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section. The foregoing increased tree width requirement applies to individual one and two-family dwellings.	N/A
37.05.C.2	Multi-family, mobile home park and travel trailer parks, in addition to the use buffer and perimeter landscaping adjacent to a right-of-way requirements found in this section, each multi-family, mobile home park and travel trailer park must plant or preserve an additional one tree for every two (2) dwelling units. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section.	N/A
37.05.C.3	Non-residential developments. In addition to the buffer and perimeter landscaping adjacent to a right-of-way requirements found in this section, each commercial and/or industrial development must provide a minimum of ten (10) percent of the lot or parcel to perhaps grass sodded planted with one or more species of sod listed in Tables 37-1 or 37-2 for every five hundred (500) square feet of such green space.	N/A
37.05.D.1	A1A/S.R. 200, U.S. Highway 1 and A.S. 301. A strip parallel to the right-of-way line having an average width of twenty-five (25) feet and a minimum width of ten feet along the entire street frontage. Within the required perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear foot of property frontage and three (3) understory trees per one hundred (100) linear foot of property frontage. The canopy trees shall consist of more than one (1) species listed in Tables 37-1 or 37-2. Planted trees are not meant to be spaced evenly but rather randomly distributed by species	N/A
37.05.D.2	Other arterial and collector roadways. All other arterial and collector roadways, as identified by the comprehensive plan, shall provide a strip parallel to the right-of-way line having an average width of fifteen (15) feet and a minimum width of seven and one-half (7½) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one species listed in tables 37-1 or 37-2. Planted trees are not meant to be spaced evenly but rather randomly distributed by species within the largest open spaces.	N/A

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.E.3	Local streets. A strip parallel to the street line having a minimum width of ten (10) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of two (2) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one species listed in Tables 37-1 or 37-2.	N/A
37.05.E.5	Except for one- and two-family dwellings, all off-street parking areas, drive aisles, and paved storage areas lying within fifty (50) feet of, and visible from any street right-of-way, the perimeter landscaping requirement of this section shall also include shrubs	YES
37.05.E.4	Dumpsters and mechanized equipment shall be screened through the use of a wall, which is one hundred (100) percent opaque in conjunction with landscaping. Minimum landscaping shall include one (1) shrub every two (2) feet. The shrub shall be maintained at a minimum of four (4) feet in height. One (1) canopy tree or understory tree per ten (10) linear feet of wall or fence unless solid fence or wall is less than eight (8) feet in length. Where a transformer pad is located along a public right-of-way, the pad shall be screened by a hedge meeting the standards of section 37.05.E.2 of this Code along the sides visible from the right-of-way.	N/A
37.05.E.7	Use of understory trees (ref. Table 37-4 DC) are permitted in lieu of native canopy trees listed in Table 37-1 only: 37-2 be determined to be practical by the director of planning and economic opportunity or designee because of overhead utility lines or other overhead restrictions that cannot otherwise be mitigated through design modifications. Understory trees may be substituted at a ratio of one (1) tree for every fifteen (15) feet of site/lot frontage along the right-of-way or street, at the time of planting. Crape Myrtles shall be a minimum of eight (8) feet in height and measure three (3) caliper inches at a single trunk or an aggregate of six (6) inches if a multi-trunk.	YES
37.05.E.10	Back flow preventer(s) and lift stations shall generally be in the side or rear of a building. Where they cannot be placed at the side or rear of a building, it shall be screened from public right-of-way through the use of shrubs planted as a hedge meeting the standards of section 37.05.E.2 of the Code.	N/A
37.05.L.1	At the intersection of two (2) streets, all landscaping within that area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System, latest edition, and the local roadway, below three (3) feet in height or above eight (8) feet in height.	YES
37.05.E.2	When a driveway intersects a right-of-way, clear unobstructed cross visibility shall be provided within the site triangle formed by such intersection. The sight triangle shall be measured from the point of intersection, where it is (10) feet along the access way and (25) feet along the street right-of-way, and connecting the two (2) points. Cross visibility within the sight triangle shall be unobstructed between the height of three (3) feet and eight (8) feet measured from the ground line. Only ground cover type plants shall be allowed within the sight triangle.	YES
37.05.F.1	Except for one- and two-family dwellings, all off-street parking areas shall contain interior landscaping islands at a ratio of one (1) island for each ten (10) parking spaces. Rows of parking spaces abutting a sidewalk adjacent to a building are exempt from required landscape islands except for terminal islands at the end of each row.	N/A
37.05.H.2	Each separate interior landscaped island shall contain a minimum of one hundred sixty-six (166) square feet and shall be at least ten (10) feet wide as measured from back of curb. A minimum of one (1) canopy tree shall be planted in each interior landscaping island.	N/A
37.05.H.3	Fifty (50) percent of the plants used in all vehicular use area landscape designs should be drought tolerant and located in groupings according to zones designated by the water requirements.	N/A

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.H.3	Sod grass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control, or have a slope of three to one (3:1) or greater, where sod grass is used as a design unifier or other similar purpose.	YES
37.05.I.4	All planting areas shall be mulched with a minimum of three (3) inches of organic mulch, such as pine bark or shredded hardwood chips.	YES

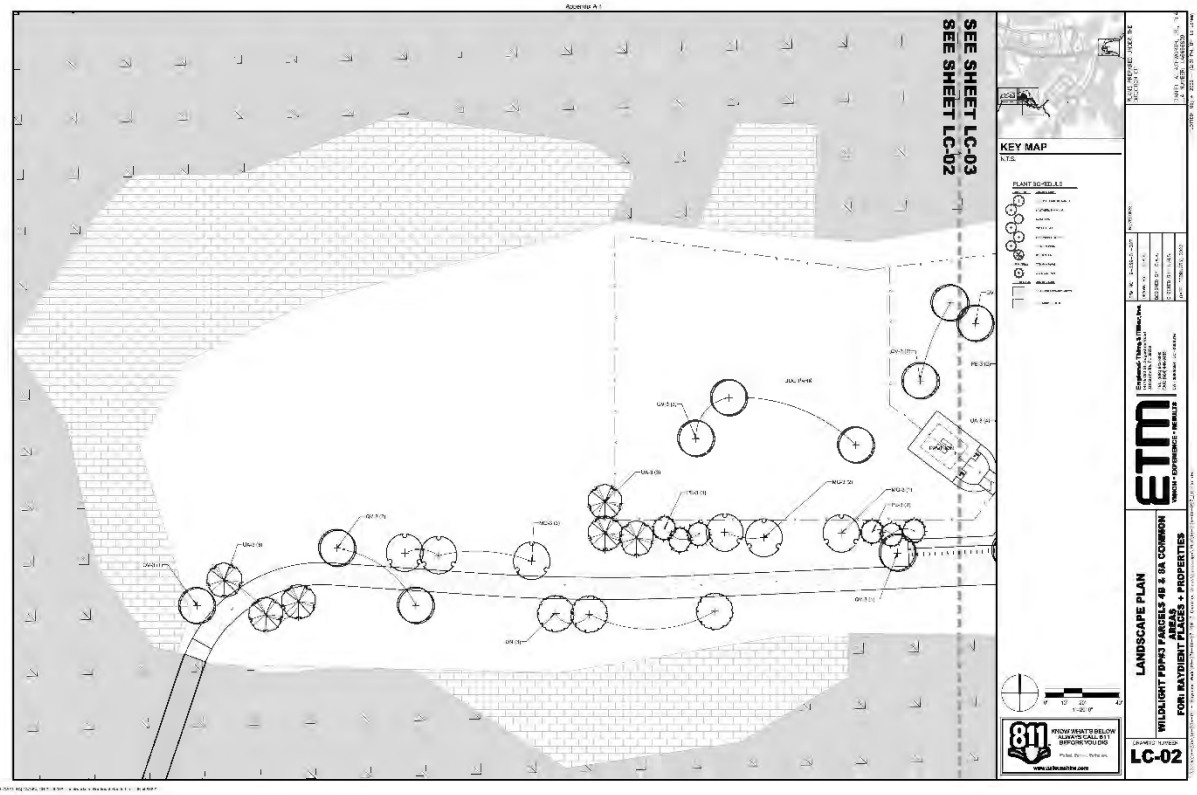
Section. 37.05. – BUFFERS BETWEEN CERTAIN USES

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.A.a	Medium and fast growing canopy trees shall be chosen from Table 37-1 having a minimum caliper of seven (7) inches to provide maximum visual separation between abutting properties.	N/A
37.05.A.b	Shrubs shall be spaced to provide a natural appearance and shall free movement of pedestrian traffic except at required openings. Upon planting, the normalized shall be at least fifty (50) percent consisting of a face of mat, shrubs are not required.	N/A
37.05.A.c	Where screening is required, it shall consist of one or more of the following materials: A five (5) foot masonry wall stuccoed on the side facing the abutting property; A solid six (6) foot fence constructed of resistant materials such as vinyl, cypress or pressure treated wood; Existing dense vegetation; A berm three (3) feet in height located entirely within the buffer and having the requisite number of shrubs planted along the crown.	N/A

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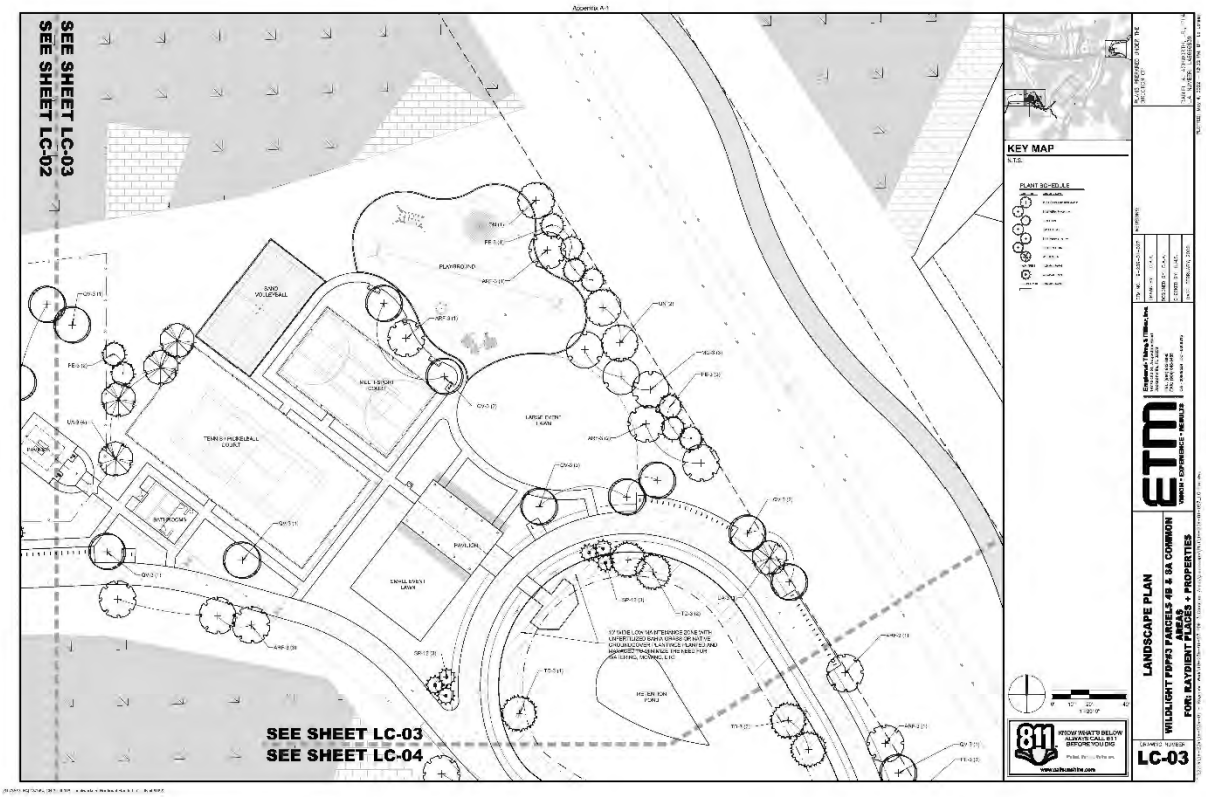
LANDSCAPE CODE SUMMARY
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES

DRAWING NUMBER
LC-01

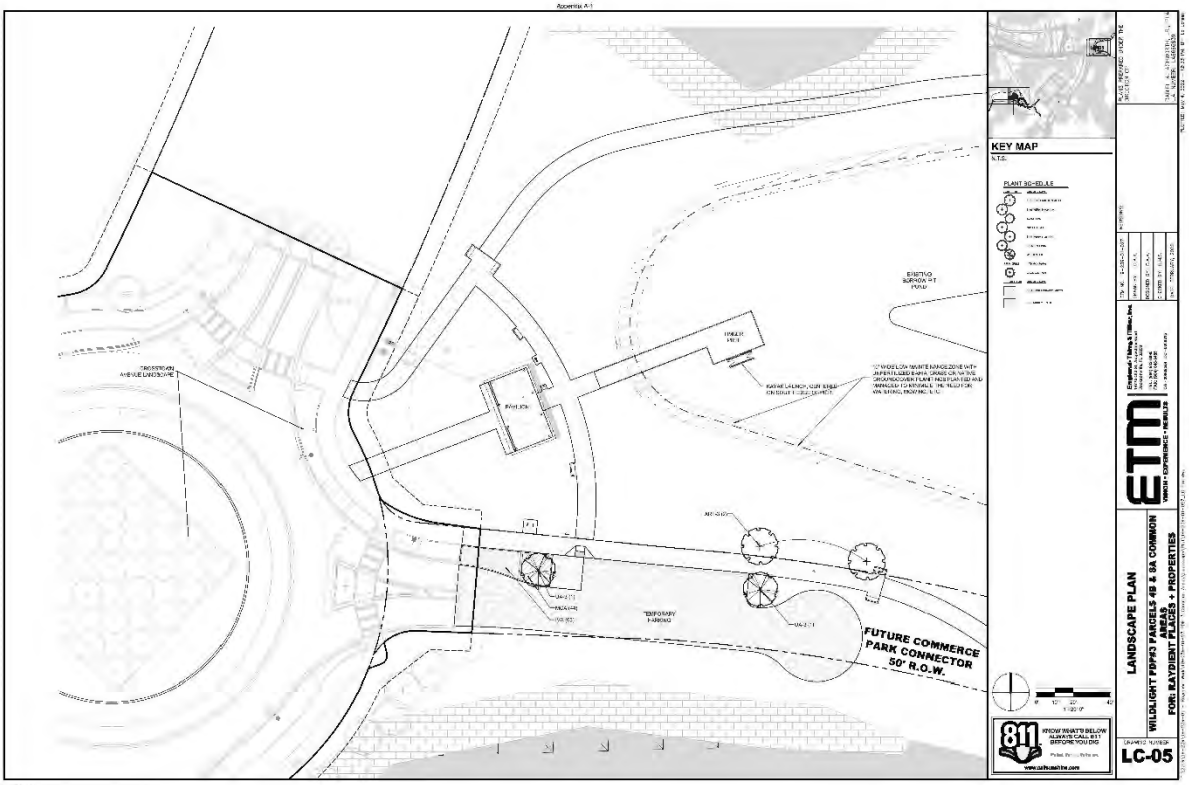


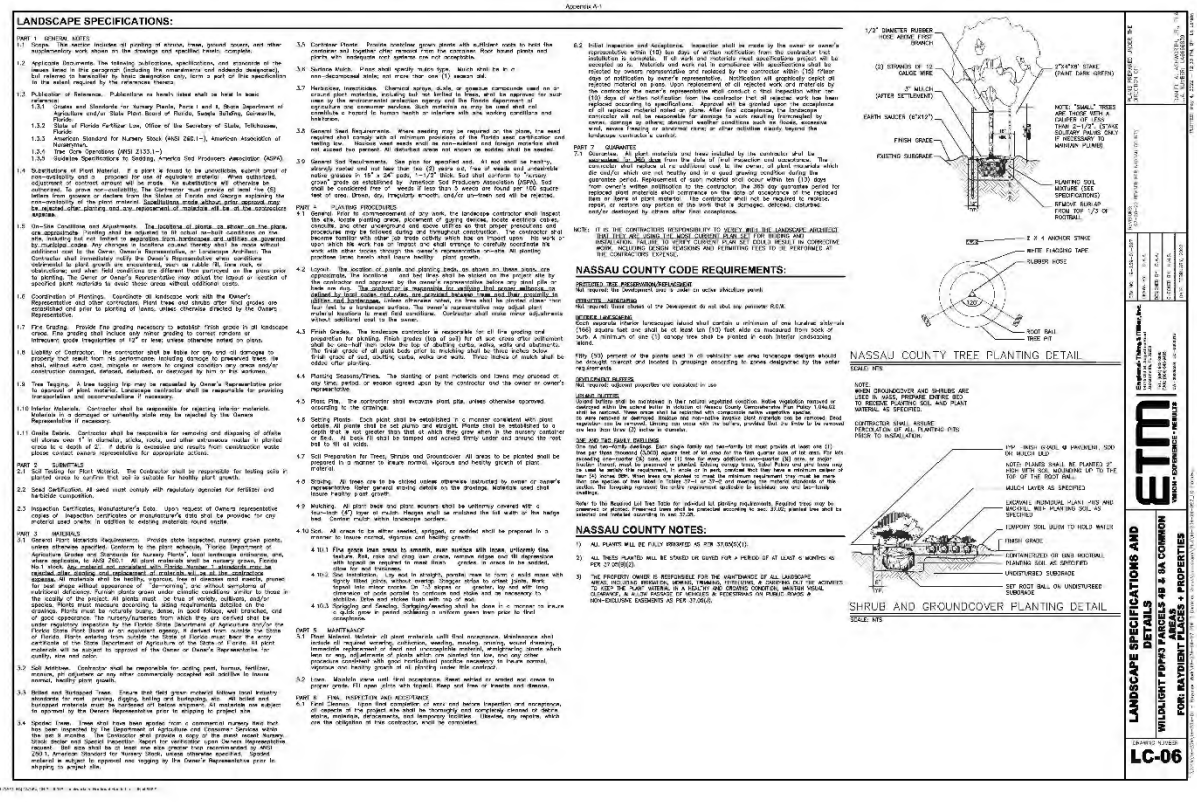
LANDSCAPE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES

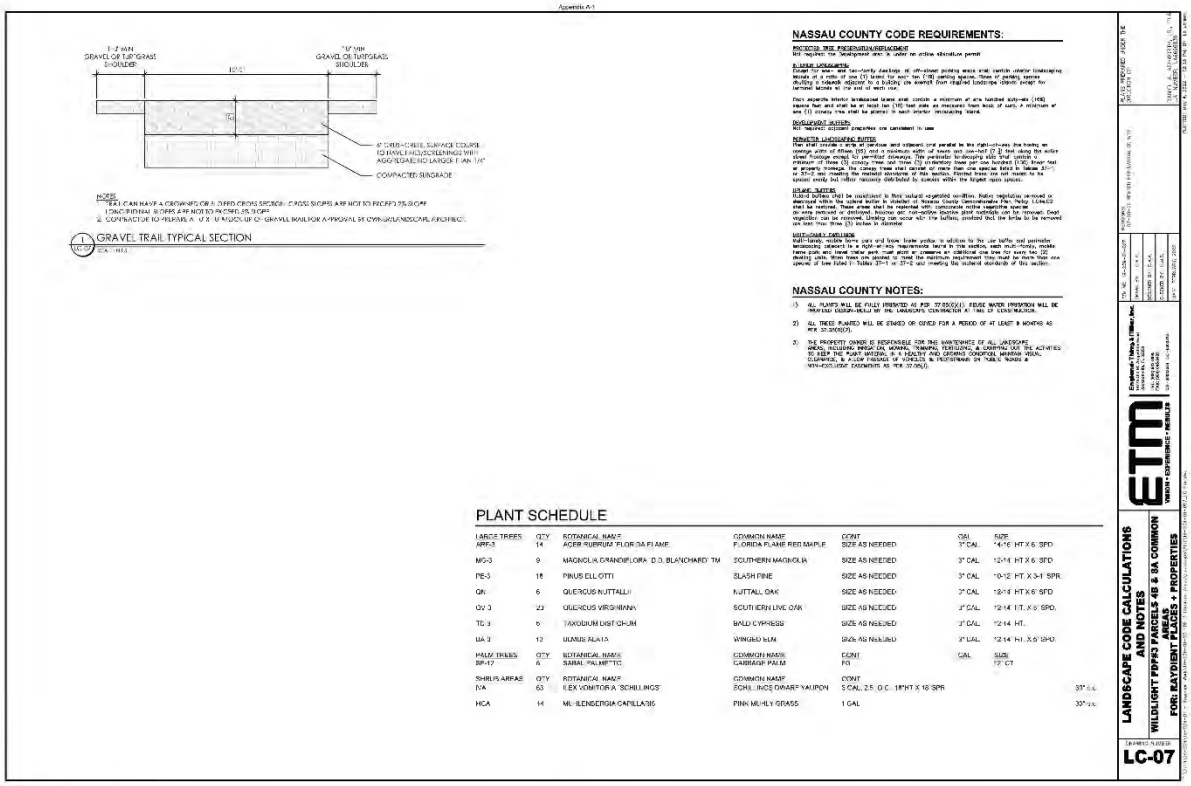
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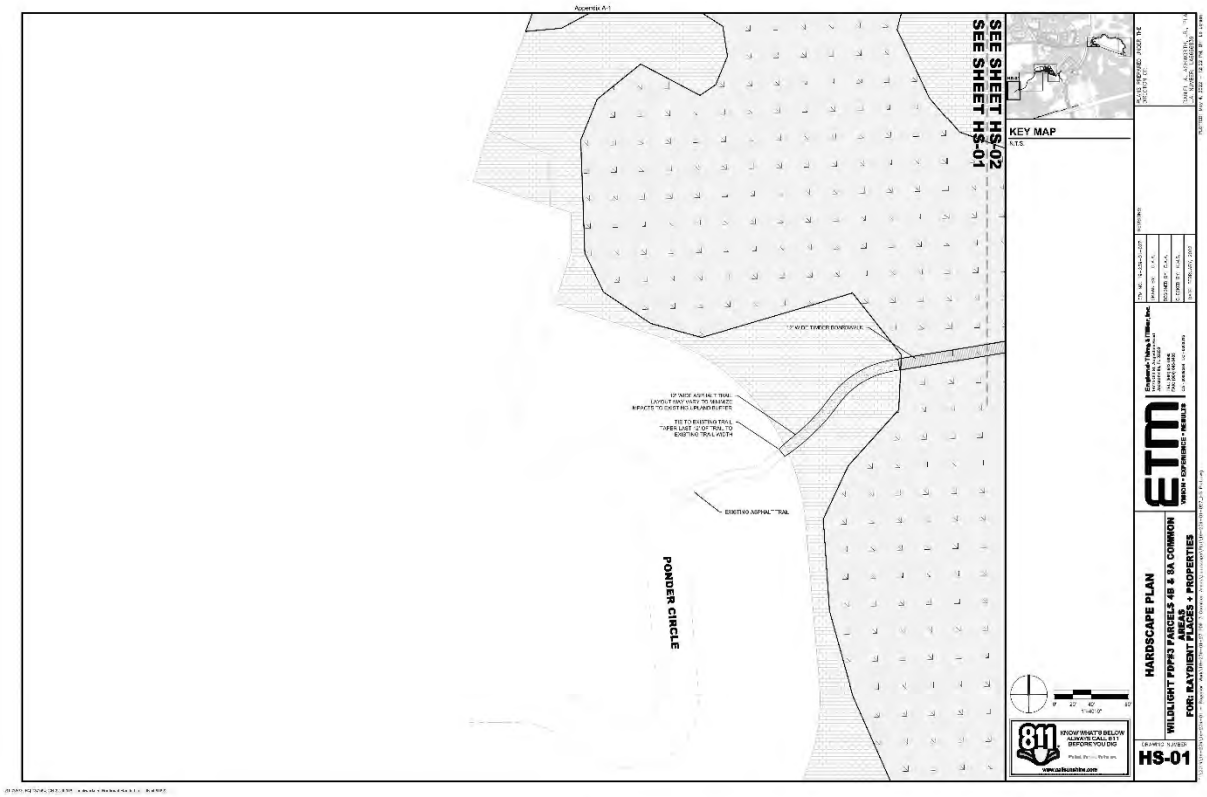

SEE SHEET LC-03
SEE SHEET LC-02
SEE SHEET LC-03
SEE SHEET LC-04
KEY MAP
N.T.S.
LANDSCAPE PLAN
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
LC-03

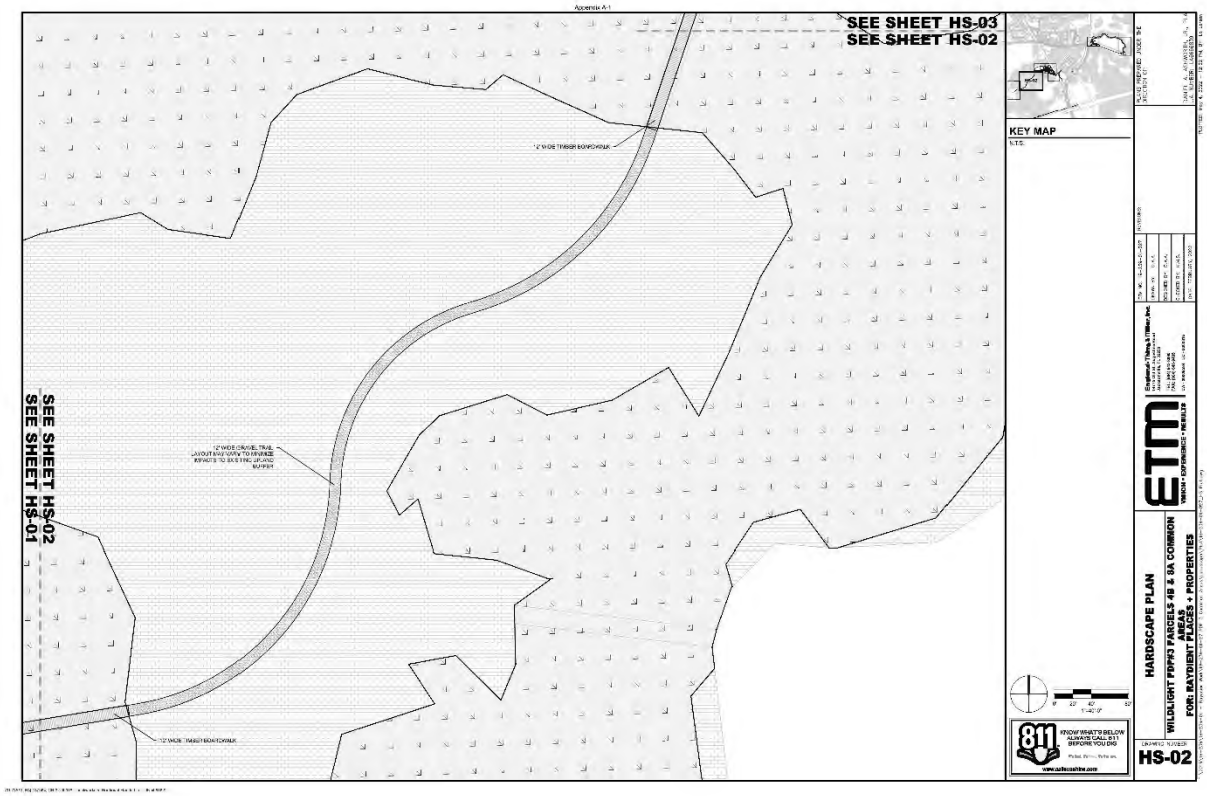

SEE SHEET LC-03
SEE SHEET LC-04
KEY MAP
N.T.S.
LANDSCAPE PLAN
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
LC-04

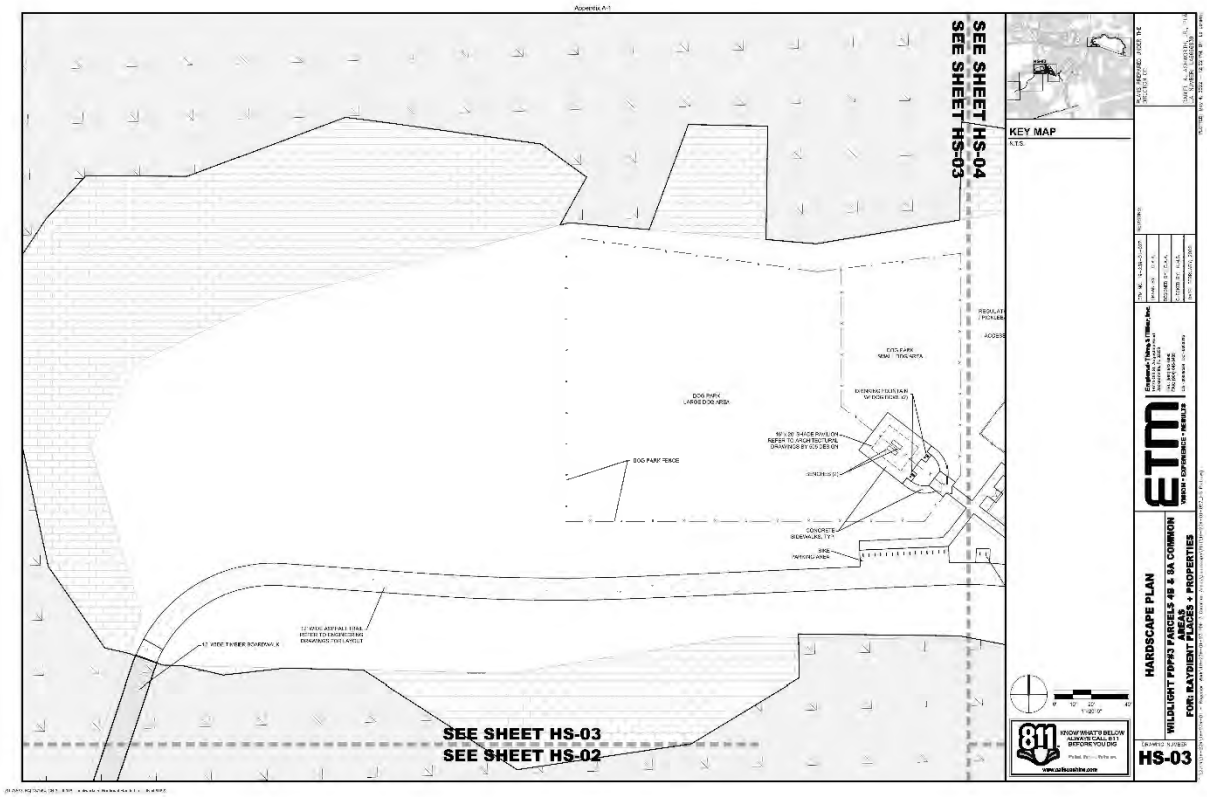

KEY MAP
N.T.S.
FUTURE COMMERCE PARK CONNECTOR 50' R.O.W.
LANDSCAPE PLAN
WILDLIGHT PDPD PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PROPERTIES
LC-05

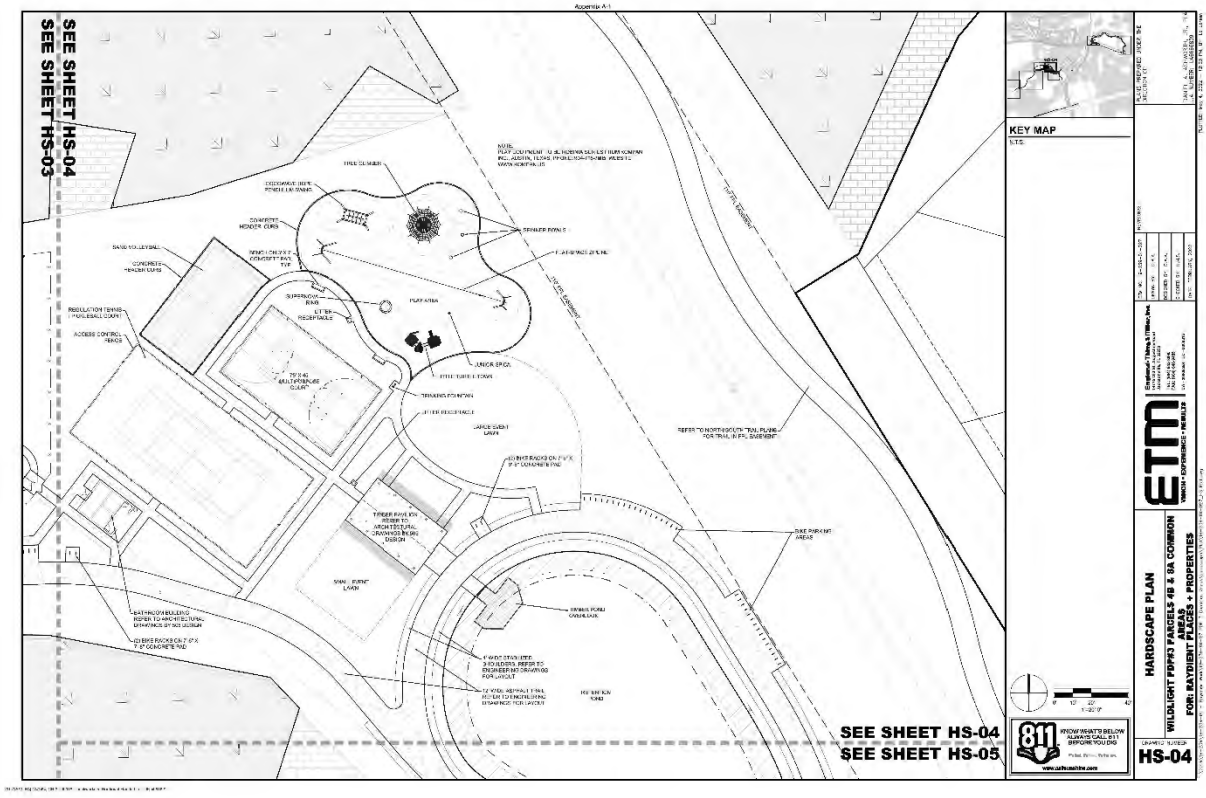

LANDSCAPE SPECIFICATIONS:
NASSAU COUNTY CODE REQUIREMENTS:
NASSAU COUNTY NOTES:
NASSAU COUNTY TREE PLANTING DETAIL
SHRUB AND GROUNDCOVER PLANTING DETAIL
LANDSCAPE SPECIFICATIONS AND DETAILS
WILDLIGHT PDPD PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PROPERTIES
LC-06

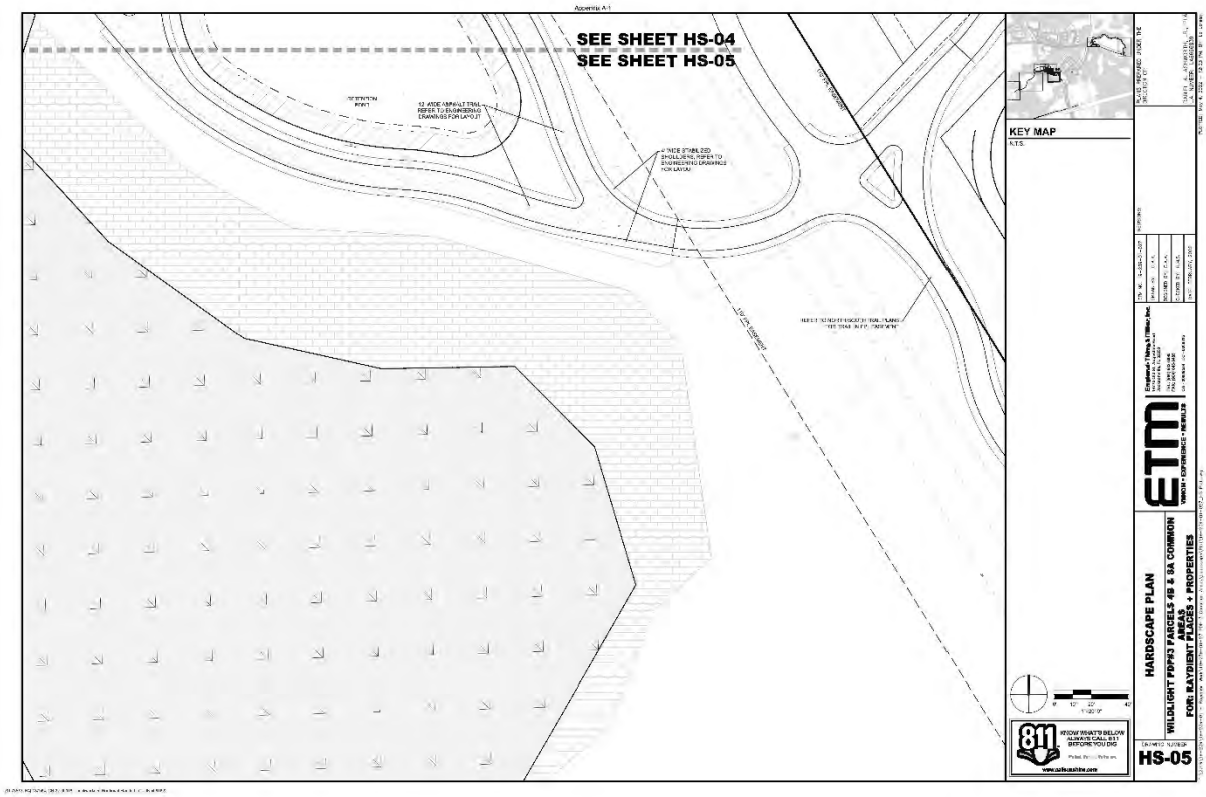

5' MIN GRAVEL OR TURFGRASS SHOULDER
10' MIN GRAVEL OR TURFGRASS SHOULDER
10'-0"
6" SOIL-CRETE SURFACE COURSE TO HAVE HIGH SCREENINGS WITH AGGREGATE NO LARGER THAN 1/4"
COMPACTED SUBGRADE
NOTE:
1. TRAIL CAN HAVE A CROWNED OR SLOPED CROSS SECTION. CROSS SLOPES ARE NOT TO EXCEED 5% SLOPE
LONGITUDINAL SLOPES ARE NOT TO EXCEED 5% SLOPE
2. CONTRACTOR TO PERFORM A PROOF ROLL OF GRAVEL BASE FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT.
GRAVEL TRAIL TYPICAL SECTION
NASSAU COUNTY CODE REQUIREMENTS:
PROTECTED TREE PRESERVATION/REPLACEMENT
Not required for Development area is under an active silviculture permit
PARKING LANDSCAPING
Except for solar- and rain-ready dwellings, all off-street parking areas shall contain interior landscaping
square feet and shall be at least ten (10) feet wide as measured from back of curb a minimum of
one (1) canopy tree shall be planted in each interior landscaping island.
DEVELOPMENT BUFFERS
Not required adjacent properties are consistent in use
PERIMETER LANDSCAPING BUFFER
Plan shall provide a strip of perimeter land adjacent and parallel to the right-of-ways the having an
average width of fifteen (15) and a minimum width of twenty feet (one-half (1/2) feet along the entire
length of the property line. Within such strip, there shall be planted a minimum of one (1) tree for a
minimum of three (3) canopy trees per thirty (30) ornamental trees per one hundred (100) linear feet
or property frontage. No canopy trees shall consist of more than one species listed in Tables 37-1
or 37-2 and meeting the required standards of this section. Planted trees are not meant to be
spaced evenly but rather naturally distributed by species within the largest open spaces.
BUFFER NOTES
Buffer shall be maintained in their natural vegetated condition. Native vegetation removed or
destroyed within the natural buffer in violation of Nassau County Comprehensive Plan Policy 1.04.03
shall be restored. These areas shall be replanted with conservation native vegetative species
designed to restore the natural habitat and function. Non-native species planted materials can be removed.
vegetation can be maintained. Grading can occur within the buffers, provided that the limits to be removed
are more than three (3) inches in diameter.
MULTI-USE/TRAIL SHELTER
Multi-use trail shelter with picnic pavilion, and tower, frame pavilion, in addition to the six (6) buffer and perimeter
landscaping required by a type A or any requirements found in this section, each multi-family, mobile
home park and travel trailer park must plant an additional one tree for every two (2)
dwelling units. When trees are planted to meet the maximum requirement they must be more than one
species of tree listed in Tables 37-1 or 37-2 and meeting the natural standards of this section.
NASSAU COUNTY NOTES:
1) ALL PLANTS WILL BE FULLY IRRIGATED AS PER 37.65(D)(1). REUSE WATER IRRIGATION WILL BE
PROVIDED DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
2) ALL TREES PLANTED WILL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST 9 MONTHS AS
PER 37.65(D)(7).
3) THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE
AREAS, INCLUDING WATERING, MOWING, TRIMMING, FERTILIZING, & LIMITING OUT THE ACTIVITIES
TO KEEP THE PLANT MATERIAL IN A HEALTHY AND GROWING CONDITION, MINIMIZE VISUAL
CLUTTER, & ALLOW PASSAGE OF VEHICLES & PEDESTRIANS ON PUBLIC ROADS &
WITHIN ACCESS EASEMENTS AS PER 37.06(J).
PLANT SCHEDULE
LARGE TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE
ARF-3 | 14 | ACER RUBRUM 'FLORIDA FLAME' | FLORIDA FLAME RED MAPLE | SIZE AS NEEDED | 3" CAL. | 14-16' HT X 6' SPD
MG-3 | 9 | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM | SOUTHERN MAGNOLIA | SIZE AS NEEDED | 3" CAL. | 12-14' HT X 6' SPD
PE-3 | 18 | PINUS ELLIOTTI | SLASH PINE | SIZE AS NEEDED | 3" CAL. | 10-12' HT X 3-4' SPR.
QN | 6 | QUERCUS NUTTALLII | NUTTALL OAK | SIZE AS NEEDED | 3" CAL. | 12-14' HT X 6' SPD
QV-3 | 23 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | SIZE AS NEEDED | 3" CAL. | 12-14' HT. X 6' SPD.
TD-3 | 6 | TAXODIUM DISTICHUM | BALD CYPRESS | SIZE AS NEEDED | 3" CAL. | 12-14' HT.
UA-3 | 12 | ULMUS ALATA | WINGED ELM | SIZE AS NEEDED | 3" CAL. | 12-14' HT. X 6' SPD.
PALM TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE
SP-17 | 6 | SABAL PALMETTO | CABBAGE PALM | FG | | 12' CT
SHRUB AREAS | QTY | BOTANICAL NAME | COMMON NAME | CONT
IVA | 63 | ILEX VOMITORIA 'SCHILLINGS' | SCHILLINGS DWARF YAUPON | 5 CAL, 2.5' O.C. 18"HT X 18" SPR | 30" o.c.
MCA | 14 | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 1 GAL | 30" o.c.
LANDSCAPE CODE CALCULATIONS AND NOTES
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE PROPERTIES
LC-07
GENERAL CONSTRUCTION NOTES:
1. All dimensions are taken from centerline of road, edge of pavement, face of curb, or right-of-way limit of roads or as noted on plans, unless otherwise noted on plan. The dimensions are shown for engineering layout and should not be used for scaling purposes. Contractor is responsible for verifying all dimensions prior to construction.
2. All items of alignment of paving, grades and radii shall be inspected and approved by the project representative prior to paving. Curb & sidewalk shall be poured monolithic.
3. For site personnel grading of all drainage, see plan and cross-sections.
4. Contractor shall verify locations of all utilities and subsurface utilities prior to construction and shall uncover and locate by hand prior to excavation.
5. Contractor shall be responsible for verifying all regulations relevant to the work with the drawings.
6. These notes shall be used in conjunction with the plans and any clarifications shall be brought to the attention of the owner's representative.
7. Contractor to review all dimensions, topography conditions and site conditions before starting work. Owner's representative is to be notified immediately of any discrepancies or possible conflicts prior to construction.
8. Do not scale drawings or accept them as shown on the drawings when it is obvious that the drawing or layout is in error. Any discrepancies found between drawings and site conditions must be brought to the attention of the owner's representative prior to the commencement of the work. Failure to do so will cause the contractor to be responsible for any revisions necessary.
9. Contractor is not specifically allowed to install the construction shall be the responsibility of the respective contractor.
10. The contractor shall coordinate the removal of the driveway obstructions. All damage, removal or repair, resulting due to the work is the responsibility of the contractor. Other utility relocations to be performed by the owner's representative should be taken into account in coordination methods and the safety conditions of the work site. Items damaged shall not be covered up or continue to be in finished appearance.
11. Contractor shall refer to site engineering plans for the coordination of temporary and permanent soil controls, fencing and bollings.
12. Site conditions shall be considered when laying out the work. Contractor shall be responsible for any damage to the site, including but not limited to, damage to existing trees, shrubs, lawns, landscaping, irrigation systems, and any other existing elements not designated for removal or replacement as per the construction documents.
13. All references to "Civil" plans shall mean "construction documents" as issued for permitting.
14. All plan and detail revisions shall be issued in writing. Contractor shall not be entitled to additional payment for any work done prior to the issuance of revised plans and details.
GENERAL NOTES:
GENERAL CONDITIONS
1. If materials, qualities, strengths or sizes indicated by the drawings or specifications are not in agreement with these notes, the more quality, strength, size, thickness, etc. shall govern, unless better noted shall be provided.
2. It is the contractor's responsibility to determine prior to construction the exact location and elevation of the connection of the new and existing sanitary, storm and water systems. This includes, but is not limited to, the invert elevations of sanitary cleanouts, manholes and inlets. Any discrepancies shall be reported to the owner's representative prior to construction. Contractor shall not commence the work until the owner's representative has been notified of the discrepancies.
3. All dimensions are shown on the structural drawings. Verify with the architect any discrepancies in these shown on the drawings.
4. The contractor shall be responsible for having a set of the most current drawings on-site with all revisions and addenda. Any questions or discrepancies found with respect to the drawings shall be brought to the attention of the architect before submitting a proposal. Failure to do so will not relieve the contractor of the responsibility of correction.
EARTH WORK
1. All earthwork shall meet the following minimum standards as per FDOT Index 500 Type
- Medium grade, to slope 3:1 or less 30.0 psi
- Remaining portions 40.0 psi
2. All concrete shall have a compressive strength at 28 days or earlier if used in structural components and a minimum reinforcement ratio of 0.02.
3. Concrete mix design shall be in accordance with the latest Edition of ACI 301 Chapter 3 Method 3 or Method 2 submittal packet data as required by Chapter 3 Section 3.9 of the Latest Edition of ACI 318.
4. All reinforcing steel shall be new deformed bars and shall conform to ASTM A615 Grade 60.
5. All concrete work shall be in accordance with The Building Code latest requirements for The Florida Accessibility Code for Building Construction and Specifications for Structures to be Constructed by the Corps of Engineers, ACI 301.
6. All reinforcing steel shall conform to The Manual of Standard Practice for Detailing Reinforced Concrete Structures ACI 315, Latest Edition, unless detailed otherwise on the structural drawings.
7. Contractor shall review all structural and civil drawings to determine location of embedded items, sleeves, slab depressions, angles, etc. required by subcontractors. These items shall be furnished and placed prior to placement of concrete.
8. Contractor shall verify all size of openings, sleeves, anchor bolts, inserts, etc. as required by other trades before concrete is placed.
9. Where bar lengths are given on the drawings, the length of any hook is not included.
10. Contractor shall provide all bends, chairs, blocking, etc. necessary to support reinforcing as per ACI 318. Bars shall be supported by concrete blocks, plastic chairs, or other approved devices.
11. Contractor shall provide 3/4" inch chamfer on all exposed corners of columns, beams, and walls unless otherwise indicated on the architectural drawings.
12. Contractor shall furnish 1 type G (1/8 in) reinforcing bars detailed as the piles into a standard length and fabricated and placed as required by the Contract. The amount, size and dimensions of these reinforcing bars, the length of the "mattress" and more.
13. The following minimum concrete covers shall be used for reinforcement:
3" minimum cast against and permanently exposed to earth
2" minimum exposed to earth or weather (#5 through #18 bars)
1 1/2" minimum exposed to earth or weather, #4 bar and smaller
14. Contractor to submit shop drawings of Fab. Reference Manual (MCI Publication SP-15 Latest Edition) for approval before ordering.
15. Reinforcing splices and terminations shall be as shown on the drawings. Contractor shall not splice reinforcing at any location not shown on the drawings. For bending of reinforcing bars, the bend diameter shall be as specified and measured on the inside, unless otherwise noted.
16. Testing laboratory shall submit three copies of all concrete test reports directly to the engineer.
17. Acceptable steel accessories, like chairs, spacing specifications, or similar items for reinforcement, shall be of the specified material quality.
DESIGN CRITERIA
1. All work shall be performed in accordance with the requirements of
A. Florida Building Code: Florida Building Code 2020
B. Concrete:
Building Code requirements for reinforced concrete (ACI 318-05)
Specifications for structural concrete for buildings (ACI 301-96).
Design Loads
Wind Loads
Basic Wind Speed = 130 MPH with 3 second gust
Wall Category II
Exposure = C
Internal classification factor = 0.18 for enclosed buildings
Components and cladding (ACI 7-05 Ch 6) = 20 psf to -24.5 psf for design wall pressure
HS-00
HS-01
HS-02
HS-03
HS-04
HS-05
HS-06
HS-07
HS-08
HARDSCAPE SPECIFICATIONS AND NOTES
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE PROPERTIES
HS-00

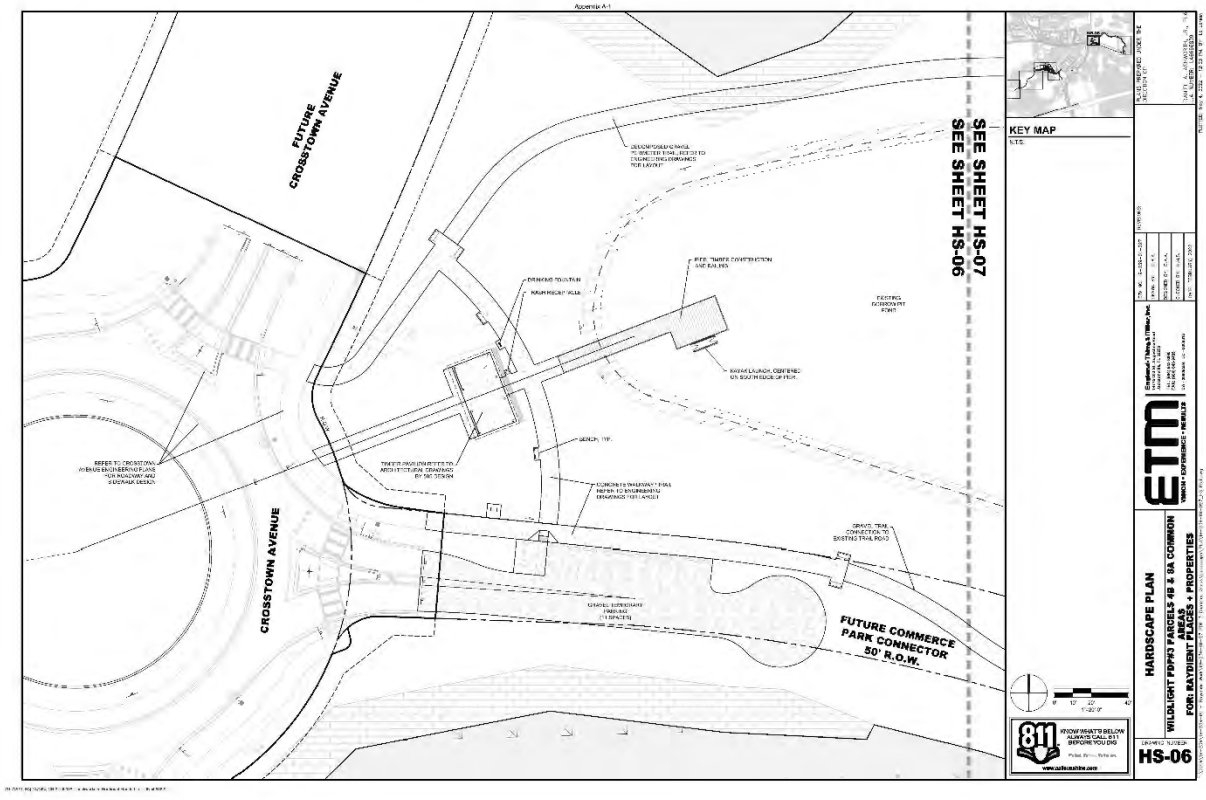

SEE SHEET HS-02
SEE SHEET HS-01
PONDER CIRCLE
KEY MAP
N.T.S.
HARDSCAPE PLAN
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-01

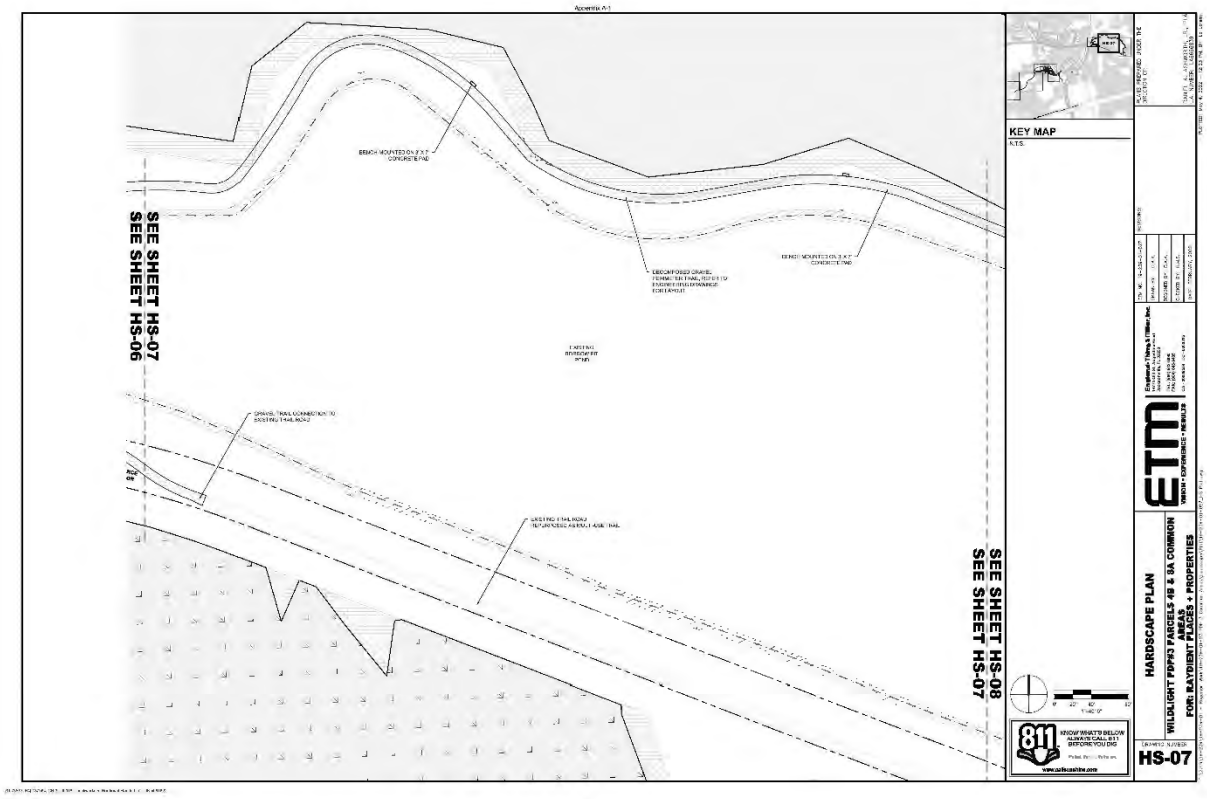

SEE SHEET HS-03
SEE SHEET HS-02
SEE SHEET HS-01
KEY MAP
N.T.S.
HARDSCAPE PLAN
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-02

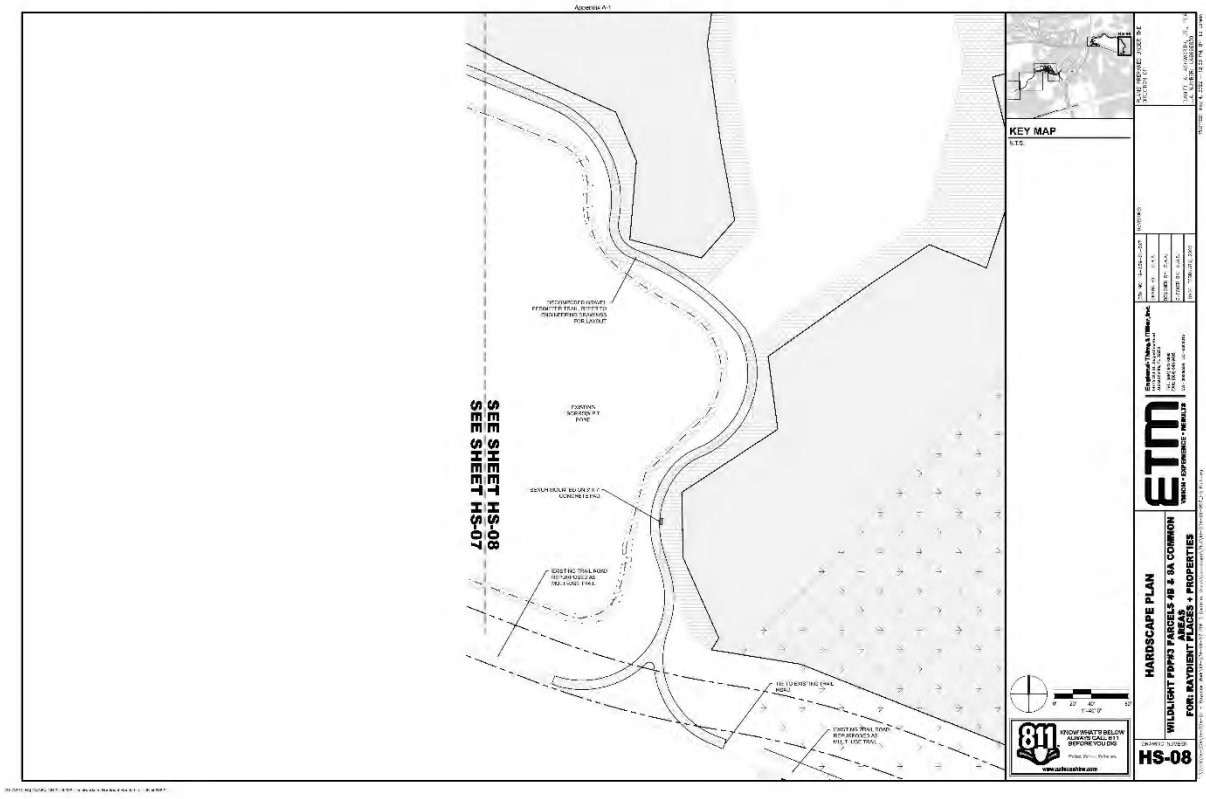

SEE SHEET HS-04
SEE SHEET HS-03
KEY MAP
SEE SHEET HS-03
SEE SHEET HS-02
HARDSCAPE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES
HS-03

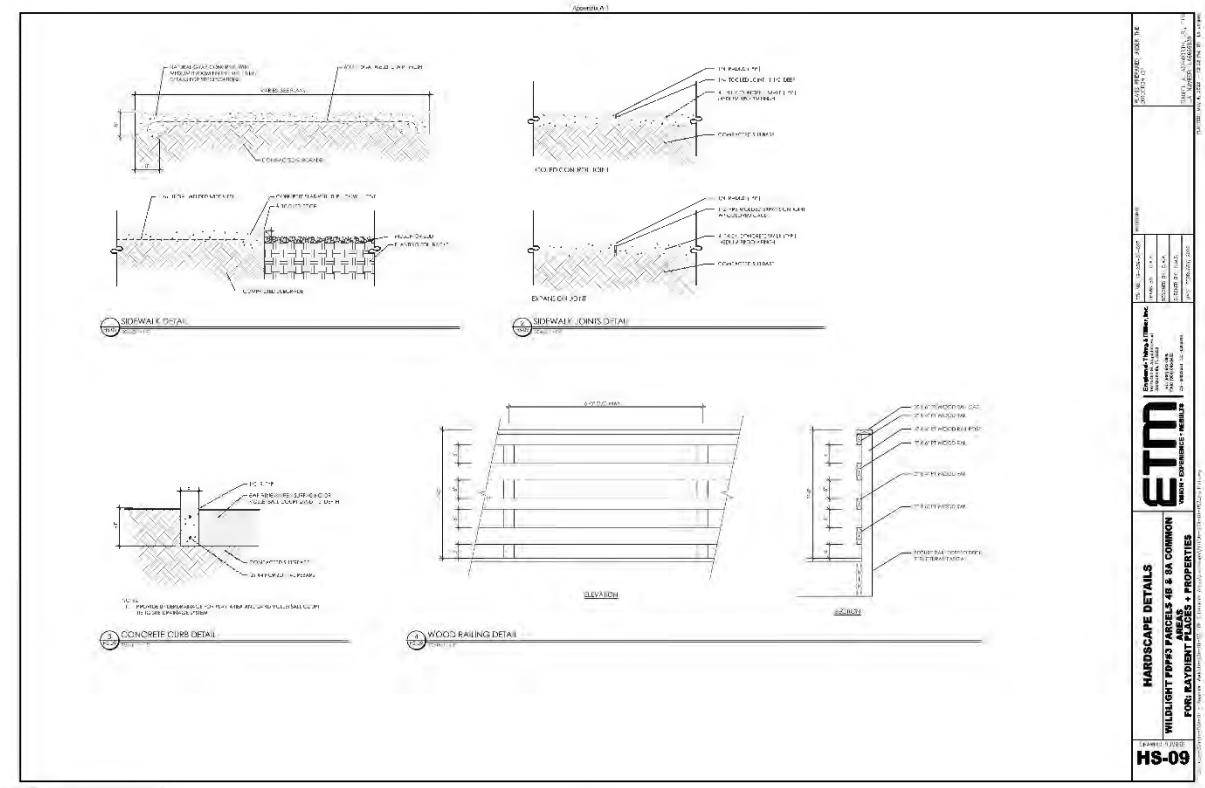

SEE SHEET HS-04
SEE SHEET HS-03
KEY MAP
SEE SHEET HS-04
SEE SHEET HS-05
HARDSCAPE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES
HS-04

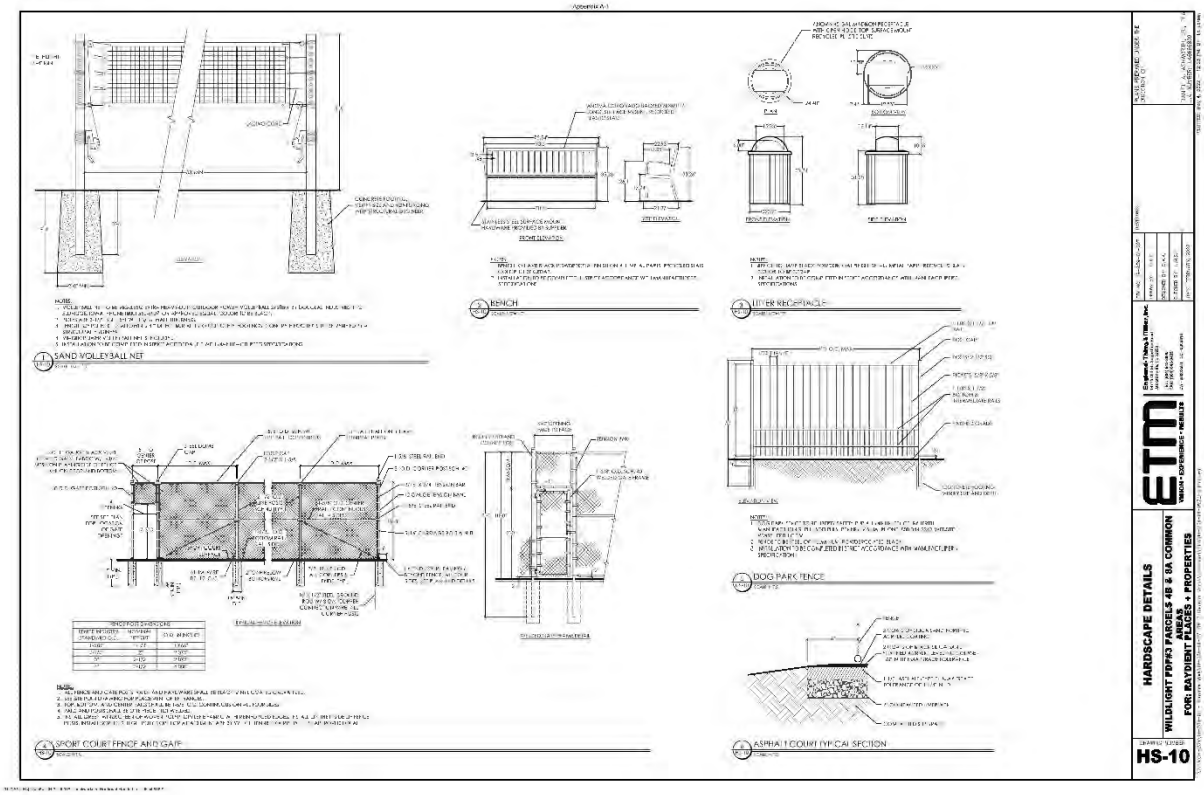

SEE SHEET HS-04
SEE SHEET HS-05
KEY MAP
N.T.S.
HARDSCAPE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-05

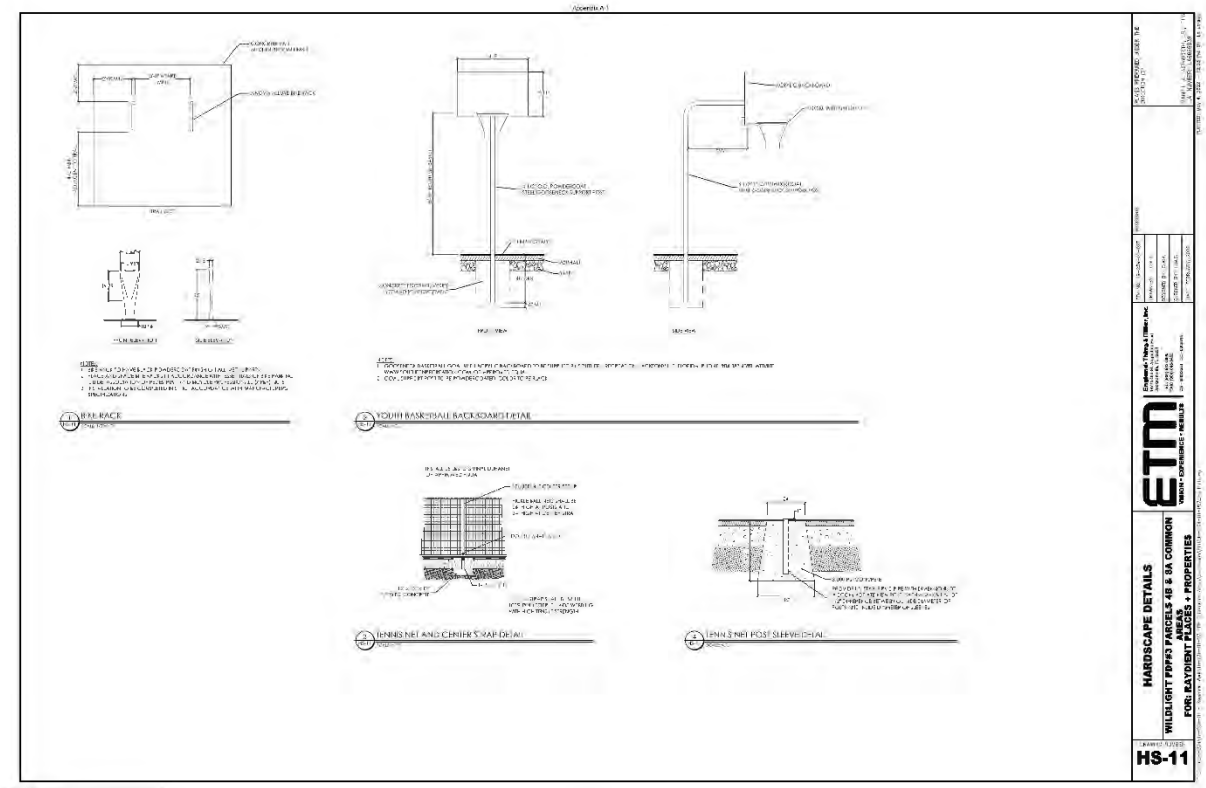

FUTURE CROSSTOWN AVENUE
CROSSTOWN AVENUE
SEE SHEET HS-07
SEE SHEET HS-06
FUTURE COMMERCE PARK CONNECTOR 50' R.O.W.
KEY MAP
N.T.S.
HARDSCAPE PLAN
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-06

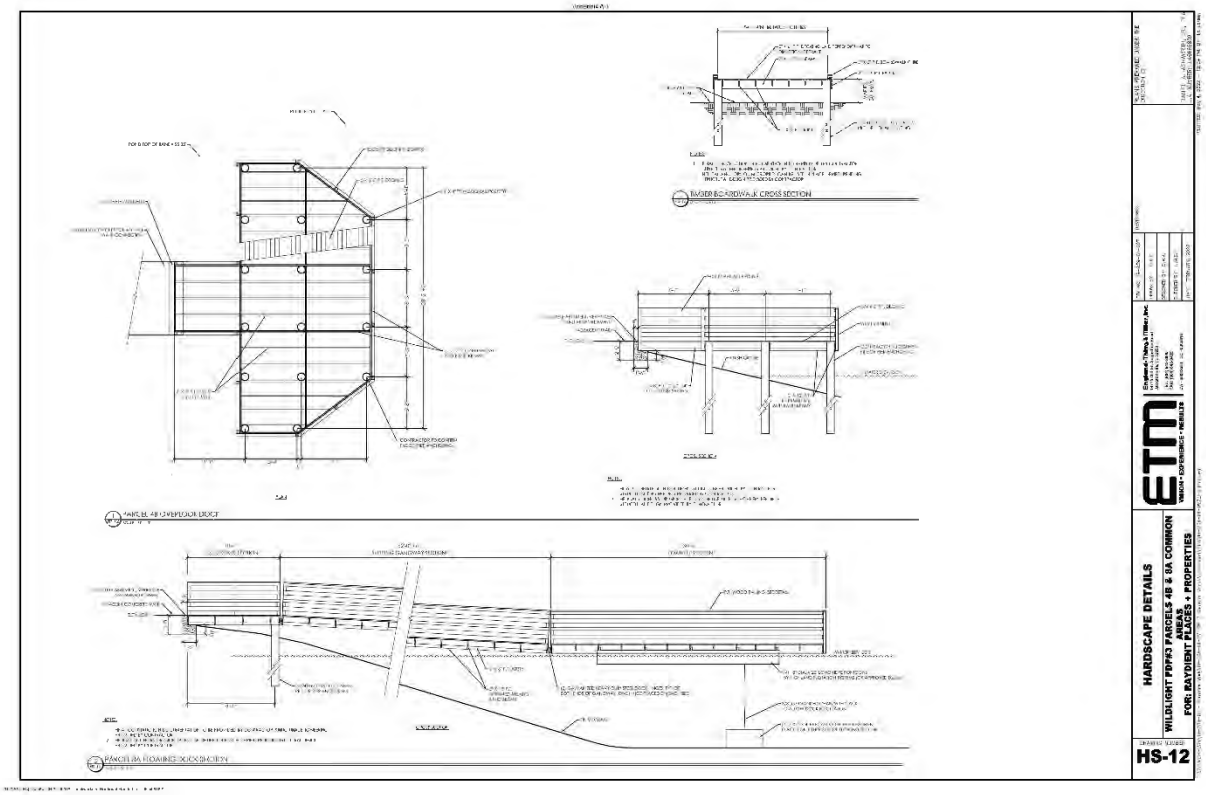

SEE SHEET HS-07
SEE SHEET HS-06
SEE SHEET HS-08
SEE SHEET HS-07
KEY MAP
N.T.S.
HARDSCAPE PLAN
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-07

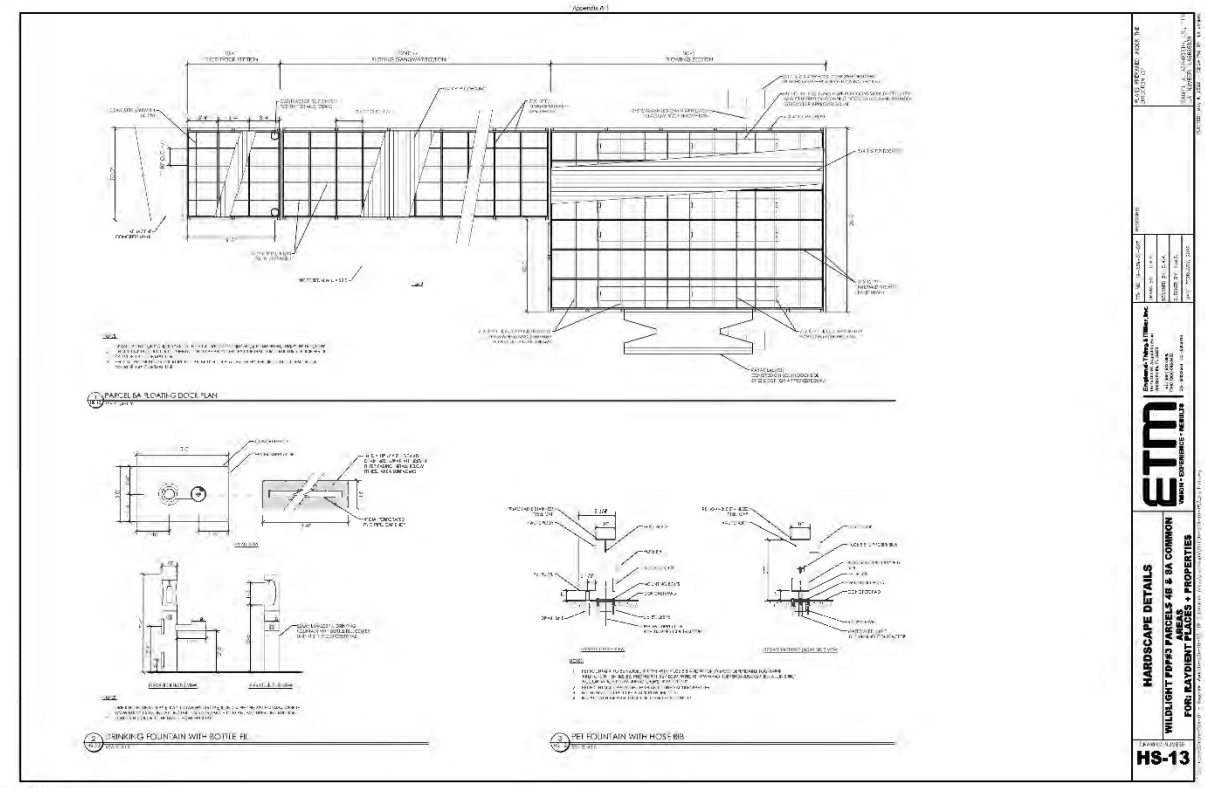

SEE SHEET HS-08
SEE SHEET HS-07
KEY MAP
N.T.S.
HARDSCAPE PLAN
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-08

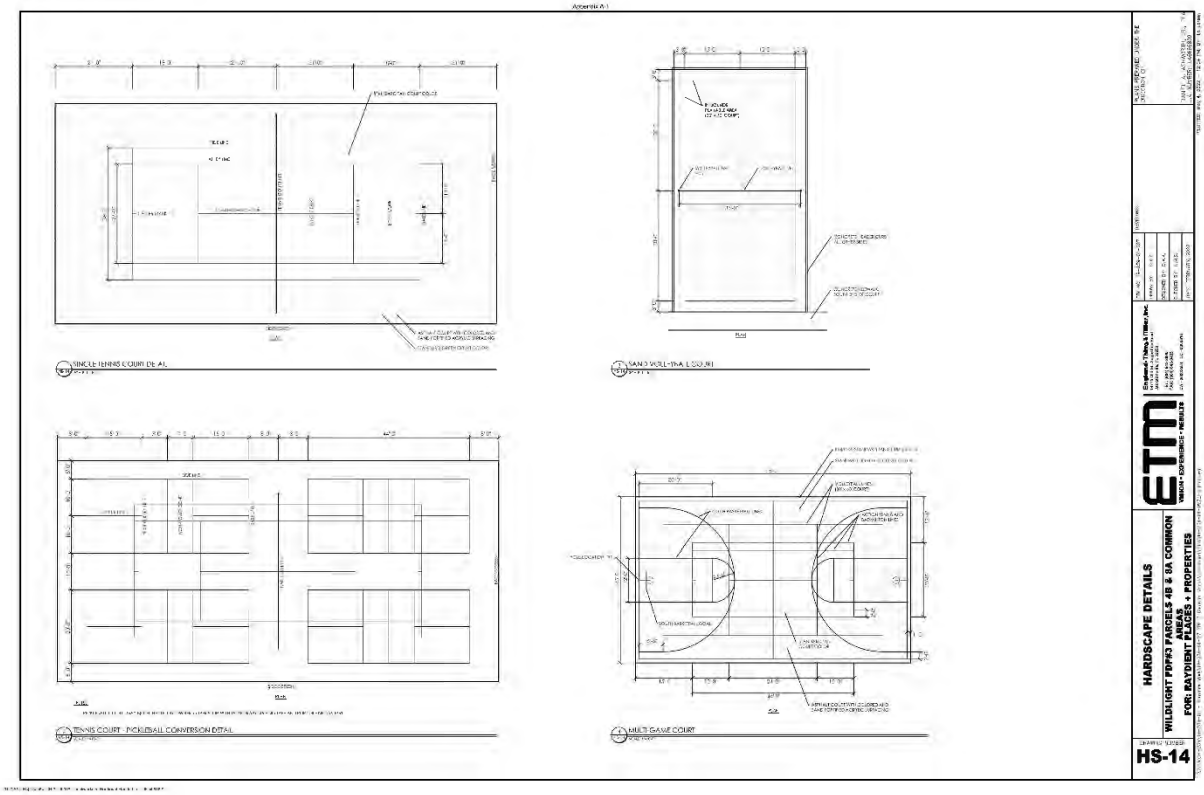

SIDEWALK DETAIL
SIDEWALK JOINTS DETAIL
CONCRETE CURB DETAIL
WOOD RAILING DETAIL
HARDSCAPE DETAILS
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES
HS-09


SAND VOLLEYBALL NET
BENCH
LITTER RECEPTACLE
DOG PARK FENCE
SPORT COURT FENCE AND GATE
ASPHALT COURT TYPICAL SECTION
HARDSCAPE DETAILS
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES
HS-10


HARDSCAPE DETAILS
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-11


HARDSCAPE DETAILS
WILDLIGHT PDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACES + PROPERTIES
HS-12


Appendix A-1
PARCEL 8A FLOATING DOCK PLAN
DRINKING FOUNTAIN WITH BOTTLE FILL
PET FOUNTAIN WITH HOSE BIB
HARDSCAPE DETAILS
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES
HS-13


Appendix A-1
SINGLE TENNIS COURT DETAIL
SAND VOLLEYBALL COURT
TENNIS COURT - PICKLEBALL CONVERSION DETAIL
MULTI GAME COURT
HARDSCAPE DETAILS
WILDLIGHT FDP#3 PARCELS 4B & 8A COMMON AREAS
FOR: RAYDIENT PLACE + PROPERTIES
HS-14

Appendix B
"Land" or "Lands"

FOREST	BLOCK OR COMPARTMENT
Wildlight	as directed by Purchaser

APPENDIX C
GENERAL 2 - INSURANCE FORM

Contractor must have proof of insurance. Purchaser requirements are as follows:

Additional Insured:
Rayonier Inc. its subsidiaries and subsidiaries thereof
1 Rayonier Way
Wildlight, FL 32097

General Liability (Including: Aircraft Liability Insurance, if applicable, Product Liability/ Completed Operations, Contractual Liability)		
	Each Occurrence	$ 1,000,000
	Damage to Rented Premises (Each Occurrence)	$
	Med Exp (Any one person)	$
	Personal & Adv Injury	$ 1,000,000
	General Aggregate	$ 1,000,000
	Products – Comp/Op Agg	$ 1,000,000
Automobile Liability (Including Owned, Non-Owned and Hired Vehicles)		
	Combined Single Limit (Ea accident)	$ 500,000 $1,000,000 for Washington State Department of Natural Resources, where RTRS or RFR is the buyer or permittee, the auto liability requirement as required by the State
	Bodily Injury (Per person)	$
	Bodily Injury (Per accident)	$
	Property Damage (Per accident)	$
Worker's Compensation	WC Statutory Limits	Statutory
Employer's Liability (1)	Each Accident	$ 100,000
	Disease (Ea Employee)	$ 100,000
	Disease (Policy Limit)	$ 100,000
Loggers Broad Form (Required for forestry) (Logging and Lumbering or Fire and Overcut)	Each Occurrence	$ 1,000,000

Note: The foregoing minimum levels of liability insurance may be evidenced by a primary insurance policy on or by the combination of primary and umbrella (excess) liability policies.

Evidence of Compliance with Insurance Requirements

Prior to commencing Work or entering property or facilities of Purchaser, Contractor shall secure such insurance as necessary to comply with the foregoing requirements and will provide a Certificate of Insurance evidencing the policies in effect for the duration of the Agreement. Under the Professional Liability Insurance requirements, Architect's and Engineer's coverage will be endorsed to include contractual liability. The Certificate of Insurance will further evidence that **RAYONIER INC. its subsidiaries and subsidiaries thereof** has been **NAMED AS AN ADDITIONAL INSURED** under the General Liability Policy, and that Purchaser will be given thirty (30) days written notice prior to cancellation or material change to any policy evidenced. If the General Liability coverage evidenced is written on a "Claims Made" basis, the certificate will so evidence along with stating the "Retroactive Date" contained in the policy. To be acceptable the "Retroactive Date" must be prior to the commencement of any contract with Purchaser. Waiver of Subrogation language for all policies shall be in favor of "Rayonier Inc. its subsidiaries and subsidiaries thereof". Prior to commencing work, it is required that Rayonier be named as the certificate holder on the liability policies, ensure that broker/agent includes the following certificate holder language:

Rayonier Inc. its subsidiaries and subsidiaries thereof
Insurance Compliance
PO Box 100085 - R7
Duluth, GA 30096

Please email copies of certificates of insurance to: rayonier@ebix.com

IMPORTANT

No contractor or company shall commence Work or enter upon the property or facilities of Purchaser, its Division or Subsidiaries, until a Certificate of Insurance as above discussed has been received by Purchaser

(1) If covered by Washington L&I for workers' compensation, "Stop Gap" coverage must be provided to meet the employer's liability requirement

Rev. 02.03.2022

ZD 78513; RQ 137924; CB-22-00019 - Dockworks of Northeast Florida LLC - JN c081522

APPENDIX D

Rayonier Field Guidance for Small Oil Spill Management during Silvicultural Operations

Contract Handout

In the event of a spill, call your Rayonier Representative, or the Rayonier Environmental Manager, Forestry Practices & Compliance (904.321.5555).

For reporting, please answer the following:

- What was spilled?
- How much was spilled?
- Where was it spilled?
- Has the spill reached any water (flowing or ponded)?
- What have you done to contain the spill?

Spill Response Guidelines:

- For small spills less than 10 gallons and below the Reportable Quantity (RQ) threshold for a given state; absorbent materials in the spill kit can be used to contain and absorb as much of the material as feasible. An absorbent product RamSorb I ™ can be used to absorb petroleum in soil or water. Once clean-up is complete a follow-up treatment of with a bio-remediation product (e.g., RamSorb I ™ or VeruTEK Spill Eraser ™) is recommended. Alternatively, a rate of 8 oz/10ft^2 of 10-10-10 General Purpose fertilizer can be evenly spread over the spill and worked into the contaminated soil as a bio-remediation treatment.
- In situations where oil is widely dispersed, poses no threat to human health or the environment, and cannot be easily cleaned up, a practical solution may be to leave the material in place to naturally degrade. Bio-remediation products (e.g., RamSorb I ™ or VeruTEK Spill Eraser ™) should be blended into each oil spot to enhance degradation. Alternatively, a rate of 8 oz/10ft^2 of 10-10-10 General Purpose fertilizer can be evenly spread over the spill and worked into the contaminated soil as a bio-remediation treatment.
- For medium-sized spills (generally >10 gal. & < 25 gal. and below the RQ threshold for a given state); contaminated material must be excavated, placed in plastic bags or a suitable container and disposed of according to the applicable state environmental regulations governing solid waste management.
- Any oil contaminated materials (e.g., used materials from a spill kit) must be placed in plastic bags or a suitable container and disposed of according to the applicable state environmental regulations governing solid waste management.
- Always observe proper safety precautions when handling flammable spill materials.

Proper Disposal of Waste Materials:

Cleaning up small spills will generate oil-contaminated spill kit items and possibly small quantities of oil- contaminated soil. Most municipal landfills will accept small quantities of oil-contaminated material or have a

hazardous materials collection station where small quantities of oil-contaminated waste can be dropped off.

Many state environmental agencies provide lists of licensed recycle contractors and disposal locations.

Note: Per the contract, the contractor is required to have a spill kit with materials adequately equipped to contain materials used or stored on the land.

Appendix E

These are a selection of the Threatened and Endangered species throughout Rayonier's land holdings, there is the potential for other species (region specific) to occur. Your Rayonier Representative will advise you of any additional safeguards which need to be taken or if other Threatened and Endangered Species have the potential to be present in your activity area.

In the event you observe threatened or endangered species on Rayonier lands, you are required to report such sightings to Rayonier as soon as reasonably possible. To report, call your Rayonier Representative, or the Rayonier Manager, Sustainable Forestry (904.321.5555).

For reporting, please answer the following:

- What was observed?
- When was it observed?
- Where was it observed?
- How is the location accessed?

Eastern indigo snake





The eastern indigo snake has even blue-black dorsal and lateral scales, with some specimens having a reddish-orange to tan color on the throat, cheeks, and chin. This snake received its common name from the glossy iridescent ventral scales which can be seen as blackish-purple in bright light. This smooth-scaled snake is considered to be the longest native snake species in the United States. Unlike many snakes, mature male indigo snakes are slightly larger than females. A typical mature male measures (7.0–7.7 ft), whereas a mature female typically measures around (6.6 ft) in length. The indigo snake tends to be associated with burrows of the gopher tortoise. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas. Report any observations of the indigo snake.**

Red-cockaded Woodpecker



The Red-cockaded Woodpecker nests only in live pines, though it often selects ones that are infected with the red heart fungus. The fungus softens the wood and allows the woodpecker to dig out a cavity. The live pine tree then "bleeds" pitch around the nest hole. The heavy flow of gum helps keep tree-climbing snakes away from the nest. **When bird activity or cavities are observed, shut down operations and report sightings.**

Appendix E

Gopher Tortoise

Gopher tortoises have shovel-like front legs that help them to dig, and their back legs are strong and sturdy. As with all tortoises, the undersides of males' shells are concave, distinguishing them from females. Male gopher tortoises also have longer tails than females and extended shells under their chins that they use for ramming or butting; females tend to be are larger in size. As adults they are mostly brownish gray with a yellowish, tan underside. In hatchlings, they are bright yellow with brown edges. The burrow appears to resemble a half-moon in shape, has an open sandy area in front of the burrow, called the apron and is often used by the female tortoises for a nest site. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas.**



Gopher Tortoise borrow opening



Mature Gopher Tortoise



Gopher Tortoise Hatchling

Bald Eagle

Although the Bald Eagle was removed from the Federal Endangered Species List in June, 2007, it is still protected under the USFWS National Bald Eagle Management Guidelines – May 2007. Bald eagle nests are among the largest nests of all birds. Bald eagle nests are typically 5-6 feet in diameter and 3 feet tall. **Report observations of active or inactive nests.**





Wood Stork

As of June 26, 2014 the Wood Stork is classified as a threatened species by the U.S. Fish & Wildlife Service. The wood stork is a broad-winged soaring bird that flies with its neck outstretched and legs extended. It forages usually where lowering water levels concentrate fish in open wetlands; and favors cypress trees in marshes, swamps. Often the wood stork will be found in large numbers in these locations. **When concentrated bird activity is observed shut down operations and report sightings.**



Appendix E

Louisiana Pine Snake

As of April 6, 2018 the Louisiana Pine Snake is classified as a threatened species by the U.S. Fish & Wildlife Service. The Louisiana Pine Snake color is buff or lion-like yellow with dark brown blotches and spots that are very similar throughout the body. The marking patterns are visibly different from one end to another. The neck region is "busier", the dark reticulates and blends more with the lighter coloration. Towards the mid-body, the dark markings become more distinct and contrasting, and continue to be more distinct toward the tail, yet reduced in marking thickness. The snakes can be observed in a black or red phase. Furthermore, the very pointed head may only be marked slightly with some small dots and a faded bars. A typical mature snake measures 3-4 ft. Seasonally, Louisiana pine snakes were most active between March–May and fall (especially November). They are least active during hibernation in December–February, and in summer (especially August). The Louisiana pine snake tends to be associated with burrows systems of the Baird pocket gophers. **Avoid damaging visible burrows and conducting activities in concentrated burrow areas. Report any observations of the Louisiana Pine Snake.**





Louisiana Pine Snake in two color phases: Black phase and Red phase.

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

[ENGINEERING DOCUMENTS FOR MOBILITY TRAIL IMPROVEMENTS PORTIONS OF PHASES 1C-1, 1C-WEST, 1C-2, AND PDP 3, POD 4 AND POD 5]

THIS WARRANTY AND RELEASE is made the 28 day of FEBRUARY, 2024, by **England-Thims & Miller, Inc.**, whose address is 14775 Old St. Augustine Road, Jacksonville, Florida 32258 ("Professional"), in favor of the **East Nassau Stewardship District** ("District"), which is a local unit of special-purpose government situated in the 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 site infrastructure improvements for Wildlight LLC, a landowner and developer within the District ("Developer"). 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 the purposes for which it is designed and 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 the purposes for which it is intended. Professional hereby affirmatively agrees that the Work 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

Jon-Michael Berquin
[print name]

NICHOLAS MENYHART
[print name]

ENGLAND-THIMS & MILLER, INC., a Florida corporation

By: _____
Name: JOHN ZACHARY BRENT
Its: SENIOR PM/ SHAREHOLDER

EXHIBIT A

Engineering by ETM: The work product associated with this Release & Warranty include Wildlight PDP #4 Parcel 4B & 8A Common Areas Engineering Plans, dated November 16, 2022, Wildlight PDP #3 North/South Trail Engineering Plans dated December 1, 2022, and Sloped Trail Connection Site Plan Exhibit dated February 1, 2023, all as related to public mobility trails improvements for East Nassau Stewardship District.

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

[GEOTECHNICAL ENGINEERING REPORT – WILDLIGHT POD 4]

THIS WARRANTY AND RELEASE is made the 28thday of February, 2024, by **ECS Florida, LLC,** whose address is 14030 Thunderbolt Place, Suite 500, Chantilly, Virginia 20151 ("Professional"), in favor of the **East Nassau Stewardship District** ("District"), which is a local unit of special-purpose government situated in the 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 and developer within the District ("Developer"). 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 Developer 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. 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 its intended purposes. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 4. 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 Developer and/or the District for the Work Product identified in **Exhibit A**.

SECTION 5. EFFECTIVE DATE. This Warranty and Release shall take effect upon execution.

WITNESSES

_____

Rebecca Kiser
[print name]

_____

Chris Egan
[print name]

ECS FLORIDA, LLC, a Virginia limited liability company

By: _____
Name: Joey Broussard, P.E.
Its: Vice President

EXHIBIT A

Geotechnical Report: The work product associated with this Release & Warranty include Geotechnical Engineering Report for Wildlight Pod 4 dated April 15, 2020, as related to public mobility trails improvements for East Nassau Stewardship District.

Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 11572838

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 02/01/2024 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

See Exhibit "A" attached hereto

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

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

1. NONE

OTHER MATTERS OF RECORD

2. Easement for Right of Way in favor of FP&L recorded April 21, 1971 in Official Records Book 123, Page 284.

3. Right of Way Easement in favor of FP&L recorded August 31, 1978 in Official Records Book 273, Page 551 and Supplement to Right of Way Easement recorded in Official Records Book 278, Page 607.

4. Intentionally deleted.

5. Intentionally deleted.

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

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

8. 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 Amended recorded November 1, 2021 in Official Records Book 2509, page 1962.

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

10. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses as set out in instrument recorded June 25, 2015 in Official Records Book 1987, page 1509, affected by Partial Release recorded May 7, 2018 in Official Records Book 2194, Page 1117.

11. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses as set out in instrument recorded June 25, 2015 in Official Records Book 1987, page 1525.

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

13. Easement (Business) in favor of Florida Power & Light Company as set out in instrument recorded July 25, 2016 in Official Records Book 2060, page 1549.

14. Intentionally deleted.

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

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

17. Restrictions, covenants and conditions, which include a Community Enhancement Fee, as contained in the Community Covenant for Florida Lowcountry Foundation, Inc. recorded July 3, 2017 in Official Records Book 2130, page 1407; First Amendment and Supplement recorded September 1, 2017 in Official Records Book 2144, page 757, as modified by Supplement to the Charter for Wildlight Commercial Properties and Community Covenant for Florida Lowcountry Foundation recorded December 21, 2017 in Official Records Book 2165, page 1547; recorded December 27, 2017 in Official Records Book 2166, page 97; recorded December 27, 2017 in Official Records Book 2166, page 160; recorded March 14, 2018 in Official Records Book 2183, page 644; recorded July 11, 2018 in Official Records Book 2209, page 1048; Supplement recorded September 6, 2018 in Official Records Book 2220, page 1531; recorded December 21, 2018 in Official Records Book 2245, page 360; December 21, 2018 in Official Records Book 2245, page 460; December 26, 2018 in Official Records Book 2245, page 1139; recorded September 26, 2019 in Official Records Book 2307, page 1028; as modified by Supplemental recorded June 15, 2021 in Official Records Book 2470, page 1279; as modified by Supplement to the Charter for Wildlight Commercial Properties and Community Covenant for Florida Lowcountry Foundation recorded June 21, 2021 in Official Records Book 2471, page 1732; as modified by Supplemental recorded August 3, 2021 in Official Records Book 2484, page 1587; Supplement to the Charter for Wildlight Commercial Properties and Community Covenant for Florida Lowcountry Foundation recorded October 29, 2021 in Official Records Book 2509, page 1085.

18. Charter for Wildlight Commercial Properties recorded July 3, 2017 in Official Records Book 2130, Page 1268; Supplement to the Charter for Wildlight Commercial Properties and Community Covenant for Florida Lowcountry Foundation, Inc. recorded April 22, 2022 in Official Records Book 2557, Page 1313; Supplement to the Charter for Wildlight Commercial Properties and Community Covenant for Florida Lowcountry Foundation, Inc. recorded July 1, 2022 in Official Records Book 2575, Page 286; Amendment to the Charter for Wildlight Commercial Properties recorded October 6, 2022 in Official Records Book 2594, Page 1420 and Supplement to the Charter for Wildlight Commercial Properties and Community Covenant for Florida Lowcountry Foundation, Inc. recorded December 18, 2023 in Official Records Book 2685, Page 527.

19. Community Charter for Wildlight Residential Properties recorded September 1, 2017 in Official Records Book 2144, page 617, are hereby assigned to Neighborhood No. 1; Supplement recorded September 6, 2018 in Official Records Book 2220, page 1531; Supplemental recorded June 21,

2021, in Official Records Book 2471, page 1732; Amendment to Community Charter for Wildlight Residential Properties; Amended and Restated By-Laws of Wildlight Residential Association, Inc. recorded September 24, 2021 in Official Records Book 2499, page 1446 and Amendment to the Community Charter for Wildlight Residential Properties recorded October 6, 2022 in Official Records Book 2594, Page 1416.

20. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses in favor of St. Johns River Water Management District as set out in instrument recorded November 22, 2017 in Official Records Book 2158, page 1983.

21. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses in favor of St. Johns River Water Management District as set out in instrument recorded November 22, 2017 in Official Records Book 2159, page 9; as modified by Partial Release recorded July 9, 2021 in Official Records Book 2478, page 883.

22. 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.

23. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses in favor of St. Johns River Water Management District as set out in instrument recorded April 23, 2018 in Official Records Book 2191, Page 562.

24. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses as set out in instrument recorded August 2, 2018 in Official Records Book 2215, page 1508, affected by Quit Claim Deeds recorded July 15, 2018 in Official Records Book 2207, Page 72 and Official Records Book 2207, Page 1962.

25. Recorded Notice of Environmental Resource Permit as set out in instrument recorded September 11, 2018 in Official Records Book 2222, Page 965.

26. Mobility Trail Easements set forth in Special Warranty Deed recorded May 7, 2019 in Official Records Book 2272, Page 1387.

27. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses in favor of St. Johns River Water Management District as set out in instrument recorded March 17, 2021 in Official Records Book 2443, page 1117.

28. Permanent Access Easement in favor of St. Johns River Water Management District as set out in instrument recorded March 17, 2021 in Official Records Book 2443, page 1171.

29. Intentionally deleted.

30. True-Up Agreement Series 2018 Special Assessments as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1731. (Parcel A = Phase 1 lands)

31. Collateral Assignment and Assumption of Development Rights Series 2018 Bonds as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1743. (Parcel A = Phase 1 lands)

32. Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2018 Special Assessments as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1757. (Parcel A = Phase 1 lands)

33. Notice of Series 2018 Special Assessments East Nassau Stewardship District as set out in instrument recorded January 9, 2019 in Official Records Book 2247, page 1762. (Parcel A = Phase 1 lands)

34. Master Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the East Nassau Stewardship District recorded May 7, 2019 in Official Records Book

2272, page 1300; Supplemental Disclosure of Public Financing recorded May 7, 2019 in Official Records Book 2272, page 1445.

35. 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.

36. Public School Concurrency Proportionate Share Mitigation Agreement recorded February 19, 2021 in Official Records Book 2435, Page 911.

37. Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2021 Special Assessments as set out in instrument recorded May 5, 2021 in Official Records Book 2458, page 1961. (Parcels 4A - Parcel 3 Central Planning Area)

38. Collateral Assignment and Assumption of Development Rights Series 2021 Bonds as set out in instrument recorded May 5, 2021 in Official Records Book 2459, page 1. (Parcels 4A - Parcel 3 Central Planning Area)

39. Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2021 Special Assessments as set out in instrument recorded May 5, 2021 in Official Records Book 2459, page 46. (Parcels 4A - Parcel 3 Central Planning Area)

40. True-Up Agreement Series 2021 Special Assessments as set out in instrument recorded May 5, 2021 in Official Records Book 2459, page 56. (Parcels 4A - Parcel 3 Central Planning Area)

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

42. Deed of Conservation Easement Third Party Beneficiary Rights to USACE and Passive Recreational Uses in favor of St. Johns River Water Management District as set out in instrument recorded June 22, 2021 in Official Records Book 2472, page 1178.

43. Reservation of all hunting rights and privileges, together with the right to license, lease, rent or otherwise assign and/or manage said rights, together with all income therefrom as set out in Special Warranty Deed recorded August 9, 2021 in Official Records Book 2486, page 651, affected by Release Agreement recorded in Official Records Book 2658, Page 1607. Note: This reservation will automatically terminate upon Wildlight LLC's conveyance of any portion of the property to a non-affiliated entity.

44. Deed of Conservation Easement Third Party Beneficiary Rights to the U.S. Army Corps of Engineers as Passive Recreational Uses recorded October 25, 2021 in Official Records Book 2507, Page 1748.

45. Deed of Conservation Easement Third Party Beneficiary Rights to the U.S. Army Corps of engineers as Passive Recreational Uses recorded November 5, 2021 in Official Records Book 2511, Page 1114.

46. Plat of East Nassau - Wildlight Phase 1c West, recorded in Official Records Book 2239, Page 1149 and 1150, of the Public Records of Nassau County, Florida.

47. Plat of East Nassau - Wildlight Phase 1c -1, recorded in Official Records Book 2347, Page 1119 through 1915, of the Public Records of Nassau County, Florida.

48. Plat of East Nassau - Wildlight Phase 1c -2, recorded in Official Records Book 2447, Page 43 through 48, of the Public Records of Nassau County, Florida.

49. Mobility Trail Easements set forth in Special Warranty Deed recorded May 7, 2020 in Official Records Book 2359, Page 1071 and Official Records Book 2359, Page 1080.

50. Plat of East Nassau - Wildlight PDP 3/ POD 4 North, recorded in Official Records Book 2539, Page 1789 through 1795, of the Public Records of Nassau County, Florida.

51. Plat of East Nassau - Wildlight PDP 3/ POD 5, recorded in Official Records Book 2546, Page 1608 through 1613, of the Public Records of Nassau County, Florida.

52. Taxes for the year 2023 are paid under the following:

    50-3N-27-1005-CEA1-0000;
    44-2N-27-0000-0001-0270;
    44-2N-27-1003-00CE-0000;
    44-2N-27-1003-0CP2-0000;
    50-3N-27-1005-CEA4-0000;
    50-3N-27-1005-0CE1-0000;
    44-2N-27-1004-0CEC-0000;
    44-2N-27-1004-0CE4-00C0;
    44-2N-27-1004-0CE4-00B0;
    44-2N-27-1003-0CP1-0000;
    44-2N-27-1003-RT03-0000
    50-3N-27-1005-RA1A-0000;
    50-3N-27-1005-RA1B-0000;
    44-2N-27-1004-RCT5-0000;
    44-2N-27-1004-RCT4-0000;
    44-2N-27-1004-MTE1-0000;

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

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

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

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

Fidelity National Title Insurance Company

Kelley McCarthy

K. McCarthy kelley.mccarthy@fnf.com

EXHIBIT “A”

Nassau County, Florida

LSS-828
Conservation Easement C (109.56 Ac.)
SITE 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being a portion of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of East Nassau - Wildlight PDP 3 / Pod 4 North as recorded in Official Record Book 2539, Pages 1789, 1790, 1791, 1792, 1793, 1794 and 1795 of the Public Records of Nassau County, Florida said point also being on the Northerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on the Westerly line of said East Nassau - Wildlight PDP 3 / Pod 4 North for the next 63 courses, N 14°34'24" W, a distance of 26.17 feet; thence N 37°44'05" W, a distance of 19.94 feet; thence N 19°00'35" W, a distance of 20.68 feet; thence N 27°51'55" E, a distance of 22.98 feet; thence N 05°35'01" E, a distance of 51.12 feet; thence N 50°18'54" W, a distance of 61.48 feet; thence S 83°17'51" W, a distance of 9.53 feet; thence N 69°59'54" W, a distance of 8.68 feet; thence N 45°00'00" W, a distance of 12.94 feet; thence N 15°00'01" W, a distance of 12.94 feet; thence N 08°14'40" E, a distance of 24.44 feet; thence N 65°02'35" W, a distance of 33.83 feet; thence N 81°48'40" W, a distance of 40.47 feet; thence N 49°28'48" W, a distance of 17.14 feet; thence N 03°50'14" W, a distance of 25.32 feet; thence N 03°50'14" W, a distance of 97.07 feet; thence N 81°07'49" W, a distance of 651.34 feet; thence S 72°16'09" W, a distance of 92.45 feet to a point on a curve, concave Northeast, having a radius of 455.55 feet and a central angle of 64°10'20"; thence on the arc of said curve, a distance of 510.22 feet said arc being subtended by a chord which bears N 14°31'57" W, a distance of 483.97 feet to the curves end; thence N 17°33'13" E, a distance of 148.53 feet; thence S 64°55'33" E, a distance of 91.90 feet; thence S 74°15'37" E, a distance of 64.22 feet; thence N 78°51'30" E, a distance of 44.31 feet; thence S 13°46'00" E, a distance of 9.16 feet; thence N 76°14'00" E, a distance of 20.18 feet; thence N 90°00'00" E, a distance of 58.41 feet to a point on a curve, concave Northeast, having a radius of 282.00 feet and a central angle of 14°35'17"; thence on the arc of said curve, a distance of 71.80 feet said arc being subtended by a chord which bears S 63°05'05" E, a distance of 71.61 feet to a point of compound curvature of a curve having a radius of 207.00 feet and a central angle of 114°29'51"; thence on the arc of said curve, a distance of 413.66 feet said arc being subtended by a chord which bears N 52°22'21" E, a distance of 348.19 feet to the curves

end; thence N 04°52'34" W, a distance of 176.80 feet to the beginning of a curve, concave Southwest, having a radius of 232.00 feet and a central angle of 67°34'13"; thence on the arc of said curve, a distance of 273.60 feet said arc being subtended by a chord which bears N 38°39'41" W, a distance of 258.02 feet to the curves end; thence N 72°26'47" W, a distance of 117.42 feet; thence N 17°33'13" E, a distance of 57.96 feet; thence N 00°00'00" E, a distance of 44.09 feet; thence N 72°30'30" W, a distance of 23.52 feet; thence N 01°32'33" W, a distance of 56.38 feet; thence N 68°29'37" W, a distance of 78.54 feet; thence N 24°23'46" E, a distance of 115.28 feet; thence N 20°24'00" E, a distance of 158.48 feet; thence S 72°26'47" E, a distance of 10.00 feet; thence N 17°33'13" E, a distance of 35.00 feet; thence N 72°26'47" W, a distance of 10.00 feet; thence N 12°48'00" E, a distance of 208.82 feet; thence N 79°41'55" E, a distance of 72.83 feet; thence N 27°39'50" E, a distance of 141.02 feet; thence N 87°53'58" E, a distance of 92.75 feet; thence S 78°08'16" E, a distance of 42.28 feet; thence N 48°30'00" E, a distance of 103.12 feet; thence N 32°52'00" E, a distance of 139.06 feet; thence N 21°11'55" E, a distance of 181.26 feet; thence S 71°22'04" E, a distance of 146.28 feet; thence S 87°22'44" E, a distance of 111.52 feet; thence N 79°52'34" E, a distance of 135.74 feet; thence N 46°14'01" E, a distance of 54.25 feet; thence N 24°41'00" E, a distance of 123.84 feet to the beginning of a curve, concave Northwest, having a radius of 1746.50 feet and a central angle of 6°35'32"; thence on the arc of said curve, a distance of 200.94 feet said arc being subtended by a chord which bears N 21°23'14" E, a distance of 200.83 feet to the curves end; thence N 21°04'05" W, a distance of 9.13 feet; thence N 36°45'46" W, a distance of 75.31 feet; thence N 15°34'40" W, a distance of 60.13 feet; thence N 01°34'30" W, a distance of 154.10 feet; thence N 36°37'12" W, a distance of 37.06 feet; thence N 03°59'54" E, a distance of 228.24 feet; thence N 62°32'01" E, a distance of 79.11 feet; thence N 83°27'07" E, a distance of 115.17 feet; thence S 31°50'36" E, a distance of 1194.22 feet to a point on the Northerly line and on the Westerly line and on the Southerly line of Recreation and/or Community Amenity Tract 3 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North for the next 17 courses, S 72°22'52" W, a distance of 158.70 feet; thence S 80°30'25" W, a distance of 156.47 feet; thence N 85°06'47" W, a distance of 135.08 feet; thence S 75°26'08" W, a distance of 171.53 feet; thence S 64°17'24" W, a distance of 75.73 feet; thence S 29°48'51" W, a distance of 52.78 feet; thence S 17°04'43" E, a distance of 124.66 feet; thence S 88°37'51" E, a distance of 191.75 feet; thence N 80°45'52" E, a distance of 124.63 feet; thence S 89°17'34" E, a distance of 121.16 feet; thence S 79°09'00" E, a distance of 121.39 feet; thence S 45°00'00" E, a distance of 141.09 feet; thence S 61°01'56" E, a distance of 64.74 feet; thence S 86°39'19" E, a distance of 77.37 feet; thence S 74°29'42" E, a distance of 110.51 feet; thence S 43°13'36" E, a distance of 40.97 feet; thence S 08°13'18" E, a distance of 117.06 feet to a point on the Northerly line of Parcel 4B-2 of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence departing said Southerly line and on said Northerly line and on the Westerly line and Southerly line of said Parcel 4B-2, for the next 32 courses, S 47°57'16" W, a distance of 41.96 feet; thence S 20°44'32" W, a distance of 67.69 feet; thence S 49°58'08" W, a distance of 238.11 feet; thence S 88°40'49" W, a distance of 91.02 feet; thence N 39°42'27" W, a distance of 63.05 feet; thence N 05°56'33" W, a distance of 78.38 feet; thence N 18°03'37" W, a distance of 120.46 feet; thence S 88°42'48" W, a distance of 77.27 feet; thence S 23°21'17" W, a distance of 86.52 feet; thence S 32°13'05" W, a distance of 175.28 feet;

thence S 56°10'10" W, a distance of 80.53 feet; thence S 86°45'31" W, a distance of 116.66 feet; thence N 84°54'43" W, a distance of 60.97 feet; thence S 44°54'23" W, a distance of 67.36 feet; thence S 19°29'30" W, a distance of 63.88 feet; thence S 06°39'28" E, a distance of 144.69 feet; thence S 31°13'47" E, a distance of 268.31 feet; thence S 22°51'44" E, a distance of 285.38 feet; thence N 87°15'10" E, a distance of 199.65 feet; thence N 36°16'37" E, a distance of 60.64 feet; thence N 77°41'53" E, a distance of 137.86 feet; thence N 64°46'11" E, a distance of 65.81 feet; thence N 51°36'56" E, a distance of 87.53 feet; thence N 29°25'11" E, a distance of 132.61 feet; thence N 04°17'28" E, a distance of 53.34 feet; thence N 25°39'08" W, a distance of 72.86 feet; thence N 20°53'17" W, a distance of 127.18 feet; thence N 08°27'18" W, a distance of 73.65 feet; thence N 42°09'12" E, a distance of 62.84 feet; thence N 58°16'02" E, a distance of 162.71 feet; thence N 50°49'28" E, a distance of 257.46 feet; thence S 31°50'36" E, a distance of 300.52 feet; thence S 68°33'07" W, a distance of 26.18 feet to the beginning of a curve, concave Southeast, having a radius of 704.49 feet and a central angle of 5°04'49"; thence on the arc of said curve, a distance of 62.46 feet said arc being subtended by a chord which bears S 06°24'14" W, a distance of 62.44 feet to the curves end; thence N 66°14'02" W, a distance of 7.88 feet; thence S 78°20'27" W, a distance of 81.86 feet; thence S 01°08'48" W, a distance of 153.09 feet; thence S 57°55'14" E, a distance of 6.61 feet; thence S 35°55'48" E, a distance of 99.9 feet; thence S 17°21'32" E, a distance of 67.91 feet; thence S 05°28'03" E, a distance of 34.16 feet; thence S 11°27'35" W, a distance of 38.26 feet to a point on the Northerly line of Parcel 4C of aforesaid East Nassau - Wildlight PDP 3 / Pod 4 North; thence on said Northerly line and on the Westerly line of said Parcel 4C for the next 12 courses, S 51°03'00" W, a distance of 147.00 feet; thence S 89°03'41" W, a distance of 96.57 feet; thence S 76°46'32" W, a distance of 47.28 feet; thence S 13°08'19" W, a distance of 77.20 feet; thence S 41°53'01" W, a distance of 72.80 feet; thence S 72°16'43" W, a distance of 72.32 feet; thence S 41°58'32" W, a distance of 120.31 feet; thence S 54°41'23" W, a distance of 213.04 feet; thence S 16°16'24" W, a distance of 101.15 feet; thence S 22°49'46" E, a distance of 75.63 feet; thence N 73°07'46" E, a distance of 312.64 feet; thence S 19°56'16" E, a distance of 165.59 feet to a point on the aforesaid Northerly Right of Way line of Sate Road No. 200 (A1A); thence departing said Westerly line and on said Northerly Right of Way line, S 72°19'01" W, a distance of 1564.87 feet to the Point of Beginning.

LSS-171
201**8**ANE00227

CONSERVATION EASEMENT A1 (96.39 Ac)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a

portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, Nassau County, Florida; thence on the East line of said Section 39, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence departing said East line, S 70°23'20" W, a distance of 16.31 feet; thence N 16°36'52" W, a distance of 25.03 feet; thence S 70°23'20" W, a distance of 72.12 feet; thence S 85°07'48" W, a distance of 109.08 feet; thence N 67°29'53" W, a distance of 251.35 feet; thence S 56°13'53" W, a distance of 141.94 feet; thence S 08°23'30" W, a distance of 217.38 feet; thence N 82°42'24" E, a distance of 13.97 feet; thence S 30°17'30" E, a distance of 68.94 feet; thence S 71°59'29" E, a distance of 66.25 feet; thence N 47°47'00" E, a distance of 71.34 feet; thence S 42°13'00" E, a distance of 303.71 feet to a point on the Northerly line of those lands described in Official Record Book 1484, Page 1762 of the Public Records of Nassau County, Florida; thence on said Northerly line, S 73°24'10" W, a distance of 836.77 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (300 foot Right of Way); thence departing said Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'54" W, a distance of 3294.77 feet; thence departing said Easterly Limited Access Right of Way line, N 74°24'36" E, a distance of 87.21 feet; thence S 79°40'45" E, a distance of 17.95 feet; thence S 10°18'17" W, a distance of 14.31 feet; thence N 75°01'00" E, a distance of 822.12 feet; thence S 01°16'23" W, a distance of 114.36 feet; thence S 16°00'53" W, a distance of 43.14 feet; thence S 25°15'42" W, a distance of 45.92 feet; thence S 09°38'15" W, a distance of 26.88 feet; thence S 25°26'43" E, a distance of 68.66 feet; thence S 19°17'24" E, a distance of 42.38 feet; thence S 04°32'53" W, a distance of 44.14 feet; thence S 27°43'07" W, a distance of 33.32 feet; thence S 25°53'13" E, a distance of 37.79 feet; thence S 43°27'07" E, a distance of 52.35 feet; thence S 55°18'17" E, a distance of 79.06 feet; thence S 25°20'46" E, a distance of 52.56 feet; thence S 23°53'28" W, a distance of 81.48 feet; thence S 04°44'43" W, a distance of 73.59 feet; thence S 00°09'27" W, a distance of 201.04 feet; thence N 90°00'00" E, a distance of 25.40 feet; thence S 57°43'28" E, a distance of 94.77 feet; thence S 00°00'00" E, a distance of 26.67 feet; thence N 89°04'37" E, a distance of 237.59 feet; thence N 83°33'39" E, a distance of 257.07 feet; thence N 69°24'39" E, a distance of 305.13 feet; thence S 15°50'39" E, a distance of 186.66 feet; thence S 21°51'25" E, a distance of 205.51 feet; thence S 05°19'58" W, a distance of 50.12 feet; thence S 80°13'15" W, a distance of 519.4 feet; thence N 82°43'00" W, a distance of 161.39 feet; thence S 80°37'04" W, a distance of 59.90 feet; thence S 50°30'49" W, a distance of 68.74 feet; thence S 38°17'04" W, a distance of 148.13 feet; thence S 48°55'08" W, a distance of 46.82 feet; thence S 34°53'58" W, a distance of 41.63 feet; thence S 10°23'33" W, a distance of 68.81 feet; thence S 55°33'58" E, a distance of 44.36 feet; thence S 62°22'02" E, a distance of 104.79 feet; thence S 73°18'49" E, a distance of 200.58 feet; thence N 84°24'08" E, a distance of 87.38 feet; thence S 76°27'22" E, a distance of 100.35 feet; thence N 80°58'11" E, a distance of 95.00 feet; thence N 21°01'44" W, a distance of 43.39 feet; thence N 11°54'31" W, a distance of 116.9 feet; thence N 07°21'54" E, a distance of 97.61 feet; thence N 48°27'51" E, a distance of 18.25 feet; thence S 88°54'35" E, a distance of 150.91 feet; thence S 73°52'32" E, a distance of 103.77 feet;

thence S 65°28'07" E, a distance of 82.42 feet; thence N 37°08'03" E, a distance of 51.74 feet; thence N 20°26'26" W, a distance of 80.67 feet; thence N 20°08'47" E, a distance of 109.68 feet; thence N 74°02'29" E, a distance of 71.92 feet; thence S 38°02'38" E, a distance of 42.06 feet; thence S 31°49'53" E, a distance of 86.02 feet; thence S 48°29'04" E, a distance of 180.3 feet; thence S 56°59'37" E, a distance of 138.00 feet; thence S 63°26'56" E, a distance of 202.68 feet; thence S 60°41'33" E, a distance of 161.45 feet; thence S 66°25'10" E, a distance of 98.78 feet; thence S 60°36'40" W, a distance of 9.73 feet; thence S 50°55'41" E, a distance of 57.88 feet; thence S 39°58'43" E, a distance of 203.72 feet; thence S 40°18'25" E, a distance of 13.39 feet; thence S 18°25'58" E, a distance of 66.83 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears S 09°50'47" W, a distance of 23.69 feet to the curves end; thence S 38°07'33" W, a distance of 91.43 feet; thence S 48°38'18" W, a distance of 82.91 feet; thence S 06°37'48" E, a distance of 30.00 feet; thence S 04°04'32" E, a distance of 95.39 feet; thence S 19°27'49" W, a distance of 42.96 feet; thence S 60°47'37" W, a distance of 265.11 feet; thence N 08°57'11" W, a distance of 5.04 feet; thence N 45°36'54" W, a distance of 24.58 feet; thence S 72°59'47" W, a distance of 47.32 feet; thence S 14°39'50" W, a distance of 20.63 feet; thence S 80°24'47" W, a distance of 219.03 feet; thence N 54°35'13" W, a distance of 85.08 feet; thence S 68°34'20" W, a distance of 262.29 feet; thence S 80°22'02" W, a distance of 77.44 feet; thence S 70°23'20" W, a distance of 3.73 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-361 - LSP1237) **25' MOBILITY TRAIL EASEMENT A (0.90Ac.)**

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, S 01°11'47" E, a distance of 1180.32 feet to the Point of Beginning; thence N 70°23'20" E, a distance of 3.73 feet; thence N 80°22'02" E, a distance of 77.44 feet; thence N 68°34'20" E, a distance of 262.29 feet; thence S 54°35'13" E, a distance of 85.08 feet; thence N 80°24'47" E, a distance of 219.03 feet; thence N 14°39'50" E, a distance of 20.63 feet; thence N 72°59'47" E, a distance of 47.32 feet; thence S 45°36'54" E, a distance of 24.58 feet; thence S 08°57'11" E, a distance of 5.04 feet; thence N 60°47'37" E, a distance of 265.11 feet; thence N 19°27'49" E, a distance of 42.96 feet; thence N 04°04'32" W, a distance of 95.39 feet; thence N 06°37'48" W, a distance of 30.00 feet; thence N 48°38'18" E, a distance of 82.91 feet; thence N 38°07'33" E, a distance of 91.43 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 56°33'31"; thence on the arc of said curve, a distance of 24.68 feet said arc being subtended by a chord which bears N 09°50'47" E, a distance of 23.69 feet to the curves end; thence N 18°25'58" W, a

distance of 66.83 feet; thence N 40°18'25" W, a distance of 13.39 feet; thence N 49°41'35" E, a distance of 59.16 feet to a point on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Westerly Right of Way line, N 46°38'41" W, a distance of 25.15 feet; thence departing said Westerly Right of Way line, S 49°41'35" W, a distance of 81.38 feet; thence S 40°18'25" E, a distance of 33.56 feet; thence S 18°25'58" E, a distance of 61.99 feet; thence S 38°07'33" W, a distance of 89.13 feet; thence S 48°38'18" W, a distance of 93.70 feet; thence S 06°37'48" E, a distance of 42.53 feet; thence S 04°04'32" E, a distance of 89.62 feet; thence S 19°27'49" W, a distance of 28.32 feet; thence S 60°47'37" W, a distance of 233.85 feet; thence N 45°36'54" W, a distance of 25.65 feet; thence S 72°59'47" W, a distance of 76.11 feet; thence S 14°39'50" W, a distance of 18.43 feet; thence S 80°24'47" W, a distance of 192.51 feet; thence N 54°35'13" W, a distance of 88.25 feet; thence S 68°34'20" W, a distance of 273.24 feet; thence S 80°22'02" W, a distance of 72.90 feet; thence N 16°36'52" W, a distance of 25.75 feet; thence S 70°23'20" W, a distance of 35.11 feet; thence S 16°37'11" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 10.07 feet; thence S 16°36'52" E, a distance of 25.03 feet; thence N 70°23'20" E, a distance of 16.31 feet to the Point of Beginning.

LESS AND EXCEPT
(LSS-319 - LSP1354) **Trail Easement 4: (1.04 Ac.)**

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

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau - Wildlight Phase 1c-West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet to the Point of Beginning; thence S 64°40'38" W, a distance of 47.25 feet; thence S 83°00'57" W, a distance of 107.72 feet; thence N 88°42'40" W, a distance of 118.89 feet; thence S 73°39'58" W, a distance of 107.18 feet; thence S 59°25'03" W, a distance of 187.55 feet; thence S 55°21'32" W, a distance of 98.56 feet; thence S 50°53'39" W, a distance of 159.61 feet; thence S 37°25'13" W, a distance of 62.82 feet; thence S 02°52'14" E, a distance of 70.32 feet; thence S 45°28'05" W, a distance of 80.12 feet; thence S 54°29'53" W, a distance of 306.84 feet; thence S 47°12'03" W, a distance of 52.57 feet; thence S 1°33'11" W, a distance of 118.24' feet to the Northerly line of Pond Tract 1 of aforesaid East Nassau - Wildlight Phase 1c-West; thence on said Northerly line, N 67°29'53" W, a distance of 120.58 feet; thence departing said Northerly line,

N47°12'03" E, a distance of 44.25 feet; thence N 17°56'56" W, a distance of 57.42 feet; thence N 72°03'04" E, a distance of 40.00 feet; thence S 17°56'56" E, a distance of 38.89 feet; thence N 47°12'03" E, a distance of 98.88 feet; thence N 54°29'53" E, a distance of 306.46 feet; thence N 45°28'05" E, a distance of 66.93 feet; thence N 02°52'14" W, a distance of 68.27 feet; thence N 37°25'13" E, a distance of 74.94 feet; thence N 50°53'39" E, a distance of 163.54 feet; thence N 55°21'32" E, a distance of 100.42 feet; thence N 59°25'03" E, a distance of 191.56 feet; thence N 73°39'58" E, a distance of 114.18 feet; thence S 88°42'40" E, a distance of 120.96 feet; thence N 83°00'57" E, a distance of 101.88 feet; thence N 64°40'38" E, a distance of 31.17 feet; thence S 51°03'26" E, a distance of 27.75 feet to the Point of Beginning.

LSS-172
2017ANE00600

CONSERVATION EASEMENT "H" (18.37 Ac)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a

distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence S 72°31'46" W, 22.07 feet to the Point of Beginning; thence S 72°31'46" W, a distance of 19.08 feet; thence S 68°01'03" W, a distance of 25.33 feet; thence N 55°42'52" W, a distance of 34.22 feet; thence N 31°41'41" W, a distance of 15.70 feet; thence N 69°06'01" W, a distance of 44.35 feet; thence S 53°38'52" W, a distance of 78.89 feet; thence S 34°29'56" W, a distance of 63.47 feet; thence S 30°10'18" W, a distance of 53.84 feet; thence S 08°52'58" W, a distance of 75.36 feet; thence S 04°27'18" E, a distance of 71.22 feet; thence S 46°28'10" E, a distance of 49.08 feet; thence S 32°37'20" E, a distance of 66.03 feet; thence S 26°04'01" W, a distance of 53.75 feet; thence S 37°58'50" W, a distance of 57.84 feet; thence S 62°34'51" W, a distance of 29.37 feet; thence N 48°20'37" W, a distance of 55.02 feet; thence S 51°56'53" W, a distance of 79.17 feet; thence S 20°35'12" E, a distance of 20.03 feet; thence S 09°17'49" W, a distance of 70.58 feet; thence S 20°46'35" E, a distance of 32.56 feet; thence S 07°14'02" E, a distance of 103.53 feet; thence S 07°44'37" W, a distance of 22.34 feet; thence S 59°24'58" W, a distance of 62.46 feet; thence S 14°54'14" W, a distance of 54.69 feet; thence S 21°40'07" E, a distance of 22.14 feet; thence S 55°24'30" E, a distance of 68.83 feet; thence S 69°59'57" E, a distance of 62.64 feet; thence S 17°28'37" E, a distance of 16.02 feet; thence S 82°18'02" W, a distance of 20.50 feet; thence S 17°43'51" E, a distance of 22.96 feet to a 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 on said Northerly Right of Way line for the next 2 courses, S 72°16'09" W, a distance of 96.12 feet; thence S 89°02'41" W, a distance of 853.11 feet to a point on the Easterly line of those lands described in Official Record Book 956, Page 1636 of said Public Records; thence departing said Northerly Right of Way line and on said Easterly line, N 16°36'59" W, a distance of 487.28 feet; thence departing said Easterly line, N 86°16'16" E, a distance of 91.43 feet; thence N 74°52'14" E, a distance of 138.89 feet; thence S 87°37'00" E, a distance of 75.78 feet; thence S 69°16'33" E, a distance of 86.85 feet; thence S 57°48'26" E, a distance of 63.54 feet; thence N 75°58'23" E, a distance of 32.37 feet; thence N 34°49'55" E, a distance of 122.89 feet; thence N 86°56'01" E, a distance of 39.10 feet; thence S 69°46'12" E, a distance of 33.41 feet; thence N 70°57'47" E, a distance of 115.97 feet; thence N 14°11'09" E, a distance of 146.72 feet; thence N 16°15'48" E, a distance of 130.05 feet; thence N 04°01'00" E, a distance of 49.81 feet; thence N 20°09'03" E, a distance of 47.56 feet; thence N 31°50'57" E, a distance of 48.05 feet; thence N 11°08'24" E, a distance of 156.74 feet; thence N 57°58'41" E, a distance of 98.10 feet; thence N 49°58'36" E, a distance of 61.31 feet; thence N 40°51'52" E, a distance of 97.94 feet; thence N 22°51'02" E, a distance of 62.00 feet; thence N 01°11'39" W, a distance of 150.20 feet; thence N 56°12'50" E, a distance of 16.17 feet; thence S 17°47'08" E, a distance of 91.18 feet; thence S 35°50'13" E, a distance of 22.23 feet; thence S 29°08'26" E, a distance of 376.39 feet; thence S 29°56'40" E, a distance of 142.03 feet to the Point of Beginning.

LSS-330
2017ANE00595

CONSERVATION EASEMENT A (5.42 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel “A” (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel “B” (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 169.65 feet to the Point of Beginning; thence continue on said Easterly Right of Way line of a 81 foot Roadway Parcel “B”, S 57°00'53" E, a distance of 462.58 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel “B”, S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence on said Westerly line, N 33°15'25" W, a distance of 79.85 feet to a point on the Southerly line of Conservation Easement 4A; thence departing said Westerly line and on said Southerly line for the next 13 courses, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of

112.70 feet; thence S 59°50'30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59" W, a distance of 126.84 feet; thence S 66°37'31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52'35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04'45" W, a distance of 183.83 feet; thence S 42°53'46" W, a distance of 40.40 feet; thence S 26°15'50" W, a distance of 80.34 feet to the Point of Beginning.

LSS-331
2016ANE02122

CONSERVATION EASEMENT 4A (2.92 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27” E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02’54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25’49”; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21’12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract - North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet to the Point of Beginning; thence N 37°13'26" E. a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29’05" E, a distance of 118.45 feet; thence

N 81°59'57" E, a distance of 128.08 feet; thence N 73°07’53”E, a distance of 290.78 feet; thence N 69°25'51”E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence on said Westerly line, S 33°15'25” E. a distance of 158.77 feet; thence departing said Westerly line, S 82°57'37" W, a distance of 20.29 feet; thence S 81°38'06" W, a distance of 112.70 feet; thence S 59°50’30" W, a distance of 59.74 feet; thence S 45°56'46" W, a distance of 91.67 feet; thence N 78°51'59” W, a distance of 126.84 feet; thence S 66°37’31" W, a distance of 46.27 feet; thence S 51°42'45" W, a distance of 85.19 feet; thence S 31°52’35" W, a distance of 53.35 feet; thence S 77°17'04" W, a distance of 78.71 feet; thence N 80°09'20" W, a distance of 71.37 feet; thence N 78°04’45" W, a distance of 183.83 feet; thence S 42°53'46” W, a distance of 40.40 feet; thence S 26°15’50" W, a distance of 80.34 feet; thence N 57°00’53" W, a distance of 62.20 feet to the Point of Beginning.

LSS-339
2016ANE02122

CONSERVATION EASEMENT 4B (1.94 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15

feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement and the Point of Beginning; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 68.73 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of 40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed Trail Easement; thence on said Easterly line, N 33°15'25" W, a distance of 163.49 feet to the Point of Beginning.

LESS AND EXCEPT (0.01 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve, for the next 8 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having

a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 13°58'04"; thence on the arc of said curve, a distance of 355.80 feet said arc being subtended by a chord which bears S 49°07'20" E, a distance of 354.92 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being on a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 0°54'31"; thence continue on the arc of said curve, a distance of 23.15 feet said arc being subtended by a chord which bears S 56°33'38" E, a distance of 23.15 feet to the curves end; thence S 57°00'53" E, a distance of 107.45 feet; thence N 37°13'26" E, a distance of 138.19 feet; thence N 53°12'22" E, a distance of 84.10 feet; thence N 72°29'05" E, a distance of 118.45 feet; thence N 81°59'57" E, a distance of 128.08 feet; thence N 73°07'53" E, a distance of 290.78 feet; thence N 69°25'51" E, a distance of 210.67 feet to a point on the Westerly line of a Proposed Trail Easement; thence N 66°48'49" E, a distance of 15.23 feet to a point on the Easterly line of said Proposed Trail Easement; thence N 59°24'57" E, a distance of 176.01 feet; thence N 37°15'56" E, a distance of 36.24 feet; thence N 82°53'04" E, a distance of 54.36 feet; thence N 47°47'37" E, a distance of 152.43 feet; thence S 89°26'35" E, a distance of 140.78 feet; thence N 72°11'48" E, a distance of 307.61 feet; thence N 76°54'29" E, a distance of 109.43 feet; thence N 84°43'04" E, a distance of 129.04 feet; thence N 87°17'54" E, a distance of 55.35 feet to the Point of Beginning; thence continue N 87°17'54" E, a distance of 13.38 feet; thence S 12°31'43" W, a distance of 37.53 feet; thence S 79°12'26" W, a distance of 21.71 feet; thence N 21°53'00" E, a distance of 43.18 feet to the Point of Beginning.

LSS-340
2018ANE00227

CONSERVATION EASEMENT A6 (0.26 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 2703.04 feet; thence departing said North line, S 00°46'33" E, a distance of 387.32 feet to the Point of Beginning; thence N 59°09'00" E, a distance of 91.52 feet; thence S 89°26'35" E, a distance of 114.72 feet; thence S 47°47'37" W, a distance of 152.43 feet; thence S 82°53'04" W, a distance of 43.68 feet; thence N 30°51'00" W, a distance of 72.22 feet to the Point of Beginning.

LSS-341
2016ANE02121

CONSERVATION EASEMENT 2 (15.50 Ac.)

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

Commence at the Northwest corner of the Heirs of E Waterman Mill Grant, Section 44, Township 2 North, Range 27 East. Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°10'59"; thence departing said South line and on said Southeasterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 997.09 feet said arc being subtended by a chord which bears N 60°43'31" E, a distance of 977.77 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1542.00 feet and a central angle of 6°28'49"; thence on the arc of said curve, a distance of 174.41 feet said arc being subtended by a chord which bears N 77°04'36" E, a distance of 174.31 feet to the Point of Beginning; thence continue on said Southeasterly Right of Way line and on the arc of said curve, a distance of 89.76 and a central angle of 3°20'07", said arc being subtended by a chord which bears N 72°10'08" E, a distance of 89.75 feet; thence departing said Southeasterly Right of Way line, S 58°25'42" E, a distance of 77.99 feet; thence S 53°44'22" E. a distance of 112.07 feet; thence S 67°56'27" E, a distance of 125.86 feet; thence N 74°02'38" E, a distance of 107.86 feet, thence N 41°25'50" E, a distance of 98.53 feet; thence N 06°55'49" E, a distance of 88.22 feet; thence N 23°22'25" W, a distance of 67.03 feet; thence N 12°17'33" W, a distance of 67.70 feet; thence N 38°23'20" W, a distance of 45.73 feet to a point on the aforesaid Southeasterly Right of Way line and on a curve, concave Northwest, having a radius 1542.00 feet and a central angle of 1°16'22"; thence on the arc of said curve, for the next 3 courses a distance of 34.25 feet said arc being subtended by a chord which bears N 53°44'00" E, a distance of 34.25 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 22°37'27"; thence on the arc of said curve, a distance of 575.71 feet said arc being subtended by a chord which bears N 64°24'32" E, a distance of 571.98 feet to the curves end; thence departing said Southeasterly Right of Way line, S 21°35'51" E, a distance of 325.07 feet, thence S 25°07'16" E, a distance of 153.70 feet; thence S 62°53'03' W, a distance of 413.21 feet; thence S 65°10'07" W, a distance of 258.63 feet; thence S 51°53'01" W, a distance of 398.81 feet; thence S 53°28'10" W, a distance of 140.60 feet; thence S 46°54'32" W, a distance of 147.26 feet; thence N 84°07'30" W, a distance of 77.24 feet; thence N 56°42'39" W, a distance of 136.64 feet, thence N 43°35'05" W, a distance of 109.02

feet; thence N 29°09'38" W, a distance of 114.70 feet; thence N 01°35’14” W, a distance of 139.65 feet; thence N 28°10’35" E, a distance of 139.33 feet, thence N 75°52’46" E, a distance of 76.35 feet; thence N 41°36’24" E, a distance of 146.29 feet to the Point of Beginning.

LESS AND EXCEPT Pond Tract 13, designated as Pond 13 Drainage Easement on Plat of Nassau - Wildlight Phase 1C-2, recoded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida, which was conveyed to the East Nassau Stewardship District by Special Warranty Deed from Wildlight LLC, dated July 6, 2022, and recorded in OR Book 2576, Page 328.

LSS-349
2017ANE00600

CONSERVATION EASEMENT “G” (4.95 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet; thence departing said Easterly Right of Way line, S 32°59'07" W, a distance 81.00 feet to a point on the Westerly Right of Way line of the aforesaid Proposed 81 foot Roadway and the Point of Beginning; thence departing said Westerly Right of Way line, S 32°59'07" W, a distance of 59.72 feet; thence S 12°57'19" W, a

distance of 69.42 feet; thence S 84°11'10" W, a distance of 97.15 feet; thence S 34°11'08" W, a distance of 108.34 feet; thence N 72°56'26" W, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 40.07 feet; thence S 38°41'19" E, a distance of 29.97 feet; thence S 34°11'08" W, a distance of 171.22 feet; thence S 72°31'46" W, a distance of 12.29 feet; thence N 30°12'06" W, a distance of 113.5 feet; thence N 28°39'13" W, a distance of 166.00 feet; thence N 30°52'05" W, a distance of 126.82 feet; thence N 26°37'27" W, a distance of 106.03 feet; thence N 21°14'18" W, a distance of 125.46 feet; thence N 56°12'50" E, a distance of 22.09 feet; thence N 72°01'51" E, a distance of 91.10 feet; thence N 44°50'02" E, a distance of 132.43 feet to a point on the aforesaid Westerly Right of Way line of a Proposed 81 foot Roadway said point being on a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 91.60 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 91.60 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning.

LESS & EXCEPT LSS3160 - LSP-1237 **Trail Easement B (0.90 Ac.)**

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:

Commence at the Southwesterly corner of Wildlight Avenue (78 foot Right of Way) as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156, 157, 158, 159 and 160 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) for the next 5 courses, S 32°59’07" W, a distance of 3.00 feet; thence N 57°00’53” W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°59'17”; thence on the arc of said curve, a distance of 66.60 feet said arc being subtended by a chord which bears N 56°31’15" W, a distance of 66.60 feet to the Point of Beginning; thence departing said Westerly Right of Way line, S 34°0’39” W, a distance of 2.38 feet; thence S 44°50’02” W, a distance of 140.77 feet; thence S 72°01'51” W, a distance of 93.67 feet; thence S 56°12’50" W, a distance of 24.19 feet to a point on the Westerly line of Conservation Easement "G” as recorded in Official Record Book 2158, Page 1983 of the Public Records of Nassau County, Florida; thence on said Westerly line for the next 5 courses, S 21°14’18” E, a distance of 99.84 feet; thence S 26°37’27" E, a distance of 106.03 feet; thence S 30°52'05" E, a distance of 126.82 feet; thence S 28°39’13" E, a distance of 166.00 feet; thence S 30°12’06” E, a distance of 113.50 feet to a point on the Westerly line of Tract "A” of East Nassau - Wildlight Phase 1a as recorded in Plat Book 8, Pages 203-213 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Westerly line, S 72°31’46" W, a distance of 22.07 feet to the Southeast corner of Conservation Easement "H” as recorded in said Official Record Book 2158, Page 1983; thence departing said Westerly line and on the Easterly of said Conservation Easement ”H" for the next 4 courses, N 29°56’40” W, a distance of 142.03 feet; thence N 29*08’26" W, a distance of 376.39 feet; thence N 35°50’13" W, a distance of 22.23 feet; thence

N 17*47’08" W, a distance of 91.18 feet to the Northeast corner of said Conservation Easement ”H"; thence departing said Easterly line and on the Westerly prolongation of the North line of aforesaid Conservation Easement "G” and on the said North line of Conservation Easement ”G” for the next 3 courses, N 56°12’50” E, a distance of 47.81 feet; thence N 72°01 ’51" E, a distance of 91.10 feet; thence N 44°50’02" E, a distance of 132.43 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 0°22’15"; thence on the arc of said curve, a distance of 25.00 feet said arc being subtended by a chord which bears S 55°50’29" E, a distance of 25.00 feet to the Point of Beginning.

LSS-358
2017ANE00600

CONSERVATION EASEMENT “D” (1.16 Ac.)

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

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way), said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line of said Proposed 90 foot Roadway and on the arc of said curve, for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line for the next 5 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 9°00'40"; thence on the arc of said curve, a distance of 594.42 feet said arc being subtended by a chord which bears S 51°09'01" E, a distance of 593.81 feet to the curves end; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to the Point of Beginning; thence N 32°59'07" E, a distance of 1.50 feet; thence S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance

of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'31" E, a distance of 124.04 feet; thence N 52°03'00" E, a distance of 81.57 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence S 16°20'10" W, a distance of 77.84 feet to the beginning of a curve, concave Northeast, having a radius of 332.50 feet and a central angle of 8°13'35"; thence on the arc of said curve, a distance of 47.74 feet said arc being subtended by a chord which bears S 24°42'10" W, a distance of 47.70 feet to the curves end; thence N 72°30'30" W, a distance of 128.87 feet; thence S 37°32'12" W, a distance of 69.04 feet; thence S 17°33'13" W, a distance of 47.59 feet; thence N 82°32'07" W, a distance of 88.50 feet; thence N 86°30'34" W, a distance of 88.50 feet; thence S 89°30'59" W, a distance of 88.50 feet; thence S 85°32'32" W, a distance of 88.50 feet; thence S 05°53'13" E, a distance of 120.00 feet; thence S 81°27'05" W, a distance of 83.40 feet; thence S 77°20'10" W, a distance of 83.40 feet; thence N 13°33'19" W, a distance of 29.41 feet; thence N 36°45'14" W, a distance of 13.39 feet; thence N 83°09'03" W, a distance of 13.39 feet; thence S 73°39'02" W, a distance of 102.6 feet; thence S 53°00'27" W, a distance of 12.14 feet; thence S 11°02'36" W, a distance of 12.14 feet; thence S 01°29'21" W, a distance of 28.40 feet; thence S 70°51'23" W, a distance of 50.19 feet; thence S 54°41'07" W, a distance of 92.24 feet; thence S 39°13'01" W, a distance of 113.54 feet; thence N 88°16'23" W, a distance of 38.66 feet; thence S 65°45'01" W, a distance of 62.40 feet; thence S 06°30'39" W, a distance of 18.07 feet; thence S 70°01'59" W, a distance of 22.72 feet; thence S 57°09'51" W, a distance of 150.42 feet; thence S 45°04'29" W, a distance of 31.00 feet; thence S 34°51'56" W, a distance of 46.38 feet; thence N 57°00'53" W, a distance of 15.00 feet; thence N 34°51'56" E, a distance of 5.00 feet; thence N 57°00'53" W, a distance of 30.00 feet; thence S 34°51'56" W, a distance of 15.01 feet to a point on the Easterly Right of Way line of a Proposed 78 foot Roadway (78 foot Right of Way); thence on said Easterly Right of Way line, N 57°00'53" W, a distance of 25.97 feet to the Point of Beginning.

LSS-717
2017ANE00595

CONSERVATION EASEMENT “B” (6.50 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southeasterly Right of Way line of a 81 foot Roadway Parcel “A” (81 foot Right of Way) as recorded in Official Record Book 1981, Page 163 of the Public records of Nassau County, Florida, said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said South line and on said Southeasterly Right of Way line and on the Easterly Right of Way line of said 81 foot Roadway and on the Easterly Right of Way line of a 81 foot Roadway Parcel “B” (81 foot Right of Way) of those lands described in Official Record Book 1981, Page 163 of the Public Records of Nassau County, Florida and on the arc of said curve, for the next 7 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 306.48 feet to the beginning of a curve, concave Easterly, having a radius of 20.00 feet and a central angle of 87°31'53"; thence on the arc of said curve, a distance of 30.55 feet said arc being subtended by a chord which bears S 02°48'10" E, a distance of 27.67 feet to a point of reverse curvature of a curve having a radius of 1540.50 feet and a central angle of 4°25'49"; thence on the arc of said curve, a distance of 119.11 feet said arc being subtended by a chord which bears S 44°21'12" E, a distance of 119.09 feet to the curves end; thence S 42°08'18" E, a distance of 371.58 feet to the beginning of a curve, concave Northeast, having a radius of 1459.50 feet and a central angle of 14°52'36"; thence on the arc of said curve, a distance of 378.95 feet said arc being subtended by a chord which bears S 49°34'35" E, a distance of 377.89 feet; thence S 57°00'53" E, a distance of 632.22 feet; thence departing said Easterly Right of Way line of a 81 foot Roadway Parcel “B”, S 88°09'19" E, a distance of 51.91 feet; thence N 54°08'46" E, a distance of 44.59 feet; thence N 13°24'35" E, a distance of 34.26 feet; thence N 63°21'15" E, a distance of 44.92 feet; thence N 39°54'02" E, a distance of 64.70 feet; thence N 81°27'53" E, a distance of 91.05 feet; thence N 65°45'01" E, a distance of 56.27 feet; thence S 88°16'23" E, a distance of 37.88 feet; thence N 39°13'01" E, a distance of 112.75 feet; thence N 55°08'36" E, a distance of 48.92 feet; thence N 34°48'42" E, a distance of 65.79 feet; thence N 18°48'32" E, a distance of 124.04 feet; thence N 52°02'57" E, a distance of 14.08 feet to a point on the Westerly line of a Proposed 15 foot Trail Easement; thence N 52°02'59" E, a distance of 15.05 feet to a point on the Easterly line of said Proposed 15 foot Trail Easement and the Point of Beginning; thence N 52°03'00" E, a distance of 52.44 feet; thence S 54°29'53" E, a distance of 48.03 feet; thence S 08°56'30" E, a distance of 66.05 feet; thence S 71°50'03" E, a distance of 104.75 feet; thence N 44°42'29" E, a distance of 62.04 feet; thence N 16°02'54" E, a distance of 57.69 feet; thence N 38°32'35" E, a distance of 55.91 feet; thence N 67°07'37" E, a distance of 68.68 feet; thence N 89°03'59" E, a distance of 60.72 feet; thence S 48°59'51" E, a distance of 42.95 feet; thence S 84°38'45" E, a distance of 52.77 feet; thence N 79°28'10" E, a distance of 102.14 feet; thence N 61°09'33" E, a distance of 57.10 feet; thence N 42°27'48" E, a distance of 63.46 feet; thence N 67°04'03" E, a distance of 175.82 feet; thence N 16°20'10" E, a distance of 327.15 feet to a point on the Southerly line of Conservation Easement 4B; thence on said Southerly line for the next 18 courses, S 79°12'26" W, a distance of 90.20 feet; thence S 80°51'47" W, a distance of 69.77 feet; thence S 22°43'55" W, a distance of 15.99 feet; thence S 79°13'46" W, a distance of

40.70 feet; thence N 67°57'20" W, a distance of 50.51 feet; thence S 81°18'31" W, a distance of 90.36 feet; thence S 66°21'30" W, a distance of 88.30 feet; thence S 51°30'00" W, a distance of 61.79 feet; thence S 63°53'40" W, a distance of 116.09 feet; thence N 69°46'31" W, a distance of 52.73 feet; thence S 73°48'38" W, a distance of 84.06 feet; thence S 58°23'34" W, a distance of 79.50 feet; thence S 28°48'39" W, a distance of 59.44 feet; thence S 43°00'48" W, a distance of 97.25 feet; thence S 04°33'08" W, a distance of 62.22 feet; thence S 49°09'49" W, a distance of 41.27 feet; thence S 60°41'56" W, a distance of 56.52 feet; thence S 82°57'37" W, a distance of 28.49 feet to a point on the aforesaid Easterly line of a Proposed 15 foot Trail Easement; thence on said Easterly line, S 33°15'25" E, a distance of 71.23 feet to the Point of Beginning.

LESS AND EXCEPT LSS721 - LSP1574 - **Recreation and/or Community Amenity Tract 8,** containing 0.45 acre as shown and delineated on Plat of East Nassau - Wildlight Phase 1C-2, recorded as Instrument # 202145011158 in Official Records Book 2447, Pages 43 through 48, inclusive, of the public records of Nassau County, Florida.

LSS-719
2018ANE00227

CONSERVATION EASEMENT A7 (0.10 Ac.)

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:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 3432.97 feet; thence departing said North line, S 00°46'33" E, a distance of 235.23 feet to the Point of Beginning; thence N 72°12'00" E, a distance of 220.83 feet; thence S 21°53'00" W, a distance of 55.70 feet; thence S 87°17'54" W, a distance of 55.35 feet; thence S 84°43'04" W, a distance of 129.04 feet; thence S 76°54'29" W, a distance of 5.87 feet to the Point of Beginning.

LSS-817
2020ANE00809

Conservation Easement 4B (2.65 Ac.)

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:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 6085.39 feet; thence departing said North line, S 00°46'33" E, a distance of 319.64 feet to the Point of Beginning; thence S 34°31'52" E, a distance of 263.26 feet; thence S 63°13'56" W, a distance of 52.47 feet; thence S 05°38'48" W, a distance of 45.91 feet; thence S 24°24'42" E, a distance of 58.63 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°50'48"; thence on the arc of said curve, a distance of 39.20 feet said arc being subtended by a chord which bears S 20°30'42" W, a distance of 35.31 feet to the curves end; thence S 65°26'05" W, a distance of 78.11 feet; thence S 80°13'16" W, a distance of 12.76 feet; thence N 84°59'33" W, a distance of 56.38 feet; thence N 78°19'32" W, a distance of 47.90 feet; thence S 57°11'25" W, a distance of 73.12 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 90°53'40"; thence on the arc of said curve, a distance of 39.66 feet said arc being subtended by a chord which bears N 77°21'46" W, a distance of 35.63 feet to the curves end; thence N 31°54'56" W, a distance of 56.10 feet; thence S 86°29'39" W, a distance of 76.51 feet; thence S 45°13'31" W, a distance of 18.72 feet; thence N 44°46'29" W, a distance of 3.41 feet to the beginning of a curve, concave Southeast, having a radius of 1065.00 feet and central angle of 24°48'33"; thence on the arc of said curve, a distance of 461.14 feet said arc being subtended by a chord which bears N 31°06'22" E, a distance of 457.55 feet to the beginning of a curve, concave Northerly, having a radius of 180.00 feet and central angle of 18°42'44"; thence on the arc of said curve, a distance of 58.79 feet said arc being subtended by a chord which bears N 89°26'58" E, a distance of 58.53 feet to the Point of Beginning.

LSS-835
2020ANE00809

Conservation Easement 4C (16.13 Ac.)

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

Commence at the Southeast corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, S 89°13'27" W, a distance of 6443.42 feet; thence departing said South line, N 00°46'33" W, a distance of 737.30 feet to the Point of Beginning; thence S 69°12'54" W, a distance of 73.21 feet; thence S 48°12'38" W, a distance of 99.20 feet; thence S 58°17'36" W, a distance of 86.21 feet; thence S 09°47'00" E, a distance of 69.52 feet; thence S 28°24'45" W, a distance of 123.08 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 97°05'34"; thence on the arc of said curve, a distance of 42.36 feet said arc being subtended by a chord which bears S 76°57'32" W, a distance of 37.47 feet to the curves end; thence N 54°29'41" W,

a distance of 51.24 feet; thence S 35°00'40" W, a distance of 47.45 feet; thence S 07°43'04" W, a distance of 80.31 feet; thence S 17°53'16" W, a distance of 79.44 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 85°42'01"; thence on the arc of said curve, a distance of 37.39 feet said arc being subtended by a chord which bears S 60°44'17" W, a distance of 34.00 feet to the curves end; thence N 76°24'43" W, a distance of 58.29 feet; thence S 39°47'58" W, a distance of 57.61 feet; thence S 24°25'19" W, a distance of 129.63 feet; thence N 33°43'05" W, a distance of 227.92 feet; thence N 31°56'51" W, a distance of 264.95 feet; thence N 28°44'36" W, a distance of 71.60 feet; thence N 31°39'28" W, a distance of 355.18 feet; thence S 64°40'36" E, a distance of 288.74 feet; thence N 47°29'22" E, a distance of 2.45 feet; thence N 47°29'22" E, a distance of 86.57 feet; thence N 40°54'52" E, a distance of 68.18 feet; thence N 62°06'27" E, a distance of 187.99 feet to the beginning of curve, concave Northerly, having a radius of 1563.00 feet and central angle of 4°29'56"; thence on the arc of said curve, a distance of 122.73 feet said arc being subtended by a chord which bears S 87°34'20" E, a distance of 122.69 feet to the curves end; thence S 89°49'18" E, a distance of 323.36 feet to the beginning of a curve, concave Northerly, having a radius of 2063.00 feet and central angle of 9°49'29"; thence on the arc of said curve, a distance of 353.75 feet said arc being subtended by a chord which bears N 85°15'58" E, a distance of 353.32 feet to the curves end; thence N 80°21'13" E, a distance of 386.03 feet; thence N 81°27'27" E, a distance of 68.66 feet; thence S 07°52'24" E, a distance of 77.17 feet; thence S 27°26'13" W, a distance of 112.58 feet; thence S 38°42'44" W, a distance of 111.72 feet; thence S 26°45'02" W, a distance of 58.43 feet; thence S 16°58'47" E, a distance of 113.49 feet; thence S 05°35'07" E, a distance of 67.38 feet; thence S 30°03'40" W, a distance of 67.78 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and central angle of 89°36'35"; thence on the arc of said curve, a distance of 39.10 feet said arc being subtended by a chord which bears S 74°51'58" W, a distance of 35.23 feet to the curves end; thence N 60°19'44" W, a distance of 92.63 feet; thence N 60°56'45" W, a distance of 75.44 feet; thence N 65°35'10" W, a distance of 107.63 feet; thence S 64°07'26" W, a distance of 74.26 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and central angle of 74°08'23"; thence on the arc of said curve, a distance of 32.35 feet said arc being subtended by a chord which bears N 78°48'23" W, a distance of 30.14 feet to the curves end; thence N 41°44'12" W, a distance of 91.92 feet; thence N 38°05'45" W, a distance of 89.68 feet; thence N 64°50'23" W, a distance of 36.14 feet; thence N 87°17'10" W, a distance of 60.73 feet to the Point of Beginning.

LSS855
2018ANE00227

CONSERVATION EASEMENT A1-B (2.57 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill

Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 2.57 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 251.41 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida the Point of Beginning; thence departing said South line and on said Southeasterly line for the next 3 courses, N 48°29'04" W, a distance of 67.95 feet; thence N 31°49'53" W, a distance of 86.02 feet; thence N 38°02'38" W, a distance of 42.06 feet; thence departing said Southeasterly line, N 61°07'39" E, a distance of 204.04 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 83°13'06"; thence on the arc of said curve, a distance of 36.31 feet said arc being subtended by a chord which bears S 77°15'48" E, a distance of 33.20 feet to the curves end; thence S 35°39'15" E, a distance of 227.25 feet to the beginning of a curve, concave Northeast, having a radius of 1565.00 feet and a central angle of 9°09'00"; thence on the arc of said curve, a distance of 249.93 feet said arc being subtended by a chord which bears S 40°13'45" E, a distance of 249.66 feet to the curves end; thence S 50°59'38" W, a distance of 5.86 feet; thence S 46°38'41" E, a distance of 261.35 feet; thence S 64°40'38" W, a distance of 28.56 feet to a point on the aforesaid Southeasterly line; thence on said Southeasterly line for the next 4 courses, N 66°25'10" W, a distance of 22.16 feet; thence N 60°41'33" W, a distance of 161.45 feet; thence N 63°26'56" W, a distance of 202.68 feet; thence N 56°59'37" W, a distance of 138.00 feet; thence N 48°29'04" W, a distance of 112.35 feet to the Point of Beginning.

LSS856
2018ANE00227

CONSERVATION EASEMENT A1-A (1.76 Ac.)

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, containing 1.76 acres, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 50, N 01°09'44" W, a distance of 208.54 feet to a point on the Southeasterly line of Conservation Easement A1 as recorded in Official Record Book 2215, Page 1508 of the public records of Nassau County, Florida; thence on said Southeasterly line, N 80°13'15" E, a distance of 59.77 feet to the Point of Beginning; thence continue on said Southeasterly line for the next 3 courses, N 05°19'58" E, a distance of 50.12 feet; thence N 21°51'25" W, a distance of 205.51 feet; thence N 15°50'39" W, a distance of 186.66

feet; thence departing said Southeasterly line, N 55°27'59" E, a distance of 103.04 feet to the beginning of a curve, concave Northeast, having a radius of 1265.00 feet and a central angle of 1°07'15"; thence on the arc of said curve, a distance of 24.74 feet said arc being subtended by a chord which bears S 35°05'38" E, a distance of 24.74 feet to the curves end; thence S 35°39'15" E, a distance of 399.72 feet to the beginning of a curve, concave Northwest, having a radius of 25.00 feet and a central angle of 96°46'27"; thence on the arc of said curve, a distance of 42.23 feet said arc being subtended by a chord which bears S 12°43'58" W, a distance of 37.38 feet to the curves end; thence S 61°07'12" W, a distance of 179.42 feet; thence S 76°36'35" W, a distance of 45.18 feet to the Point of Beginning.

LSS-862
2016ANE02121

CONSERVATION EASEMENT 1 (21.75 Ac.)

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant Section 50,Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1064.37 feet to a point on the Northwesterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said South line and on said Northwesterly Right of Way line for the next 2 courses, N 40°57’47” E, a distance of 67.93 feet to a point being on a curve, concave Southeast, having a radius of 1539.00 feet and a central angle of 16°23'55"; thence on the arc of said curve, a distance of 440.48 feet said arc being subtended by a chord which bears N 49°09’44" E, a distance of 438.97 feet to the Southwest comer of Proposed School Site; thence departing said Northwesterly Right of Way line and on the Westerly line of said Proposed School Site for the next 3 courses, N 47°17’21" W, a distance of 343.20 feet; thence N 75°33'39" W, a distance of 186.91 feet; thence N 25°47'37” E, a distance of 113.92 feet to on the Northerly line of said Proposed School Site and the Point of Beginning; thence departing said Westerly line and on said Northerly line and on the Easterly line of said Proposed School Site for the next 35 courses, N 84°05'09" E, a distance of 119.09 feet; thence N 63°45’37" E, a distance of 126.50 feet; thence N 40°10’13" E. a distance of 220.49 feet; thence N 62°54’02" E, a distance of 56.34 feet; thence N 18°47’38" E, a distance of 65.27 feet; thence N 35°42’80" W, a distance of 32.12 feet; thence N 52°44'07" E, a distance of 58.53 feet; thence S 60°24'13" E, a distance of 70.38 feet thence N 69°44’16" E, a distance of 111.69 feet; thence S 87°24‘42" E, a distance of 66.18 feet; thence N 62°42'01" E, a distance of 189.42 feet; thence N 42°13’17" W, a distance of 94.35 feet thence N 61°27’48 E, a distance of 222.30 feet; thence N 21°06’17" W. a distance of 51.44 feet thence S 70°56'01" E, a distance of 71.65 feet; thence N 61°00'12" E, a distance of 79.83 feet; thence N 79°00'09" E, a distance of 93.64 feet thence N 26°49’22” W, a distance of 118.58 feet, thence N 58°50’25" E, a

distance of 168.18 feet; thence S 13°42'57” E, a distance of 60.34 feet; thence S 47°22'55" E, a distance of 108.03 feet; thence S 12°55'18" E, a distance of 70.78 feet; thence S 44°29'12" E, a distance of 59.65 feet; thence S 82°49'32" E, a distance of 46.38 feet; thence S 44°38'23" E, a distance of 65.30 feet; thence N 52º23’10” E, a distance of 210.62 feet; thence N 73°34'27” E, a distance of 57.05 feet thence S 52º06’44" E, a distance of 89.60 feet; thence S 04°27'35" E, a distance of 98.76 feet; thence S 35°42'37" E, a distance of 103.57 feet; thence N 79°16’28" E, a distance of 40.50 feet thence S 36°33’24" E, a distance of 44.28 feet; thence S 08°08’48" W, a distance of 135.24 feet; thence S 20°05'25" W, a distance of 60.49 feet; thence S 00°33’07” W, a distance of 49.09 feet to a point on the aforesaid Northwesterly Right of Way line of a Proposed 81 foot Roadway and said point being on a curve, concave Southeast, having a radius 1539.00 feet and a central angle of 10°25’18"; thence on said Northwesterly Right of Way line and on the arc of said curve, a distance of 279.93 feet said arc being subtended by a chord which bears N 65°40’05” E, a distance of 279.55 feet to the curves end; thence departing said Northwesterly Right of Way line, N 10°10’20" W, a distance of 237.64 feet thence N 04°21’04" W, a distance of 322.93 feet; thence N 01°36’05" E, a distance of 354.25 feet; thence S 85°16'05" W, a distance of 879.81 feet; thence S 49°55'41" W, a distance of 1856.89 feet; thence S 51°03’46" E, a distance of 33.98 feet thence S 73°55’16" E, a distance of 79.40 feet; thence N 72°43’28" E, a distance of 63.48 feet to the Point of Beginning.

LSS864
2018ANE00227

CONSERVATION EASEMENT A4 (19.48 Ac.) as shown and delineated on Plat of East Nassau - Wildlight PDP-3 / POD 5, recorded as Instrument No. 202245009432 in Official Records Book 2546, Pages 1608 through 1613, inclusive, in the Official Records of Nassau County, Florida, and more particularly described as follows:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 904.16 feet; thence departing said South line, N 00°46'33" W, a distance of 747.04 feet to the Point of Beginning; thence N 67°26'38" W, a distance of 79.23 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 26°46'19"; thence on the arc of said curve, a distance of 11.68 feet said arc being subtended by a chord which bears N 54°03'29" W, a distance of 11.58 feet to the curves end; thence N 40°40'19" W, a distance of 15.46 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 27°30'02"; thence on the arc of said curve, a distance of 12.00 feet said arc being subtended by a chord which bears N 26°55'18" W, a distance

of 11.88 feet to the curves end; thence N 13°10'17" W, a distance of 84.92 feet; thence N 39°13'48" E, a distance of 122.41 feet; thence N 83°42'41" E, a distance of 145.25 feet; thence N 51°53'36" E, a distance of 60.99 feet; thence N 05°39'57" W, a distance of 60.28 feet; thence N 41°54'07" W, a distance of 157.67 feet; thence N 11°08'51" W, a distance of 12.80 feet; thence N 27°34'17" W, a distance of 99.78 feet; thence N 07°53'43" W, a distance of 90.96 feet; thence N 51°36'02" W, a distance of 161.3 feet; thence N 05°17'06" E, a distance of 111.56 feet; thence N 44°50'53" E, a distance of 415.6 feet; thence N 82°38'18" E, a distance of 188.58 feet; thence S 36°37'59" E, a distance of 31.60 feet; thence N 81°55'51" E, a distance of 107.98 feet; thence N 85°14'10" E, a distance of 196.25 feet; thence S 89°28'12" E, a distance of 179.40 feet; thence S 87°58'39" E, a distance of 305.18 feet; thence N 03°20'31" E, a distance of 5.05 feet; thence S 89°52'12" E, a distance of 44.31 feet; thence N 86°56'42" E, a distance of 227.53 feet; thence S 07°31'46" W, a distance of 4.49 feet; thence S 49°55'41" W, a distance of 1856.89 feet to the Point of Beginning.

EAST NASSAU
STEWARDSHIP DISTRICT

6A

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 17, 2023, the Board of Supervisors ("Board") of the East Nassau Stewardship District ("District"), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 20th day of February, 2025.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

EAST NASSAU STEWARDSHIP DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024

EAST NASSAU STEWARDSHIP DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024

	Actuals	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll - net	$ 20,443	$ 20,565	$ 122	$ (122)	$ 20,443
Assessment levy: off-roll	208,069	214,271	6,202	(6,202)	208,069
Lot closing	25,391	-	(25,391)	25,391	25,391
Lease reimbursements	16,633	34,343	17,710	(17,710)	16,633
Interest and miscellaneous	9,238	-	(9,238)	9,238	9,238
Total revenues	279,774	269,179	(10,595)	10,595	279,774
EXPENDITURES					
Professional & administrative					
District engineer	16,734	12,000	(4,734)	4,734	16,734
General counsel	110,870	50,000	(60,870)	60,870	110,870
UF environmental	-	40,000	40,000	(40,000)	-
District manager	48,000	48,000	-	-	48,000
Audit	4,800	7,000	2,200	(2,200)	4,800
Postage	742	500	(242)	242	742
Printing and binding	1,000	1,000	-	-	1,000
Insurance - GL, POL	13,338	14,000	662	(662)	13,338
Legal advertising	26,338	6,500	(19,838)	19,838	26,338
Miscellaneous - bank charges	519	1,000	481	(481)	519
Contingency	-	-	-	23,259	23,259
Office lease	46,917	43,003	(3,914)	3,914	46,917
Office utilities	7,698	6,000	(1,698)	1,698	7,698
Office supplies	1,076	2,563	1,487	(1,487)	1,076
Meeting room	-	500	500	(500)	-
Website					
Hosting & maintenance	753	705	(48)	48	753
ADA compliance	210	210	-	-	210
Annual district filing fee	175	175	-	-	175
Property taxes	-	900	900	(900)	-
Evolution Turfman	12,989	-	(12,989)	12,989	12,989
Total professional & administrative	292,159	234,056	(58,103)	81,362	315,418
Other fees & charges					
Property appraiser and tax collector	302	642	340	(340)	302
Total other fees & charges	302	642	340	(340)	302
Total expenditures	292,461	234,698	(57,763)	81,022	315,720
Excess/(deficiency) of revenues over/(under) expenditures	(12,687)	34,481	47,168	(70,427)	(35,946)
Assigned:					
3 months working capital	69,175	69,175	69,175	69,175	69,175
Unassigned	(31,270)	70,427	83,114	(34,481)	-
Fund balances - ending	$ 37,905	$ 139,602	$ 152,289	$ 34,694	$ 69,175

EAST NASSAU STEWARDSHIP DISTRICT
AMENDED DSAP1 FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024

EAST NASSAU STEWARDSHIP DISTRICT
AMENDED DSAP1 FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024

	Actuals	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll - net	$ 599,660	$ 599,466	$ (194)	$ 194	$ 599,660
Assessment levy: off-roll	311,458	324,290	12,832	(12,832)	311,458
Miscellaneous	267,279	-	(267,279)	267,279	267,279
Total revenues	1,178,397	923,756	(254,641)	254,641	1,178,397
EXPENDITURES					
Field operations					
Field operations	89,425	116,893	27,468	(27,468)	89,425
Administration and accounting	10,000	10,000	-	-	10,000
Wetland and conservation maintenance	-	10,000	10,000	(10,000)	-
Landscape	860,477	694,064	(166,413)	166,413	860,477
Lake maintenance	16,526	19,108	2,582	(2,582)	16,526
Pest control	-	1,000	1,000	(1,000)	-
Street cleaning	-	12,000	12,000	(12,000)	-
Street light lease	69,628	111,150	41,522	(41,522)	69,628
Repairs & maintenance	28,319	25,000	(3,319)	3,319	28,319
Electricity	890	984	94	(94)	890
Irrigation (potable)	34,668	41,169	6,501	(6,501)	34,668
Landscape replacement	17,557	69,406	51,849	(51,849)	17,557
Parts & supplies	759	3,000	2,241	(2,241)	759
Contingency	-	250	250	49,750	50,000
Insurance	10,992	5,000	(5,992)	5,992	10,992
Debt service fund accounting: series 2018	7,500	7,500	-	-	7,500
Debt service fund accounting: series 2021	7,500	7,500	-	-	7,500
Arbitrage rebate calculation	1,000	1,000	-	-	1,000
Dissemination agent	2,000	2,000	-	-	2,000
Trustee (series 2018 bonds)	4,247	4,000	(247)	247	4,247
Trustee (series 2021 bonds)	4,031	4,000	(31)	31	4,031
Total field operations	1,165,519	1,145,024	(20,495)	70,495	1,215,519
Other fees & charges					
Property appraiser and tax collector	16,345	18,733	2,388	(2,388)	16,345
Total other fees & charges	16,345	18,733	2,388	(2,388)	16,345
Total expenditures	1,181,864	1,163,757	(18,107)	68,107	1,231,864
Excess/(deficiency) of revenues over/(under) expenditures	(3,467)	(240,001)	(236,534)	186,534	(53,467)
Fund balances - beginning	855,255	624,494	624,494	624,494	624,494
Assigned:					
3 months working capital	294,689	294,689	294,689	294,689	294,689
Disaster recovery	75,000	75,000	75,000	75,000	75,000
Unassigned	482,099	14,804	18,271	441,339	201,338
Fund balances - ending	$ 851,788	$ 384,493	$387,960	$ 811,028	$ 571,027

EAST NASSAU
STEWARDSHIP DISTRICT

6B

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 19, 2024, the Board of Supervisors ("Board") of the East Nassau Stewardship District ("District"), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 20th day of February, 2025.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

EAST NASSAU
STEWARDSHIP DISTRICT
FISCAL YEAR 2025
AMENDED BUDGET

EAST NASSAU
STEWARDSHIP DISTRICT
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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	Adopted 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	Adopted 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	Adopted 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	Adopted 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	Adopted 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	Adopted 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	Adopted 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	Adopted 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
04/30/2021	-	-		-
11/01/2021	-		217,265.36	217,265.36
05/01/2022	245,000.00	2.400%	214,515.00	459,515.00
11/01/2022	-		213,125.00	213,125.00
05/01/2023	255,000.00	2.400%	213,125.00	468,125.00
11/01/2023	-		208,515.00	208,515.00
05/01/2024	260,000.00	2.400%	208,515.00	468,515.00
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

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
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
DEBT SERVICE FUND BUDGET - SERIES 2024 BAN
FISCAL YEAR 2025

	Adopted Budget FY 2025	Change	Amended Budget FY 2025
REVENUES			
Off-roll assessment levy	-	-	-
Total revenues	-	-	-
EXPENDITURES			
Debt service			
Principal	-	-	-
Principal prepayment	-	-	-
Interest	-	634,375	634,375
Cost of issuance	-	274,468	274,468
Underwriter's discount	-	450,000	450,000
Total expenditures	-	1,358,843	1,358,843
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,358,843)	(1,358,843)
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	3,721,343	3,721,343
Original issue discount	-	-	-
Total other financing sources/(uses)	-	3,721,343	3,721,343
Net increase/(decrease) in fund balance	-	2,362,500	2,362,500
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)	-	2,362,500	2,362,500
Use of fund balance			
Debt service reserve balance (required)			(1,575,000)
Interest expense - November 1, 2025			(787,500)
Projected fund balance surplus/(deficit) as of September 30, 2025			$ -

EAST NASSAU
STEWARDSHIP DISTRICT
SERIES 2024 BAN AMORTIZATION SCHEDULE
$30,000,000

	Principal	Coupon	Interest	Debt Service	Bond Balance	
12/06/24						
05/01/25			634,375.00	634,375.00	30,000,000.00	CAPI
11/01/25			787,500.00	787,500.00	30,000,000.00	CAPI
05/01/26			787,500.00	787,500.00	30,000,000.00	
11/01/26			787,500.00	787,500.00	30,000,000.00	
05/01/27			787,500.00	787,500.00	30,000,000.00	
11/01/27			787,500.00	787,500.00	30,000,000.00	
05/01/28			787,500.00	787,500.00	30,000,000.00	
11/01/28			787,500.00	787,500.00	30,000,000.00	
05/01/29	30,000,000.00	5.250%	787,500.00	30,787,500.00	-	
Total	**30,000,000.00**		**6,934,375.00**	**36,934,375.00**		

4,375.00

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

7

57 Homegrown Way Suite 303
Wildlight, FL 32097

East Nassau Stewardship District Field Operations

Date: February 14, 2025

To: ENSD Board of Supervisors

From: Todd Haskett, Field Operations Manager

Re: Boardwalk & Trail Maintenance Proposals

Attached are two proposals for Boardwalk and Trail maintenance, covering the cleaning of wooden docks, boardwalks, bridges, and railings throughout District property. While the proposals outline pricing for both Commercial and Residential Association properties as a cost-saving measure, only the highlighted items will be invoiced to the ENSD.

After reviewing both proposals, we recommend selecting Pro Services based on their competitive pricing and proven track record of delivering high-quality services to the Commercial and Residential Associations. Additionally, we believe that Rolling Suds may have misquoted item #O (A1A/200 Boardwalk), which could impact the expected quality of service. Below is a summary of the total invoice price for each provider:

- **Pro Services**: $8,250.32
- **Rolling Suds**: $11,400.00

The 2025 budget includes an allocation of $18,000 for Boardwalk and Trail maintenance. Approving the $8,250.32 expenditure will preserve additional funds for future maintenance needs.

Respectfully submitted,

Todd Haskett



ESTIMATE

 # EST-000878

Jacob Cook Pro Services
744 wren drive
Fernandina Beach Florida 32034
U.S.A

Bill To
WILDLIGHT Property Associations

Estimate Date : January 27, 2025

Reference# : Wood docks, bridges and boardwalks.

#	Item & Description	Qty	Rate	Amount
1	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Wildlight Ave. 2 docks across from Rayonier.	1,140.00 Square Feet	0.25	285.00
2	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Behind St Claire's private school. Dock and 2 bridges.	3,394.00 Square Feet	0.20	678.80
3	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Julep Cir. to Sawgrass	3,600.00 Square Feet	0.17	612.00
4	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Water Bug Park dock and bridge.	656.00 Square Feet	0.25	164.00
5	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Daydream St 3 bridges.	600.00 Square Feet	0.25	150.00
6	Wood Pavilion structures & Decking Soft Wash treatment with Pressure Washing as needed. Whistling Duck Kayak Park Structure and dock	4,380.00 Square Feet	0.17	744.60

#	Item & Description	Qty	Rate	Amount
7	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Ponder Cir. To Crosstown 2 bridges	3,060.00 Square Feet	0.17	520.20
8	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Button Wood Loop Dock facing Wildlight Ave.	1,526.00 Square Feet	0.17	259.42
9	Wood Decking Soft Wash treatment with Pressure Washing as needed. Floor, Handrails, Etc. Boardwalk along A1A / SR200	32,616.00 Square Feet	0.17	5,544.72
10	Wood Pavilion structures & Decking Soft Wash treatment with Pressure Washing as needed. Pavilion and Dock by basketball court.	5,692.00 Square Feet	0.15	853.80
			~~Sub Total~~	~~9,812.54~~
			Total	~~**$9,812.54**~~

$8250.32

Notes

INCLUDED:
*Water spot treatment for windows.
*Chlorine neutralizing rinse.

Thanks for the opportunity to compete for your business!
Please rate our services on Facebook (Jeb Cook, Pro Services) and tell a friend or neighbor about us.

Terms & Conditions

Please make checks payable to "Jacob Cook Pro Services" or "Pro Services"
Prompt payment is appreciated

ESTIMATE

Rolling Suds of FL-Jacksonville
2745 Industry Center Rd Unit 4
St. Augustine, FL 32084, USA
Dave.passero@rollingsuds.com
(585) 315-8150

Estimate # 1114
Date Tue Feb 04, 2025
Total $14,750.00
PO #

Prepared For:
Roger Kintz
57 Homegrown Way Suite 303
Yulee, FL 32097
(904) 776-6027
rkintz@ccmcnet.com

Service Location:

Description	QTY	Price	Amount
Wood Decking #1 Soft Wash treatment with pressure washing as needed. Floor, handrails, Etc. Wildlight ave. 2 docks across from Rayonier	1	$975.00	$975.00
Wood Decking #2 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Behind St Claire's private school. Dock and 2 bridges	1	$1,900.00	$1,900.00
Wood decking #3 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Stamped concrete Julep Cir to Sawgrass	1	$2,500.00	$2,500.00
Wood Decking #4 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Water bug park dock and bridge.	1	$775.00	$775.00
Wood Decking #5 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Daydream st 3 bridges	1	$750.00	$750.00

Wood Pavilion Structures and Decking #6 Soft wash treatment with pressure washing as needed. Whistling duck kayak park Structure and dock	1	$1,500.00	$1,500.00
Wood Decking #7 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Ponder Cir to Crosstown 2 Bridges	1	$1,900.00	$1,900.00
Wood Decking #8 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Buttonwood Loop Dock facing Wildlight ave	1	$800.00	$800.00
Wood Decking #9 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Boardwalk along A1A/SR 200	1	$2,850.00	$2,850.00
Wood Decking #10 Soft wash treatment with pressure washing as needed. Floor, handrails, Etc. Coin Toss park Dock only	1	$800.00	$800.00
		~~Sub total~~	~~$14,750.00~~
		Total	~~$14,750.00~~ $11,400.00

Terms:
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:
Disclaimers:

Our cleaning service will prep and clean all composite and wooden decks, fences, and railings by using powerful yet safe cleaning solutions to remove mold, mildew, algae, and dirt. We kindly ask that all small items be removed from decks and patios prior to our visit. We will clean attached wooden chairs located on docks or bridges. While we'll try not to remove any sealant or stains, many of them may be faded and require resealing.

This estimate is based off of information received while visiting the entire property. The size of the property creates different complexities to this project which leads to the service taking more time than usual. Our equipment and staff will be able to ease many of these complexities which include limited water resources and the distance in between each segment of the work and having to use large quantities of hose. We can also only use pressure and chemical on the docks over water to make sure we don't harm and fish or wildlife in the water.

EAST NASSAU STEWARDSHIP DISTRICT

8

EAST NASSAU STEWARDSHIP DISTRICT
WORK AUTHORIZATION NO. 8 22-400-02
CEI SERVICES FOR THE CONSTRUCTION OF CHESTER ROAD AND
RIVERBLUFF PARKWAY

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the East Nassau Stewardship District as directed by the Board of Supervisors or their designee and pursuant to the Professional Engineering Services Agreement between the East Nassau Stewardship District and England, Thims & Miller, Inc. dated October 1, 2017. General consulting services shall include, but not be limited to:

TASK I – CEI SERVICES

ETM proposes to perform limited construction administration associated with the construction of Chester Road and Riverbluff Parkway throughout the construction and closeout phase of the projects. This task includes the following services:

1. Weekly Progress Reports
2. Part-time Field Representation
3. Shop Drawing Review
4. Owner Authorized Site Visits
5. As-Built Review
6. Regulatory Agency Required Inspections
7. Certification to SJRWMD
8. Certification to Nassau County
9. Water and Sewer Certifications to FDEP
10. Water and Sewer Acceptance with JEA
11. Coordination with Contractor
12. Review of Contractors Pay Request

FEE.....HOURLY

(HOURLY BUDGET ESTIMATE = $9,610.00/MONTH)
(NOT TO EXCEED $115,320.00 OVER A 12-MONTH PERIOD WITHOUT FURTHER AUTHORIZATION)

	BASIS OF ESTIMATE		
Project Manager	4.0 hours/month @ $225/hour	=	$ 900.00
Engineer	6.0 hours/month @ $190/hour	=	$1,140.00
Senior Construction Representative	8.0 hours/month @ $205/hour	=	$1,640.00
CEI Inspector	40.0 hours/month @ $140/hour	=	$5,600.00
Administrative Support	3.0 hours/month @ $110/hour	=	$ 330.00
		TOTAL	$9,610.00

TASK II - REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost.

Budget Estimate..... $5,500.00

FEE SUMMARY

TASK I	CEI SERVICES	$ 115,320.00
TASK II	REIMBURSABLE EXPENSES	$ 5,500.00
	TOTAL FEE SUMMARY	$ 120,820.00

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2025

CEO / Chairman / Founder	$ 475.00 / Hr.
Executive Vice President	$ 370.00 / Hr.
Principal - Vice President	$ 305.00 / Hr.
Vice President	$ 295.00 / Hr.
Senior Advisor	$ 325.00 / Hr.
Senior Engineer / Senior Project Manager	$ 255.00 / Hr.
Project Manager / Construction Project Manager	$ 225.00 / Hr.
Director	$ 210.00 / Hr.
Engineer	$ 190.00 / Hr.
Assistant Project Manager	$ 165.00 / Hr.
Senior Planner / Planning Manager	$ 225.00 / Hr.
Senior Environmental Scientist	$ 240.00 / Hr.
Planner	$ 170.00 / Hr.
CEI Senior Project Engineer	$ 320.00 / Hr.
Senior Construction Representative	$ 205.00 / Hr.
Construction Representative	$ 180.00 / Hr.
CEI Inspector	$ 140.00 / Hr.
Senior Landscape Architect	$ 215.00 / Hr.
Landscape Architect	$ 190.00 / Hr.
GIS Director	$ 205.00 / Hr.
GIS Solutions / Engineer / Manager	$ 185.00 / Hr.
GIS Analyst	$ 155.00 / Hr.
GIS Consultant	$ 165.00 / Hr.
GIS Specialist	$ 150.00 / Hr.
Senior Engineering Designer	$ 170.00 / Hr.
Senior Landscape Designer	$ 170.00 / Hr.
Engineering / Landscape Designer	$ 155.00 / Hr.
Engineering Intern	$ 150.00 / Hr.
CADD / GIS Technician	$ 145.00 / Hr.
Project Coordinator / CSS	$ 120.00 / Hr.
Administrative Support	$ 110.00 / Hr.

* ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval.

Approval

Submitted by: _____ Date:_____

England, Thims & Miller, Inc.

Approved by: _____ Date: _____

East Nassau Stewardship District

EAST NASSAU
STEWARDSHIP DISTRICT

9A

FOURTH AMENDMENT TO
LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

This Fourth Amendment ("**Fourth Amendment**") is made and entered into by the following parties to be effective as of 20th day of February, 2025:

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

THE GREENERY OF NORTH FLORIDA, INC., a Florida corporation, with a local address of 1417 Avery Road, Amelia Island, Florida 32034 ("**Contractor**").

RECITALS

WHEREAS, the District and Contractor entered into that certain *Landscape and Irrigation Maintenance Agreement,* dated October 1, 2023, as amended by that *First Amendment to Landscape and Irrigation Maintenance Agreement,* dated February 15, 2024, *Second Amendment to Landscape and Irrigation Maintenance Agreement,* dated April 1, 2024, and *Third Amendment to Landscape and Irrigation Maintenance Agreement,* dated May 1, 2024 (together "**Maintenance Agreement**"); and

WHEREAS, Section 7.H. of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to add additional services to the scope of Work (as defined in the Maintenance Agreement) as more particularly described in Contractor's proposal attached hereto as **Exhibit A** ("**Additional Work**") and provide for additional compensation related to same; and

WHEREAS, pursuant to Section 4 of that *Cost Share Agreement between the District, and Wildlight Residential Association, Inc. [("**WRA**")] and Wildlight Commercial Association, Inc. for Landscape and Irrigation Maintenance Services,* dated October 1, 2023, the District provided notice or and WRA provided advance approval of the Additional Work for which the WRA shall be responsible for the reimbursement of the cost of same; and

WHEREAS, the District and Contractor each have the requisite authority to execute this Fourth Amendment and to perform its obligations and duties hereunder, and each of the parties has satisfied all conditions precedent to the execution of this Fourth Amendment so that this Fourth Amendment constitutes a legal and binding obligation of each of the parties hereto.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Fourth Amendment.

2. AFFIRMATION OF THE MAINTENANCE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the parties' rights and obligations under the Maintenance Agreement, except to the extent set forth in Section 3 of this Fourth Amendment. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. To the extent that any terms of **Exhibit A** conflict with the terms of the Maintenance Agreement or this Fourth Amendment, the Maintenance Agreement and this Fourth Amendment controls.

3. AMENDMENTS. Pursuant to Sections 7.H. of the Maintenance Agreement the Maintenance Agreement is hereby amended as follows**:**

A. The Scope of Services as provided in Section 2.A is amended and supplemented to include the Additional Work provided in Contractor's proposal attached hereto as **Exhibit A**.

B. Section 3.B., Compensation, is amended and supplemented to include the pricing for Additional Work in **Exhibit A**, and payment shall be due and payable in accordance with the terms of the Maintenance Agreement.

4. EFFECTIVE DATE. This Fourth Amendment shall become effective upon full execution of the parties, as of the date first written above.

[*Signatures on next page*]

IN WITNESS WHEREOF, the parties hereto have signed this Fourth Amendment to the Maintenance Agreement on the day and year first written above.

ATTEST:	**EAST NASSAU STEWARDSHIP DISTRICT**
_____	_____
By: _____	By: _____
☐ Secretary	☐ Chairperson
☐ Assistant Secretary	☐ Vice Chairperson
WITNESS:	**THE GREENERY OF NORTH FLORIDA, INC.**
_____	_____
By: _____	By: _____
Its: _____	Its: _____

Exhibit A: Proposal for Additional Work

Exhibit A

Property Name: East Nassau Stewardship District
Contract #: 75199

Proposa| to add Hawthorne Park to East Nassau Stewardship District Landscape Contract under same scope of work

TO BE B|LLED SEPARATELYUNT|L OCTOBER 1 THEN |T W|LL BE ROLLED |NTO ESND MASTER CONTRACT.

Landscape Services	*Monthly Fee*	*Annual Fee*
Landscape Management Program	$2,373.00	$28,476.00

Additional Ancillary Services	*Quantity*	*Occurences*	*Per Service Fee*	*Annual Fee*
Hardwood Mulching (CY)	100	2	$7,425.00	$14,850.00
Pine Straw Mulching (Bales)	401	2	$2,842.09	$5,684.18
Palm Tree Pruning (EA)	28	1	$1,701.00	$1,701.00

Property Name: East Nassau Stewardship District
Contract #: 75199

Hawthorne Park Feb24 - Hawthorne Park, Hawthorne Park Cir, Yulee, FL 32097, USA Wildlight, FL 32097, USA



SERVICE AREAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tracts A, B, C, D, E, F, G, H, L, M, N and O as shown on the plat known as Hawthorn Park, recorded in the Official Records of Osceola County, Florida at Official Records Book 2661, Pages 1308 through 1311, inclusive

EAST NASSAU
STEWARDSHIP DISTRICT

9B

FIFTH AMENDMENT TO
LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

This Fifth Amendment ("**Fifth Amendment**") is made and entered into by the following parties to be effective as of 20th day of February, 2025:

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

THE GREENERY OF NORTH FLORIDA, INC., a Florida corporation, with a local address of 1417 Avery Road, Amelia Island, Florida 32034 ("**Contractor**").

RECITALS

WHEREAS, the District and Contractor entered into that certain *Landscape and Irrigation Maintenance Agreement,* dated October 1, 2023, as amended by that *First Amendment to Landscape and Irrigation Maintenance Agreement,* dated February 15, 2024, *Second Amendment to Landscape and Irrigation Maintenance Agreement,* dated April 1, 2024, *Third Amendment to Landscape and Irrigation Maintenance Agreement,* dated May 1, and *Fourth Amendment to Landscape and Irrigation Maintenance Agreement,* dated February 20, 2025 (together "**Maintenance Agreement**"); and

WHEREAS, Section 7.H. of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to add additional services to the scope of Work (as defined in the Maintenance Agreement) as more particularly described in Contractor's proposal attached hereto as **Exhibit A** ("**Additional Work**") and provide for additional compensation related to same; and

WHEREAS, the District and Contractor each have the requisite authority to execute this Fifth Amendment and to perform its obligations and duties hereunder, and each of the parties has satisfied all conditions precedent to the execution of this Fifth Amendment so that this Fifth Amendment constitutes a legal and binding obligation of each of the parties hereto.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Fifth Amendment.

2. AFFIRMATION OF THE MAINTENANCE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the parties' rights and obligations under the Maintenance Agreement, except to the extent set forth in Section 3 of this Fifth Amendment. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. To the extent that any terms of **Exhibit A** conflict with the terms of the Maintenance Agreement or this Fifth Amendment, the Maintenance Agreement and this Fifth Amendment controls.

3. AMENDMENTS. Pursuant to Sections 7.H. of the Maintenance Agreement the Maintenance Agreement is hereby amended as follows**:**

A. The Scope of Services as provided in Section 2.A is amended and supplemented to include the Additional Work provided in Contractor's proposal attached hereto as **Exhibit A**.

B. Section 3.B., Compensation, is amended and supplemented to include the pricing for Additional Work in **Exhibit A**, and payment shall be due and payable in accordance with the terms of the Maintenance Agreement.

4. EFFECTIVE DATE. This Fifth Amendment shall become effective upon full execution of the parties, as of the date first written above.

[*Signatures on next page*]

IN WITNESS WHEREOF, the parties hereto have signed this Fifth Amendment to the Maintenance Agreement on the day and year first written above.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

_____

By: _____
☐ Secretary
☐ Assistant Secretary

_____

By:_____
☐ Chairperson
☐ Vice Chairperson

WITNESS:

THE GREENERY OF NORTH FLORIDA, INC.

_____

By: _____
Its: _____

_____

By:_____
Its: _____

Exhibit A: Proposal for Additional Work

Exhibit A

Property Name: East Nassau Stewardship District
Contract #: 73481

Addendum to the East Nassau Stewardship District Contract - Adding Still Quarters Road

Landscape Services	*Monthly Fee*	*Annual Fee*
Landscape Management Program	$1,408.00	$16,896.00

Additional Ancillary Services	*Quantity*	*Occurences*	*Per Service Fee*	*Annual Fee*
Pine Straw Mulching (Bales)	140	1	$992.00	$992.00



The Greenery, Inc. and East Nassau Stewardship District agree to the terms and conditions as of the date set forth in the agreement.

(Authorized Signature for Client)

The Greenery, Inc.

(Print Name, Date)

(Print Name, Date)

The Greenery, Inc. • PO Box 6569 • Hilton Head Island, SC 29938
843-785-3848 • www.thegreeneryinc.com

EAST NASSAU
STEWARDSHIP DISTRICT

10A

REQUEST FOR PROPOSALS

RIVERBLUFF PARKWAY PHASE II AND III
NASSAU COUNTY, FLORIDA

Notice is hereby given that **East Nassau Stewardship District** ("**District**") will accept proposals from firms interested in providing labor, materials, and equipment for certain construction site work, including utilities and associated earthwork and/or roadway improvements, at the community known as "Wildlight DSAP 2/PDP 4" located in Nassau County, Florida and within the boundaries of the East Nassau Stewardship District.

The "**Project Manual**," comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning **Wednesday, March 12, 2025, at 1:00 p.m.** Contact the "**Project Engineer**," John Zachary Brecht, P.E., at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, by e-mail at brechtz@etminc.com, to obtain a link to access a copy of the Project Manual and associated project documents. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by notifying the Project Engineer.

A mandatory pre-proposal conference will be held on this project on **Tuesday, March 18, 2025 at 3:00 pm** at the offices of the Project Engineer, England-Thims and Miller, Inc., 14775 Old Saint Augustine Road, Jacksonville, FL 32258. The pre-proposal conference may include, but not be limited to, a discussion of contract requirements, inspections, evaluations and submittal requirements. The District reserves the right to preclude consideration of a Proposal from any Proposer that does not have an authorized representative present at said conference.

Firms desiring to provide services for this project must submit one (1) original of the proposal documents, and an electronic "PDF" copy of the proposal on a flash drive, no later than **2:00 p.m. on Friday, April 11, 2025**, at the offices of the Project Engineer. Each proposer shall supply a bid bond, or cashier's check, made payable to the District and in the amount of 5% of the total bid with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO REQUEST FOR PROPOSALS: RIVERBLUFF PARKWAY PHASE II AND III" The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. All proposals received on time will be publicly opened at **2:00 p.m. on Friday, April 11, 2025**, at the offices of the Project Engineer. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Ranking of proposals will be made on the basis of qualifications, price and other criteria, all as set forth in the Project Manual, and at the sole discretion of the District. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any minor informalities or irregularities in proposals as it deems appropriate, if it determines in its discretion it is in the District's best interest to do so. Proposals received from firms that fail to the meet the following minimum qualifications/ requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of $10,000,000 in total volume construction cost within the last three (3) years; (2) Proposer will have minimum bonding capacity of $10,000,000 from a Surety Company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Nassau County and JEA and is a licensed contractor in the State of Florida. There are no bid protest rights of any kind associated with this Request for Proposals.

The successful proposer will be required to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract work assigned to the District, and/or JEA (as described in the Project Manual), with a surety acceptable to the District, and JEA, and in accordance with Section 255.05, *Florida Statutes*.

Any and all questions relative to this project shall be directed in writing only to brechtz@etminc.com.

John Zachary Brecht, PE
Project Engineer

EAST NASSAU
STEWARDSHIP DISTRICT

10B

EVALUATION CRITERIA

PERSONNEL **(10 POINTS)**

E.g., geographic location of firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing work load; proposed staffing levels, etc.

PROPOSER'S EXPERIENCE **(20 POINTS)**

E.g., past record and experience of the respondent in similar master infrastructure projects; volume of work previously performed by the firm; past performance for the District and other similar districts on other contracts; character, integrity, reputation of respondent, etc.

UNDERSTANDING SCOPE OF WORK **(10 POINTS)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.

PRICE **(25 POINTS)**

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

SCHEDULE **(25 POINTS)**

Points available for schedule will be allocated as follows:

15 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedules (i.e. the fewest number of days) for completing the work. All other Proposals will receive a percentage of this amount based upon the difference between the Proposer's timeline and the most expedited construction schedules.

10 Points will be allocated based on the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance based on previous projects of similar nature. These points will also take into account the demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.

TOTAL POINTS **(100 POINTS)**

EAST NASSAU
STEWARDSHIP DISTRICT

10C

Prepared By and Return To

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

[RIVERBLUFF PARKWAY PHASES 2 & 3 PROJECT – PDP 4; PORTION OF SERIES 2024 PROJECT]

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("**Agreement**") is made and entered into this 20th day of February 2025, by and between **WILDLIGHT, LLC**, a Delaware limited liability company, whose address is 1 Rayonier Way, Wildlight, Florida 32097 ("**Grantor**") in favor of **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**" or the "**District**") (Grantor and Grantee are sometimes together referred to herein as the "**Parties**", and separately as the "**Party**").

W I T N E S S E T H :

WHEREAS, Grantor is the owner in fee simple of certain real property located in the District, being more particularly described on **Exhibit "A"** attached hereto, and by this reference incorporated herein (the "**Easement Area**"); and

WHEREAS, Grantee intends to complete within the Easement Area, the design, installation and construction of certain master infrastructure roadway and related improvements as authorized by law (collectively, the "**Improvements**"); and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of constructing the Improvements, until either construction of the Improvements is completed or the Grantee acquires the Easement Area, whichever occurs first.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Temporary Construction Easement.** Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the design, construction and installation of the Improvements (collectively, the "**Easement**").

3. **Term of Easement.** Upon the earlier of (i) the completion of all Improvements and the acceptance of such by the District's Board of Supervisors, or (ii) recordation of a release of the Easement in the Public Records of Nassau County, Florida, then this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Alternatively, (iii) upon recordation of a plat, this Agreement shall partially and automatically terminate and be extinguished over the platted residential lots ("Lots"), and (iv) platted tracts dedicated to Nassau County, Florida ("County Tracts") and all rights in the Easement upon such Lots and County Tracts granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Lots and County Tracts in the Easement Area. Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Should the Grantee acquire the Easement Area from the Grantor prior to the occurrence of events (i), (ii) and (iii) enumerated herein, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately vest in the Grantee, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area.

4. **Insurance and Indemnity.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than $1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by section 768.28, Florida Statutes, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee's construction activities within the Easement Area.

5. **Obligations of Grantor and Grantee.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws,

ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by section 768.28, Florida Statutes, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

6. **Beneficiaries of Easement Rights.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services.

7. **Amendments and Waivers.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Nassau County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

8. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

9. **Use of Easement Area.** It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

10. **Liens.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

11. **Effective Date.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

12. **Miscellaneous.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and

conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Nassau County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising here under, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

"GRANTOR"

WITNESSES**:**

WILDLIGHT LLC,
a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By: John R. Campbell_____
Its: Vice President_____

_____
Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____ 202_, by John R. Campbell, as Vice President of Wildlight LLC, on behalf of the company.

[notary seal]

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

"GRANTEE"

EAST NASSAU STEWARDSHIP DISTRICT

Signed, sealed and delivered
in the presence of:

_____
Name: _____
Address: _____
_____

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

_____
Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____ 202_, by _Mike Hahaj_, as _Chairman_ of the Board of Supervisors of the East Nassau Stewardship District, on behalf of the District.

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

[notary seal]

EAST NASSAU
STEWARDSHIP DISTRICT

11

CONTRACT PLANS COMPONENTS

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS
LANDSCAPE PLANS

A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

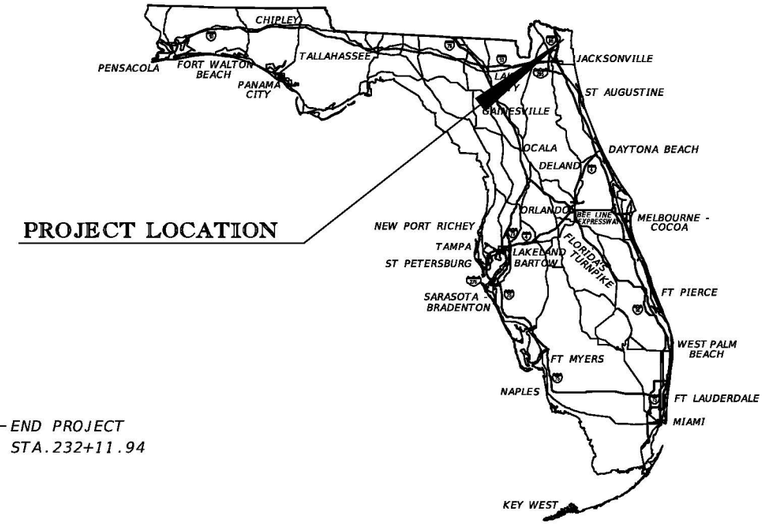
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2	SIGNATURE SHEET
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3B	POST DEVELOPMENT DRAINAGE MAP
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LC-00-LC12	LANDSCAPE PLANS
IR-01-IR-07	IRRIGATION PLANS
HS-01-HS-05	HARDSCAPE PLANS

CHESTER ROAD WIDENING

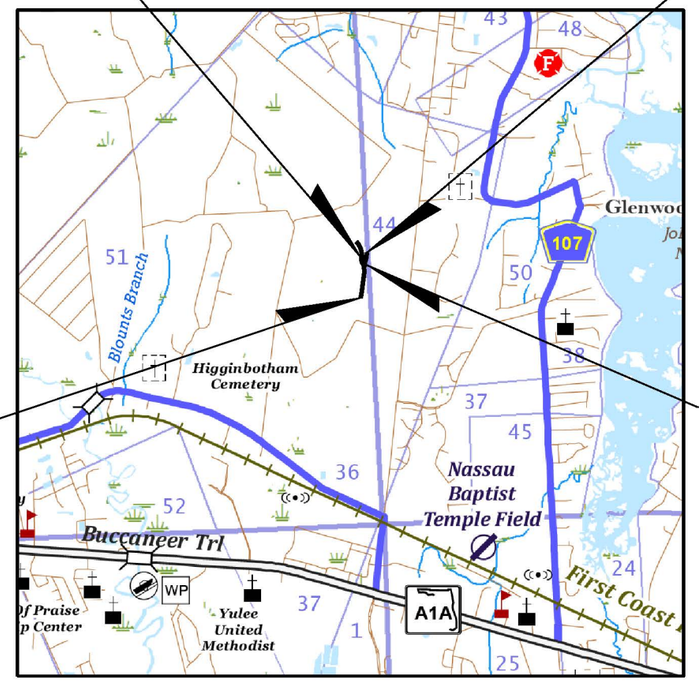
CONTRACT PLANS

NASSAU COUNTY



END CONSTRUCTION
STA.1006+23.13

END PROJECT
STA.232+11.94



BEGIN PROJECT
STA.191+99.55

BEGIN CONSTRUCTION
STA.502+56.40

GOVERNING STANDARDS AND ORDINANCES:

Florida Department of Transportation, FY2021-22 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

Nassau County Roadway and Drainage Standards Ordinance 99-17

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, JULY 21 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/Implemented/SpecBooks

Nassau County, Florida
LDC Section 5.07 – Site Development Plan Review
Site Engineering Plan

Approval

Wildlight Chester Rd. Improvements
SP23-032

Planning Department	Date 4/23/2024
Fire/Rescue	Date 4/24/2024
Development Services	Date 4/23/2024
Building Department	Date 4/23/2024
Health Department	Date 4/24/2024

APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE OR ORDINANCE NOR TO AVOID SEEKING PERMITS FROM FEDERAL, STATE OR OTHER AGENCIES

ROADWAY PLANS
ENGINEER OF RECORD:

GORAN DUVNJAK, P.E.
P.E. LICENSE NO. 84141
ENGLAND-THIMS & MILLER, INC.
1411 EDGEWATER DRIVE
ORLANDO, FL 32804

FISCAL YEAR	SHEET NO.
22	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

2/29/2024 10:54:51 AM ShenoudaM
T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-039 Chester Road Ph 1A\Transportation\Design\roadway\KEYSRD01.dgn

GORAN DUVNJAK
LICENSE
No 84141
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

GORAN DUVNJAK, P.E.
P.E. LICENSE NO. 84141
ENGLAND-THIMS & MILLER, INC.
1411 Edgewater Drive
Orlando, FL 32804
REGISTRY - 00002584

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF ROADWAY PLANS

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77-82	UTILITY ADJUSTMENT PLAN
83-89	SIGNING AND PAVEMENT MARKINGS

JOHN ZACHARY BRECHT
LICENSE
No 66559
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

JOHN ZACHARY BRECHT P.E.
P.E. LICENSE NO. 66559
ENGLAND-THIMS & MILLER, INC.
14775 Old St. Augustine Road
Jacksonville, FL 32258
REGISTRY - 00002584

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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91	DEMOLITION PLAN

JONATHAN F. KORMAN
LICENSE
No 6667357
STATE OF FLORIDA
LANDSCAPE ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

JONATHAN F. KORMAN RLA
R.L.A LICENSE NO. 6667357
ENGLAND-THIMS & MILLER, INC.
14775 Old St. Augustine Road
Jacksonville, FL 32258
REGISTRY - 00002584

THE ABOVE NAMED LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
LC00-LC12	LANDSCAPE PLANS
IR-01-IR-07	IRRIGATION PLANS
HS-01-HS-05	HARDSCAPE PLANS

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
1411 Edgewater Dr, Suite 200
Orlando, FL 32804
TEL: (407) 536-5379
CA - 00002584 LC - 0000316

GORAN DUVNJAK, P.E. License No. 84141

NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

CHESTER ROAD

SIGNATURE SHEET

SHEET NO. 2

2/29/2024 10:54:52 AM ShenoudaM
T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH I\ATRAMS\ROADWAY\SIGNRD01.DGN

250'

LEGEND

- FLOW ARROW
- DRAINAGE BASIN DIVIDE
- Tc PATH

BASIN C4
AREA = 53.97 Ac.
CN = 82
Tc = 51 min.
'K' = 256

34'

C-4

L = 1235'

30'

29'

C-2

L = 172'

30'

L = 125'

28'

C-1

30'

28'

C-3

L = 186'

30.50'

BASIN C2
AREA = 18.91 Ac.
CN = 79
Tc = 31 min.
K' = 256

BASIN C1
AREA = 3.38 Ac.
CN = 79
Tc = 18 min.
K' = 256

BOUNDARY C
Q (25YR) = 292.71 cfs
Q (5YR) = 169.84 cfs
Q (MA) = 91.76 cfs

BASIN C3
AREA = 36.83 Ac.
CN = 82
Tc = 20 min.
K' = 256

NOTES

1. WETLAND LINES DEPICTED BASED ON DEP FILE NO. 45-282311-003-FD.

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:

PLOTTED: February 15, 2024 - 11:01 AM, BY: Jon-Michael Barquin

ETM NO. 19-239-01-039
DRAWN BY: JMB
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: DECEMBER 2023

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PRE DEVELOPMENT DRAINAGE MAP

CHESTER ROAD WIDENING FOR RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
3A

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250'

LEGEND

X.XX Ac.	SUB BASIN ACREAGE
S-100	STRUCTURE NUMBER
	DRAINAGE BASIN DIVIDE
	DRAINAGE BASIN DIVIDE

C-4 POST

C-2 POST

C-3-C POST

C-3-A POST

RIVERBLUFF PARKWAY

C-1 POST

C-3-B POST

CHESTER ROAD

SMF NO. 3
MIN. TOB EL. = 32.00 (2.10 AC.)
NWL EL. = 28.00 (1.50 AC.)
BREAK POINT EL. = 24.00 (0.94 AC.)
MIN. BOT. EL. = 16.00 (0.45 AC.)
DHW (100 yr) EL. = 31.56
DHW (25 yr) EL. = 30.94
DHW (5 yr) EL. = 30.11
DHW (Mean) EL. = 29.44

SMF NO. 1
MIN. TOB EL. = 30.00 (1.59 AC.)
NWL EL. = 27.00 (1.26 AC.)
BREAK POINT EL. = 23.00 (0.85 AC.)
MIN. BOT. EL. = 15.00 (0.49 AC.)
DHW (100 yr) EL. = 29.15
DHW (25 yr) EL. = 28.71
DHW (5 yr) EL. = 28.20
DHW (Mean) EL. = 27.84

BASIN 1
AREA = 6.36 Ac.
CN = 93
Tc = 10 min.
K' = 484

BASIN 2
AREA = 8.98 Ac.
CN = 90
Tc = 10 min.
K' = 484

SMF NO. 2
MIN. TOB EL. = 30.50 (2.46 AC.)
NWL EL. = 26.50 (1.95 AC.)
BREAK POINT EL. = 22.50 (1.47 AC.)
MIN. BOT. EL. = 14.50 (1.04 AC.)
DHW (100 yr) EL. = 28.70
DHW (25 yr) EL. = 28.18
DHW (5 yr) EL. = 27.61
DHW (Mean) EL. = 27.23

BASIN 3
AREA = 17.84 Ac.
CN = 88
Tc = 10 min.
K' = 484

BOUNDARY C
Q (25YR) = 292.28 cfs
Q (5YR) = 160.00 cfs
Q (MA) = 76.12 cfs

Required Area at 25' (SF)	Provided Area (SF)	Provided Average Buffer (FT)
146,227.30 SF	171,715.17 SF	34.66 FT

Post-Development Basin Name	Basin Area (ac.)	CN	"c"	Tc (min)	K'
Basin C1-POST	1.58	79	0.25	10	256
Basin C2-POST	18.91	79	0.25	31	256
Basin C3A-POST	1.73	79	0.25	10	256
Basin C3B-POST	9.82	85	0.51	20	256
Basin C3C-POST	4.26	79	0.25	10	256
Basin C4-POST	54.00	81	0.33	51	256

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

PLOTTED: February 28, 2024 – 11:24 AM, BY: Jon-Michael Barquin

REVISIONS:

ETM NO. 19-239-01-039
DRAWN BY: JMB
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: DECEMBER 2023

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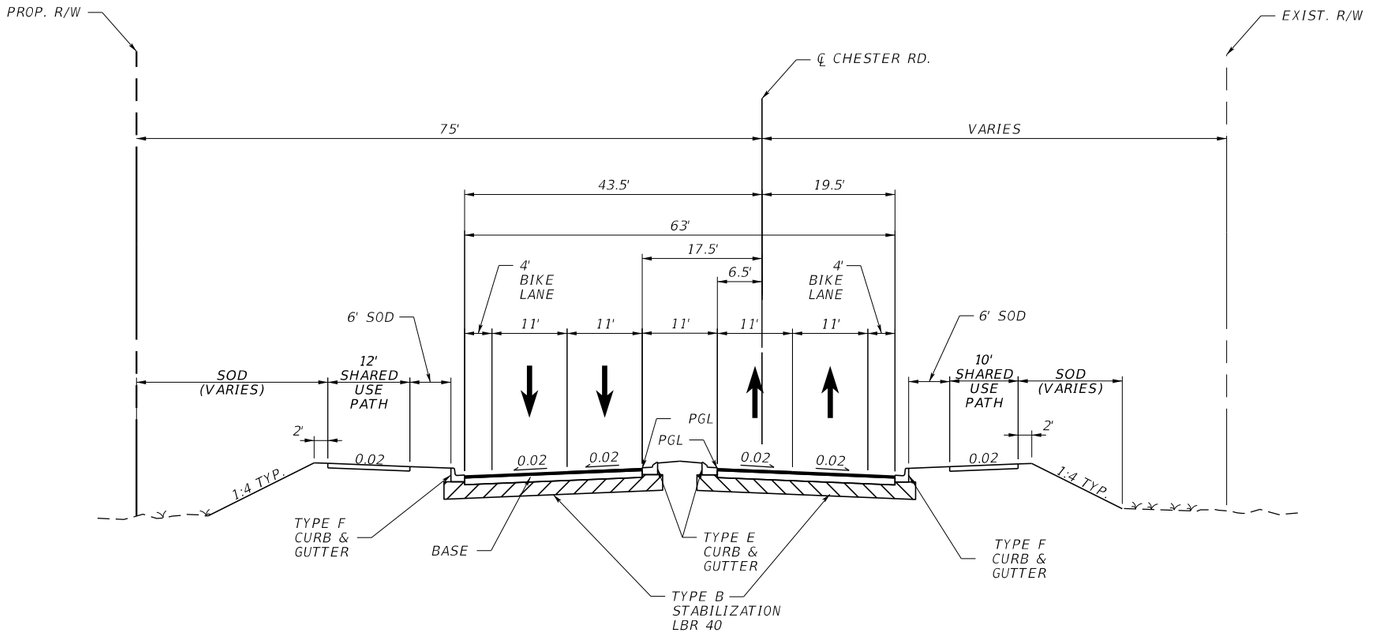
ETM
VISION • EXPERIENCE • RESULTS

POST DEVELOPMENT DRAINAGE MAP

CHESTER ROAD WIDENING FOR RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
3B

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-039 Chester Road Ph 1A\LandDev\Design\Plots\19-239-01-039-Post.dwg



DESIGN SPEED: 45 MPH
POSTED SPEED: 35 MPH

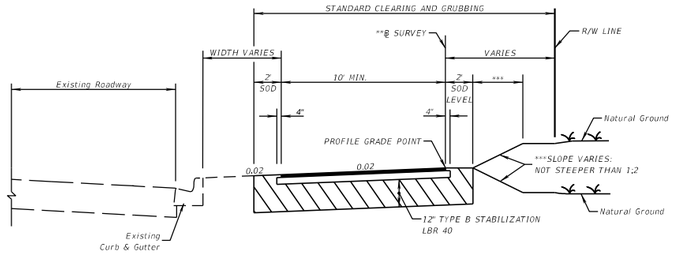
TYPICAL SECTION NO. 1
CHESTER ROAD
STA. 191+99.55 TO STA. 226+90.23

TRAVEL LANES

1" TYPE SP-9.5 A.C.
1 1/2" TYPE SP-12.5 A.C. FINAL LIFT PG 76-22
8" LIMEROCK BASE COURSE LBR 100
12" STABILZIED SUBGRADE LBR 40/98% MAX. DENSITY

SHOULDER (NEW CONSTRUCTION)

OPTIONAL GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 1/2") (PG 76-22)



TYPICAL SECTION
SHARED USE PATH

PATH

OPTIONAL BASE GROUP 4 (6")
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1")

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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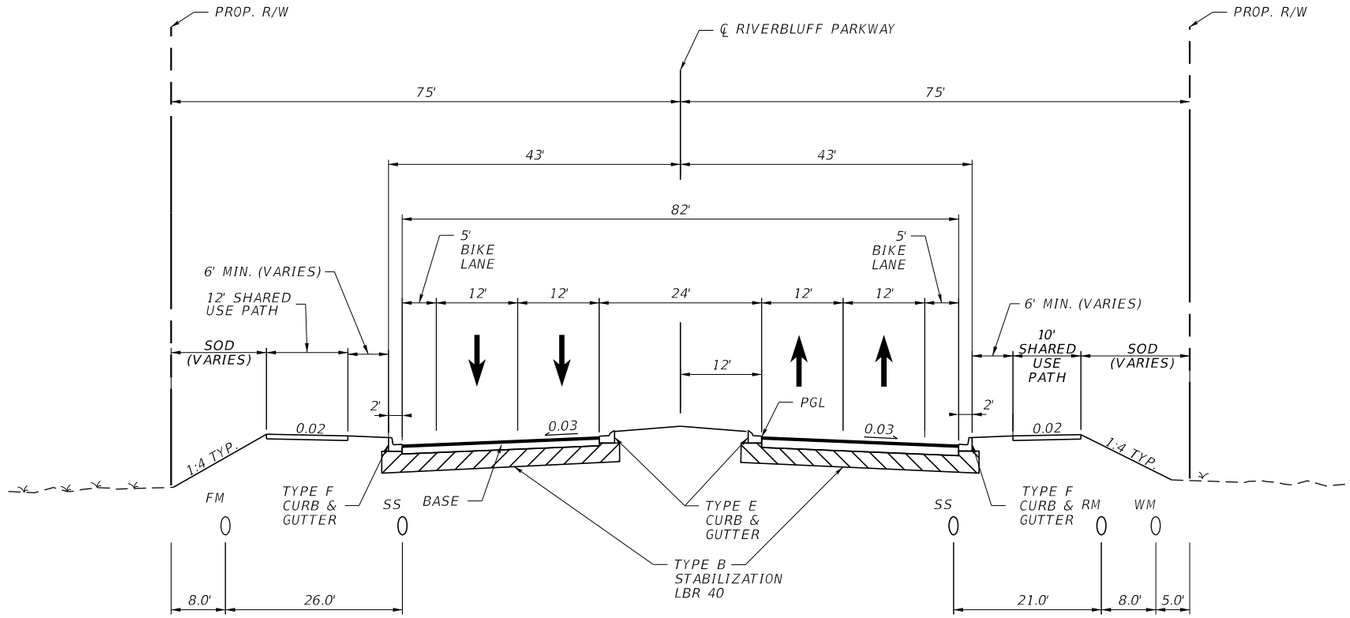
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TYPICAL SECTIONS

SHEET NO. 4

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FILE: Nassau County Border

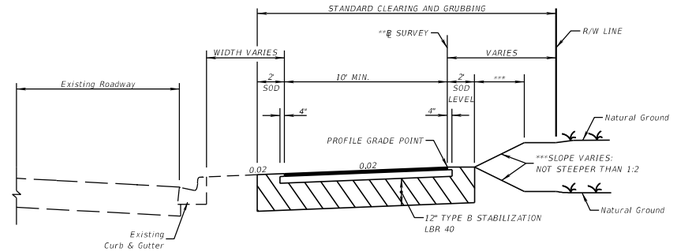


DESIGN SPEED: 45 MPH
POSTED SPEED: 35 MPH

TYPICAL SECTION NO. 2
RIVERBLUFF PARKWAY
STA. 1000+00.00 TO STA. 1006+23.13

TRAVEL LANES

TYPE B STABILIZATION (LBR 40)
OPTIONAL BASE GROUP 6 FINAL LIFT PG 76-22
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 ½")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) (1 ½")



TYPICAL SECTION
SHARED USE PATH

PATH

OPTIONAL BASE GROUP 4 (6")
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1")

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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GORAN DUVNJAK, P.E. License No. 84141

NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

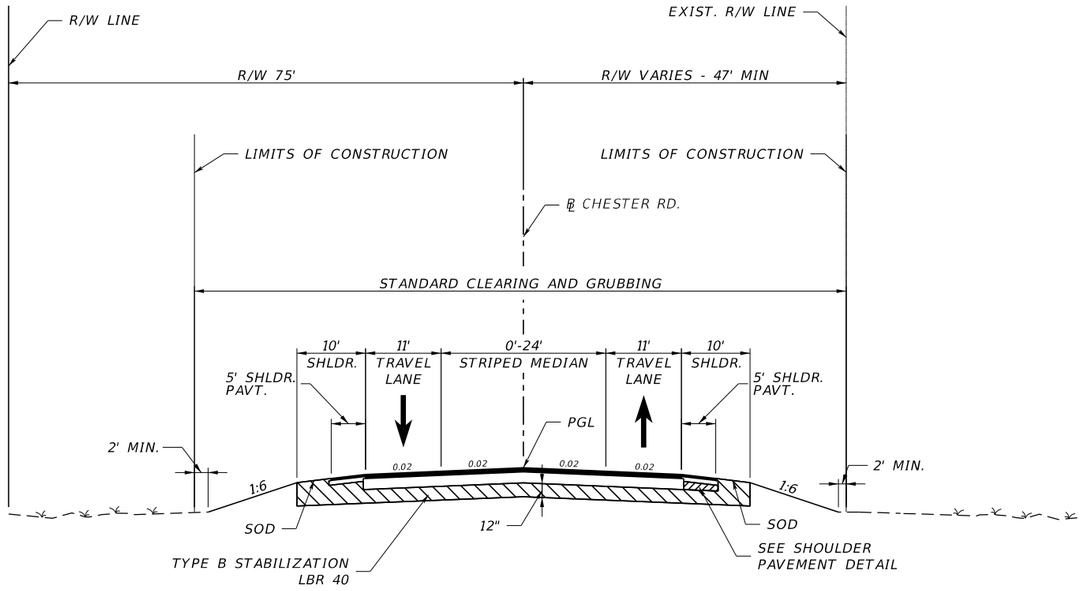
CHESTER ROAD

TYPICAL SECTIONS

SHEET NO. 5

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TYPICAL SECTION NO. 3
CHESTER ROAD
STA. 226+90.23 TO STA. 232+13.00

DESIGN SPEED: 45 MPH
POSTED SPEED: 45 MPH

TRAVEL LANES

1" TYPE SP-9.5 A.C.
1 1/2" TYPE SP-12.5 A.C. FINAL LIFT PG 76-22
8" LIMEROCK BASE COURSE LBR 100
12" STABILZIED SUBGRADE LBR 40/98% MAX. DENSITY

SHOULDER (NEW CONSTRUCTION)

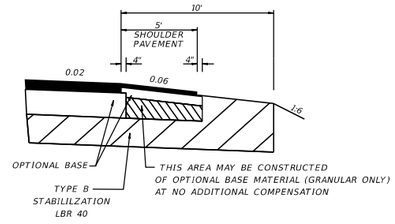
OPTIONAL GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 1/2") (PG 76-22)

RESURFACING

TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 1/2") (PG 76-22)

MILLING

MILL EXISTING ASPHALT PAVEMENT (1 ½")



SHOULDER PAVEMENT DETAIL

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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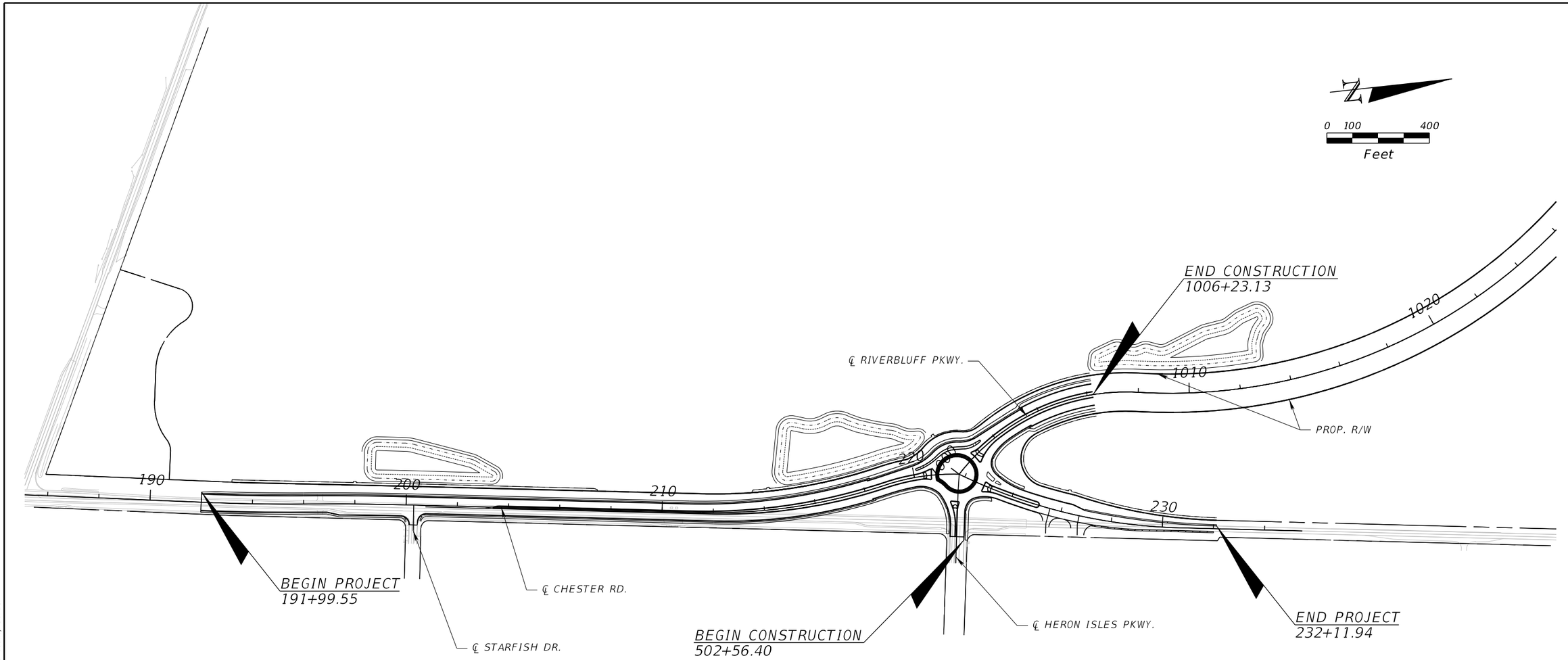
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TYPICAL SECTIONS

SHEET NO. 6

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
PROJECT LAYOUT

SHEET NO. 7

GENERAL NOTES

1. GRADES SHOWN ARE FINISHED GRADES.

2. BENCH MARK DATA IS NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD-'88).

3. ANY PUBLIC LAND CORNER OR MONUMENT IS TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DISTURBED, THE NASSAU COUNTY ENGINEERING DEPARTMENT SHOULD BE CONTACTED BY PHONE AT (904) 530-6225.

4. THE CONTRACTOR SHALL CONTACT INDIVIDUAL PROPERTY OWNERS 48 HOURS PRIOR TO CLEARING AND GRUBBING AND/OR REMOVING ANY EXISTING FENCES, SIGNS, ADJUSTING SPRINKLER SYSTEMS, REPLACING MAILBOXES OR ANY LANDSCAPING. UPON THE PROPERTY OWNERS REQUEST, THE CONTRACTOR MAY RELOCATE ANY EXISTING LANDSCAPE TO AN AGREED UPON LOCATION OUTSIDE THE LIMITS OF CONSTRUCTION AT THE PROPERTY OWNERS EXPENSE.

5. FOR TEMPORARY CONSTRUCTION EASEMENTS SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT PROPERTY OWNER A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION WITHIN THE EASEMENT. IF THE OWNER REFUSES TO ALLOW CONSTRUCTION ON THEIR PROPERTY, THE CONTRACTOR SHALL INFORM THE COUNTY'S INSPECTOR AND ASK THE ENGINEER HOW TO PROCEED.

6. THE PROJECT SHALL BE PROPERLY STAKED FOR EROSION, SILT, AND SEDIMENT CONTROL.

7. STANDARD SOD AND SEED & MULCH TYPE IS BAHIA. AT LOCATIONS WHERE THE EXISTING SOD TYPE IS NOT BAHIA, THE CONTRACTOR SHALL MATCH THE EXISTING SOD TYPE. DISTURBED AREAS SHALL BE SODDED.

8. ANY AREAS THAT ARE DISTURBED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE SODDED AT THE CONTRACTOR'S EXPENSE.

9. WHERE THE NEW PAVEMENT MEETS THE EDGE OF THE EXISTING ASPHALT PAVEMENT AND IS UNEVEN OR RAGGED, MECHANICAL CUTTING OF JOINTS WILL BE REQUIRED PRIOR TO PLACING THE NEW PAVEMENT MATERIALS.

10. EXISTING DRAINAGE STRUCTURES AND PIPES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR SHALL MAINTAIN EXISTING FLOW PATTERNS FOR DRAINAGE DITCHES AND PROHIBIT CONSTRUCTION MATERIALS FROM ENTERING THE DRAINAGE SYSTEM.

12. THE CONTRACTOR SHALL KEEP STREET NAME AND IDENTIFICATION VISIBLE DURING CONSTRUCTION OPERATIONS, SO THAT TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

13. ACCESS TO FIRE STATION AT THE NORTHERN PROJECT LIMITS SHALL BE MAINTAINED AT ALL TIMES.

14. ALL UTILITY OWNERS TO BE GIVEN 2 FULL BUSINESS DAYS NOTICE BEFORE ANY WORK IS DONE. CALL (SUNSHINE STATE ONE CALL 800-432-4770).

15. CONTRACTOR SHALL RELOCATE ALL EXISTING SIGNS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS DIRECTED BY THE ENGINEER.

16. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT UNNECESSARY DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

17. ANY EXISTING SIGNS TO REMAIN THAT ARE DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT M.U.T.C.D. STANDARDS FOR HEIGHT AND OFFSET. ALL SIGNS ARE TO MEET THE POST AND FOUNDATION REQUIREMENTS IN THE FDOT DESIGN STANDARDS.

18. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERIWSE NOTED IN THE PLANS.

19. ALL STORMWATER PIPING WITHIN NASSAU COUNTY ROW SHALL BE RCP PER ROADWAY AND DRAINAGE STANDARDS SECTION 11.11.5.5.a.

20. ENGINEERING PLANS APPROVAL DOES NOT CONSTITUTE PERMISSION TO VIOLATE ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE, OR ORDINANCE.

21. ALL WORK WITHIN THE PUBLIC STREETS AND RIGHT-OF-WAYS SHALL CONFORM TO NASSAU COUNTY LAND DEVELOPMNET CODES (LCD), FDOT STANDARD INDICES, FLORIDA GREENBOOK, NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, AND NASSAU COUNTY STANDARD DETAILS AS NECESSARY. FOR ANY DISCREPANCY BETWEEN STANDARDS, THE MOST STRINGENT SHALL PREVAIL.

22. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 6.2.4, SITE SHALL BE CONSTRUCTED PER APPROVED CONSTRUCTION DRAWINGS. ANY SUBSTANTIAL DEVIATION SHALL BE CONCURRENTLY REVIEWED BY ENGINEER OF RECORD AND NASSAU COUNTY DEVELOPMENT REVIW COMMITTEE PRIOR TO FIELD CHANGES.

23. A PRE-CONSTRUCTION MEETING WITH NASSAU COUNTY ENGINEERING SERVICES CONSTRUCTION INSPECTOR IS REQUIRED. ATTENDEES SHALL BE NASSAU COUNTY, ENGINEER OF RECORD, CONTRACTOR, TESTING FIRM, PAVING FIRM, AND UTILITY COMPANIES PER NASSAU COUNTY ORDINANCE 99-17 SECTION 7.2.3. NASSAU COUNTY MAY CANCEL PRE-CONSTRUCTION MEETING IF ATTENDEE LIST IS INADEQUATE. NASSAU COUNTY ENGINEERING SERVICES CAN BE REACHED AT 904-530-6225.

24. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH THE APPROPRIATE NASSAU COUNTY CONSTRUCTION INSPECTOR ASSIGNED TO THE PROJECT PER NASSAU COUNTY ORDINANCE 99-17 SECTION 7.2.

25. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT.

26. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 11.8.1, ANY DISTURBED AREAS WITHIN NASSAU COUNTY RIGHT-OF-WAY SHALL BE SODDED.

27. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 7.4.1, AT THE TIME OF FINAL INSPECTOR, GRASSING SHALL BE MINIMUM OF SEVENTY PERCENT COVERAGE AND FULLY ESTABLISHED AND/OR SODDING TO BE ONE HUNDRED PERCENT COVERAGE AND STABILIZED.

28. ENGINEER OF RECORD APPROVED SHOP DRAWINGS SHALL BE PROVIDED TO NASSAU COUNTY CONSTRUCTION INSPECTOR A MINIMUM OF ONE WEEK BEFORE BEGINNING STRUCTURE INSTALLATION.

29. PARKING AT MAIL KIOSKS IS REQUIRED PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 8.4. MAIL KIOSK LOCATIONS ARE SUBJECT TO USPS POSTMASTER APPROVAL.

30. THE DEVELOPER'S CONTRACTOR IS THE SINGLE RESPONSIBLE PARTY FOR THE PROPER IMPLEMENTATION OF AN EROSION PROTECTION SEDIMENT CONTROL (EPSC) WITHIN EACH LOT OR CONSTRUCTION SITE. THIS INCLUDES THE RESPONSIBILITY FOR THE ACTIONS/INACTIONS OF EMPLOYEES, SUBCONTRACTORS, AND/OR SUPPLIERS.

31. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE FLORIDA BUILDING CODE. ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS. ADA MATS SHALL BE YELLOW WET-SET PER ROADWAY AND DRAINAGE STANDARDS SECTION 9.7.3.

32. THE CONTRACTOR SHALL COMPLY WITH CURRENT FLORIDA ACCESSIBILITY STANDARDS FOR ALL WORK ON THIS PROJECT.

33. PER ORDINANCE 99-17 SECTION 8.5.1, MINIMUM COVER FOR WATER LINES AND FORCE MAINS UNDER PAVEMENT SHALL BE 42" AND 36" IN GREEN AREAS.

34. ALL WATER, SEWER, AND STORM WATER CONSTRUCTION WITHIN NASSAU COUNTY ROW SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 409 OF THE FLORIDA STATUTES.

35. NO WORK SHALL BE PERMITTED BETWEEN THE HOURS OF 7:00PM - 7:00AM WITHOUT PRIOR APPROVAL FROM NASSAU COUNTY ENGINEERING SERVICES.

36. ALL TREES REQUIRED TO BE PROTECTED SHALL BE FLAGGED FOR PROTECTION PRIOR TO CLEARING.

37. ALL GRADING AND PLACEMENT OF COMPACTED FILL SHALL BE IN ACCORDANCE WITH THE LATEST NASSAU COUNTY SPECIFICATIONS.

38. ANY DAMAGES (SIDEWALK, CURB, ASPHALT, DITCH GRADING, ET CETERA) WITHIN PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH NASSAU COUNTY SPECIFICATIONS. PROPOSED REPAIR METHOD SHALL BE APPROVED BY NASSAU COUNTY ENGINEERING SERVICES.

39. ANY ASPHALT MILLINGS, RECLAIMED MATERIAL, AND REMOVED SIDEWALK FROM NASSAU COUNTY ROW SHALL BE DELIVERED TO THE ROAD DEPARTMENT LAYDOWN YARD LOCATED ON GENE LASSERRE BOULEVARD OR PEA FARM ROAD. PLEASE CONTACT THE ROAD DEPARTMENT AT (904) 530-6175.

40. PER NASSAU COUNTY ORDINANCE 99-17 SECTION 7.4.2 AND 7.4.4, AS-BUILT DRAWINGS SHALL BE SUBMITTED TO NASSAU COUNTY BEFORE A FINAL INSPECTION CAN BE SCHEDULED. AS-BUILTS SUBMITTED TO NASSAU COUNTY BEFORE A FINAL INSPECTION CAN BE SCHEDULED. AS-BUILTS SUBMITTED WILL BE IN ACCORDANCE WITH NASSAU COUNTY AS-BUILT REQUIREMENT CHECKLIST. AS-BUILT DRAWINGS SHALL BE CERTIFIED LICENSED SURVEYOR AND APPROVED BY ENGINEER OF RECORD.

41. GRAVEL IS PROPOSED ON TRAILS IN THE UPLANDS ONLY OF THE CONSERVATION EASEMENT. THE USE OF GRAVEL HAS BEEN APPROVED FOR UPLAND TRAILS AND PASSIVE AREAS THROUGHOUT THE CHN. BOARDWALKS WILL BE UTILIZED WITHIN WETLANDS FOR PASSIVE RECREATIONAL FACILITIES.

42. UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Orlando, FL 32804
TEL: (407) 536-5379
CA - 00002584 LC - 0000316
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GORAN DUVNJAK, P.E. License No. 84141

NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD

GENERAL NOTES

SHEET NO. 8A

2/28/2024 2:48:00 PM ShenoudaM
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STORMWATER DRAINAGE NOTES

1. ALL STORMWATER DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY AND PAVED AREAS, INCLUDING NASSAU COUNTY RIGHT-OF-WAY, TURN LANES, RESIDENTIAL ROADWAYS, DRIVE AISLES FOR MULTI-FAMILY DEVELOPMENTS, AND MAJOR DRIVE AISLES FOR COMMERCIAL DEVELOPMENTS SHALL BE LASER PROFILED PER FDOT SECTION 430.

2. A BUILDER CANNOT MODIFY THE COUNTY'S STORM WATER MANAGEMENT SYSTEM INCLUDING THE PIPES, INLETS, AREA DRAINS, DITCHES AND RELATED ELEMENTS TYPICALLY WITHIN THE STREET OR WITHIN A DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY ENGINEER OR DESIGNEE.

3. DRAINAGE EASEMENTS AND DITCHES SHOULD REMAIN FREE STOCKPILED SOIL, SEDIMENT, MUD, CONSTRUCTION MATERIALS/ WASTE, ET CETERA AT ALL TIMES. POSITIVE STORMWATER FLOW MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

4. THE CONTRACTOR SHALL TEMPORARILY OR PERMANENTLY STABILIZE BARE SOIL AREAS AND SOIL STOCKPILES WHEN THE AREA IS INACTIVE FOR FOURTEEN DAYS OR MORE OR HAS REACHED FINISHED GRADE.

5. PER ORDINANCE 99-17 SECTION 11.11.5.4, ALL GRAVITY FLOW PIPE INSTALLATIONS SHALL A SOIL TIGHT JOINT PERFORMANCE UNLESS SPECIFIC SITE FACTORS WARRANT WATERTIGHT JOINT PERFORMANCE.

6. PER ORDINANCE 99-17 SECTION 10.6.5.1, IMMEDIATELY INSTALL ADDITIONAL EROSION PROTECTION SEDIMENT CONTROL MEASURES IF SEDIMENT IS LEAVING YOUR SITE. FAILURE TO CONTAIN SEDIMENT TO YOUR SITE MAY RESULT IN DELAYED INSPECTIONS, NOTICES OF VIOLATION, CITATIONS, FINES, PENALTIES, AND/ OR STOP WORK ORDERS.

7. PER 99-17 SECTION 10.1.2.A-E, STORMWATER MANAGEMENT FOR A PROJECT SHALL NOT HAVE ADVERSE EFFECTS ON ADJACENT PROPERTIES, DOWNSTREAM STRUCTURE, OR RIGHTS OF OTHER LANDOWNERS.

8. CROSS DRAIN MITERED END SECTIONS SHALL BE PER FDOT STANDARD PLANS INDEX 430-021 AND SIDE DRAIN MITERED END SECTIONS SHALL BE PER FDOT STANDARD PLANS INDEX 430-022.

PAVING NOTES:

1. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 12.2 AND 12.4, A CONSTRUCTION BOND AND 26-MONTH MAINTENANCE BOND WILL BE REQUIRED FOR ALL WORK WITHIN NASSAU COUNTY RIGHT-OF-WAY.

2. A PRE-PAVE MEETING IS REQUIRED PRIOR TO ANY PAVING OPERATIONS WITHIN NASSAU COUNTY ROW, RESIDENTIAL SUBDIVISIONS, OR MULTI-FAMILY DEVELOPMENTS.

3. APPROVED MIX DESIGNS SHALL BE PROVIDED TO NASSAU COUNTY CONSTRUCTION INSPECTOR 48 HOURS PRIOR TO PRE-PAVR MEETING OR PLACEMENT OF CONCRETE.

4. CONTRACTOR IS REQUIRED TO HAVE A CERTIFIED QC ASPHALT LEVEL II TECHNICIAN DURING ANY ASPHALT OPERATIONS WITHIN NASSAU COUNTY ROW, RESIDENTIAL SUBDIVISION, OR MULTI-FAMILY DEVELOPMENTS.

5. ALL BASES SHALL BE PRIMED IN ACCORDANCE WITH ORDINANCE 99-17 SECTION 11.5.2.3, NASSAU COUNTY STANDARD DETAILS, AND FDOT STANDARD SPECIFICATIONS.

6. SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH NASSAU COUNTY STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND FDOT STANDARD PLANS.

7. MAINTENANCE OF TRAFFIC (MOT) SHALL BE IN COMPLIANCE WITH FDOT STANDARD INDEX 600 SERIES.

8. ALL WORK, MATERIALS, AND TESTING PERFORMED WITHIN NASSAU COUNTY RIGHT-OF-WAY AND SINGLE-FAMILY/ MULTI-FAMILY DEVELOPMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT REVISION OF NASSAU COUNTY'S ORDINANCE 99-17 AND ALL CURRENT NASSAU COUNTY STANDARD DETAILS.

9. PER ORDINANCE 99-17 SECTION 11.9.2, ALL PAVEMENT MARKINGS WITHIN NASSAU COUNTY ROW SHALL BE LEAD FREE THERMOPLASTIC MEETING NASSAU COUNTY AND FDOT STANDARD SPECIFICATION LATEST EDITION.

10. REMOVING PAVEMENT MARKINGS WITHIN NASSAU COUNTY ROW SHALL BE:

    A. GRINDING OR HYDRO-BLASTING ON WEATHERED ASPHALT SURFACES.

    B. HYDRO-BLASTING ONLY ON NEW ASPHALT SURFACES.

    C. PAINT BLACKOUT IS PROHIBITED.

11. PER ORDINANCE 99-17 SECTION 8.5.5, ANY DAMAGE TO PAVEMENT RESULTING FROM CONSTRUCTION OR PAVEMENT MARKING REMOVAL WITHIN PUBLIC ROW NOT PLANNED AS PART OF THE PROJECT SHALL BE MILLED AND OVERLAID FOR ENTIRE WIDTH OF ROADWAY AND LENGTH OF DAMAGE PLUS 50' IN EACH DIRECTION.

12. ALL UNDERGROUND UTILITIES, OR APPROPRIATE CONDUIT SLEEVES, THAT ARE TO BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED PRIOR TO PREPARATION OF THE SUBGRADE FOR PAVEMENT.

13. SINGLE VERTICAL JOINTS IN ROADWAY CONSTRUCTION SHALL BE AVOIDED IN NASSAU COUNTY RIGHT-OF-WAY USING NASSAU COUNTY STANDARD DETAIL #26.

14. ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES THAT MEET OR EXCEED THE RATING FOR THE FACILITIES EX[ECTED TRAFFIC.

15. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI WITHIN PUBLIC RIGHT-OF-WAY.

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2/16/2024 7:53:05 AM Kopanjal
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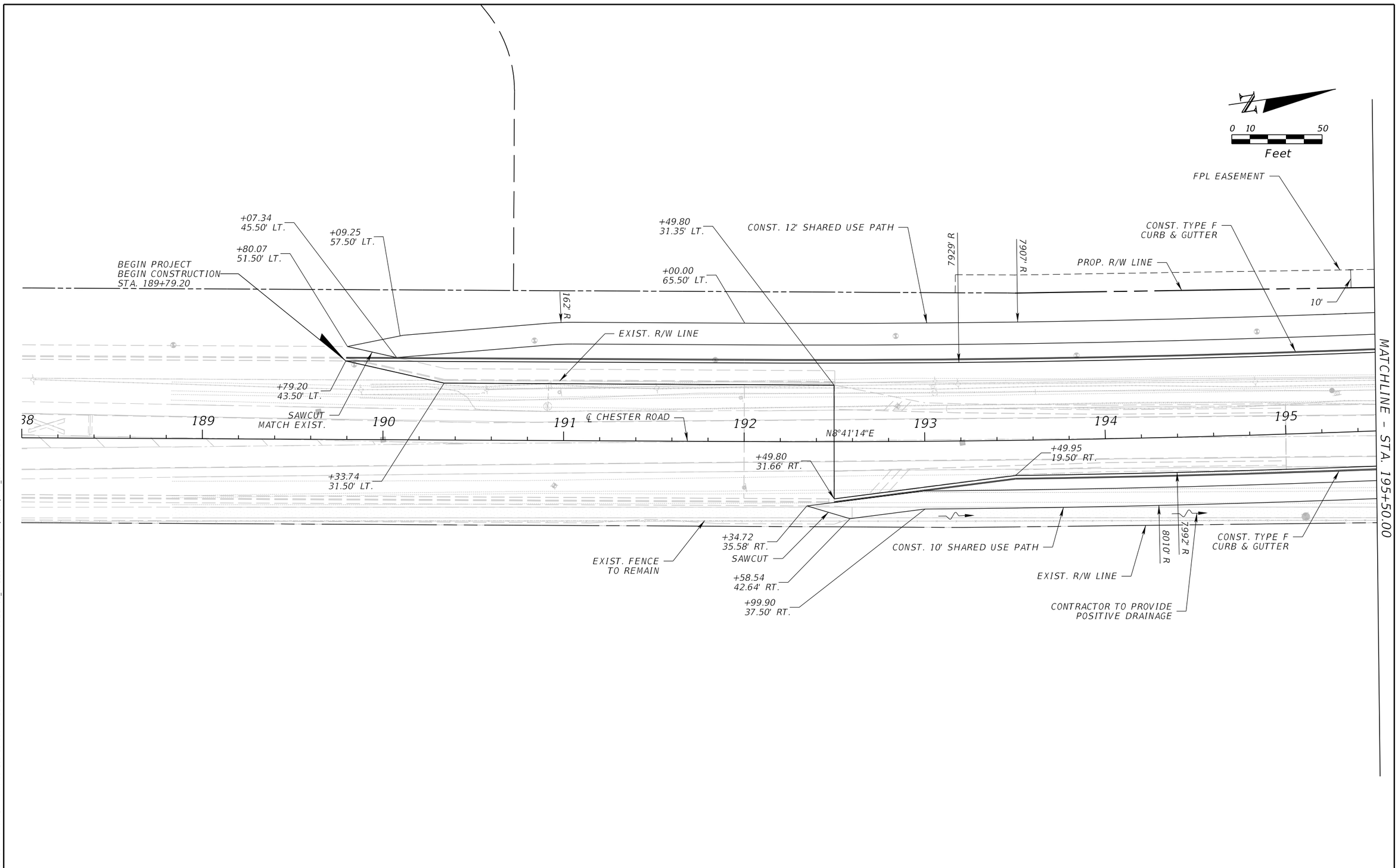
NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD

STORMWATER NOTES

SHEET NO. 8B



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NASSAU COUNTY

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DEC 2023	Nassau County	19-239-01

CHESTER ROAD

ROADWAY PLAN

SHEET NO. 9

2/28/2024 2:48:11 PM ShenoudaM
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* = EXISTING PIPE TO BE REMOVED

0 10 50
Feet

SMF NO. 01

INLET TYPE MES (1:4 SLOPE)
SEE INDEX NO. 430-021 (TYP.)
OUT-1

EXIST. CATCH BASIN TO BE REMOVED
EXIST. MES TO BE REMOVED
CONST. 156 LF OF 24" PIPE
CONST. 211 LF OF 24" PIPE
CONST. 12' SHARED USE PATH
PROP. R/W LINE
+00.21 63.50' LT.
CONST. 154 LF OF 24" PIPE
CONST. 74 LF OF 30" PIPE
FPL EASEMENT
CONST. TYPE F CURB & GUTTER

+99.97 65.50' LT.
7929' R
7907' R
10'
S-21
S-23
S-25
S-27

+00.00 43.50' LT.
EXIST. MES TO BE REMOVED
12049' R
℄ CHESTER ROAD
+00.12 43.50' LT.
+06.12 37.50' RT.
CONST. 63 LF OF 18" PIPE
CONST. 227 LF OF 24" PIPE
+93.47 42.19' RT.

196 197 198 199 200 201 202 20
N8°41'14"E
N7°43'19"E

CONST. 65 LF OF 18" PIPE
+00.00 19.50' RT.
+92.31 19.50' RT.
+42.44 31.50' RT.
11974' R
+75.18 31.50' RT.
+76.75 49.36' RT.
+61.25 49.50' RT.
19' R
40' R
S-20
S-22
S-24
CR-F
S-26
STA. 201+00
ELEV. 29.20

11986' R
11978' R
+40.32 49.50' RT.
CONST. 77 LF OF 18" PIPE
EXIST. R/W LINE
11956' R
CONST. 77 LF OF 18" PIPE
+66.46 49.50' RT.
+73.34 50.71' RT.
MATCH EXISTING
+97.79 62.91' RT.
+01.69 62.81' RT.
+15.54 71.72' RT.
CURB TRANSITION
+15.22 78.87' RT.
STARFISH DR.
30' R
+69.38 52.17' RT.
+66.30 54.42' RT.
+60.17 65.74' RT.
MATCH EXISTING
+56.36 63.76' RT.
+45.03 59.85' RT.
CURB TRANSITION
+45.13 78.87' RT.
EXIST. R/W LINE
EXIST. FENCE TO REMAIN
CONTRACTOR TO PROVIDE POSITIVE DRAINAGE
CONST. TYPE F CURB & GUTTER
CONST. 10' SHARED USE PATH

EXIST. MES TO BE REMOVED
EXIST. CATCH BASIN TO BE REMOVED
EXIST. HEADWALL TO BE REMOVED
EXIST. MES TO BE REMOVED
+90.15 37.50' RT.
CONTRACTOR TO PROVIDE POSITIVE DRAINAGE

EXIST. FENCE TO REMAIN

MATCHLINE - STA. 195+50.00
MATCHLINE - STA. 203+00.00

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NASSAU COUNTY		
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DEC 2023	Nassau County	19-239-01

CHESTER ROAD
ROADWAY PLAN

SHEET NO. 10

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0 10 50
Feet

MATCHLINE – STA. 203+00.00

MATCHLINE – STA. 210+50.00

WETLAND BUFFER (TYP.)

FPL EASEMENT

CONST. 227 LF OF 24" PIPE

CONST. 65 LF OF 18" PIPE

CONST. TYPE F CURB & GUTTER

CONST. 294 LF OF 24" PIPE

PROP. R/W LINE

10'

CONST. 217 LF OF 18" PIPE

WETLAND LINE (TYP.)

CONST. 12' SHARED USE PATH

PROPOSED HEADWAYL
W/ 45° WINGWALLS
RIM 27.00
INV 25.00 (E)
INV 25.00 (E)

(2) 19" X 30" ERCP

S-29 S-31 S-33

+37.75
12.51' LT.

+60.45
17.50' LT.

CONST. TYPE E CURB & GUTTER

℄ CHESTER ROAD

203 204 205 206 207 208 209 210

N7°43'19"E

+37.75
6.50' LT.

S-28 S-30 S-32

EXISTING MES
TO BE REMOVED

12" X 18" ERCP

EXIST. R/W LINE

CONST. 63 LF
OF 18" PIPE

CONST. 65 LF
OF 18" PIPE

EXIST. FENCE
TO REMAIN

STA. 208+00
RIM 27.90
INV 25.70 (N)
INV 25.70 (S)

STA. 209+95
RIM 27.60
INV 25.35 (N)
INV 25.35 (S)

STA. 206+00
RIM 28.25
INV 26.05 (N)
INV 26.05 (S)

12" X 18" ERCP

CONST. 10' SHARED USE PATH

12" X 18" ERCP

12" X 18" ERCP

EXIST. HEADWALL
TO REMAIN

STA. 204+00
RIM 28.60
INV 26.40 (N)
INV 26.40 (S)

CONTRACTOR TO PROVIDE
POSITIVE DRAINAGE

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NASSAU COUNTY		
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CHESTER ROAD

ROADWAY PLAN

SHEET NO. 11

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0 10 50
Feet

MATCHLINE - STA. 210+50.00

MATCHLINE - STA. 218+00.00

WETLAND LINE (TYP.)

WETLAND BUFFER (TYP.)

PROP. R/W LINE

CONST. 12' SHARED USE PATH

CONST. 210 LF OF 18" PIPE

CONST. TYPE F CURB & GUTTER

INLET TYPE MES (1:4 SLOPE) SEE INDEX NO. 430-021 (TYP.)

CONST. 80 LF OF 18" PIPE

CONST. 231 LF OF 18" PIPE

SMF NO. 02

OUT-2

FPL EASEMENT

+79.94
63.34' LT.

CONST. 65 LF OF 18" PIPE

2028' R

CONST. 115 LF OF 24" PIPE

10'

S-35

S-37

S-39

211

N7°43'19"E

212

213

214

215

216

217

CONST. TYPE E CURB & GUTTER

1970' R

℄ CHESTER ROAD

S-50D

+77.75
23.18' RT.

+66.72
3.48' LT.

S-34

1748' R

S-36

S-38

S-50C

CONST. TYPE F CURB & GUTTER

CONST. 342 LF OF 19"x30" PIPE

CONST. 10' SHARED USE PATH

EXISTING MES TO BE REMOVED REPLACE W/ TYPE "D" DBI

EXIST. HEADWALL TO REMAIN

CONST. 73 LF OF 18" PIPE

CONST. 300 LF OF 19"x30" PIPE

+84.77
64.29' RT.

350' R

EXIST. FENCE TO REMAIN

+67.15
68.99' RT.

EXIST. R/W LINE

EXIST. MES TO BE REMOVED REPLACE W/ TYPE "D" DBI

EXIST. R/W LINE

100' R

+83.95
76.13' RT.

+51.00
68.36' RT.

+96.86
81.96' RT.

S-50B

EXISTING PIPE TO REMAIN

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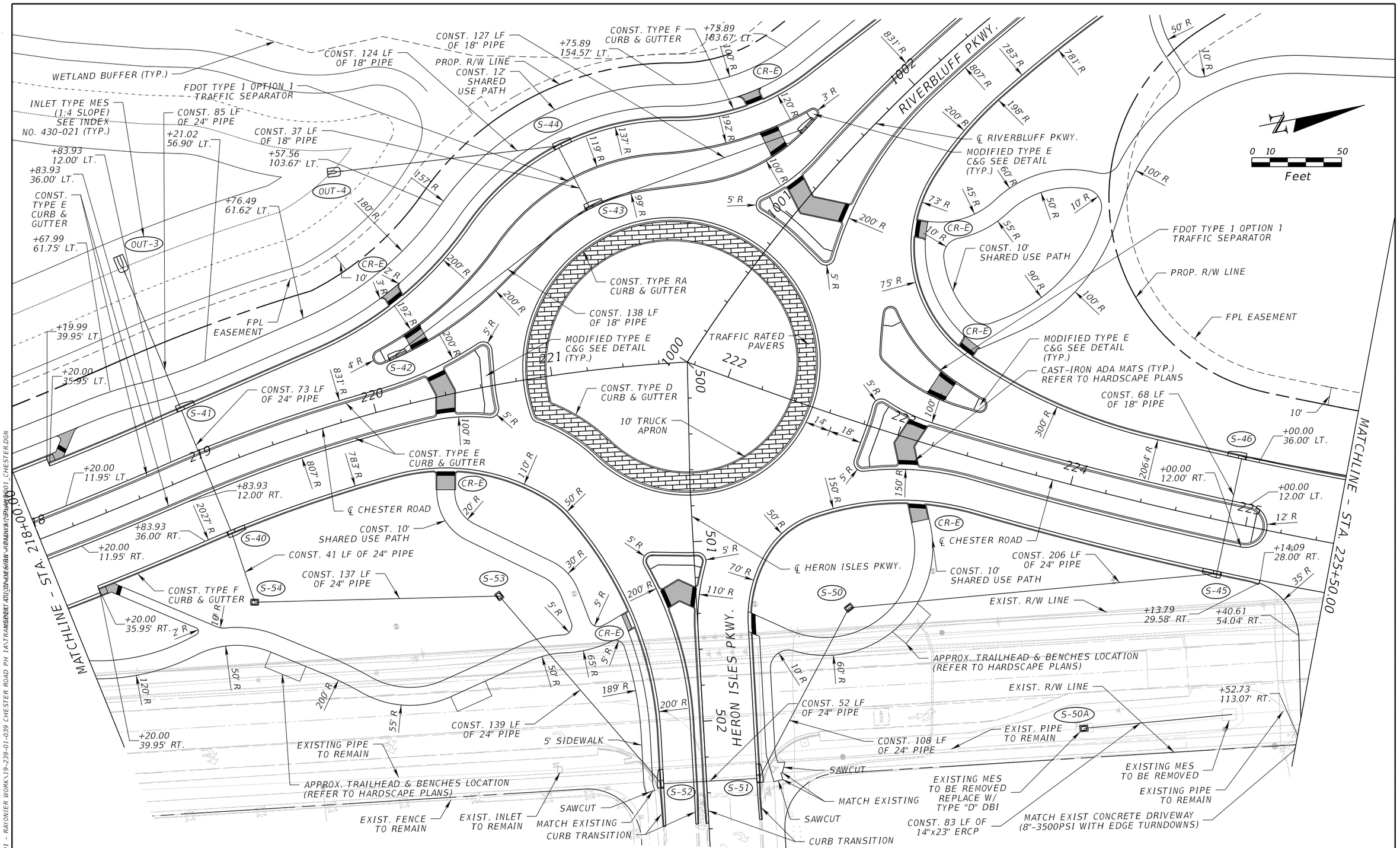
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CHESTER ROAD

ROADWAY PLAN

SHEET NO. 12



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NASSAU COUNTY

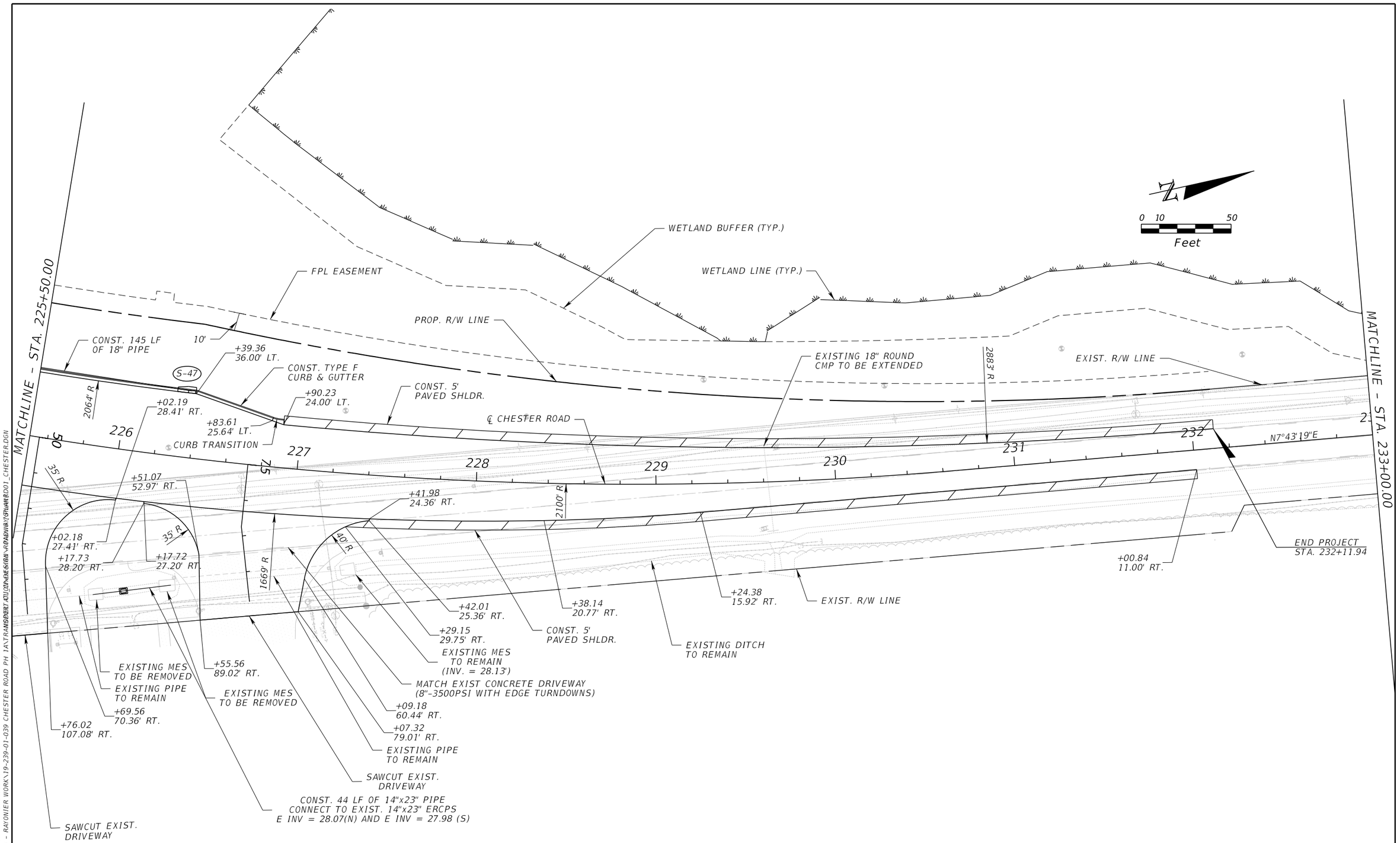
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CHESTER ROAD
ROADWAY PLAN

SHEET NO. 13

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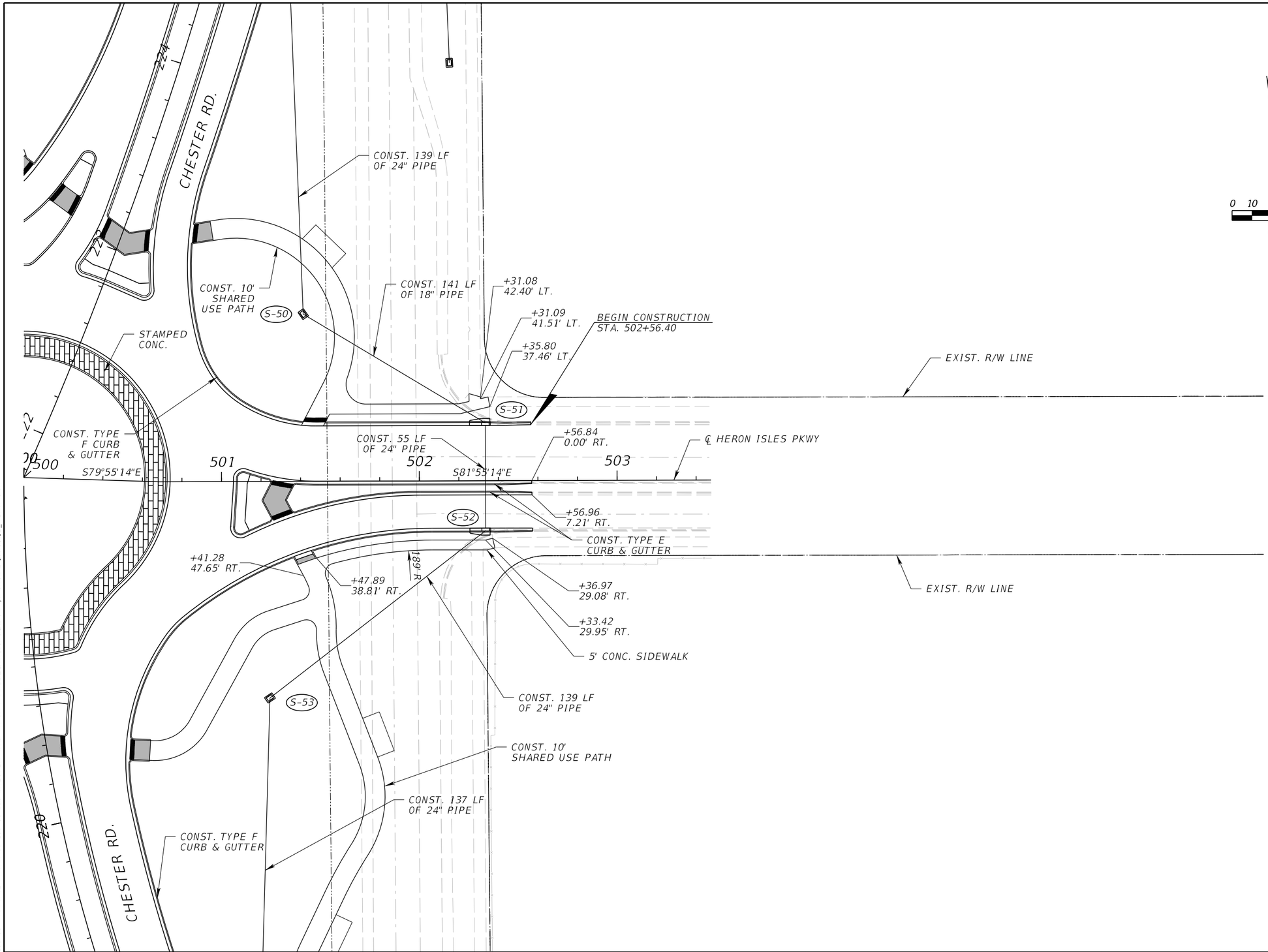
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CHESTER ROAD
ROADWAY PLAN

SHEET NO. 14



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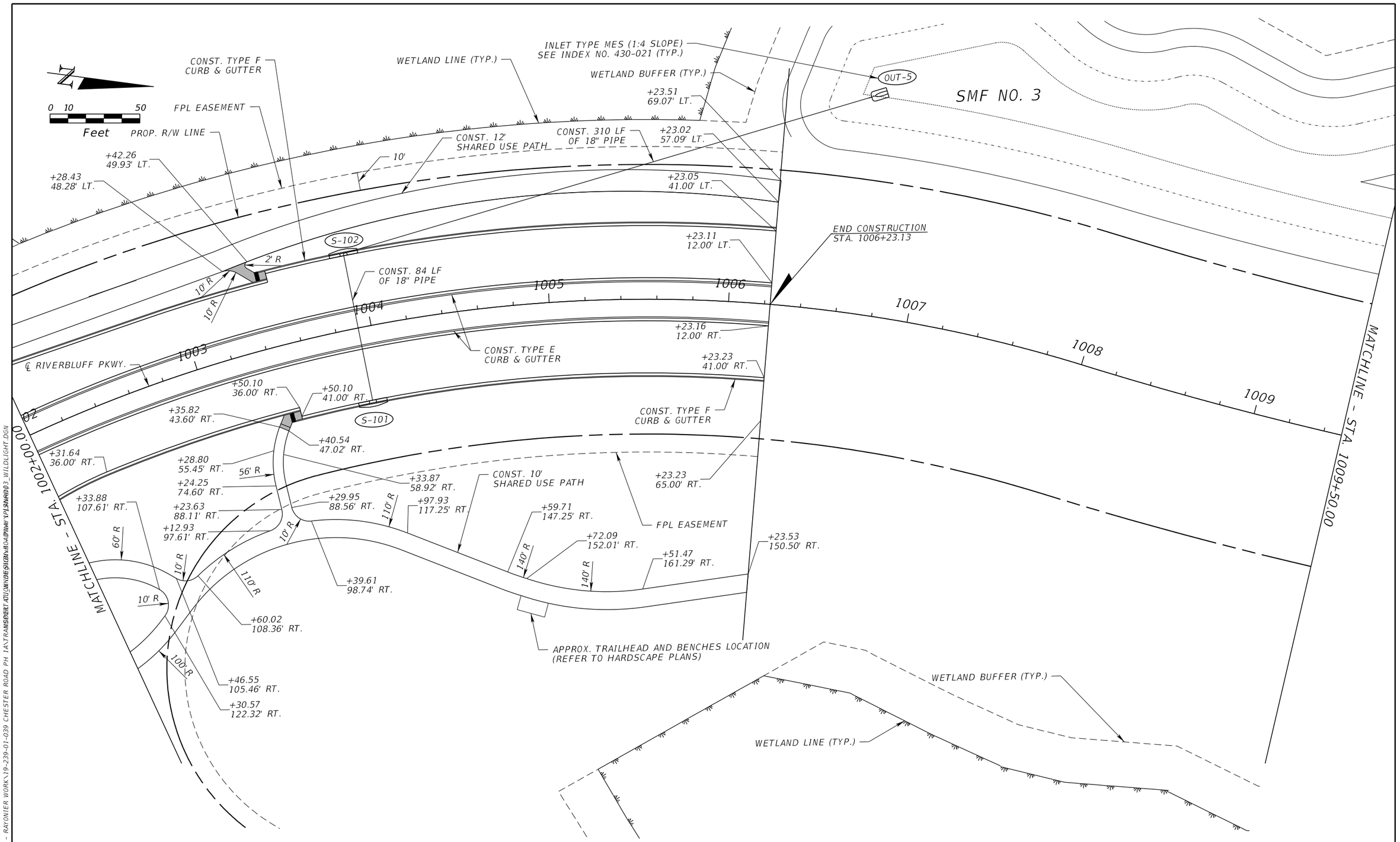
HERON ISLES PKWY

ROADWAY PLAN

SHEET NO. 15

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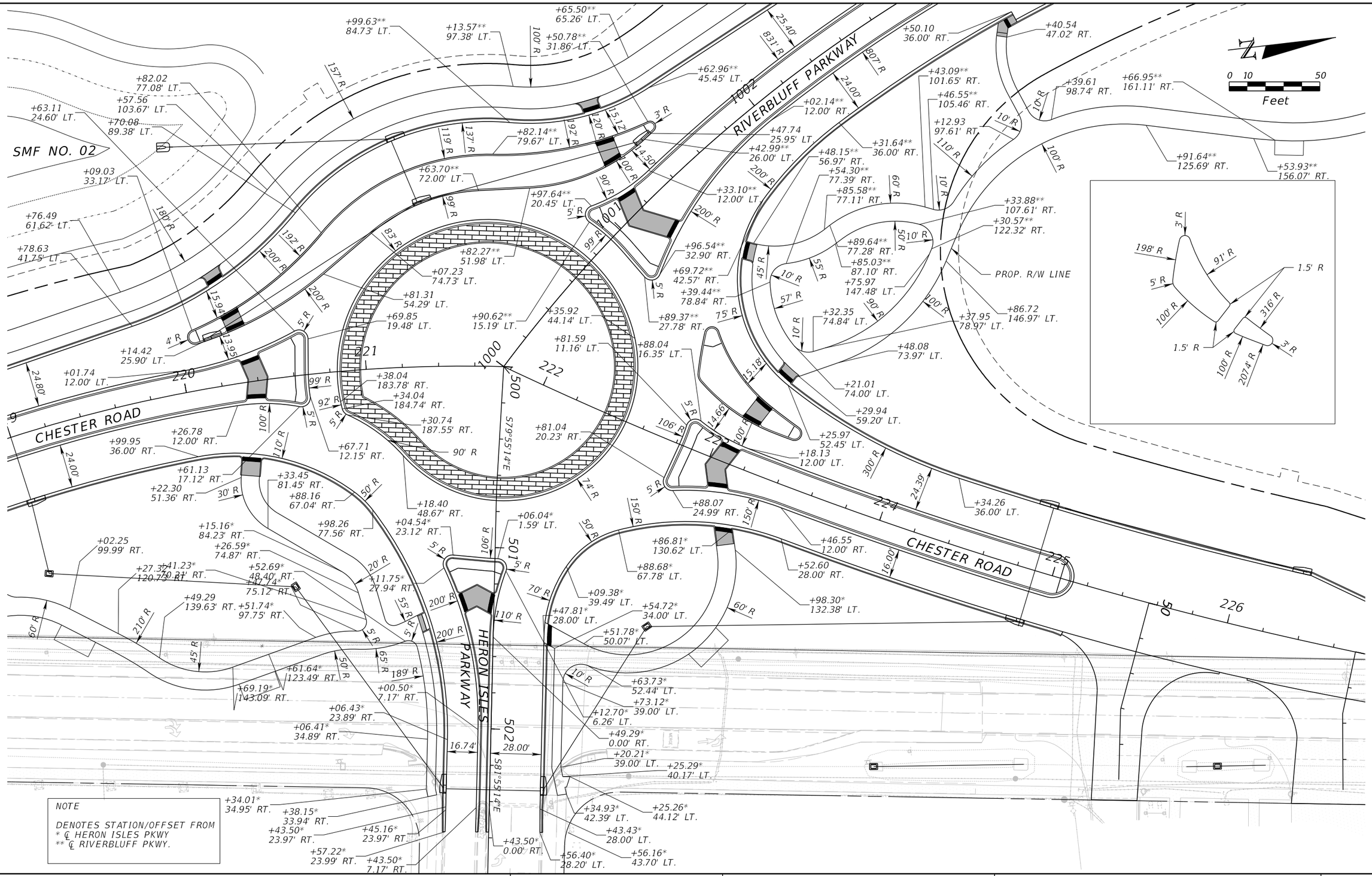
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RIVERBLUFF PKWY
ROADWAY PLAN

SHEET NO. 16

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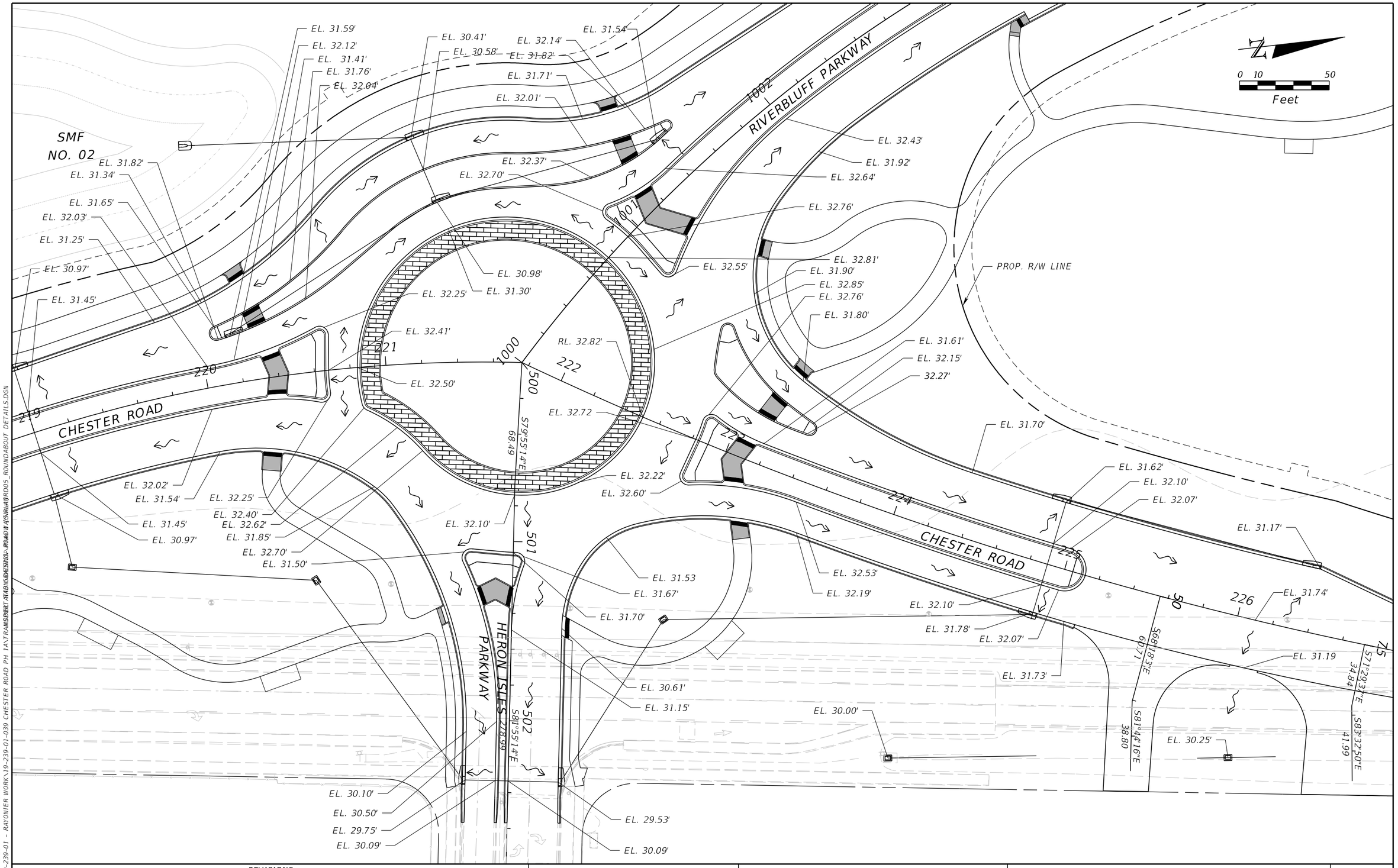
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CHESTER ROAD
ROUNDABOUT DETAILS

SHEET NO. 17

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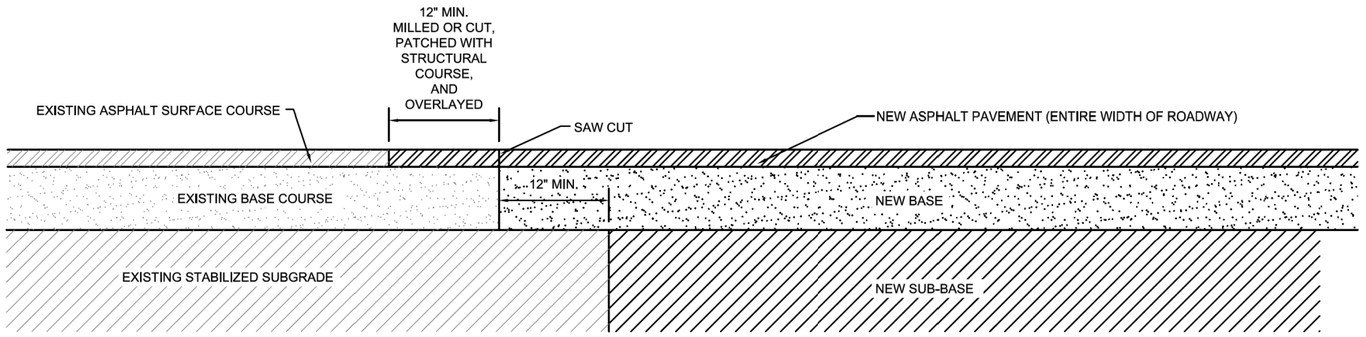
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DATE	COUNTY	PROJECT NO.
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CHESTER ROAD ROUNDABOUT GRADING DETAILS

SHEET NO. 17A

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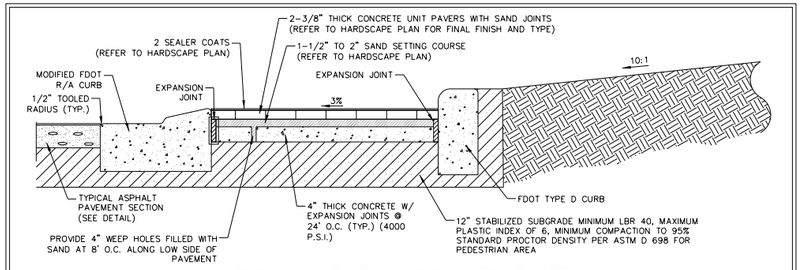
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NOTES:

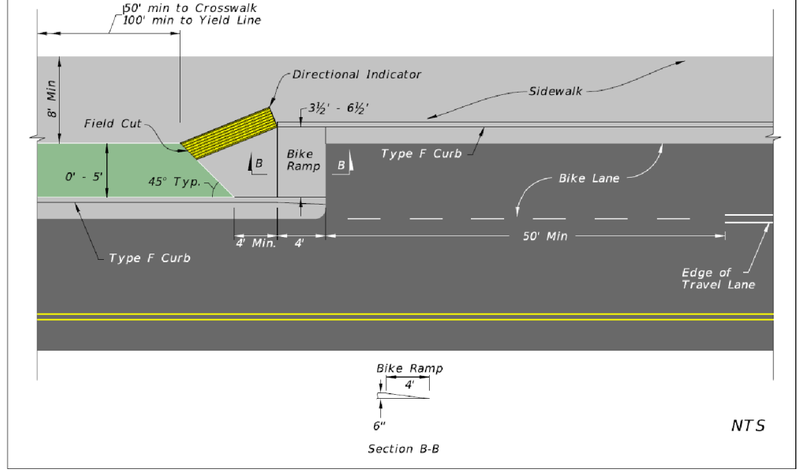
1. ENTIRE WIDTH OF THE ROADWAY SHALL BE OVERLAYED.
2. MILLING AND OVERLAY OF THE ENTRIE ROADWAY WIDTH MAY BE REQUIRED AS DETERMINED BY THE ENGINEERING SERVICES DEPARTMENT

ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY ENGINEERING SERVICES DEPARTMENT	REVISION DATES	SAWCUT DETAIL
		DETAIL NO. 26
		DWG:
		ADOPTED:

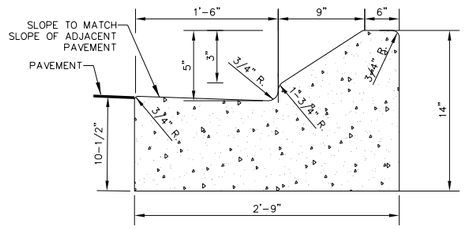


TYPICAL SECTION AT ROUND ABOUT

N.T.S.



STRAIGHT BICYCLE RAMP WITH DIRECTIONAL INDICATOR



MODIFIED TYPE "E" CURB AND GUTTER TO BE USED AS DESIGNATED ON PLANS

N.T.S.

CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
1411 Edgewater Dr, Suite 200
Orlando, FL 32804
TEL: (407) 536-5379
CA - 00002584 LC - 0000316
GORAN DUVNJAK, P.E. License No. 84141

NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

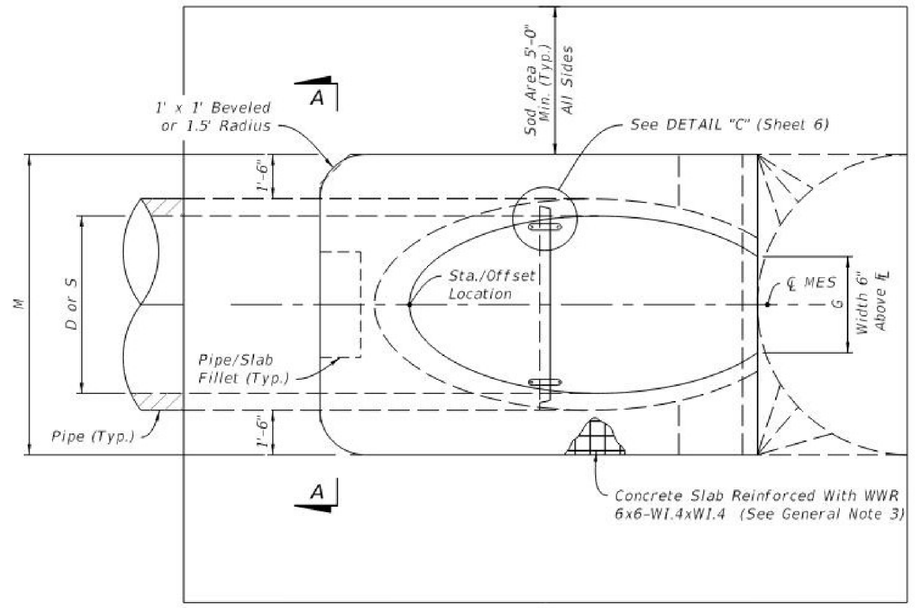
CHESTER ROAD

SPECIAL DETAILS 1

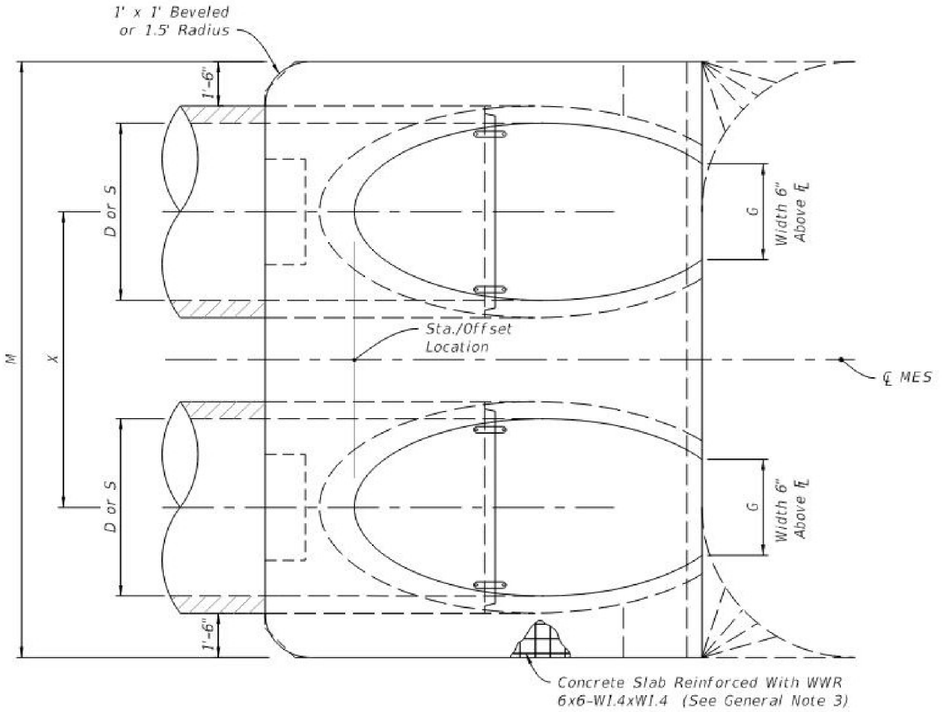
SHEET NO. 17AA

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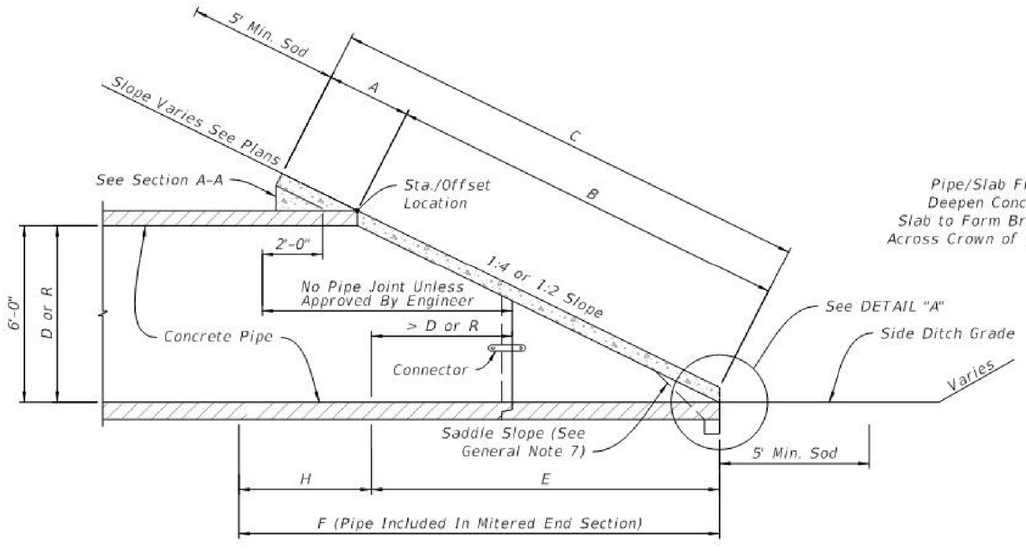
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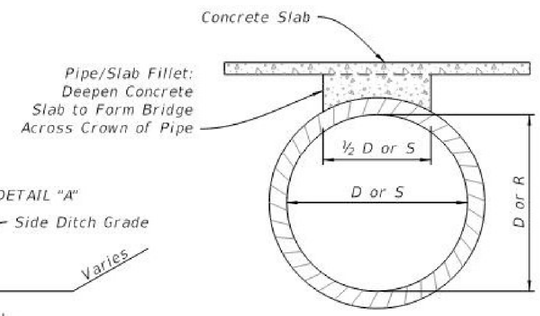
PLAN - SINGLE PIPE



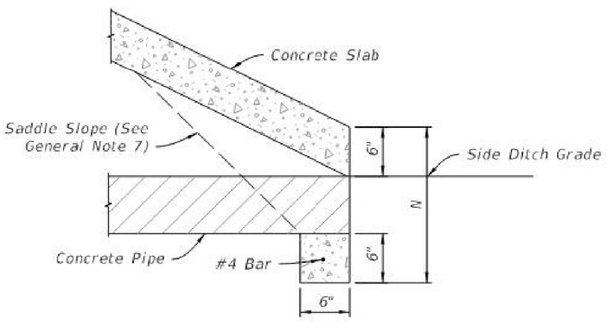
PLAN - MULTIPLE PIPE



ELEVATION



SECTION A-A
(Pipe/Slab Fillet)



DETAIL "A"

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

FOR ADDITIONAL TABLES, NOTES AND INFORMATION REFER TO FDOT STANDARD PLANS INDEX 430-021

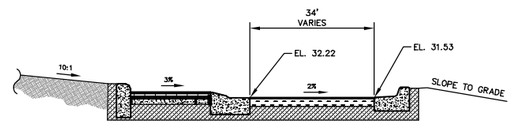
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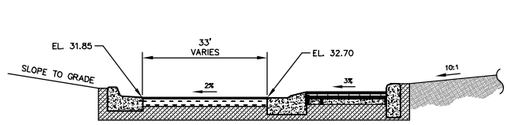
NASSAU COUNTY			CHESTER ROAD	SHEET NO.
DATE	COUNTY	PROJECT NO.	SPECIAL DETAILS 2	17AB
DEC 2023	Nassau County	19-239-01		

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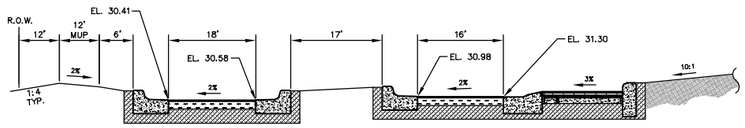
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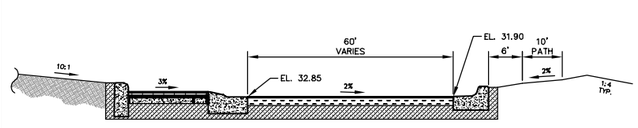
CROSS SECTION A-A
N.T.S.



CROSS SECTION B-B
N.T.S.



CROSS SECTION C-C
N.T.S.



CROSS SECTION D-D
N.T.S.

LEGEND

- UPLAND BUFFER
- CONCRETE PAVEMENT
- JURISDICTIONAL WETLANDS

40'

RIVERBLUFF PARKWAY

CHESTER ROAD

SEE SHEET 17A CHESTER ROAD ROUNDABOUT GRADING DETAILS FOR ROUNDABOUT ELEVATIONS

HERON ISLES PKWY

CHESTER ROAD

29.00 30.00 31.00 32.00 33.00

BENCHMARK
BENCHMARK
X-CUT IN SIDEWALK
ELEVATION = 28.31 FEET, NAVD
N: 623540.772
E: 484826.178

LOCAL ELECTRIC, GAS, COM AND OTHER DRY UTILITIES SHOWN IN THESE CIVIL PLANS ARE FOR REFERENCE ONLY. FINAL UTILITY DESIGN LOCATION WILL BE DETERMINED BY UTILITY COMPANIES.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO.	19-239-01-039
DRAWN BY:	JMB
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	DECEMBER 2023

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community.

ETM
ENGLAND-THIMS & MILLER

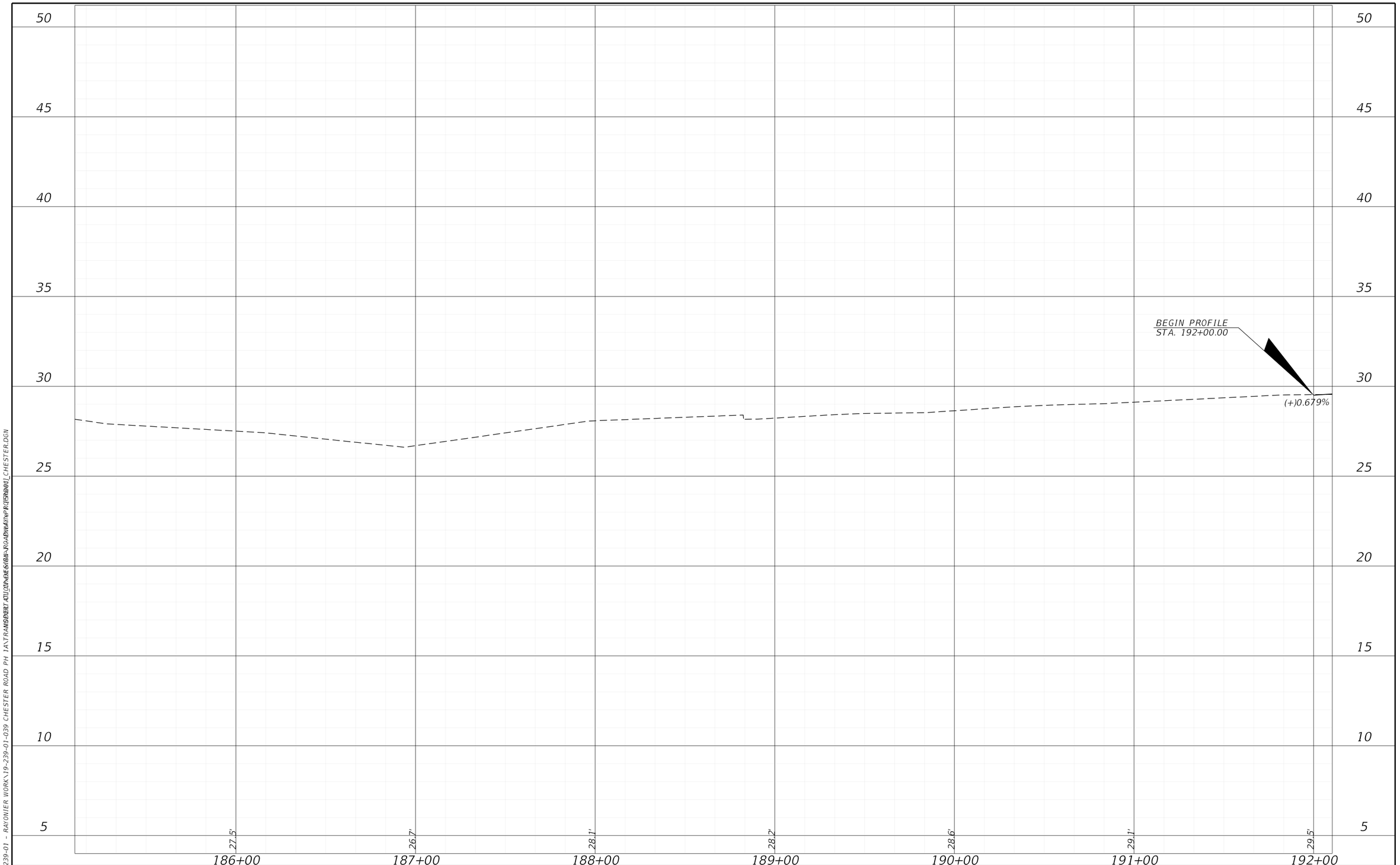
PLOTTED: February 28, 2024 – 11:26 AM, BY: Jon-Michael Barquin

GRADING DETAILS

CHESTER ROAD WIDENING FOR RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
17B

T:\2019\19-239\19-239-01 - Royonier Work\19-239-01-039 Chester Road Ph 1A\Landdev\Design\Plots\19-239-01-039-Grading Detail.dwg



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DEC 2023	Nassau County	19-239-01

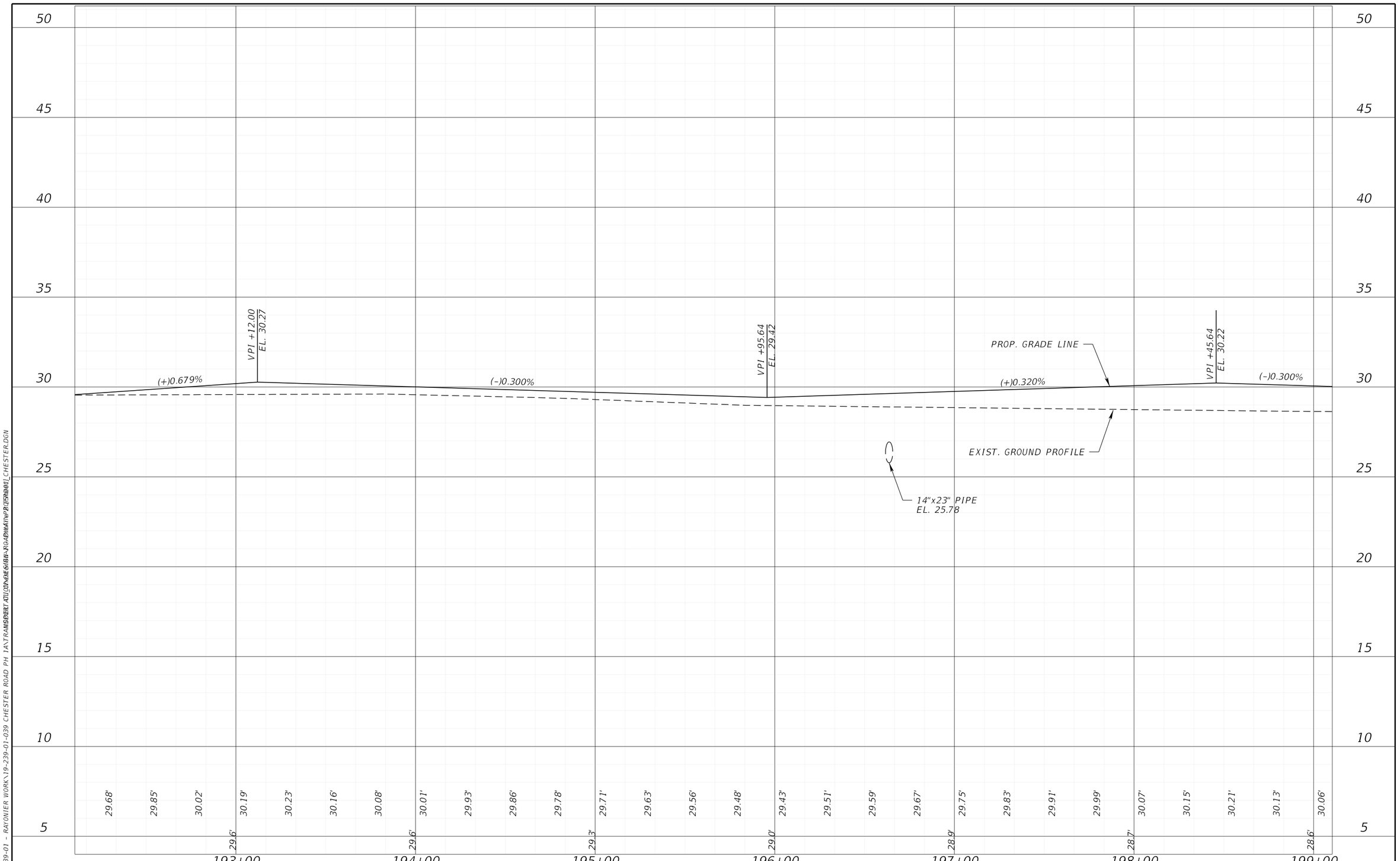
CHESTER ROAD

PROFILE SHEETS

SHEET NO. 18

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DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

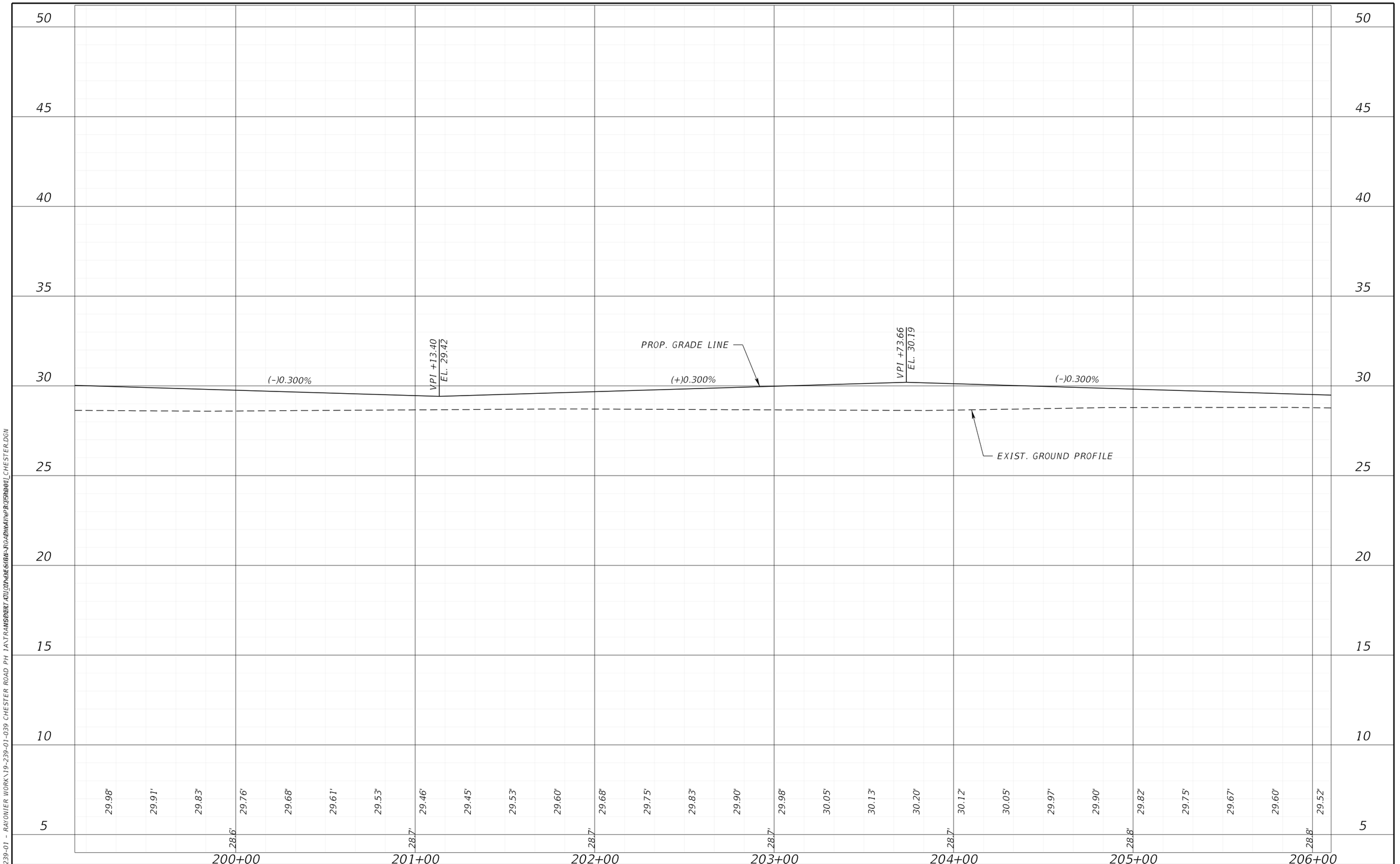
CHESTER ROAD

PROFILE SHEETS

SHEET NO. 19

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

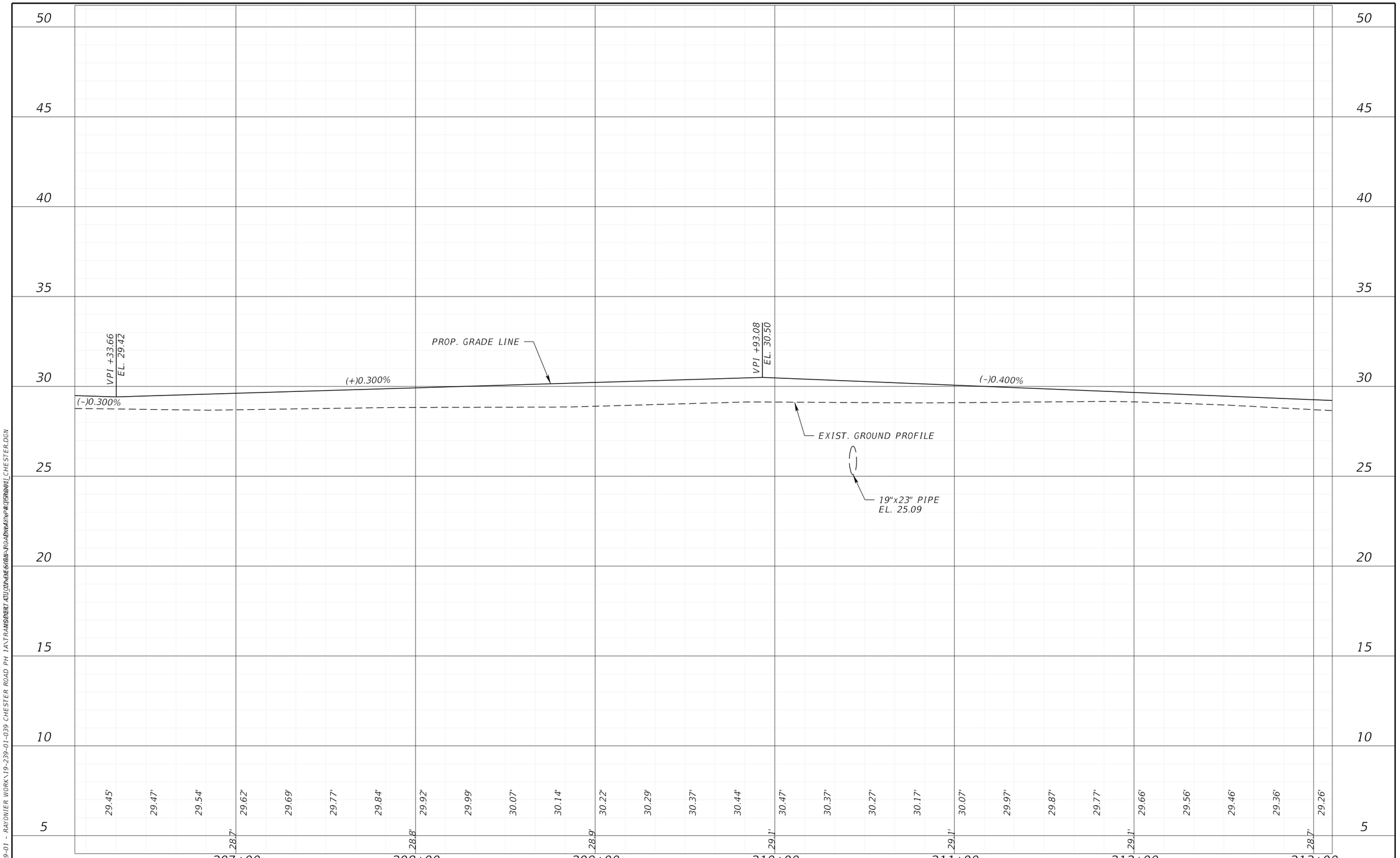
CHESTER ROAD

PROFILE SHEETS

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NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

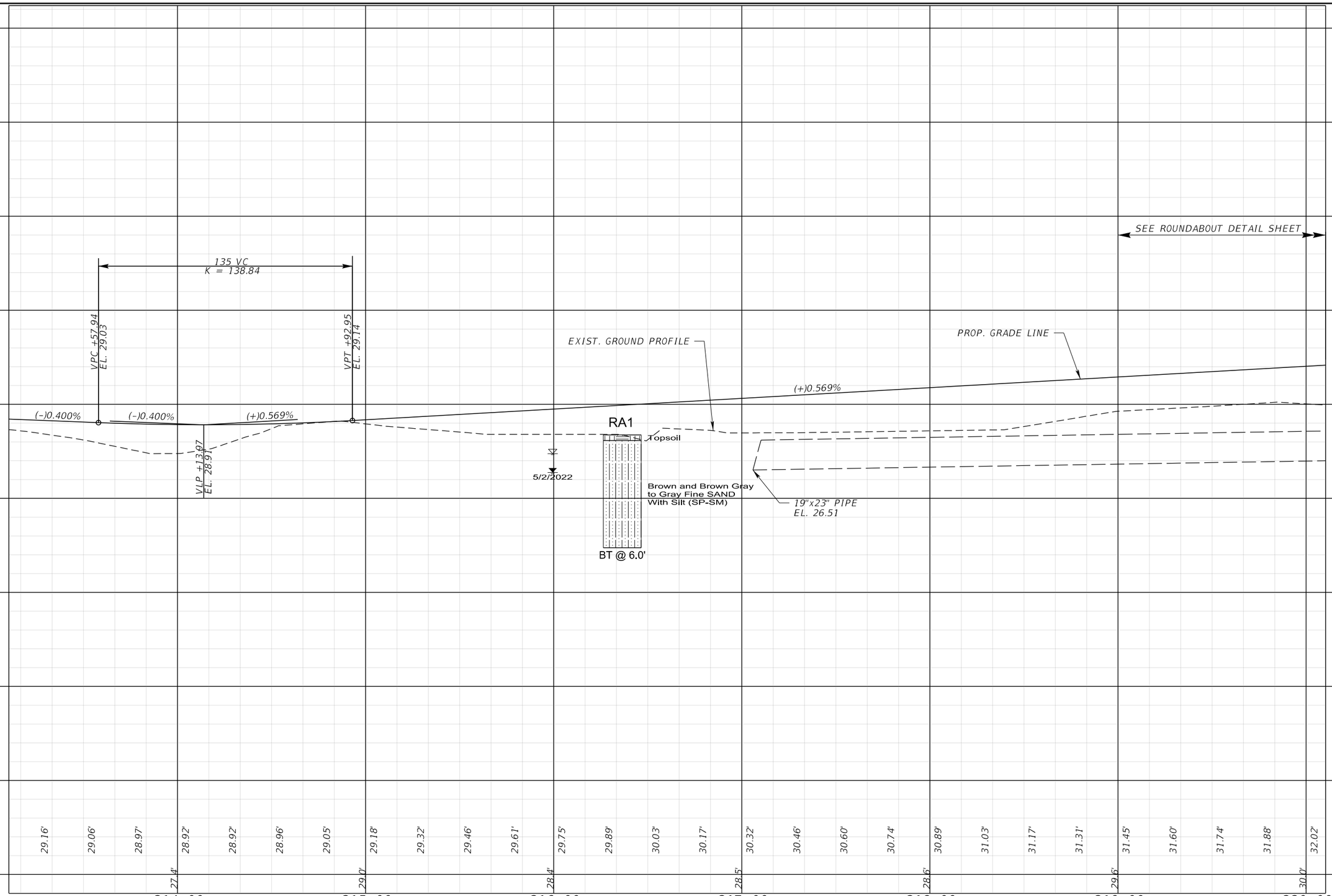
CHESTER ROAD

PROFILE SHEETS

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NASSAU COUNTY		
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DEC 2023	Nassau County	19-239-01

CHESTER ROAD

PROFILE SHEETS

SHEET NO. 22

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50 45 40 35 30 25 20 15 10 5

SEE ROUNDABOUT DETAIL SHEET

VPI +77.92
EL. 33.04

(+)0.569%

(-)0.300%

PROP. GRADE LINE

EXIST. GROUND PROFILE

RA2

Topsoil
Dark Gray Brown Fine SAND With Silt (SP-SM)

5/2/2022

EXIST. 14"x23" PIPE
EL. 27.03

Light Brown Fine SAND (SP)

EXIST. 14"x23" PIPE
EL. 27.00

BT @ 6.0'

RA4

Topsoil
Brown Fine SAND With Silt (SP-SM)

5/2/2022

Gray Brown Fine SAND (SP)

EXIST. 14"x23" PIPE
EL. 27.36

EXIST. 14"x23" PIPE
EL. 27.84

BT @ 6.0'

EXIST. 14"x23" PIPE
EL. 28.07

EXIST. 14"x23" PIPE
EL. 27.98

32.17' 32.31' 32.45' 31.3' 32.59' 32.73' 32.88' 33.02' 30.5' 32.97' 32.89' 32.82' 32.74' 32.67' 29.7' 32.59' 32.52' 32.44' 29.6' 32.37' 32.29' 32.22' 32.14' 28.9' 32.07' 31.99' 31.92' 31.84' 28.4' 31.77' 31.69' 31.62' 31.54' 29.8' 31.47'

221+00 222+00 223+00 224+00 225+00 226+00 227+00

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

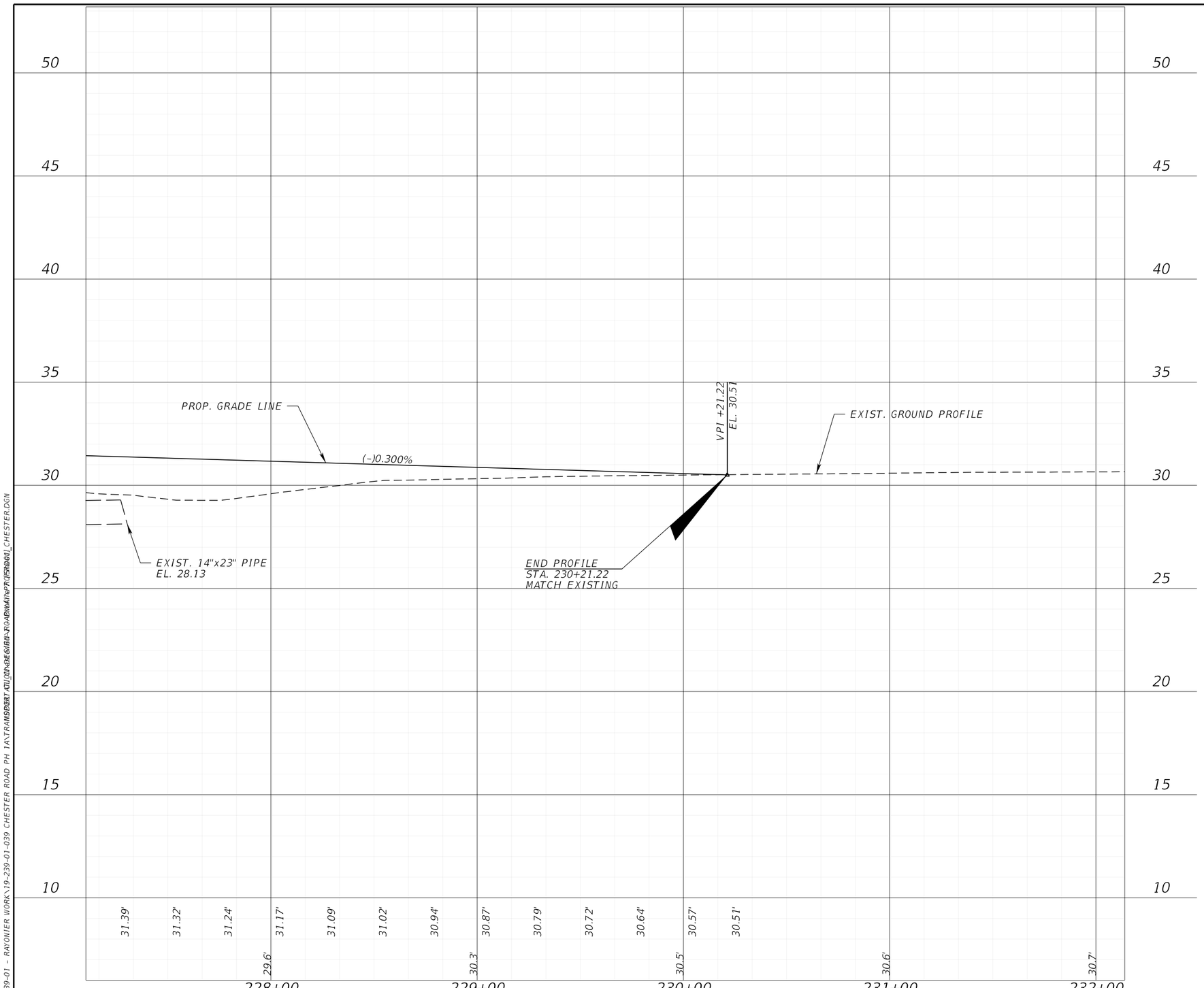
CHESTER ROAD

PROFILE SHEETS

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DEC 2023	Nassau County	19-239-01

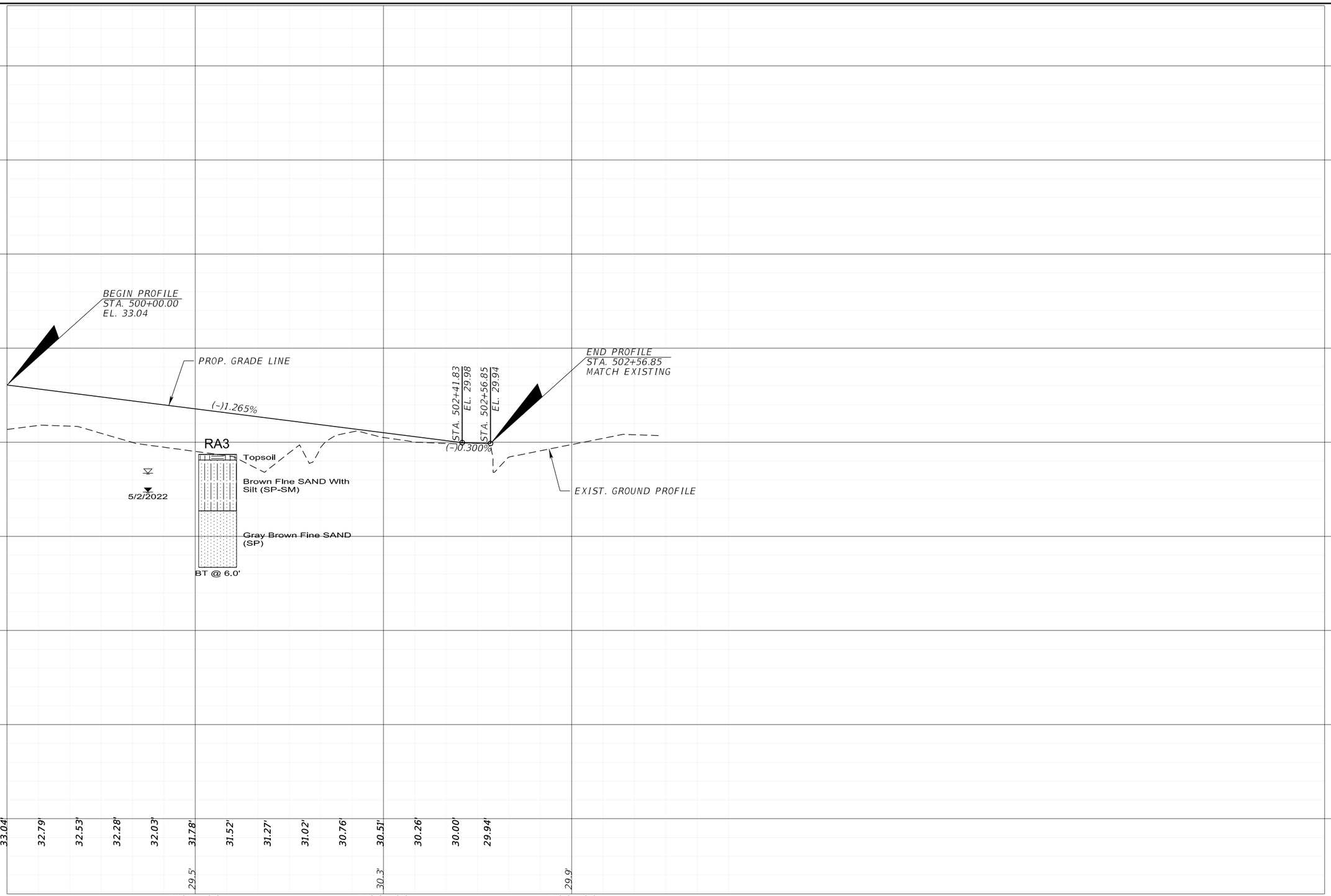
CHESTER ROAD

PROFILE SHEETS

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DEC 2023	Nassau County	19-239-01

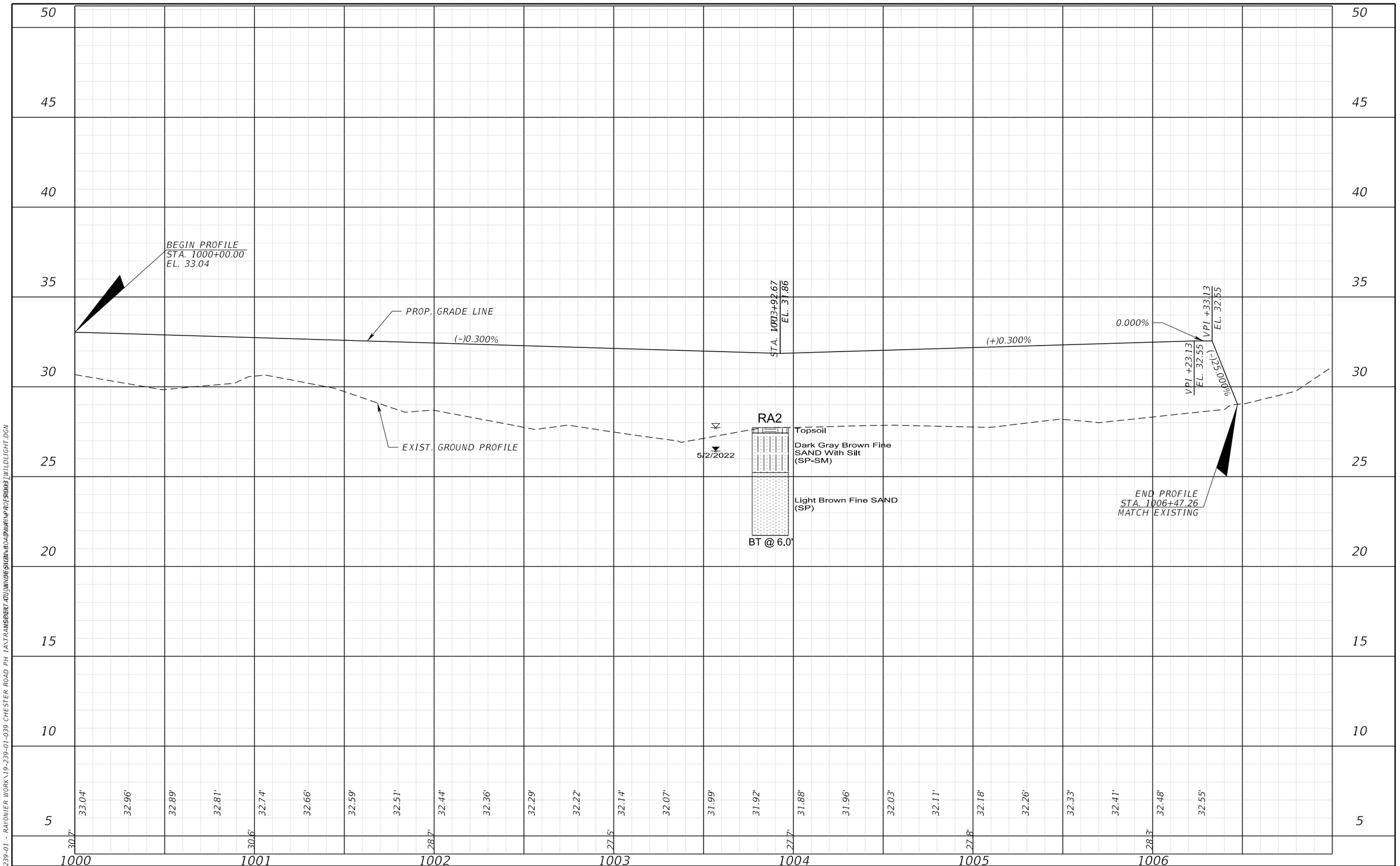
HERON ISLES PKWY

PROFILE SHEETS

SHEET NO. 25

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RIVERBLUFF PKWY
PROFILE SHEETS

SHEET NO. 26

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ID	Type	Station	Offset	Elevation	Invert			
S-20	Type 6 Inlet	195+95.64	19.50'	28.90	24.90 W			
S-21	Type 6 Inlet	195+95.64	-43.50'	28.90	24.70 E	24.70 N		
S-22	Type 6 Inlet	197+50.46	31.50'	29.16	25.10 W			
S-23	Type 5 Inlet	197+50.46	-43.50'	29.40	24.50 S	24.50 N	24.90 E	
S-24	Type 5 Inlet	199+60.00	31.50'	29.12	25.00 W			
S-25	Type 5 Inlet	199+60.00	-43.50'	29.36	24.20 S	24.20 N	24.80 E	
S-26	Type 6 Inlet	201+13.40	19.50'	28.90	24.80 W			
S-27	Type 6 Inlet	201+13.40	-43.50'	28.90	23.80 S	23.80 N	24.30 E	23.30 W
S-28	Type 5 Inlet	203+40.00	19.50'	29.58	25.50 W			
S-29	Type 5 Inlet	203+40.00	-43.50'	29.58	24.20 S	24.20 N	25.30 E	
S-30	Type 6 Inlet	206+33.36	19.50'	28.90	25.80 W			
S-31	Type 6 Inlet	206+33.36	-43.50'	28.90	24.90 S	24.90 N	25.60 E	
S-32	Type 5 Inlet	208+50.00	19.50'	29.55	25.50 W			
S-33	Type 5 Inlet	208+50.00	-43.50'	29.55	25.30 N	25.30 E		
S-34	Type 5 Inlet	212+00.00	20.01'	29.14	24.60 W			
S-35	Type 5 Inlet	212+00.00	-43.11'	29.14	24.40 E	24.40 N		
S-36	Type 6 Inlet	214+13.97	30.34'	28.38	24.20 W			
S-37	Type 6 Inlet	214+13.97	-41.10'	28.37	24.00 S	24.00 N	24.00 E	23.50 NW
S-38	Type 5 Inlet	216+50.27	38.10'	29.48	25.10 W			
S-39	Type 5 Inlet	216+49.72	-40.01'	29.47	24.90 E	24.90 S		
S-40	Type 5 Inlet	219+00.00	36.00'	30.97	23.00 W	23.00 E		
S-41	Type 5 Inlet	219+00.00	-36.16'	30.97	22.70 E	22.70 W		
S-42	Type 5 Inlet	220+16.81	-26.30'	31.59	28.00 NW			
S-43	Type 5 Inlet	221+31.21	-89.44'	30.98	27.70 SE	27.70 NW	27.70 W	
S-44	Type 5 Inlet	221+19.31	-124.98'	30.41	27.50 E	27.50 SW		
S-45	Type 5 Inlet	224+90.00	28.00'	31.78	26.20 NW	26.20 SE		
S-46	Type 5 Inlet	224+90.00	-36.00'	31.62	26.40 NW	26.40 SE		
S-47	Type 5 Inlet	226+36.81	-36.00'	31.05	26.70 SW			
S-50	TYPE D DBI	501+41.55	-84.56	30.60	25.90 NW	24.00 SE		
S-50A	TYPE D DBI	224+39.05	129.74	30.50	27.60 N	27.36 S		
S-50B	TYPE D DBI	217+05.86	118.75	28.90	26.51 N	26.51 S		
S-50C	TYPE D DBI	214+21.28	60.02	28.50	26.00 N	26.00 S		
S-50D	TYPE D DBI	210+84.10	42.52	28.00	25.43 N	25.43 E		
S-51	Type 5 Inlet	502+33.50	-28.00'	29.53	23.80 NW	23.80 S		
S-52	Type 5 Inlet	502+33.50	23.95	29.75	23.60 N	23.60 SW		
S-53	TYPE D DBI	501+24.14	109.44	30.80	23.40 NE	23.40 SW		
S-54	TYPE D DBI	218+96.80	77.95	30.80	23.20 NW	23.20 S		
S-100	Type 5 Inlet	1001+39.99	-26.05'	31.54	27.90 SE			
S-101	Type 6 Inlet	1003+92.67	41.00'	31.28	27.00 SW			
S-102	Type 6 Inlet	1003+92.67	-41.00'	31.28	26.60 NW	26.60 NE		
OUT-1	30" RCP MES	201+13.40	-118.70'	N/A	22.50			
OUT-2	24" RCP MES	214+96.14	-125.43'	N/A	22.50			
OUT-3	24" RCP MES	218+99.98	-122.00'	N/A	22.50			
OUT-4	18" RCP MES	220+12.22	-135.10'	N/A	23.00			
OUT-5	24" RCP MES	1006+65.65	-121.70'	N/A	24.00			

ID	Type	Station	Offset	Elevation	Invert			
S-80A	30" MES	203+18.37	-125.61'	-	23.00'			
S-80B	30" MES	203+96.70	-184.92'	-	26.85'			
S-90A	30" MES	214+96.50	-206.68'	-	22.50'			
S-90B	30" MES	214+59.68	-214.35'	-	26.00'			
S-101A	(2) 36" MES	1009+39.66	-163.19'	-	23.50'			
S-101B	(2) 36" MES	1009+11.62	-213.22'	-	27.90'			

PIPE	NUMBER OF BARRELS	LENGTH (CONSTRUCTION) (FT)	SIZE	START NODE (UPPER)	START INVERT (FT)	STOP NODE (LOWER)	STOP INVERT 9FT)
P1-1	1	65	18"	S-20	24.90	S-21	24.70
P1-2	1	77	18"	S-22	25.10	S-23	24.90
P1-3	1	77	18"	S-24	25.00	S-25	24.80
P1-4	1	63	18"	S-26	24.80	S-27	24.30
P1-5	1	65	18"	S-28	25.50	S-29	25.30
P1-6	1	65	18"	S-32	25.50	S-33	25.30
P1-7	1	217	18"	S-33	25.30	S-31	24.90
P1-8	1	156	24"	S-21	24.70	S-23	24.50
P1-9	1	211	24"	S-23	24.50	S-25	24.20
P1-10	1	154	24"	S-25	24.20	S-27	23.80
P1-11	1	294	24"	S-31	24.90	S-29	24.20
P1-12	1	63	18"	S-30	25.80	S-31	25.60
P1-13	1	227	24"	S-29	24.20	S-27	23.80
P1-14	1	74	30"	S-27	23.30	OUT-1	22.50
P2-1	1	65	18"	S-34	24.60	S-35	24.40
P2-2	1	73	18"	S-36	24.20	S-37	24.00
P2-3	1	80	18"	S-38	25.10	S-39	24.90
P2-4	1	210	18"	S-35	24.40	S-37	24.00
P2-5	1	231	18"	S-39	24.90	S-37	24.00
P2-6	1	115	24"	S-37	23.50	OUT-2	22.50
P3-7	1	73	24"	S-40	23.00	S-41	22.70
P3-8	1	85	24"	S-41	22.70	OUT-3	22.50
P3-9	1	52	24"	S-51	23.80	S-52	23.60
P3-10	1	145	18"	S-47	26.70	S-46	26.40
P3-11	1	68	18"	S-46	26.40	S-45	26.20
P3-12	1	206	24"	S-45	26.20	S-50	25.90
P3-13	1	108	24"	S-50	24.00	S-51	23.80
P3-14	1	139	24"	S-52	23.60	S-53	23.40
P3-15	1	137	24"	S-53	23.40	S-54	23.20
P3-16	1	41	24"	S-54	23.20	S-40	23.00
P4-1	1	138	18"	S-42	28.00	S-43	27.70
P4-2	1	127	18"	S-100	27.90	S-43	27.70
P4-3	1	37	18"	S-43	27.70	S-44	27.50
P4-4	1	124	18"	S-44	27.50	OUT-4	23.00
P5-1	1	84	18"	S-101	27.00	S-102	26.60
P5-2	1	310	18"	S-102	26.60	OUT-5	24.00

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
SUMMARY OF DRAINAGE STRUCTURES

SHEET NO. 27

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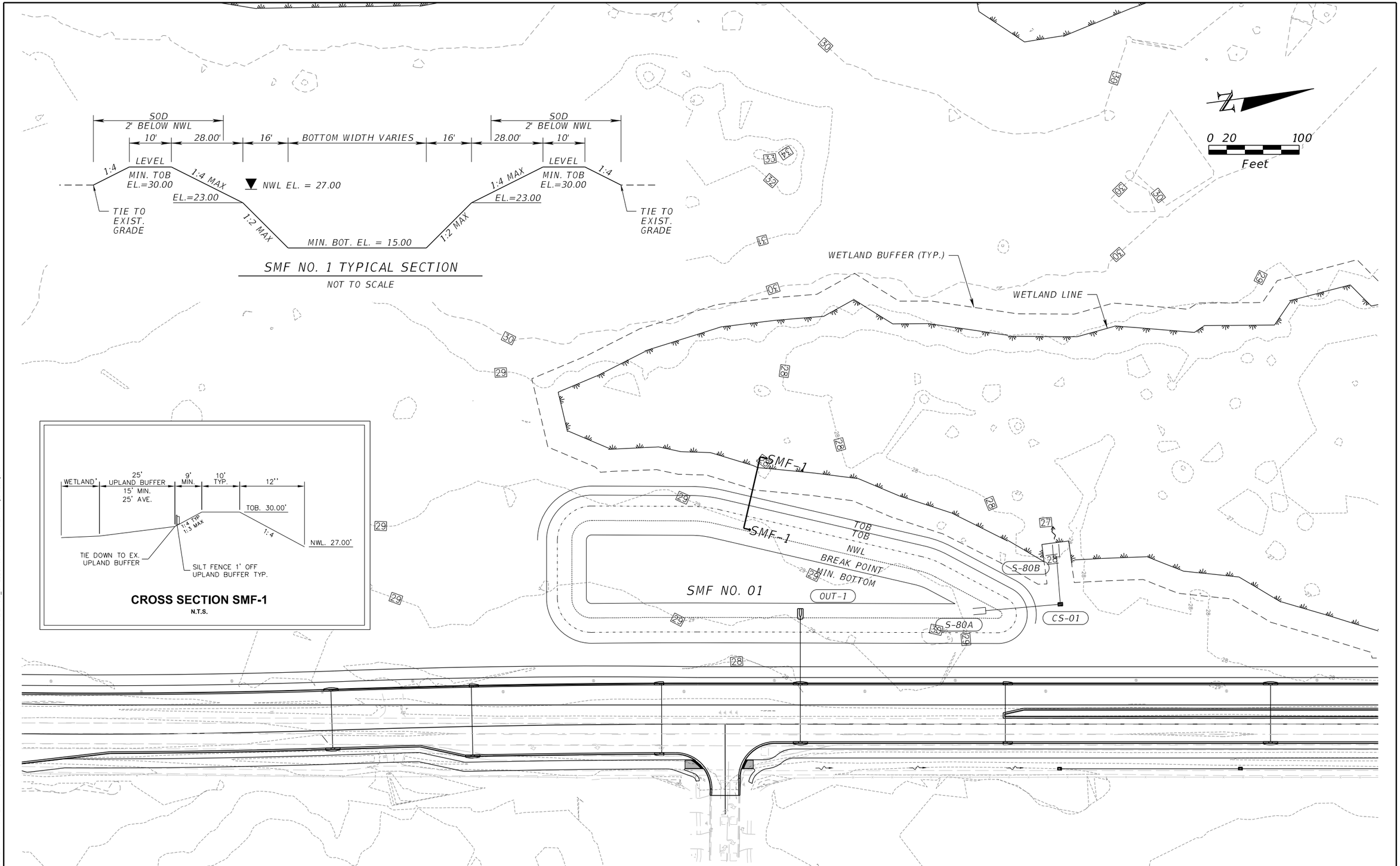
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T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH 1A\TRANSPORT\STRUCTURES\SUMMARY OF DRAINAGE STRUCTURES.DGN

SMF NO. 1 TYPICAL SECTION

NOT TO SCALE

CROSS SECTION SMF-1

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DEC 2023	Nassau County	19-239-01

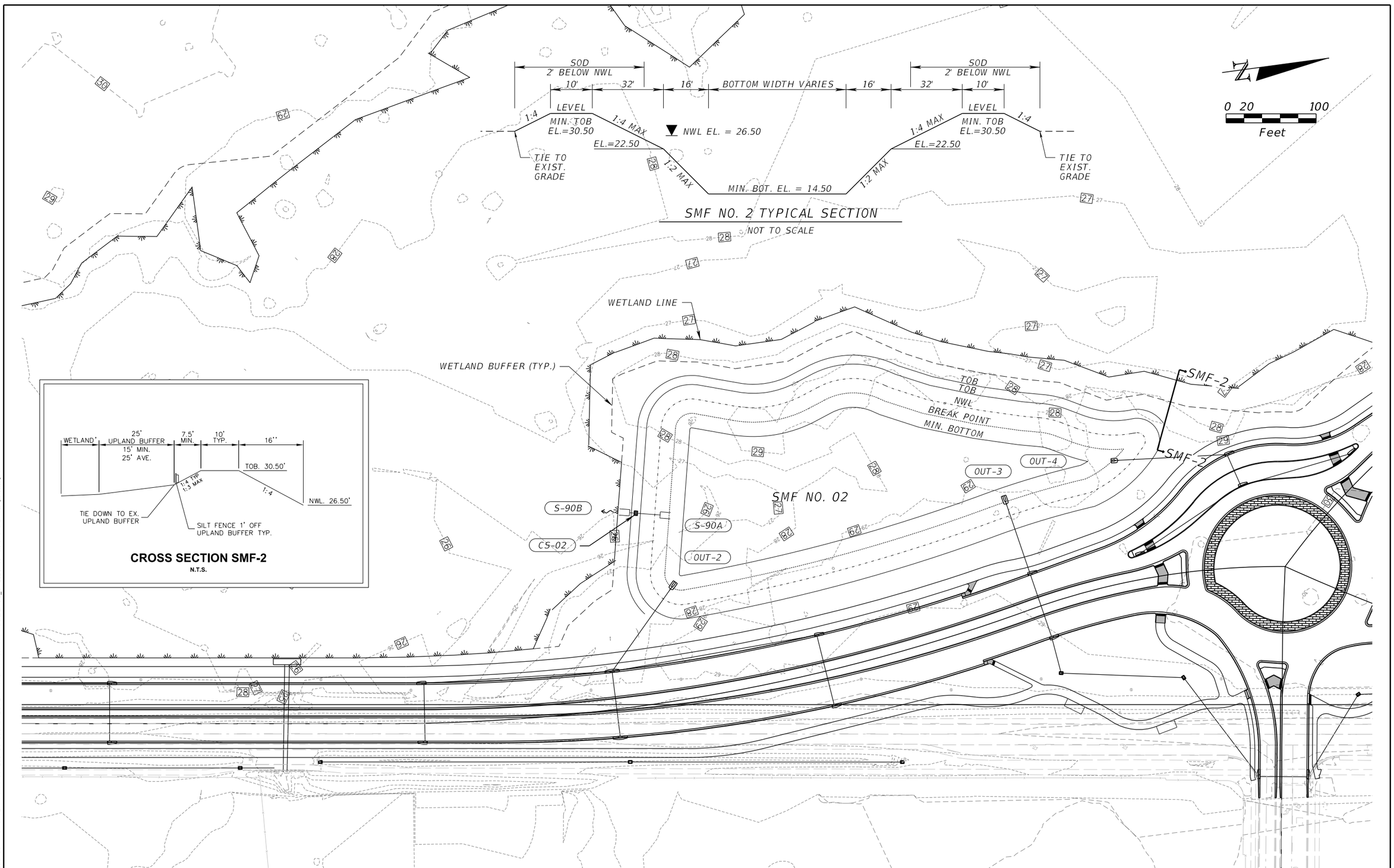
CHESTER ROAD

POND DESIGN

SHEET NO. 28

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NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

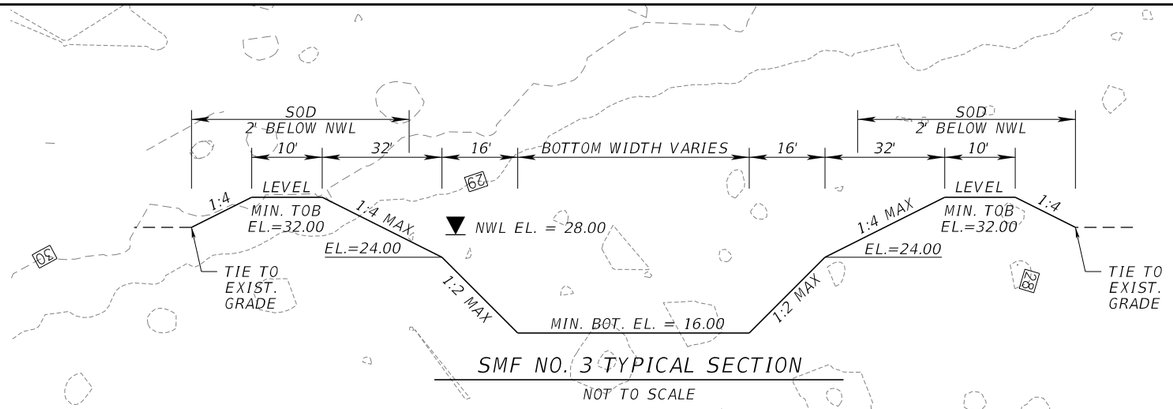
CHESTER ROAD

POND DESIGN

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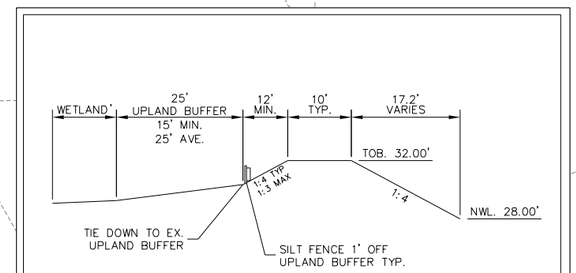
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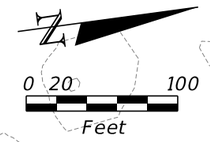
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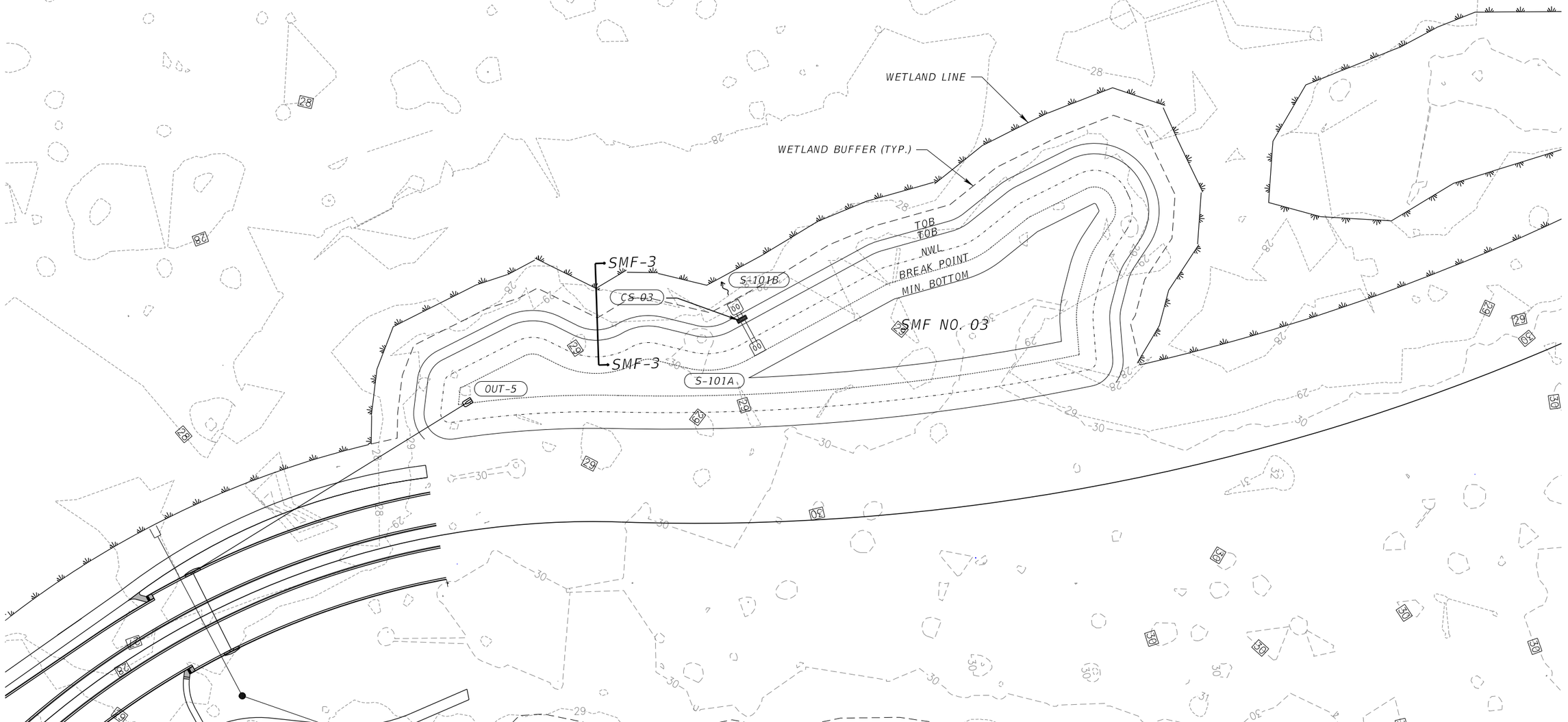
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CROSS SECTION SMF-3

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DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

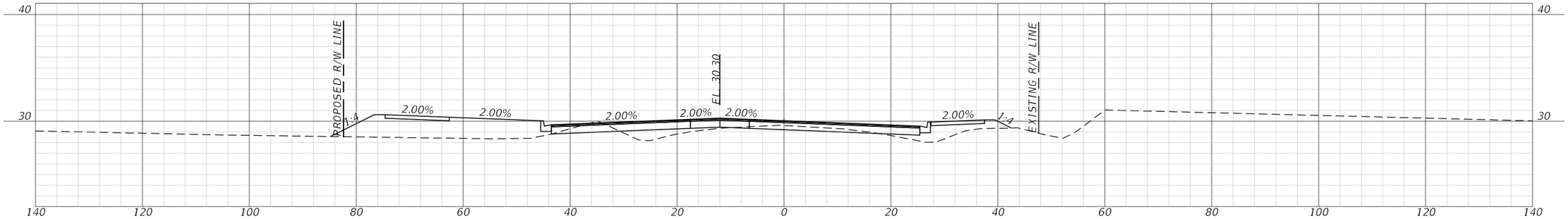
CHESTER ROAD

POND DESIGN

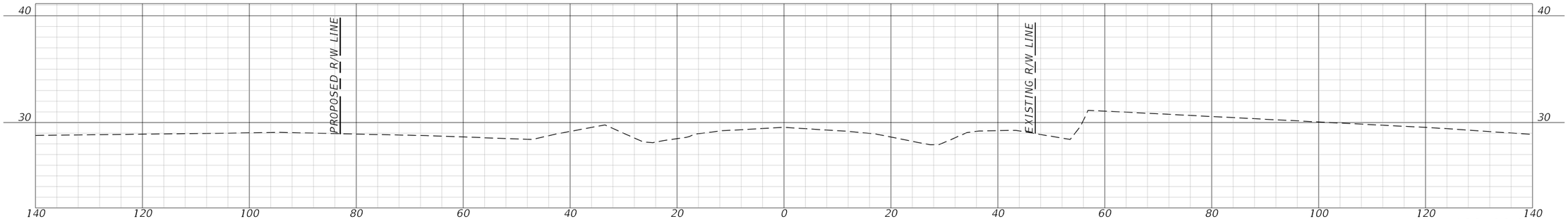
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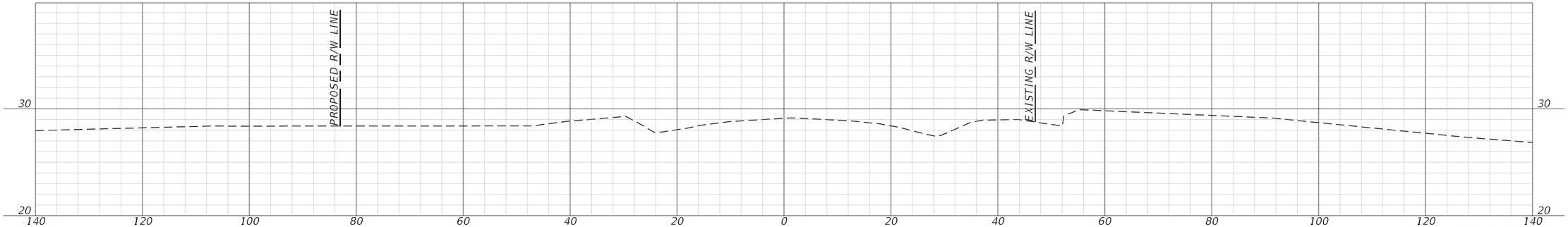
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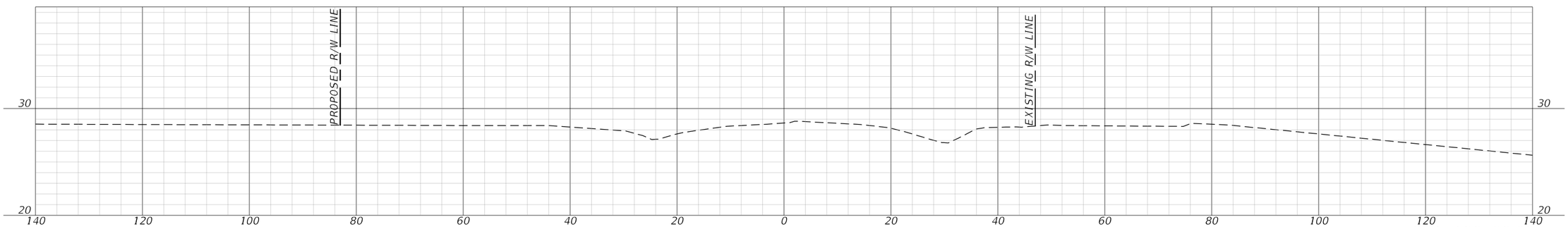
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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

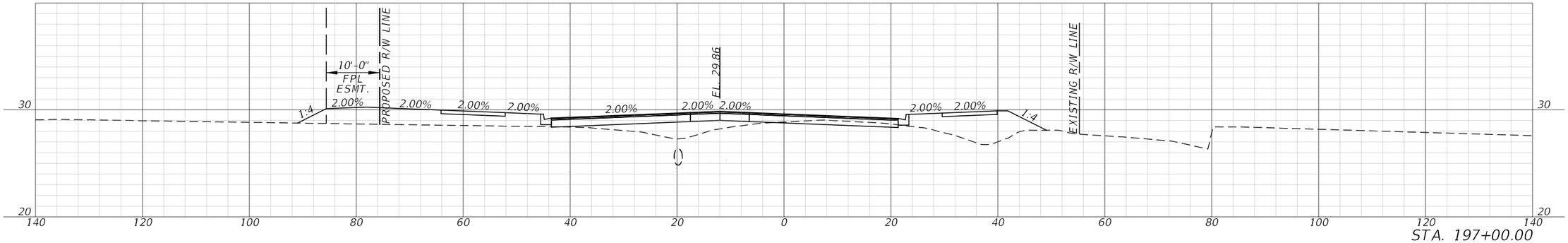
CHESTER ROAD

CROSS SECTIONS

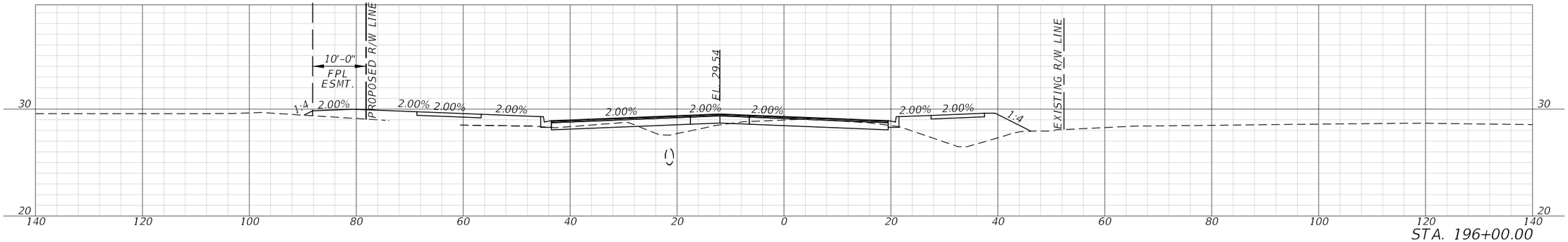
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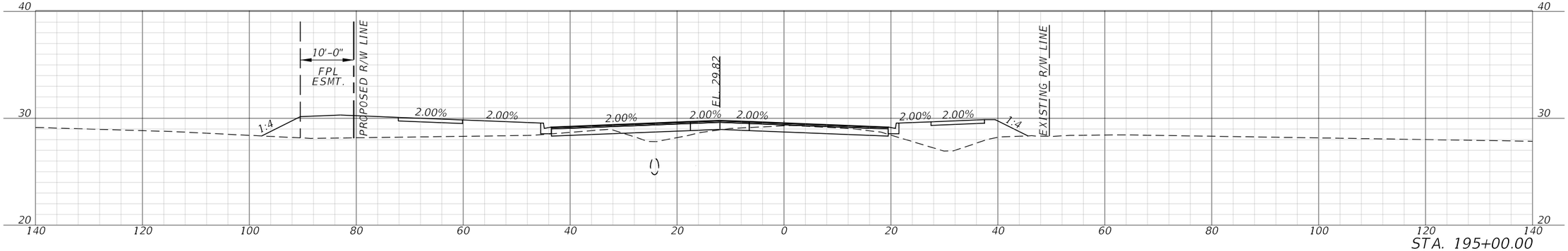
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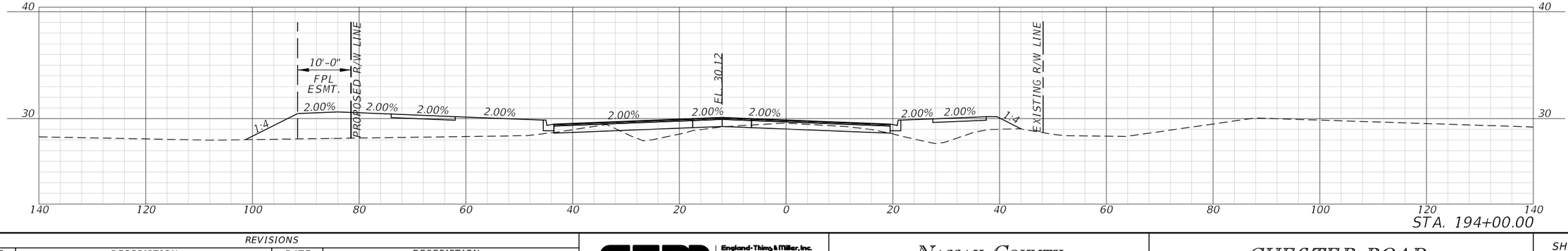
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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

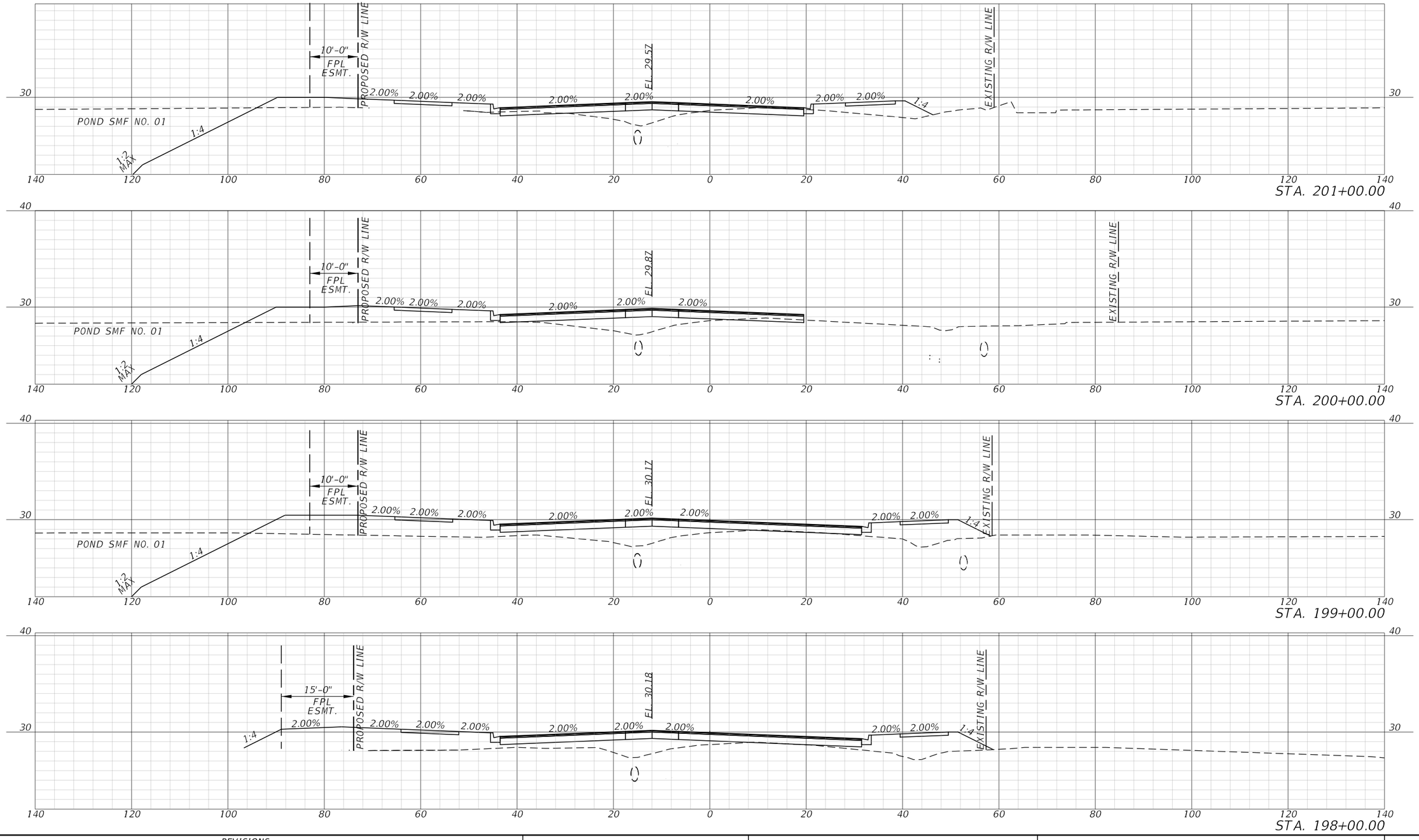
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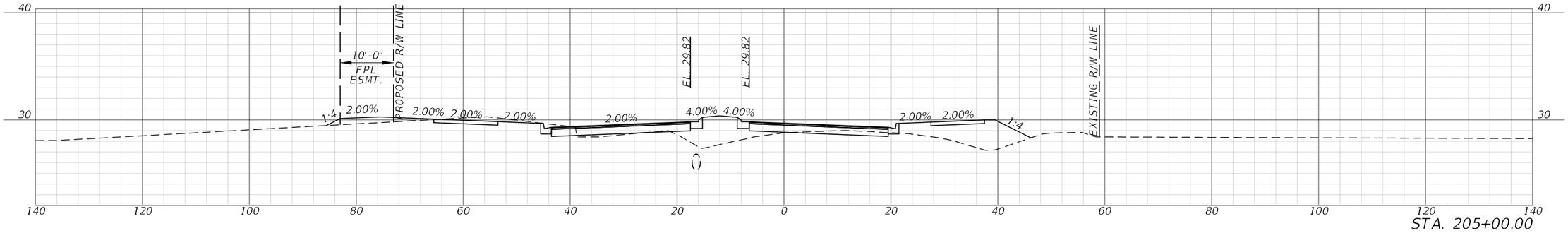
NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

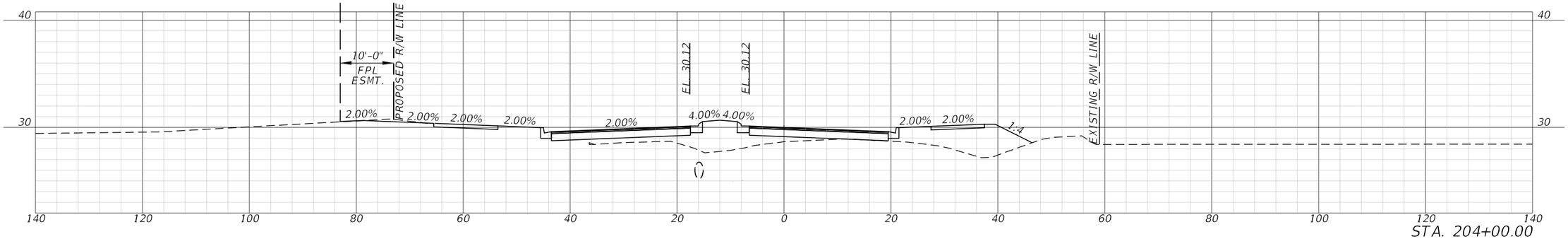
CHESTER ROAD
CROSS SECTIONS

SHEET NO. 33

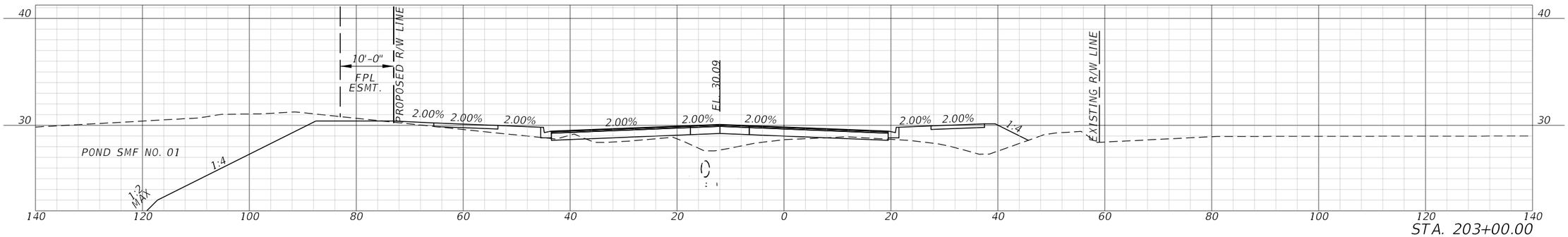
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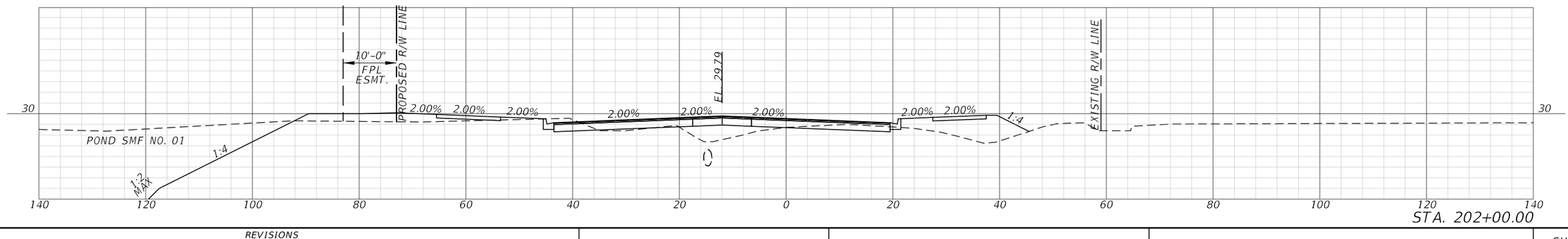
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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

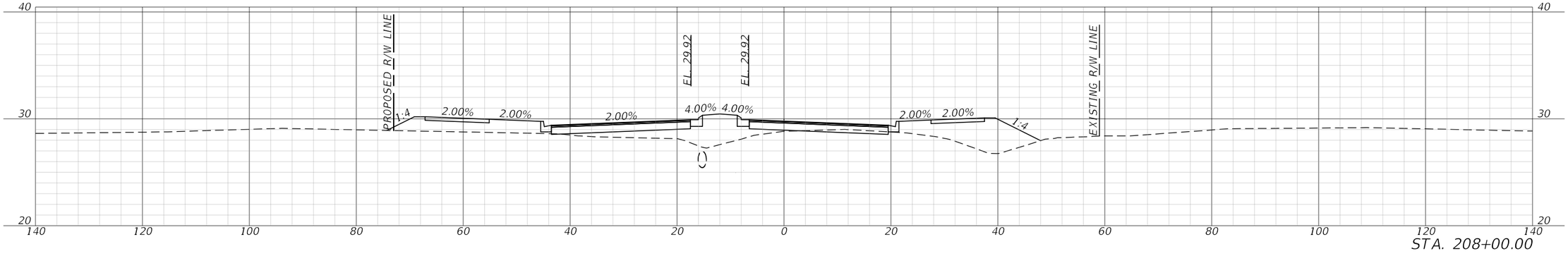
CHESTER ROAD

CROSS SECTIONS

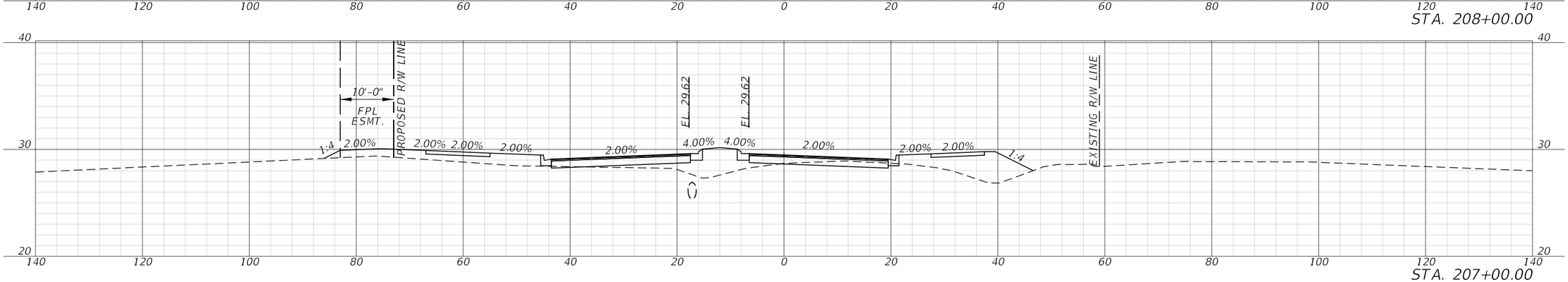
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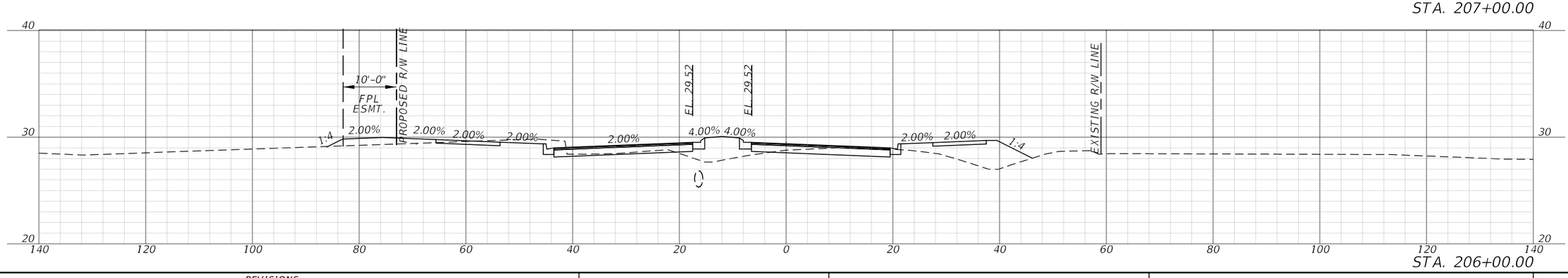
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STA. 207+00.00



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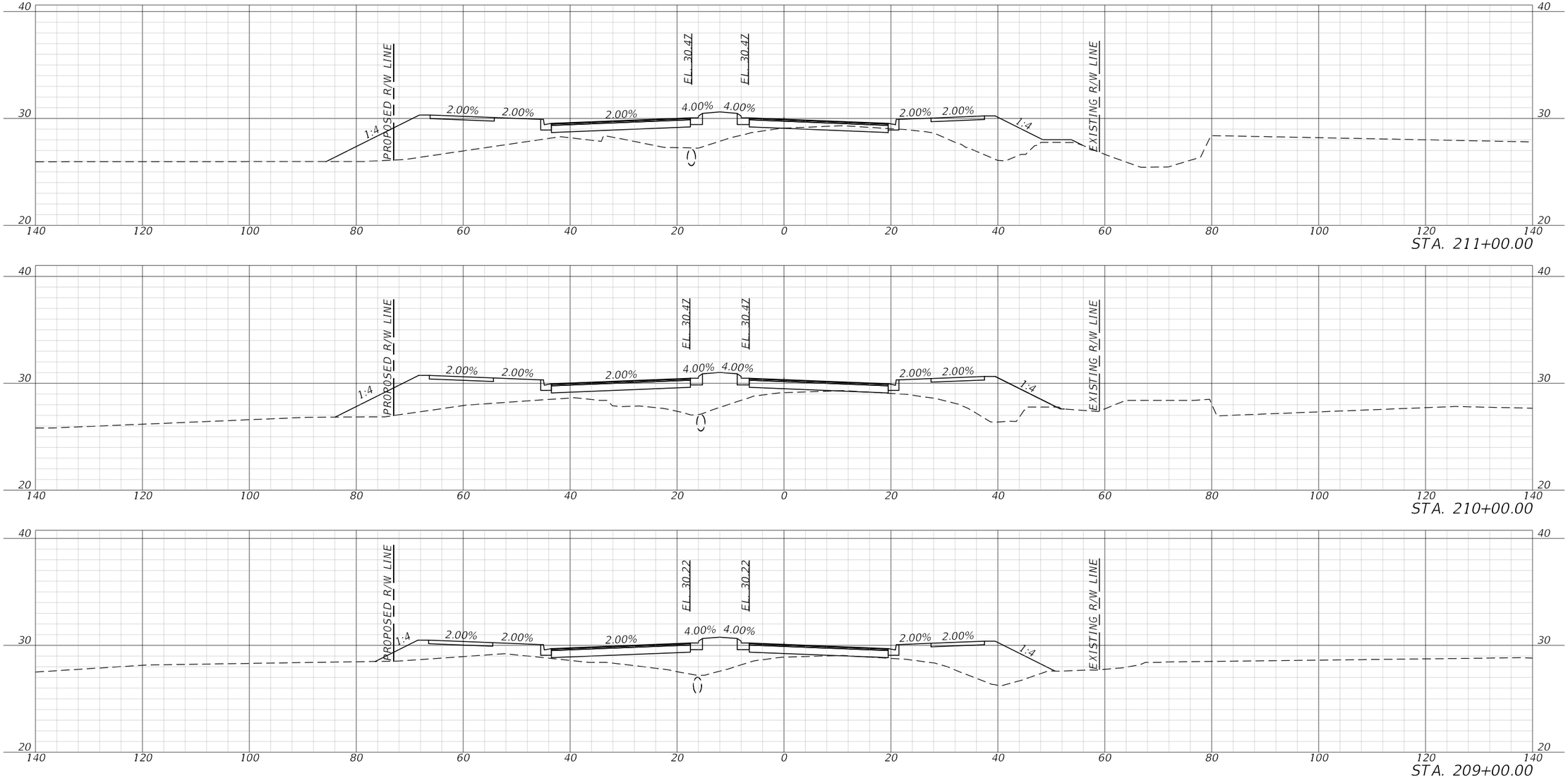
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
AUG 2023	Nassau County	19-239-01

CHESTER ROAD
CROSS SECTIONS

SHEET NO. 35

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
AUG 2023	Nassau County	19-239-01

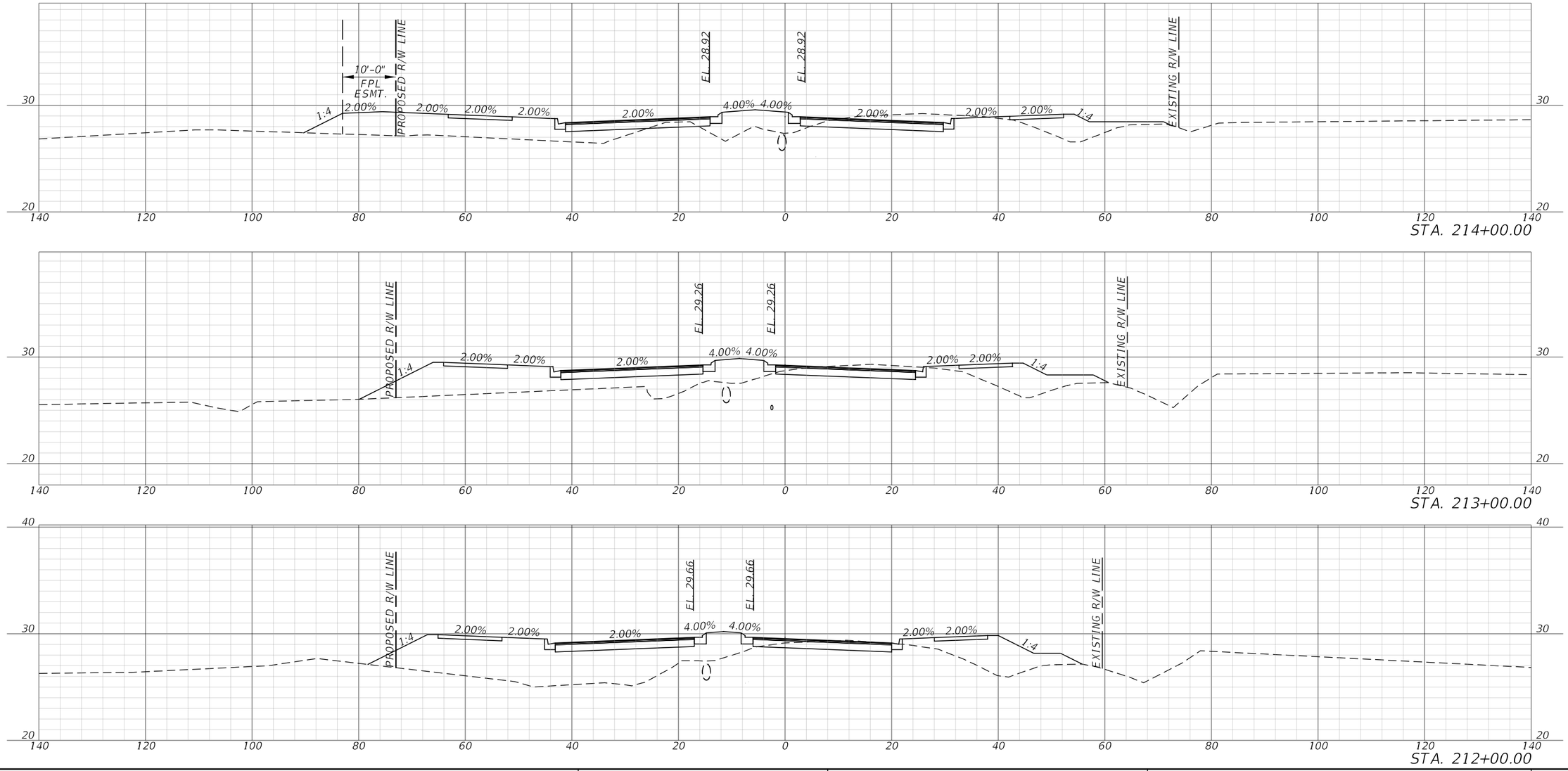
CHESTER ROAD

CROSS SECTIONS

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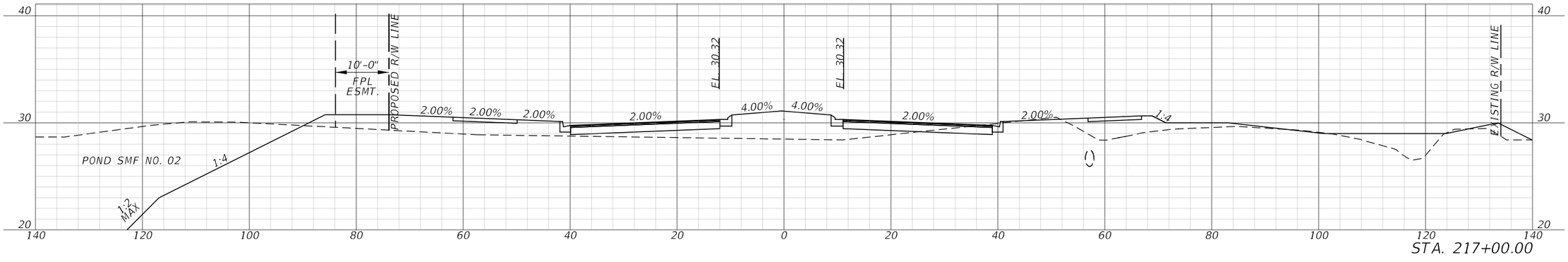
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

CHESTER ROAD
CROSS SECTIONS

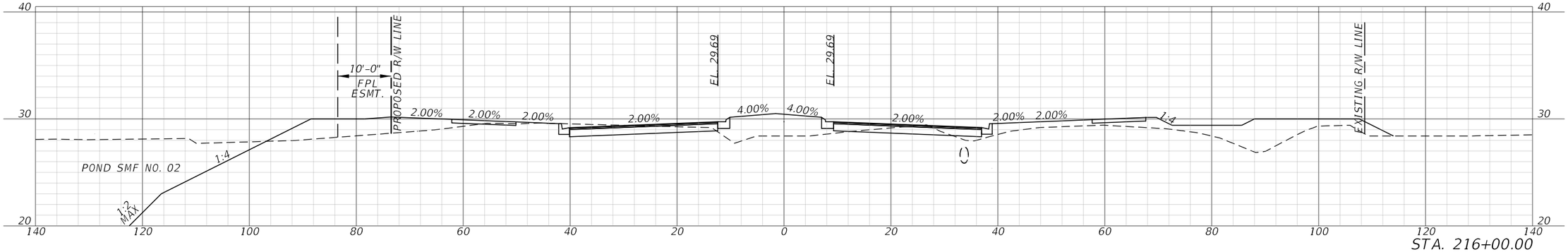
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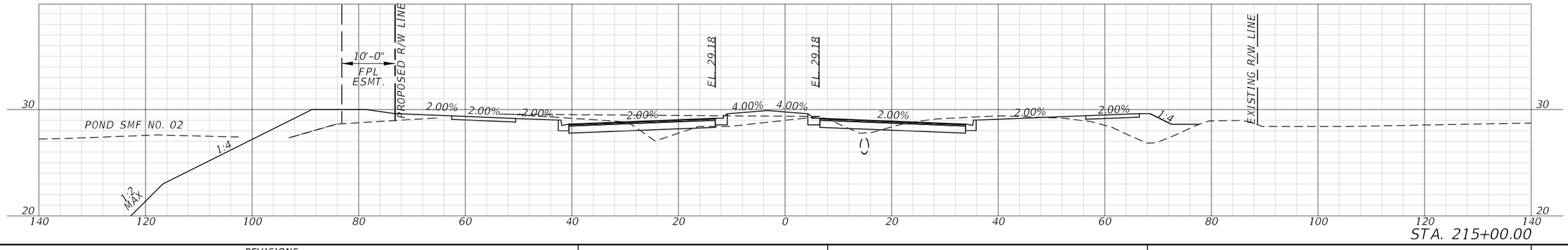
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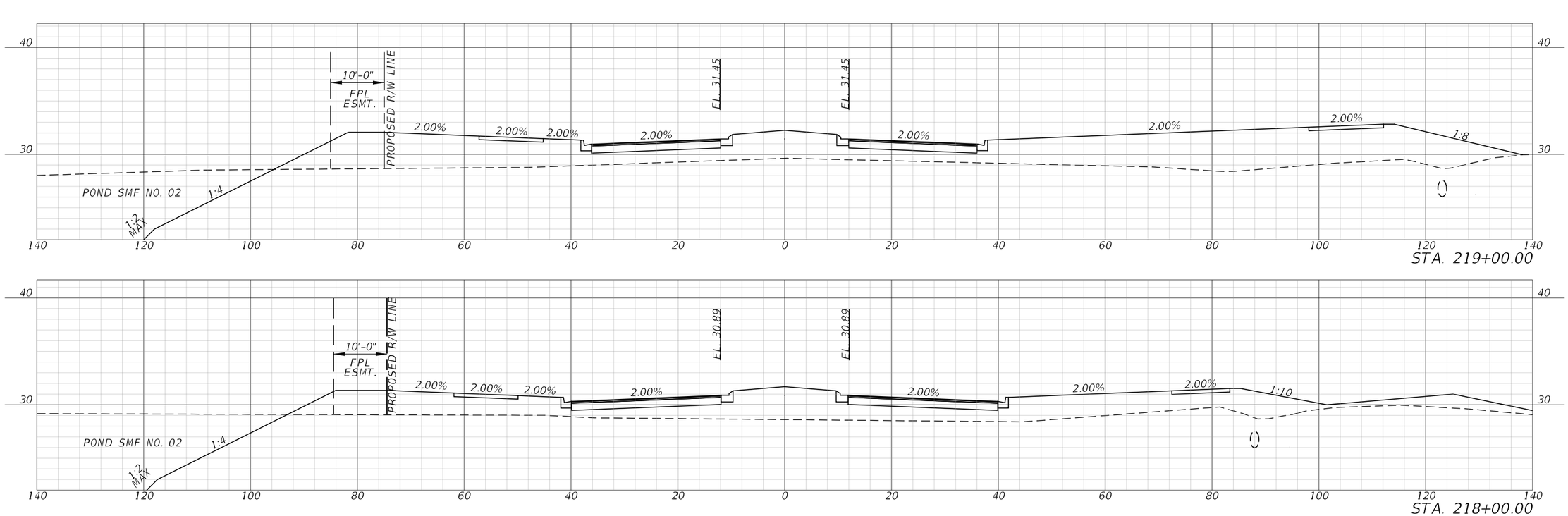
DATE	COUNTY	PROJECT NO.
FEB 2024	Nassau County	19-239-01

CHESTER ROAD
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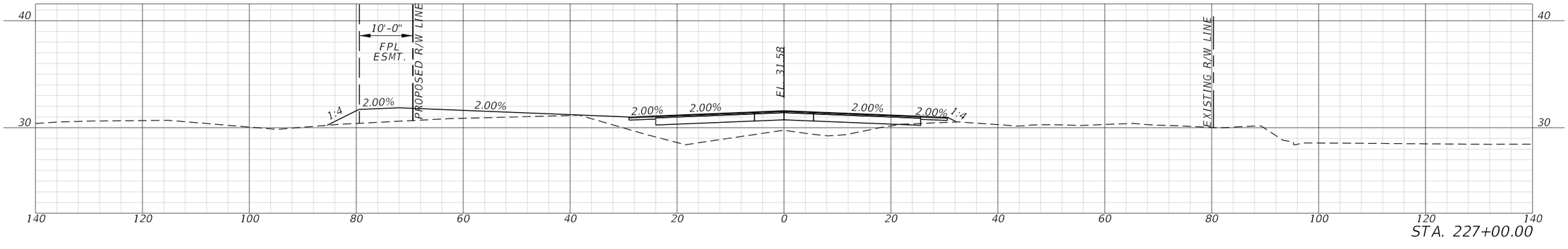
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CHESTER ROAD
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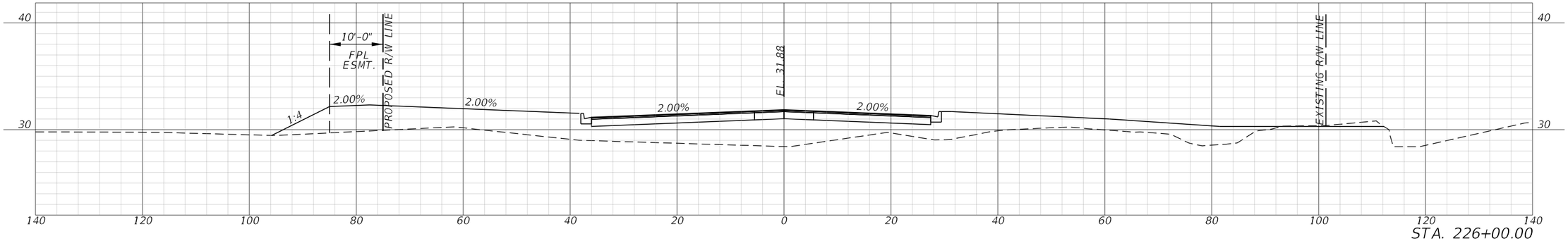
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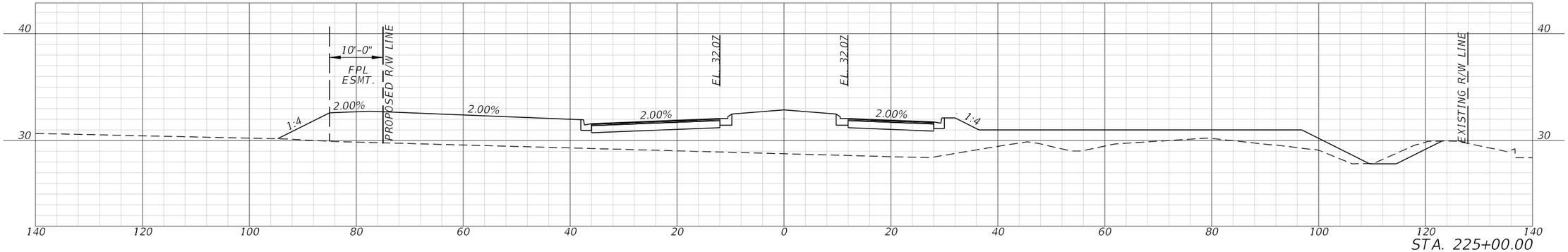
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AUG 2023	Nassau County	19-239-01

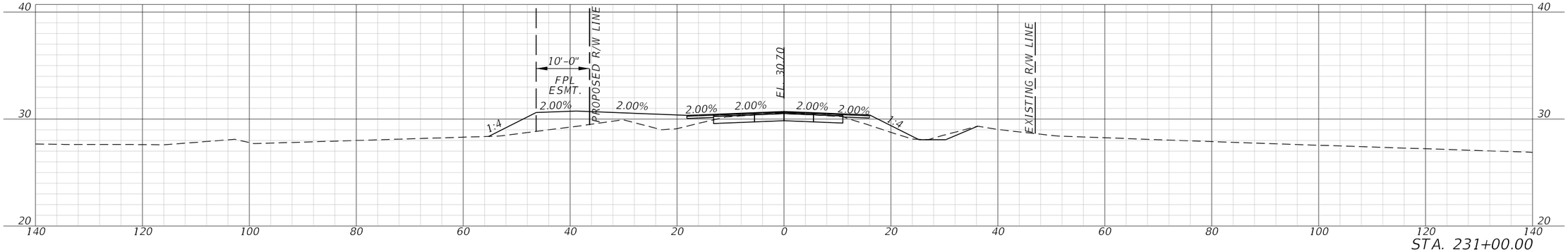
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CROSS SECTIONS

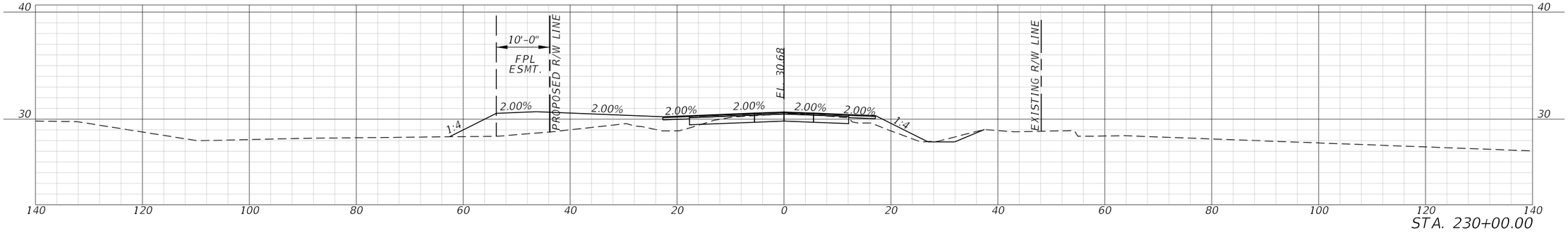
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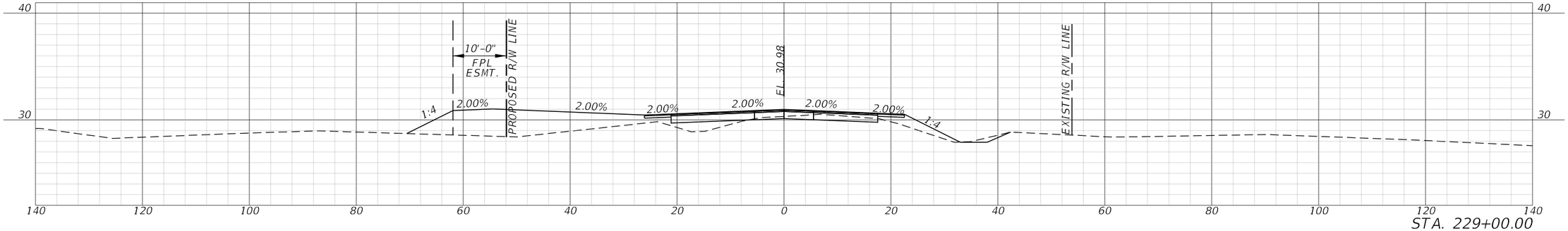
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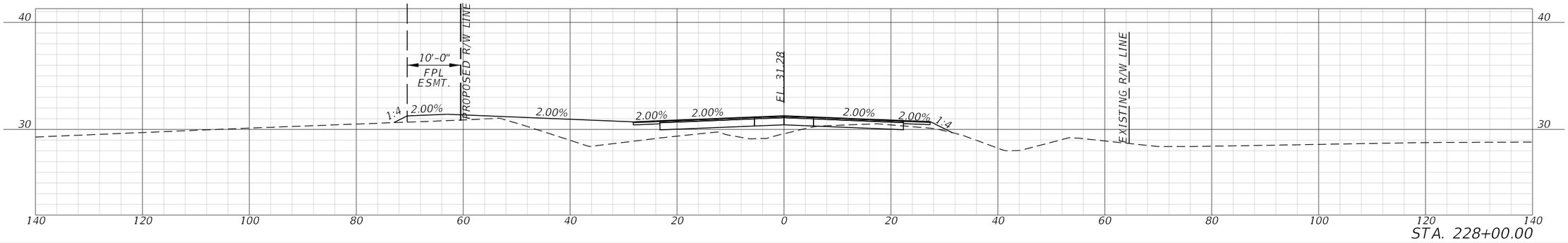
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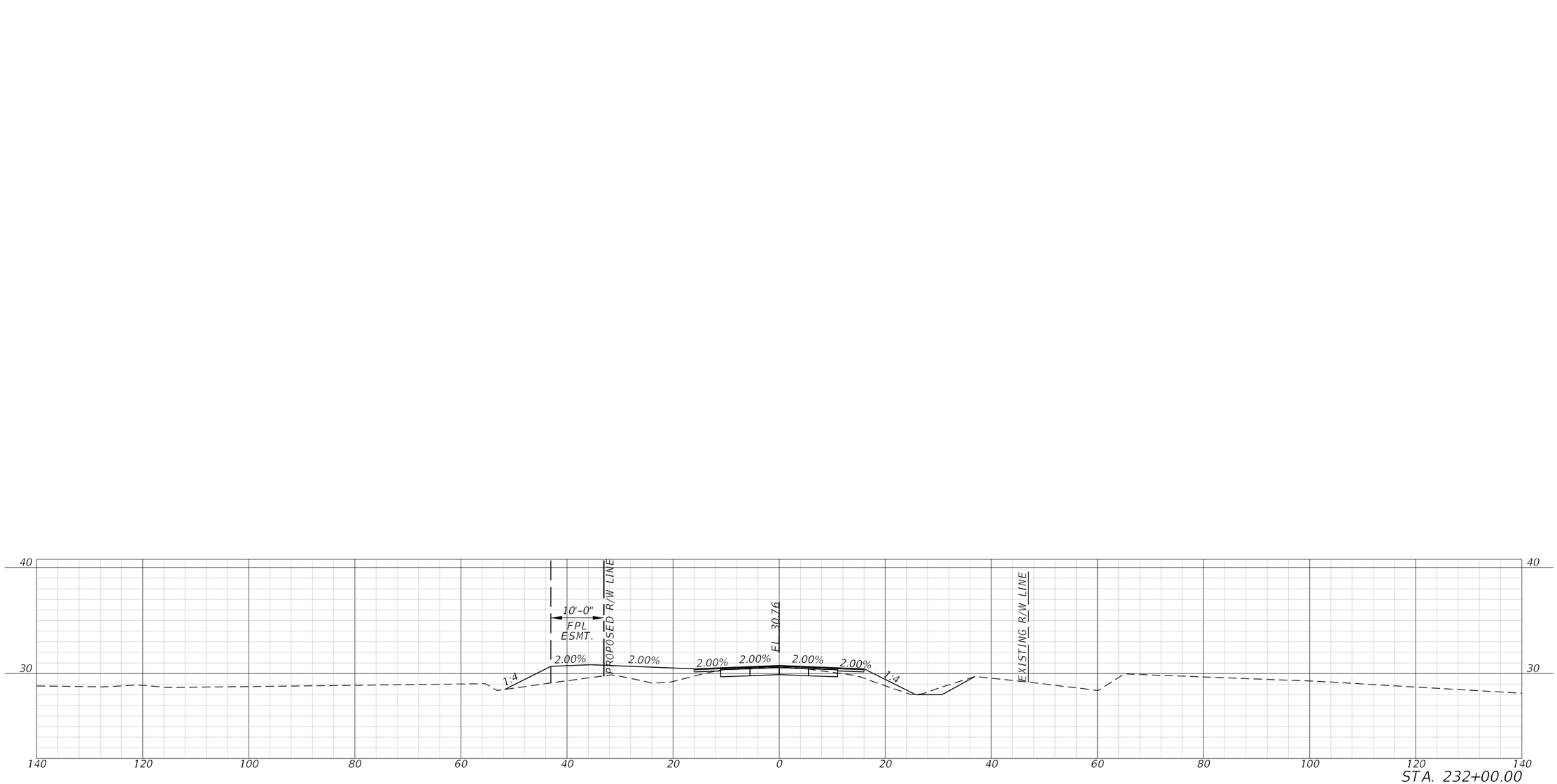
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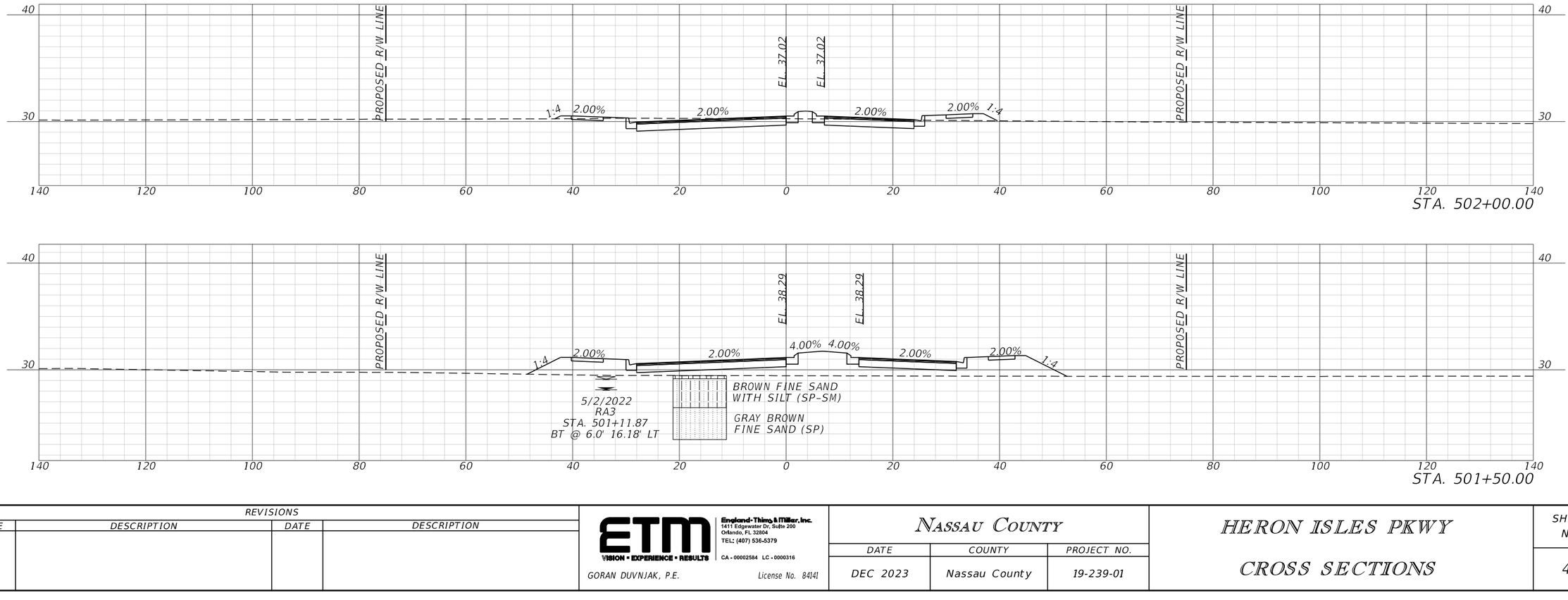
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CROSS SECTIONS

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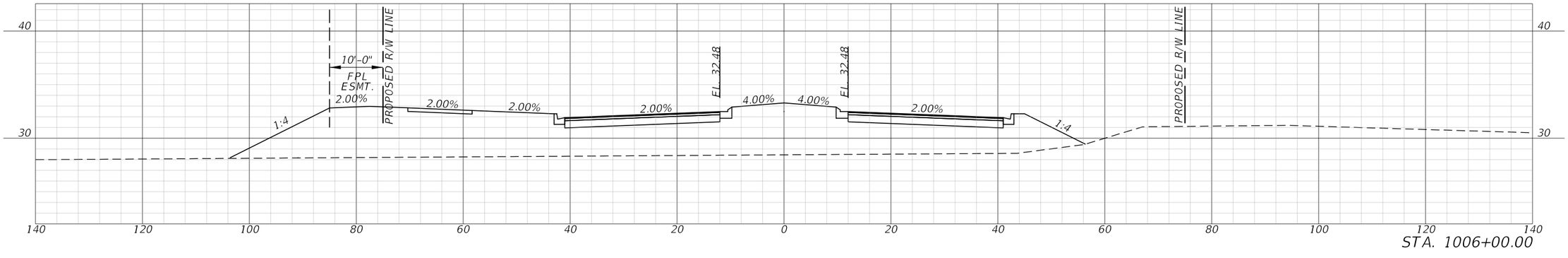
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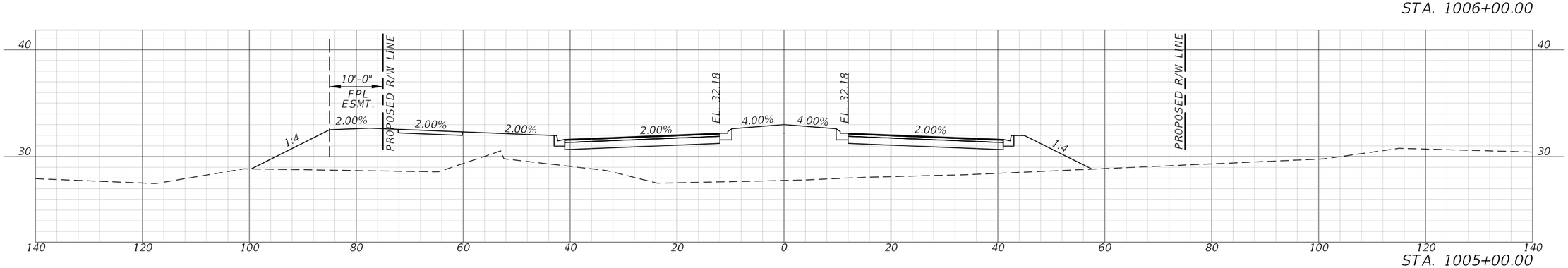
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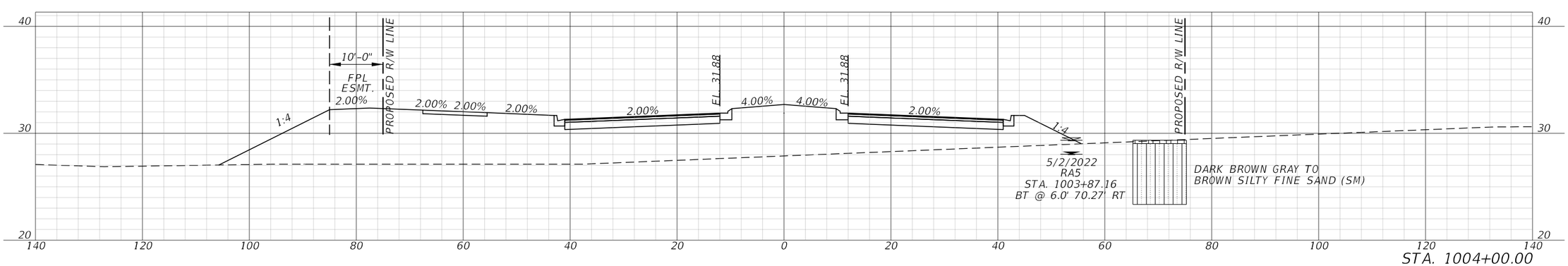
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DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

RIVERBLUFF PKWY

CROSS SECTIONS

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THE FOLLOWING NARRATIVE OF THE STORMWATER POLLUTION PREVENTION PLAN CONTAINS REFERENCES TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD PLANS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. THE FIRST SHEET OF THE CONSTRUCTION PLANS (CALLED THE KEY SHEET) CONTAINS AN INDEX TO THE OTHER SHEETS. THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION CONTROL PLAN REQUIRED BY SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1.0 SITE DESCRIPTION:

1.A. NATURE OF CONSTRUCTION ACTIVITY:

THE PROJECT IS THE RECONSTRUCTION OF CHESTER ROAD. THIS INVOLVES CONSTRUCTING ROADWAY SURFACE, CURB AND GUTTER, SIDEWALK, UNDERGROUND STORM DRAIN SYSTEMS, AND STORMWATER MANAGEMENT FACILITIES. THE PROJECT EXTENDS FROM SOUTH OF STARFISH ROAD TO JUST SOUTH OF RAYONIER RD, A DISTANCE OF APPROXIMATELY 0.76 MILES.

1.B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS A SEQUENCE IS PROPOSED THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

1. CLEARING AND GRUBBING, EARTHWORK, AND STORM DRAIN CONSTRUCTION FOR THE OUTFALL FROM THE PONDS.

2. CLEARING AND GRUBBING, EARTHWORK FOR POND CONSTRUCTION.

3. STORM DRAIN AND ROADWAY UNDERDRAIN CONSTRUCTION. CONSTRUCT THE STORM DRAIN PIPE IN THE UPSTREAM DIRECTION.

4. EARTHWORK ASSOCIATED WITH THE CONSTRUCTION OF ROADWAY, GRAVITY WALL, CURB, SUBGRADE, BASE, PAVEMENT, AND SIDEWALK.

1.C. AREA ESTIMATES:

TOTAL SITE AREA: 49.47 ACRES
TOTAL AREA TO BE DISTURBED: 49.47 ACRES

1.D. RUNOFF DATA:

RUNOFF COEFFIECIENTS:

SEE DRAINAGE CALCULATIONS

SOILS DATA: THE RESULTS OF THE SOIL BORINGS ALONG THE ROADWAY ARE SHOWN IN THE ROADWAY SOIL SURVEY SHEET(S). THE RESULTS OF SOIL BORINGS DONE IN THE PONDS ARE SHOWN ON THE POND DETAIL SHEETS. THE NUMBERS FOR THESE ARE IDENTIFIED ON THE KEY SHEET OF THESE CONSTRUCTION PLANS. IN GENERAL, THE SOILS ARE CLAYEY SANDS.

OUTFALL INFORMATION:

THERE ARE 5 OUTFALLS.

#1 DESCRIPTION: PROPOSED POND SMF NO. 01. THIS DISCHARGES TO THE ADJACENT WETLAND.

LOCATION: LATITIUDE 30° 38' 14" N, LONGITUDE, 81° 32' 45" W.
EST. DRAINAGE AREA SIZE: 6.35 ACRES
RECEIVING WATER NAME: ADJACENT WETLAND

#2 DESCRIPTION: PROPOSED POND SMF NO. 02. THIS DISCHARGES TO THE ADJACENT WETLAND.

LOCATION: LATITIUDE 30° 38' 27" N, LONGITUDE, 81° 32' 44" W.
EST. DRAINAGE AREA SIZE: 10.00 ACRES
RECEIVING WATER NAME: ADJACENT WETLAND

#3 DESCRIPTION: PROPOSED POND SMF NO. 03. THIS DISCHARGES TO THE ADJACENT WETLAND.

LOCATION: LATITIUDE 30° 38' 39" N, LONGITUDE, 81° 32' 47" W.
EST. DRAINAGE AREA SIZE: 15.83 ACRES
RECEIVING WATER NAME: ADJACENT WETLAND

1.E. SITE MAP:

THE CONSTRUCTION PLANS ARE BEING USED AS THE SITE MAPS. THE LOCATION OF THE REQUIRED INFORMATION IS DESCRIBED BELOW. THE SHEET NUMBERS FOR THE PLAN SHEETS REFERENCED ARE IDENTIFIED ON THE KEY SHEET OF THESE CONSTRUCTION PLANS.

* DRAINAGE PATTERNS: THE DRAINAGE BASIN DIVIDES AND FLOW DIRECTIONS ARE SHOWN ON THE DRAINAGE MAPS. THE BACK OF SIDEWALK PROFILE SHEETS SHOW OVERLAND FLOW DIRECTION AT THE RIGHT OF WAY LINE. THE ARROWS ABOVE AND BELOW THE PROFILE REPRESENT THE FLOW DIRECTION AT THE LEFT AND RIGHT PROPERTY LINE, RESPECTIVELY. ARROWS POINTING TO THE PROFILE INDICATE RUNOFF COMING TO THE SITE. POINTING AWAY FROM THE SITE INDICATE RUNOFF LEAVING THE SITE.

*APPROXIMATE SLOPES: THE SLOPES OF THE SITE CAN BE SEEN IN THE CROSS SECTION SHEETS AND THE PLAN-PROFILE SHEETS. THERE ARE POND CROSS SECTIONS LOCATED WITH THE POND DETAIL SHEETS.

*AREAS OF SOIL DISTURBANCE: THE AREAS TO BE DISTURBED ARE INDICATED ON THE PLAN-PROFILE SHEETS, THE CROSS SECTION SHEETS, AND THE POND DETAIL SHEETS. ANY AREAS WHERE PERMANENT FEATURES ARE SHOWN TO BE CONSTRUCTED ABOVE OR BELOW GROUND WILL BE DISTURBED.

*AREAS NOT TO BE DISTURBED: ESSENTIALLY THE WHOLE PROJECT WILL BE DISTURBED DURING CONSTRUCTION.

*LOCATIONS OF TEMPORARY CONTROLS: THESE ARE SHOWN ON THE EROSION CONTROL SHEETS EXCEPT FOR THE CONTROLS ASSOCIATED WITH THE BOX CULVERT REPLACEMENT WHICH ARE SHOWN ON THE BOX CULVERT CONSTRUCTION DETAIL SHEET. TABLES PROVIDING SUMMARIES OF TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS ARE PROVIDED IN THE SUMMARY OF QUANTITY SHEETS.

* LOCATIONS OF PERMANENT CONTROLS: THE STORMWATER PONDS ARE THE PRIMARY PERMANENT STORMWATER MANAGEMENT CONTROLS. THESE ARE SHOWN ON THE POND DETAIL SHEETS.

* AREAS TO BE STABILIZED: TEMPORARY STABILIZATION PRACTICES ARE SHOWN IN THE SAME LOCATION AS THE TEMPORARY CONTROLS MENTIONED ABOVE. PERMANENT STABILIZATION IS SHOWN ON THE TYPICAL SECTION SHEETS, THE PLAN-PROFILE SHEETS AND THE POND DETAIL SHEETS.

1.F. RECEIVING WATERS:

SEE ITEM 1.D. FOR THE OUTFALL LOCATIONS AND RECEIVING WATER NAMES. THERE ARE NO WETLAND AREAS ON THE PROJECT SITE.

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
STORM WATER POLLUTION PREVENTION PLAN

SHEET NO. 45

2.0 CONTROLS:

2.A. EROSION AND SEDIMENT CONTROLS:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED STABILIZATION AND STRUCTURAL PRACTICES BASED ON THE CONTRACTOR'S PROPOSED TEMPORARY TRAFFIC CONTROL (TTC) PLAN. THE FOLLOWING RECOMMENDED GUIDELINES ARE BASED ON THE TEMPORARY TRAFFIC CONTROL PLAN OUTLINED IN THE CONSTRUCTION PLANS. WHERE FOLLOWING THE TEMPORARY TRAFFIC CONTROL PLAN OUTLINED IN THESE CONSTRUCTION PLANS, THE CONTRACTOR MAY CHOSE TO ACCEPT THE FOLLOWING GUIDELINES OR MODIFY THEM IN THE SEDIMENT AND EROSION CONTROL PLAN, SUBJECT TO APPROVAL BY THE ENGINEER. AS WORK PROGRESSES, MODIFY THE PLAN TO ADAPT TO SEASONAL VARIATION, CHANGES IN CONSTRUCTION ACTIVITIES, AND THE NEED FOR BETTER PRACTICES.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

2.A.1 STABILIZATION PRACTICES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE STABILIZATION PRACTICES PROPOSED TO CONTROL EROSION. INITIATE ALL STABILIZATION MEASURES AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION PRACTICES SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

TEMPORARY:

* ARTIFICIAL COVERINGS IN ACCORDANCE WITH SPECIFICATION SECTION 104.

* TURF AND SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT:

* ASPHALT OR CONCRETE SURFACE.

* SOD IN ACCORDANCE WITH SPECIFICATION SECTION 570.

2.A.2 STRUCTURAL PRACTICES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, THE CONTRACTOR SHALL DESCRIBE THE PROPOSED STRUCTURAL PRACTICES TO CONTROL OR TRAP SEDIMENT AND OTHERWISE PREVENT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SEDIMENT CONTROLS SHALL BE IN PLACE BEFORE DISTURBING SOIL UPSTREAM OF THE CONTROL. THE STRUCTURAL PRACTICES SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

TEMPORARY:

* SEDIMENT BARRIERS IN ACCORDANCE WITH DESIGN STANDARD 102 AND SPECIFICATION SECTION 104.

* INLET PROTECTION IN ACCORDANCE WITH DESIGN STANDARD 102 AND SPECIAL DETAILS SHOWN IN THE TTC PLAN.

* SEDIMENT CONTAINMENT SYSTEM: THE PERMANENT STORMWATER PONDS WILL BE TEMPORARILY MODIFIED ACCORDING TO THE DETAILS IN THE TTC PLAN.

PERMANENT:

* STORMWATER PONDS.

* SOD.

2.B STORMWATER MANAGEMENT:

SEVERAL STORM DRAIN SYSTEMS WILL BE CONSTRUCTED TO CONVEY RUNOFF TO SIX (6) STORMWATER RETENTION / DETENTION PONDS.

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DEC 2023	Nassau County	19-239-01

CHESTER ROAD
STORM WATER POLLUTION PREVENTION PLAN

SHEET NO. 46

2.C OTHER CONTROLS:

2.C.1 WASTE DISPOSAL:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED METHODS TO PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO WATERS OF THE UNITED STATES. THE PROPOSED METHODS SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

* PROVIDING LITTER CONTROL AND COLLECTION WITHIN THE PROJECT DURING CONSTRUCTION ACTIVITIES.

* DISPOSING OF ALL FERTILIZER OR OTHER CHEMICAL CONTAINERS ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.

* DISPOSING OF SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS OFF THE PROJECT SITE BUT NOT IN SURFACE WATERS, OR WETLANDS.

2.C.2 OFF-SITE VEHICLE TRACKING & DUST CONTROL:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED METHODS FOR MINIMIZING OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST. INCLUDE IN THE PROPOSED METHODS AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

* COVERING LOADED HAUL TRUCKS WITH TARPAULINS.

* REMOVING EXCESS DIRT FROM ROADS DAILY.

* STABILIZING CONSTRUCTION ENTRANCES ACCORDING TO DESIGN STANDARD 106.

* USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION AND MILLING OPERATIONS.

2.C.3 STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS:

IN THE SECTION 104 EROSION CONTROL PLAN, DESCRIBE THE PROPOSED PROCEDURES TO COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, AND SANITARY SEWER OR SEPTIC SYSTEMS.

2.C.4 FERTILIZERS AND PESTICIDES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROCEDURES FOR APPLYING FERTILIZERS AND PESTICIDES. THE PROPOSED PROCEDURES SHALL COMPLY WITH APPLICABLE SUBSECTIONS OF SECTION 570 OF THE SPECIFICATIONS.

2.C.5 TOXIC SUBSTANCES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A LIST OF TOXIC SUBSTANCES THAT ARE LIKELY TO BE USED ON THE JOB AND PROVIDE A PLAN ADDRESSING THE GENERATION, APPLICATION, MIGRATION, STORAGE, AND DISPOSAL OF THESE SUBSTANCES.

3.0 MAINTENANCE:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A PLAN FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROLS THROUGHOUT CONSTRUCTION. THE MAINTENANCE PLAN SHALL AT A MINIMUM, COMPLY WITH THE FOLLOWING:

* SILT FENCE: MAINTAIN PER SECTION 104. ANTICIPATE REPLACING SILT FENCE ON 12-MONTH INTERVALS.

* SEDIMENT BARRIERS: REMOVE SEDIMENT AS PER MANUFACTURER'S RECOMMENDATIONS OR WHEN WATER PONDS IN UNACCEPTABLE AMOUNTS OR AREAS.

* PONDS ONE AND TWO: THE PONDS ARE TEMPORARY SEDIMENT BASINS UNTIL THE AREAS THAT DRAIN TO THEM ARE STABILIZED, SO UNTIL THEN, REMOVE SEDIMENT FROM THE POND WHEN IT BECOMES 1.5' DEEP AT ANY POINT.

4.0 INSPECTIONS:

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER.

TO COMPLY, INSTALL AND MAINTAIN RAIN GAUGES AND RECORD THE DAILY RAINFALL. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, CONDUCT INSPECTION AT LEAST ONCE EVERY MONTH. ALSO, INSPECT THAT CONTROLS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.

* POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.

* POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM DRAIN SYSTEMS.

* DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

* AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.

* STRUCTURAL CONTROLS.

* STORMWATER MANAGEMENT SYSTEMS.

* LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTIONS THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER.

IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, PROVIDE ADDITIONAL MEASURES, AS APPROVED BY THE ENGINEER.

5.0 NON-STORMWATER DISCHARGES:

IN THE SECTION 104 EROSION CONTROL PLAN, IDENTIFY ALL ANTICIPATED NON-STORMWATER DISCHARGES (EXCEPT FLOWS FROM FIRE FIGHTING ACTIVITIES). DESCRIBE THE PROPOSED MEASURES TO PREVENT POLLUTION OF THESE NON-STORMWATER DISCHARGES. IF THE CONTRACTOR ENCOUNTERS CONTAMINATED SOIL OR GROUNDWATER, CONTACT DAVE LETTERMAN, DISTRICT HAZARDOUS MATERIALS COORDINATOR AT (888) 274-5343.

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2/28/2024 2:49:58 PM ShenoudaM
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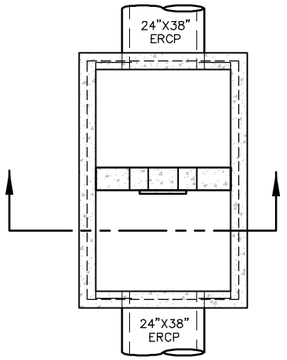
England-Thims & Miller, Inc.
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Orlando, FL 32804
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CA - 00002584 LC - 0000316
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NASSAU COUNTY

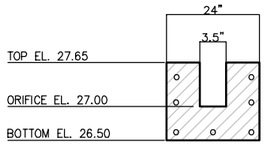
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
STORM WATER POLLUTION PREVENTION PLAN

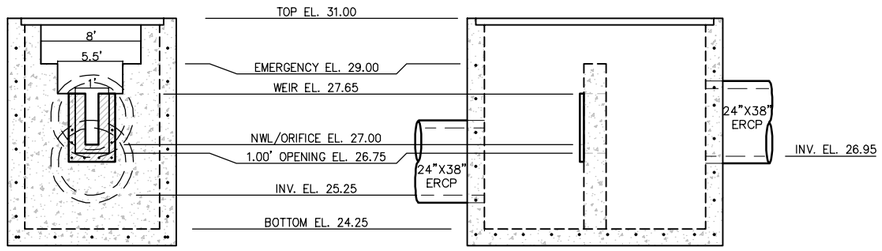
SHEET NO. 47



PLAN



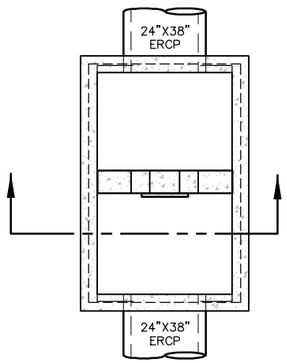
1/4" THICK ALUMINUM PLATE



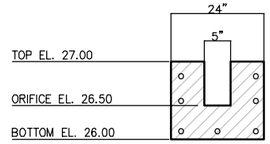
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CONTROL STRUCTURE CS-01 DETAIL
MOD. TYPE "E" INLET

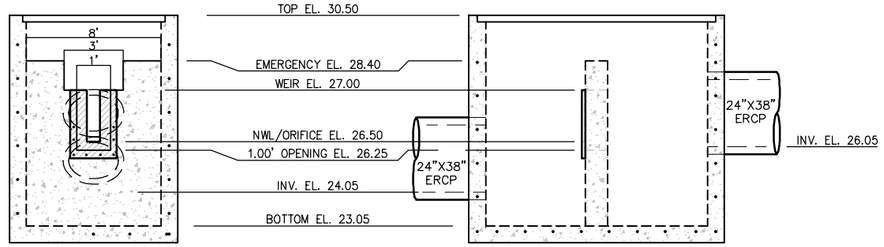
N.T.S.



PLAN



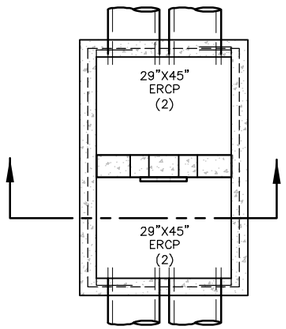
1/4" THICK ALUMINUM PLATE



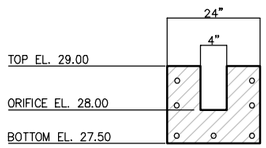
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CONTROL STRUCTURE CS-02 DETAIL
MOD. TYPE "E" INLET

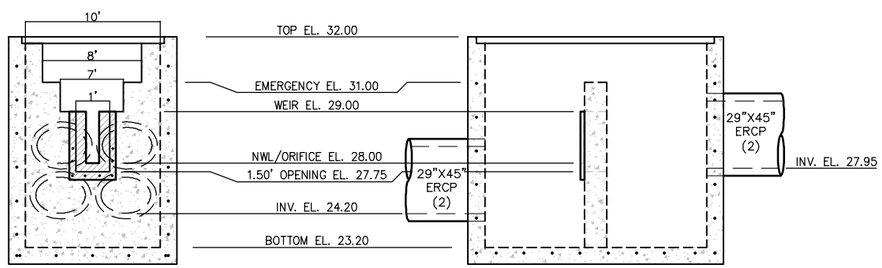
N.T.S.



PLAN



1/4" THICK ALUMINUM PLATE



SECTION SIDE

CONTROL STRUCTURE CS-03 DETAIL
MOD. TYPE "E" INLET

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

PLOTTED: February 15, 2024 – 11:37 AM, BY: Jon-Michael Barquin

REVISIONS:

ETM NO. 19-239-01-039	DRAWN BY: JMB	DESIGNED BY: JMB	CHECKED BY: JZB	DATE: DECEMBER 2023

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

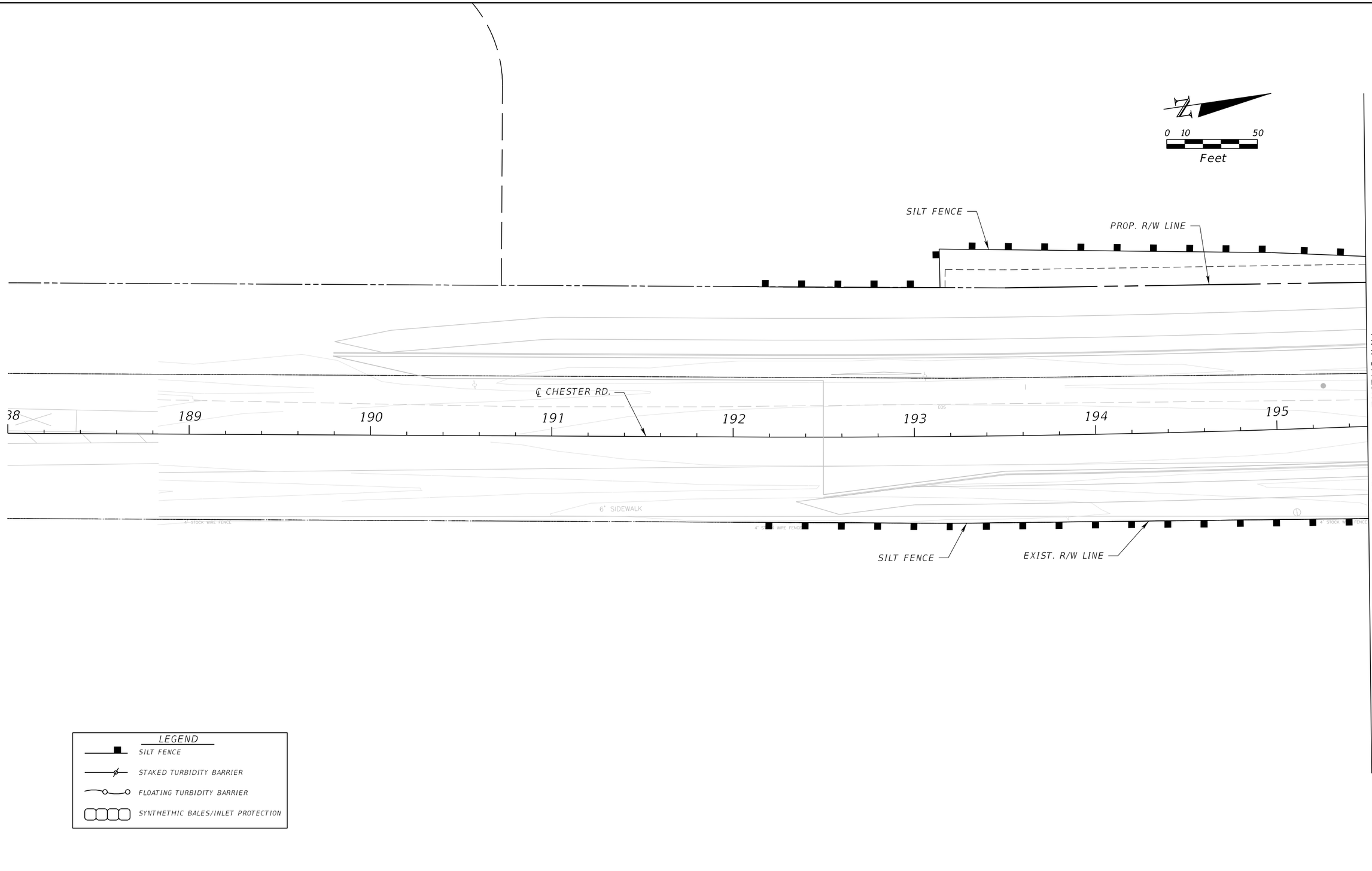
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CONTROL STRUCTURES

CHESTER ROAD WIDENING
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
48

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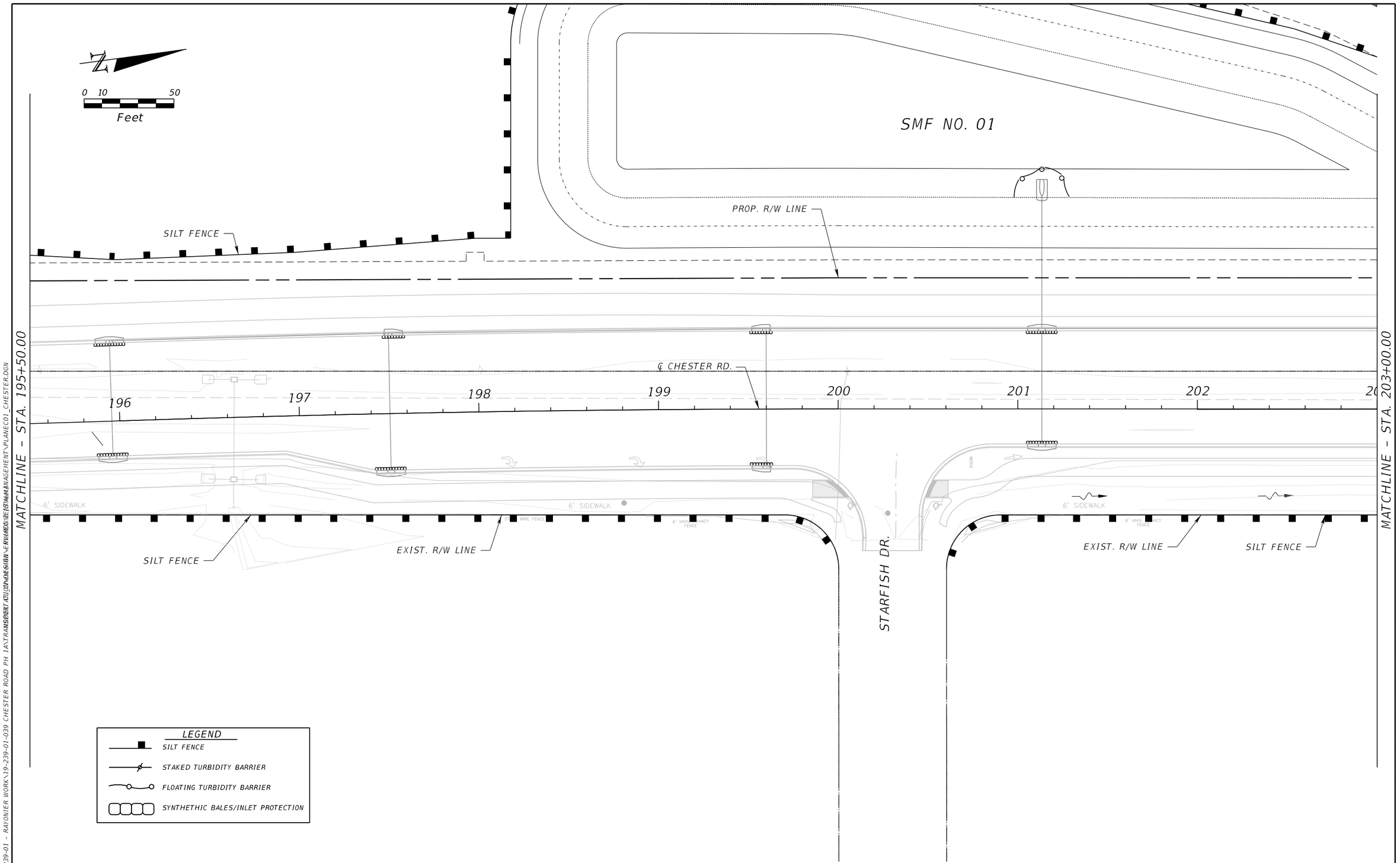
CHESTER ROAD

EROSION CONTROL PLAN

SHEET NO. 49

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CHESTER ROAD

EROSION CONTROL PLAN

SHEET NO. 50

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MATCHLINE - STA. 203+00.00

SILT FENCE

WETLAND BUFFER (TYP.)

WETLAND LINE

PROP. R/W LINE

A

A

0 10 50

Feet

203 204 205 206 207 208 209 210

℄ CHESTER RD.

6' SIDEWALK

6' SIDEWALK

6' VINYL PRIVACY FENCE

6' VINYL PRIVACY FENCE

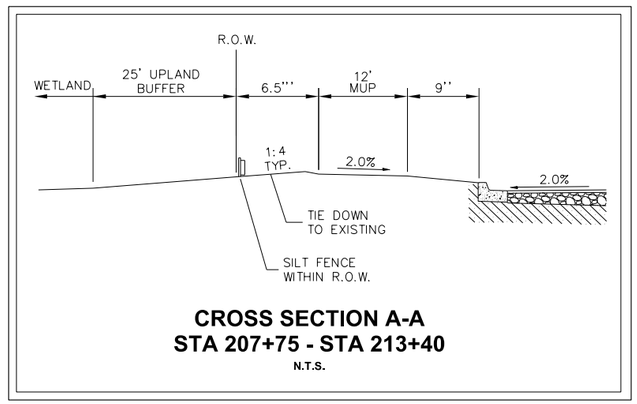
STOCK WIRE FENCE

STOCK WIRE FENCE

EXIST. R/W LINE

SILT FENCE

MATCHLINE - STA. 210+50.00



CROSS SECTION A-A
STA 207+75 - STA 213+40
N.T.S.

LEGEND

- SILT FENCE
- STAKED TURBIDITY BARRIER
- FLOATING TURBIDITY BARRIER
- SYNTHETHIC BALES/INLET PROTECTION

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DEC 2023	Nassau County	19-239-01

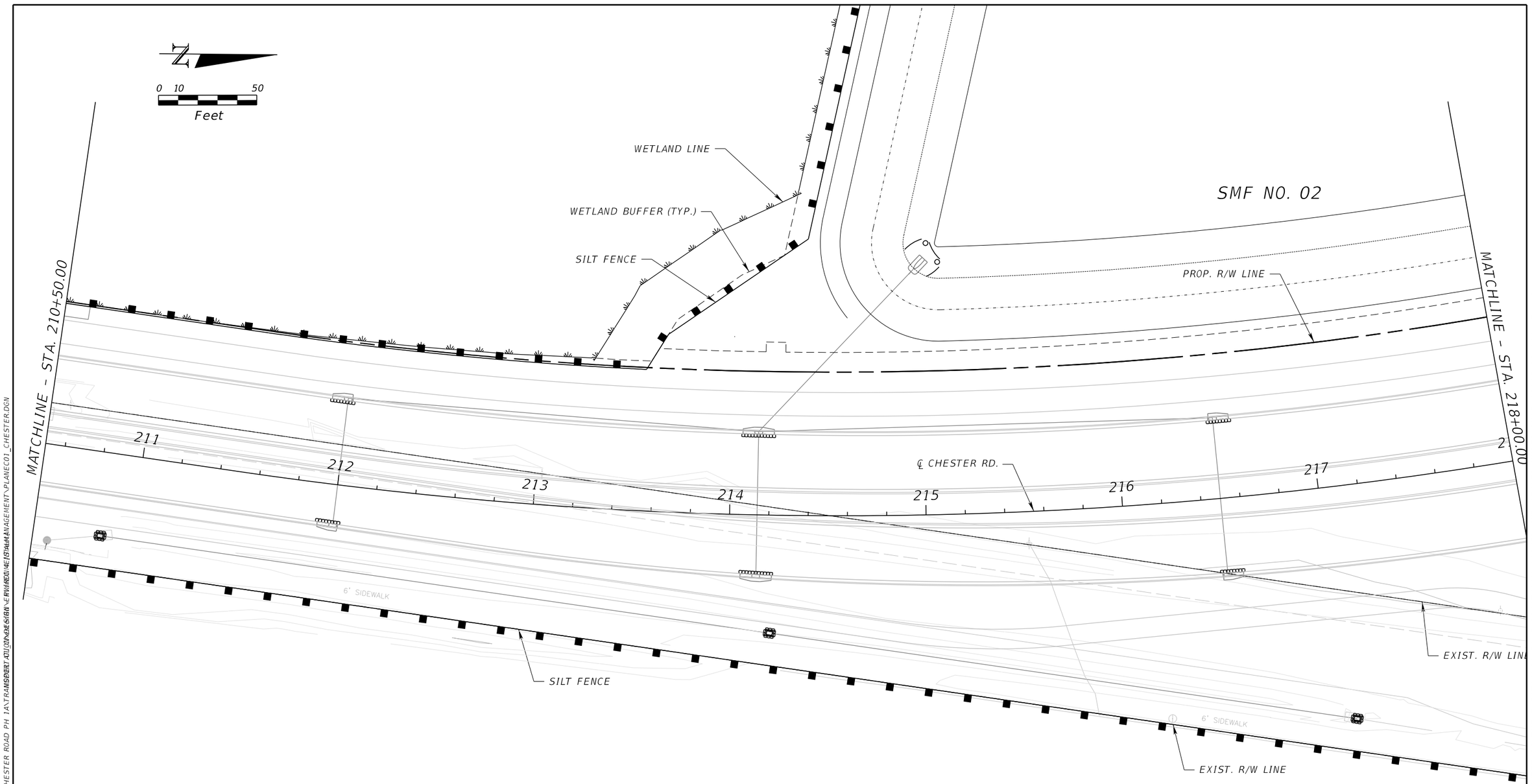
CHESTER ROAD

EROSION CONTROL PLAN

SHEET NO. 51

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LEGEND

- SILT FENCE
- STAKED TURBIDITY BARRIER
- FLOATING TURBIDITY BARRIER
- SYNTHETHIC BALES/INLET PROTECTION

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NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

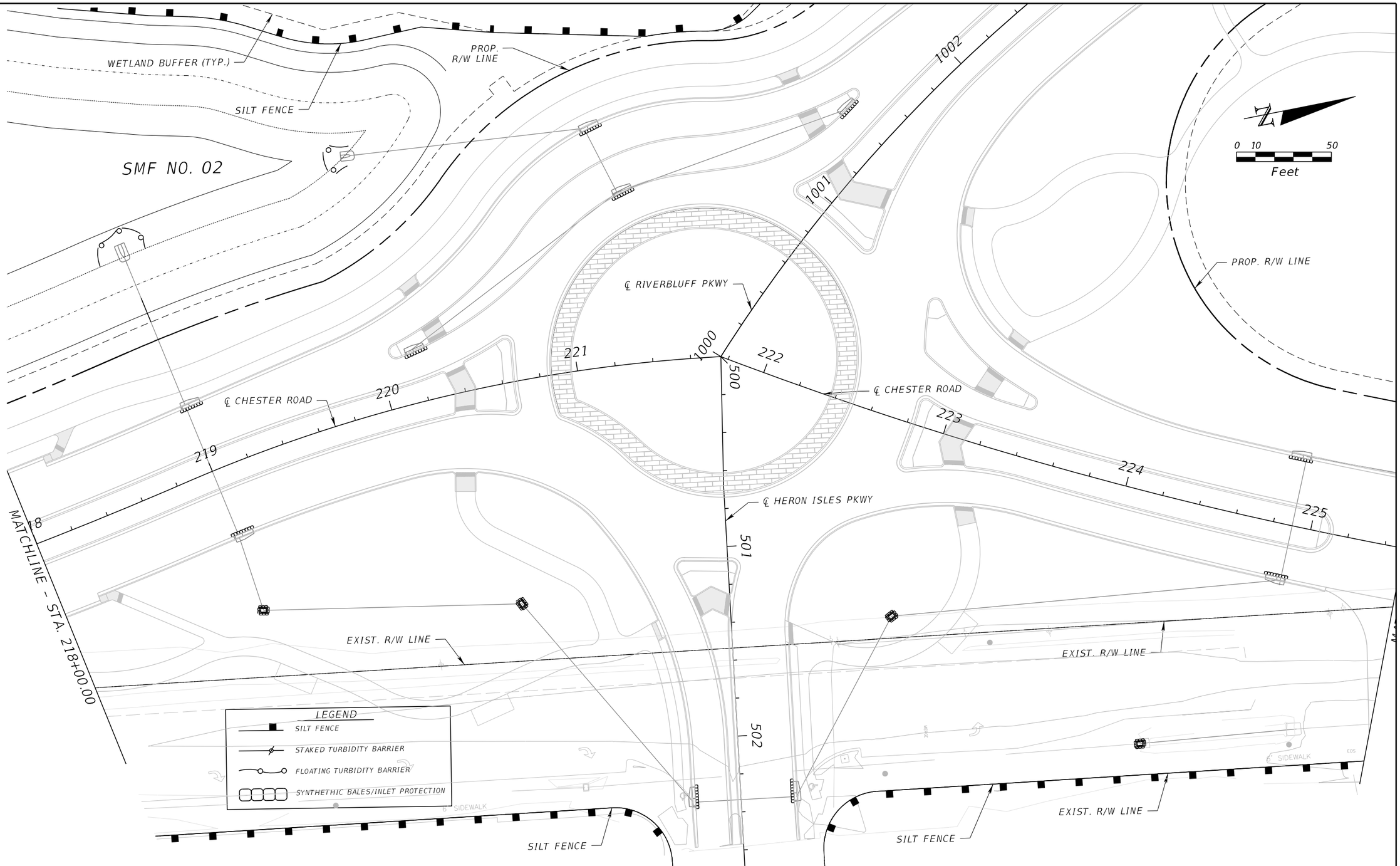
CHESTER ROAD

EROSION CONTROL PLAN

SHEET NO. 52

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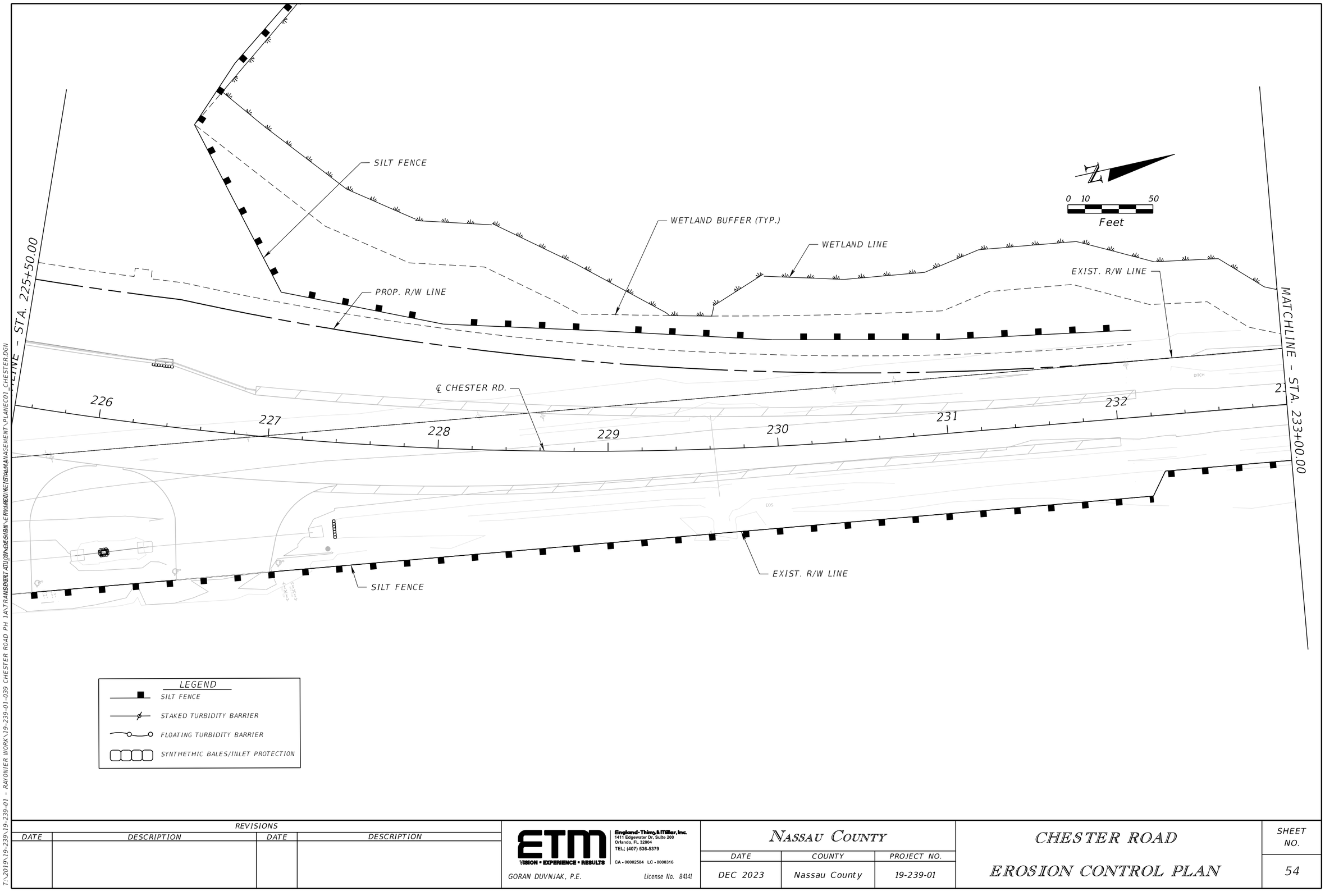
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
EROSION CONTROL PLAN

SHEET NO. 53

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GORAN DUVNJAK, P.E. License No. 84141

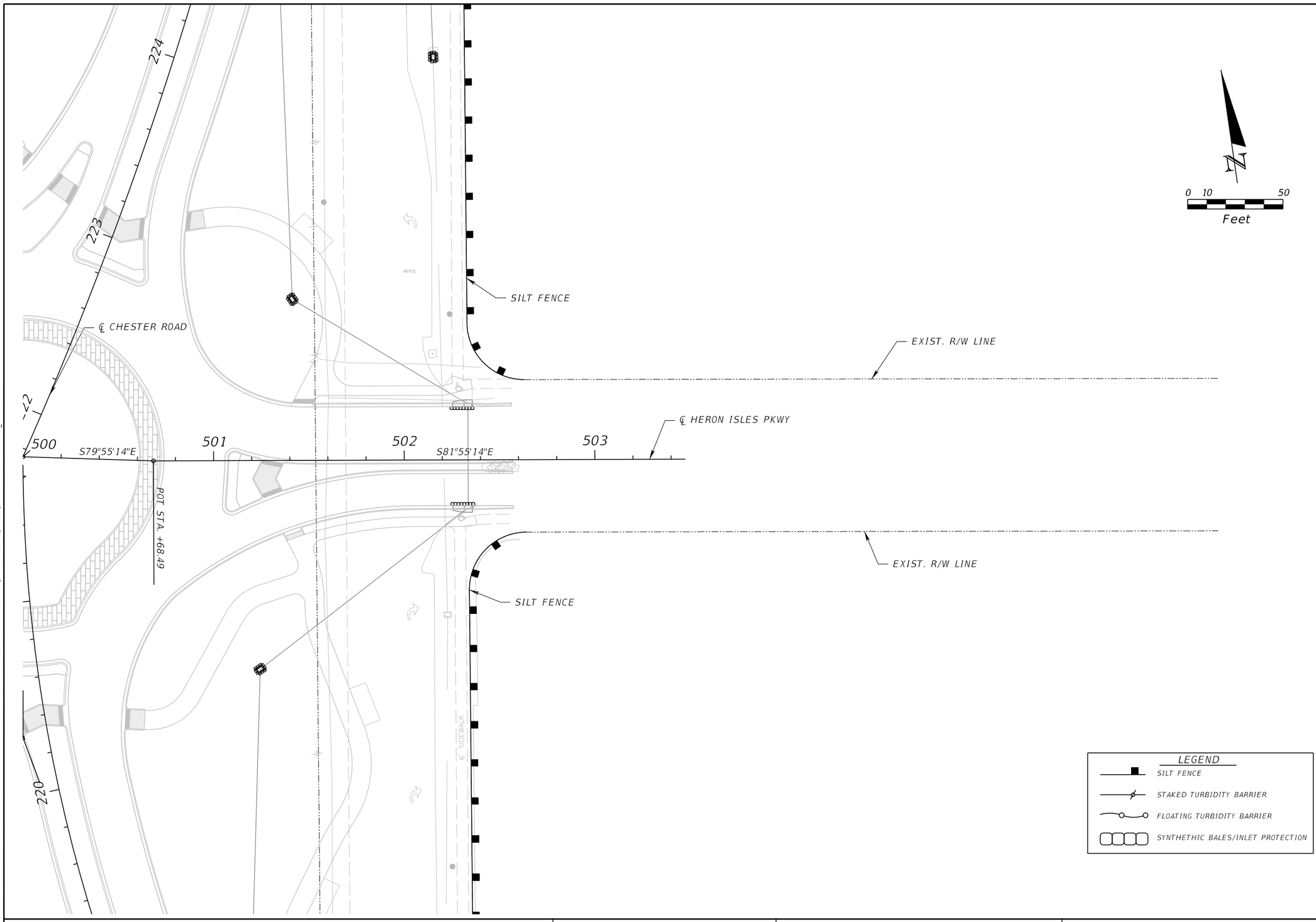
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
EROSION CONTROL PLAN

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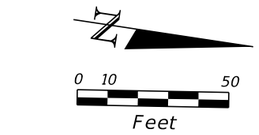
HERON ISLES PKWY

EROSION CONTROL PLAN

SHEET NO. 55

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WETLAND BUFFER (TYP.)

WETLAND LINE

PROP. R/W LINE

B

B

SMF NO. 3

℄ RIVERBLUFF PKWY.

1003

1004

1005

1006

1007

1008

1009

02

MATCHLINE - STA. 1002+00.00

MATCHLINE

SILT FENCE

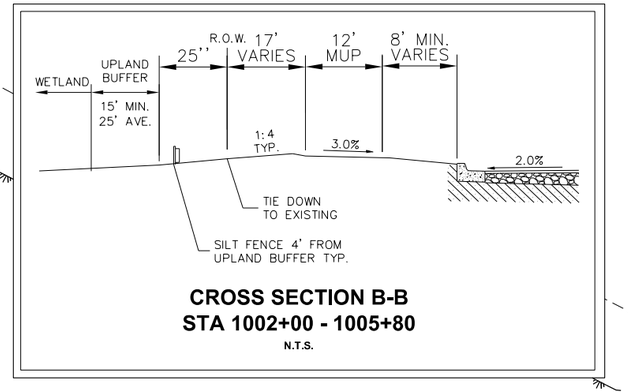
WETLAND BUFFER (TYP.)

PROP. R/W LINE

WETLAND LINE

LEGEND

- SILT FENCE
- STAKED TURBIDITY BARRIER
- FLOATING TURBIDITY BARRIER
- SYNTHETHIC BALES/INLET PROTECTION



CROSS SECTION B-B
STA 1002+00 - 1005+80
N.T.S.

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
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RIVERBLUFF PKWY

EROSION CONTROL PLAN

SHEET NO. 56

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TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE FOR ALL LANES OF TRAFFIC TO BE OPEN IN THE CASE OF AN EMERGENCY. THE CONTRACTOR SHALL RESPOND AND PROVIDE ADJUSTMENTS AS DIRECTED BY THE PROJECT ENGINEER WITHOUT DELAY UNDER THESE CONDITIONS. THE CONTRACTOR SHALL ALSO RESPOND WITHIN 30 MINUTES UPON NOTIFICATION BY THE PROJECT ENGINEER TO ANY REQUESTS FOR CORRECTION, IMPROVEMENT OR MODIFICATION TO THE TRAFFIC CONTROL PLAN AND/OR DEVICES.

2. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) 2009 EDITION" AND SERIES 102-600 OF THE "F.D.O.T. STANDARD PLANS" AT ALL TIMES.

3. ALL TRAFFIC CONTROL DEVICES (TEMPORARY SIGNS, PAVEMENT MARKINGS, BARRIER WALLS, ETC.) REQUIRED DURING A CONSTRUCTION PHASE SHALL BE INSTALLED AND APPROVED BY THE PROJECT ENGINEER OR REPRESENTATIVE PRIOR TO THE DIVERSION OF TRAFFIC AND THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT INDEX 102-600. FDOT INDEX #102-600 SHALL BE USED IN CONJUNCTION WITH ALL OTHER INDEXES SPECIFICALLY MENTIONED IN EACH TRAFFIC CONTROL PHASE.

4. ALL EXISTING SIGNS AND PAVEMENT MARKINGS, WHICH CONFLICT WITH THE TRAFFIC CONTROL PLAN DURING A CONSTRUCTION PHASE, SHALL BE REMOVED OR TEMPORARILY RELOCATED AS NECESSARY PRIOR TO THE DIVERSION OF TRAFFIC AND THE COMMENCEMENT OF CONSTRUCTION. THE REMOVAL OF EXISTING PAVEMENT MARKINGS CAN BE ACCOMPLISHED BY ANY METHOD APPROVED BY THE PROJECT ENGINEER. PAINTING OVER EXISTING MARKINGS IS NOT ACCEPTABLE. MINIMUM TRAVEL LANE WIDTHS SHALL BE 10'.

6. ARROWS DENOTE DIRECTION OF TRAFFIC ONLY AND DO NOT REPRESENT PAVEMENT MARKINGS.

7. THE REMOVAL AND REPLACEMENT OF ANY TEMPORARY STRIPING OR R.P.M.'S SHALL BE DONE WITH THE CLOSURE OF THE AFFECTED LANE.

8. ACCESS TO ALL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

9. THE CONTRACTOR SHALL MAKE PROVISIONS FOR THE REMOVAL OF STORM WATER FROM THE ROADWAY DURING CONSTRUCTION. PROVISIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE.

10. THE CONTRACTOR SHALL MATCH EXISTING CONDITIONS AT PROJECT BEGINNING AND ENDING AS DIRECTED BY THE ENGINEER.

11. THE CONTRACTOR SHALL NOT MILL MORE THAN CAN BE RESURFACED IN THE SAME DAY'S/NIGHT'S OPERATION. THE FIRST LIFT OF ASPHALT SHALL BE PLACED BEFORE ROADWAY IS OPEN TO TRAFFIC FOLLOWING MILLING.

12. TRAFFIC SHALL BE MAINTAINED ON PAVED SURFACES AT ALL TIMES.

13. LANE CLOSURES ON CHESTER ROAD ARE ONLY PERMITTED BETWEEN 9:00 AM TO 3:00 PM.

14. ALL COSTS TO MAINTAIN TRAFFIC SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR MAINTENANCE OF TRAFFIC.

15. ALL LANES MUST BE OPEN FOR TRAFFIC DURING A HURRICANE EVACUATION NOTICE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE PROJECT ENGINEER.

16. ANY DAMAGE TO EXISTING ROADWAYS SHALL BE REPAIRED BY THE CONTRACTOR AND RESTORED TO PRIOR CONDITION. DAMAGE SHALL BE MILLED AND RESURFACED NOT PATCHED.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR RIGHT OF WAY MAINTENANCE WITHIN THE CONSTRUCTION AREA AND AREAS MADE INACCESSIBLE DUE TO CONSTRUCTION THROUGHOUT THE TERM OF CONSTRUCTION.

18. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY SIDE SLOPES ACCORDING TO CONTRACTOR'S APPROVED SEIDMENT & EROSION CONTROL PLAN.

19. CONTRACTOR SHALL PROVIDE TWO CHANGEABLE MESSAGE SIGNS ON CHESTER ROAD FOR THE DURATION OF CONSTRUCTION. MESSAGES TO BE DETERMINED BY THE ENGINEER.

20. TEMPORARY PAVEMENT SHALL BE 12" STABILIZATION (TYPE B), OPTIONAL BASE GROUP 2 WITH 2" SP ASHALT.

PHASING NOTES

AT THE BEGINING OF EACH PHASE: ERECT ADVANCE WARNING SIGNS, BARRICADES & CHANNELIZING DEVICES AS REQUIRED FOR EACH PHASE. ADJUST PER ACTUAL FIELD CONDITIONS TO ENSURE VISIBILITY OF ALL EXISTING SIGNS WHICH WILL NEED TO REMAIN DURING CONSTRUCTION.

PHASE 1

(STA. 192+00 TO STA. 232+12)
1. MAINTAIN TRAFFIC ON THE EXISTING ROADWAYS AND DRIVEWAYS AS SHOWN IN THE PLAN.

PHASE 2

(STA. 192+00 TO STA. 232+12)
1. MAINTAIN TRAFFIC ON THE EXISTING ROADWAYS AND DRIVEWAYS AS SHOWN IN THE PLAN. CONSTRUCTION PERMITTED ONLY FROM 7:00 AM TO 7:00 PM.

2. CONSTRUCT THE ROUNDABOUT AND CONNECTING ROADS AS SHOWN IN THE ROADWAY PLANS.

PHASE 3 STAGE 1

(STA. 192+00 TO STA. 232+12)
1. SEE STAGE 3 PHASE 2 PLAN FOR CHESTER ROAD TRAFFIC CONTROL THAT IS NOT SHOWN IN STAGE 3 PHASE 1 PLANS.

2. CONSTRUCT THE TEMPORARY PEDESTRIAN CROSSWALK AT STA 199+92.91 AND SHIFT PEDESTRIANS TO THE EXISTING SIDEWALK CONSTRUCTED IN PHASE 2.

3. CONSTRUCT THE RIGHT SIDE EXITING THE ROUNDABOUT ON CHESTER ROAD IN THE NORTH DIRECTION

PHASING NOTES (CONTINUED)

PHASE 3 STAGE 2

(STA. 192+00 TO STA. 216+12)
1. MAINTAIN TRAFFIC ON THE EXISTING ROADWAY. SHIFT PEDESTRIANS ONTO NEW SIDEWALK ALONG CHESTER ROAD.

(STA 229+50 TO STA 232+00)
2. CONSTRUCT THE RIGHT SIDE OF CHESTER ROAD EXITING THE ROUNDABOUT.

PHASE 4

(STA. 192+00 TO STA. 232+00)
1. PLACE FINAL PAVEMENT MARKINGS

2. REMOVE REMAINING TRAFFIC CONTROL DEVICES AND OPEN ROADWAY TO TRAFFIC

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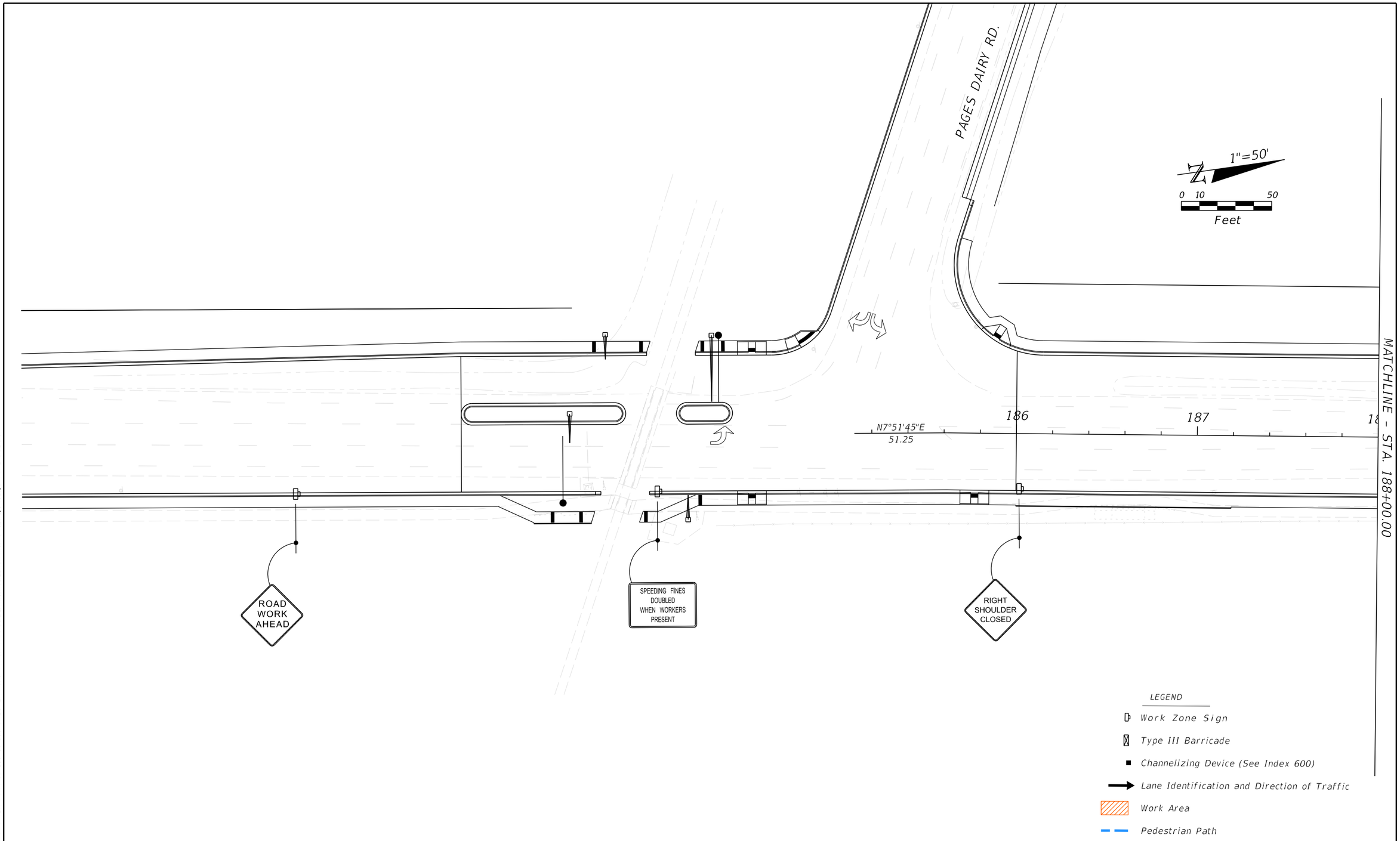
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CHESTER ROAD

TTCP GENERAL NOTES

SHEET NO. 57



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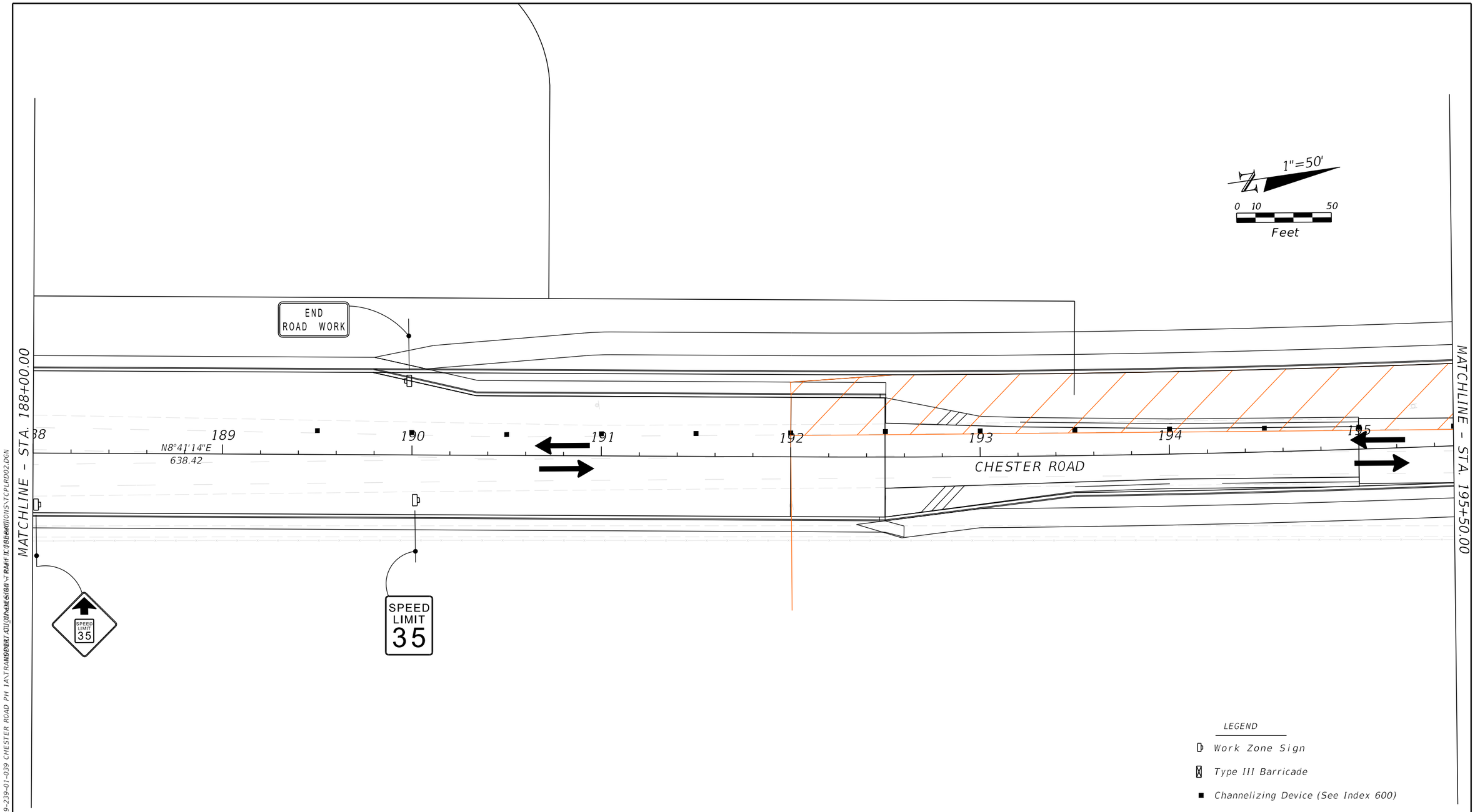
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CHESTER ROAD TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

SHEET NO. 59

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MATCHLINE – STA. 195+50.00

196 197 198 199 200 201 202 20

MATCHLINE – STA. 203+00.00

N

1"=50'

0 10 50

Feet

RFISH DR.

LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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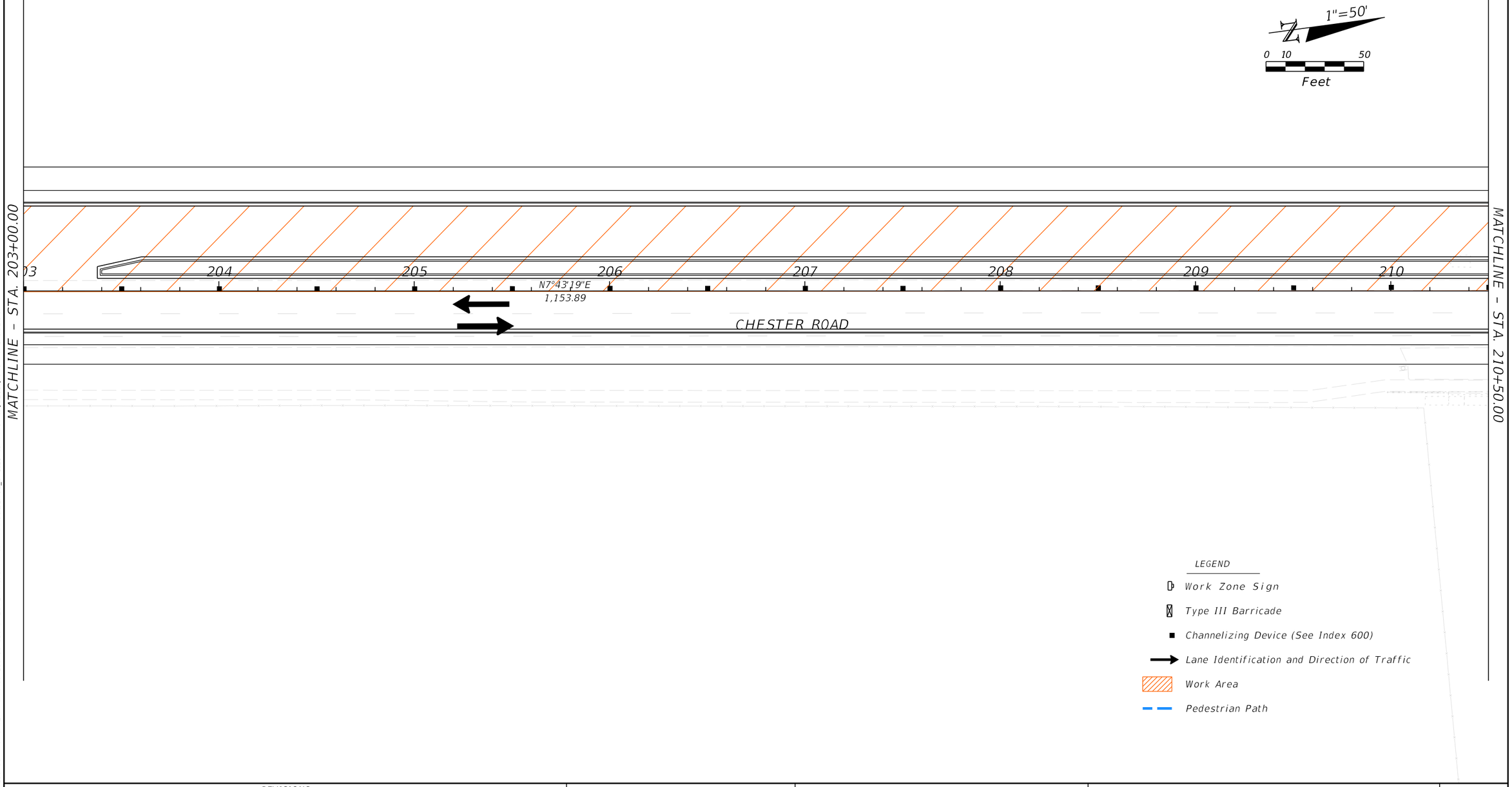
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CHESTER ROAD TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

SHEET NO. 60

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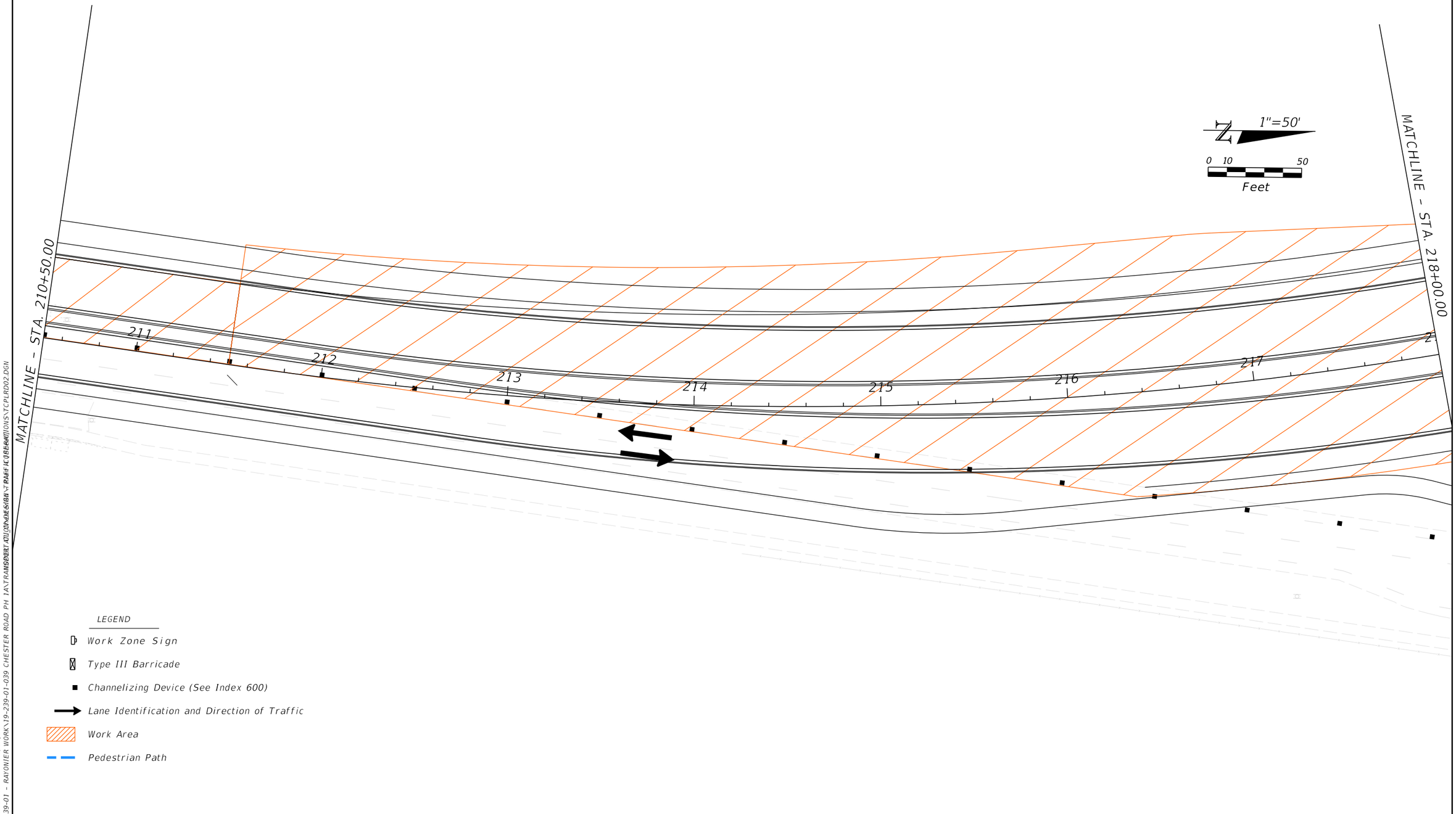
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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

SHEET NO. 61

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LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

SHEET NO. 62

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LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

1"=50'

0 10 50

Feet

MATCHLINE - STA. 218+00.00

CHESTER ROAD

1001

1002

1000

500

S7°55'51.4"E
98.49

501

502

S81°55'51.4"E
278.99

MATCHLINE - STA. 225+50.00

POT STA. +60.71

218

219

220

221

222

223

224

225

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DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

SHEET NO. 63

MATCHLINE - STA. 225+50.00

MATCHLINE - STA. 233+00.00

1"=50'

0 10 50

Feet

226 227 228 229 230 231 232

50

75

S68°18'36"E

S71°29'37"E 34.84

S83°32'50"E 41.99

POT STA. +34.84

S81°44'16"E

LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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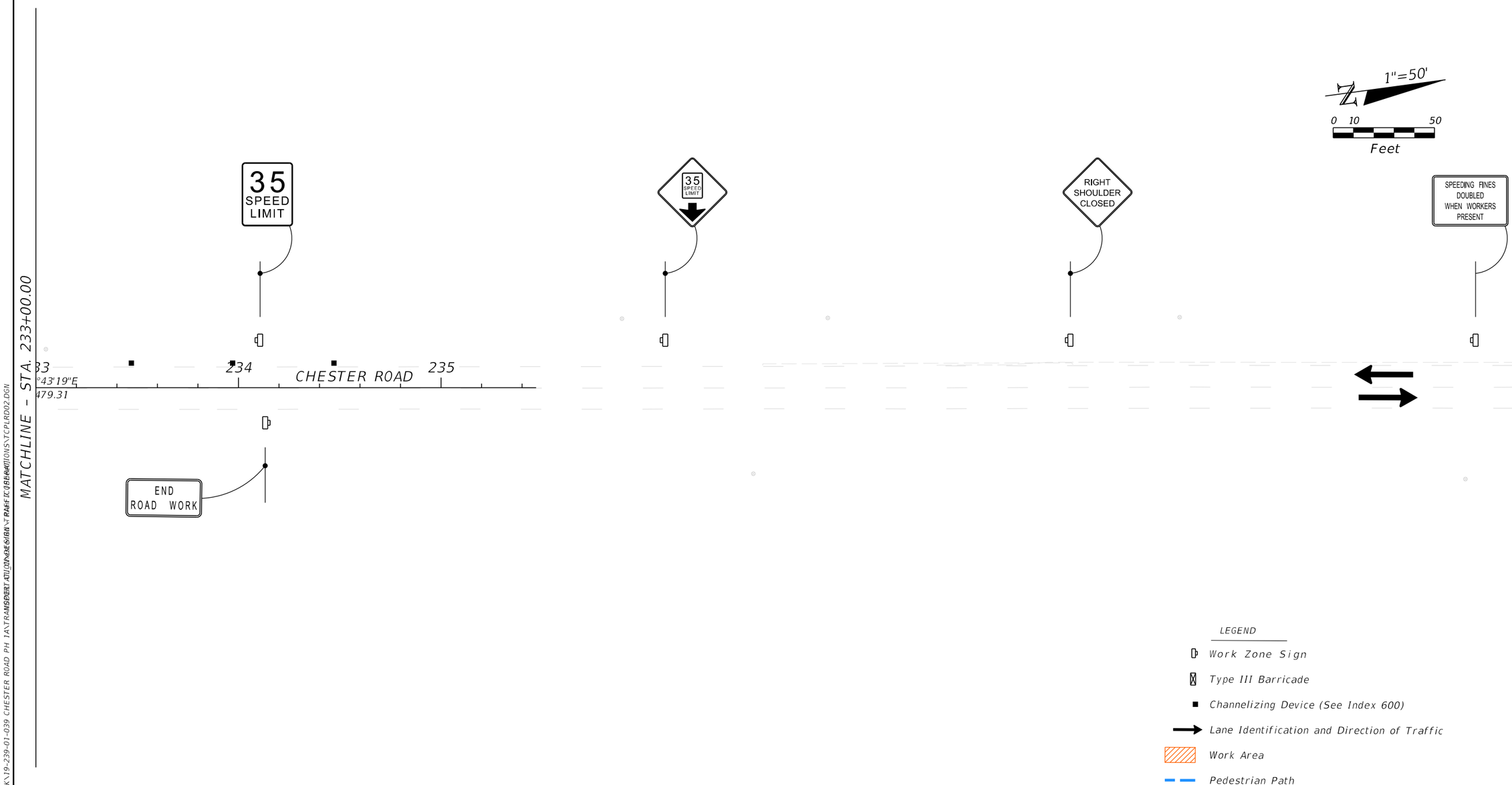
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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 2

SHEET NO. 64

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SHEET NO. 65

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PAGES DAIRY RD.

1"=50'

0 10 50

Feet

186

187

MATCHLINE – STA. 188+00.00

ROAD WORK AHEAD

W20-1F

SPEEDING FINES DOUBLED WHEN WORKERS PRESENT

M0T-13-6

RIGHT SHOULDER CLOSED

W21-5a

SPEED LIMIT 35

W3-5

LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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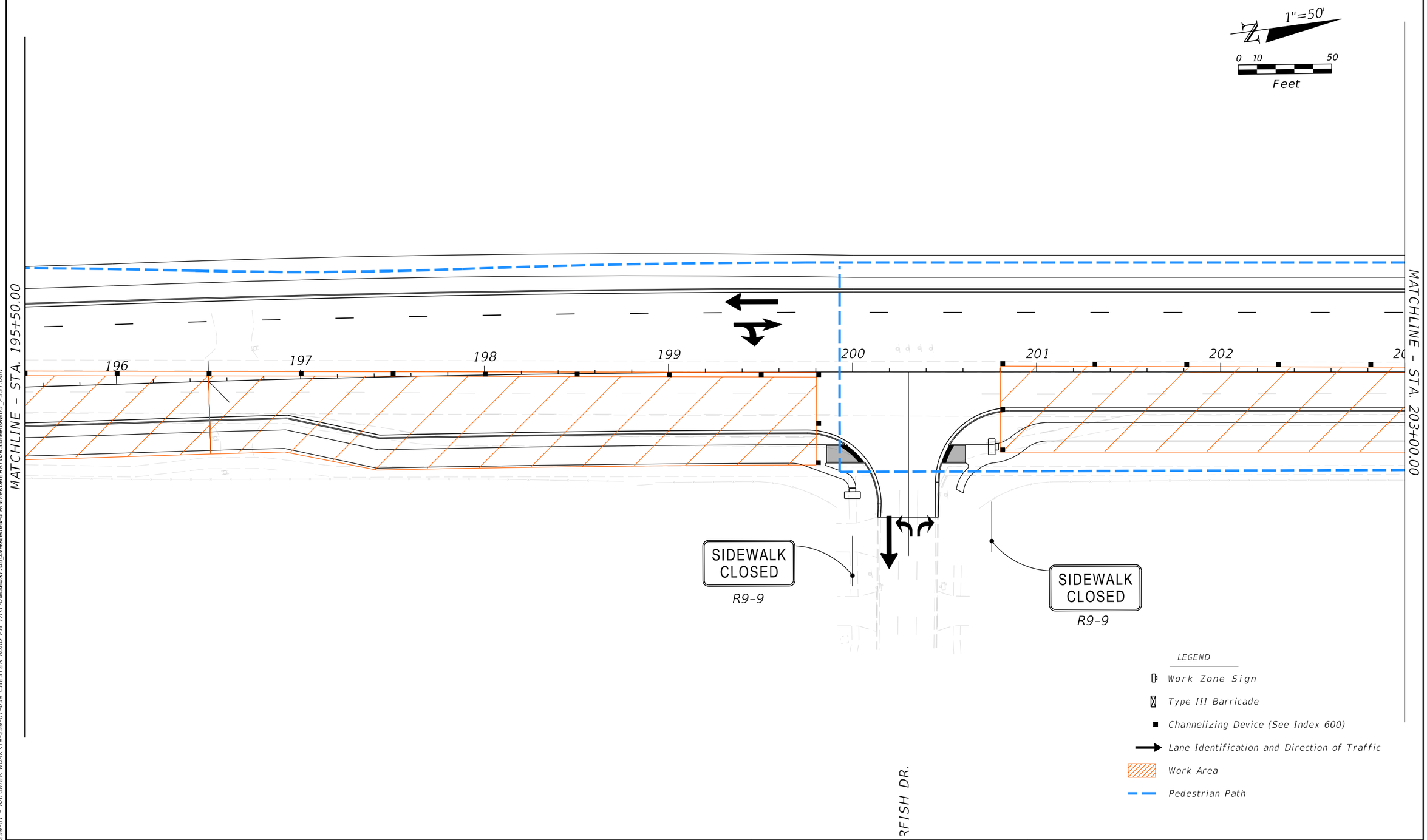
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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 66

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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 67

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1"=50'

0 10 50

Feet

MATCHLINE – STA. 203+00.00

MATCHLINE – STA. 210+50.00

203 204 205 206 207 208 209 210

CHESTER ROAD

LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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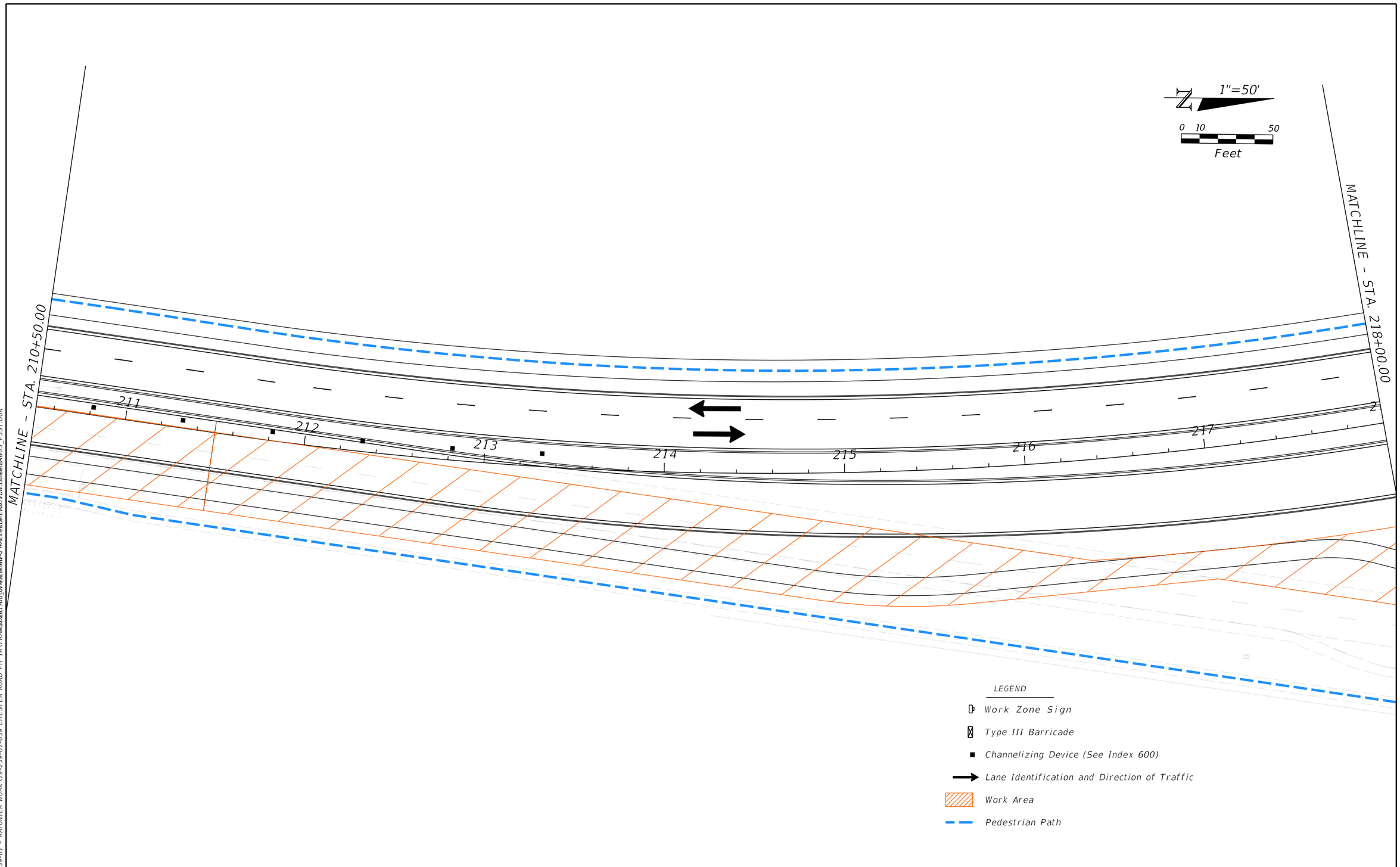
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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 68

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TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

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LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

1"=50'

0 10 50

Feet

1002

1001

1000

500

221

222

223

224

225

220

219

218+00.00

MATCHLINE – STA. 218+00.00

ROAD CLOSED

ROAD CLOSED

CHESTER ROAD

SIDEWALK CLOSED

R9-9

501

502

R9-9

SIDEWALK CLOSED

POT STA. +60.71

MATCHLINE – STA. 225+50.00

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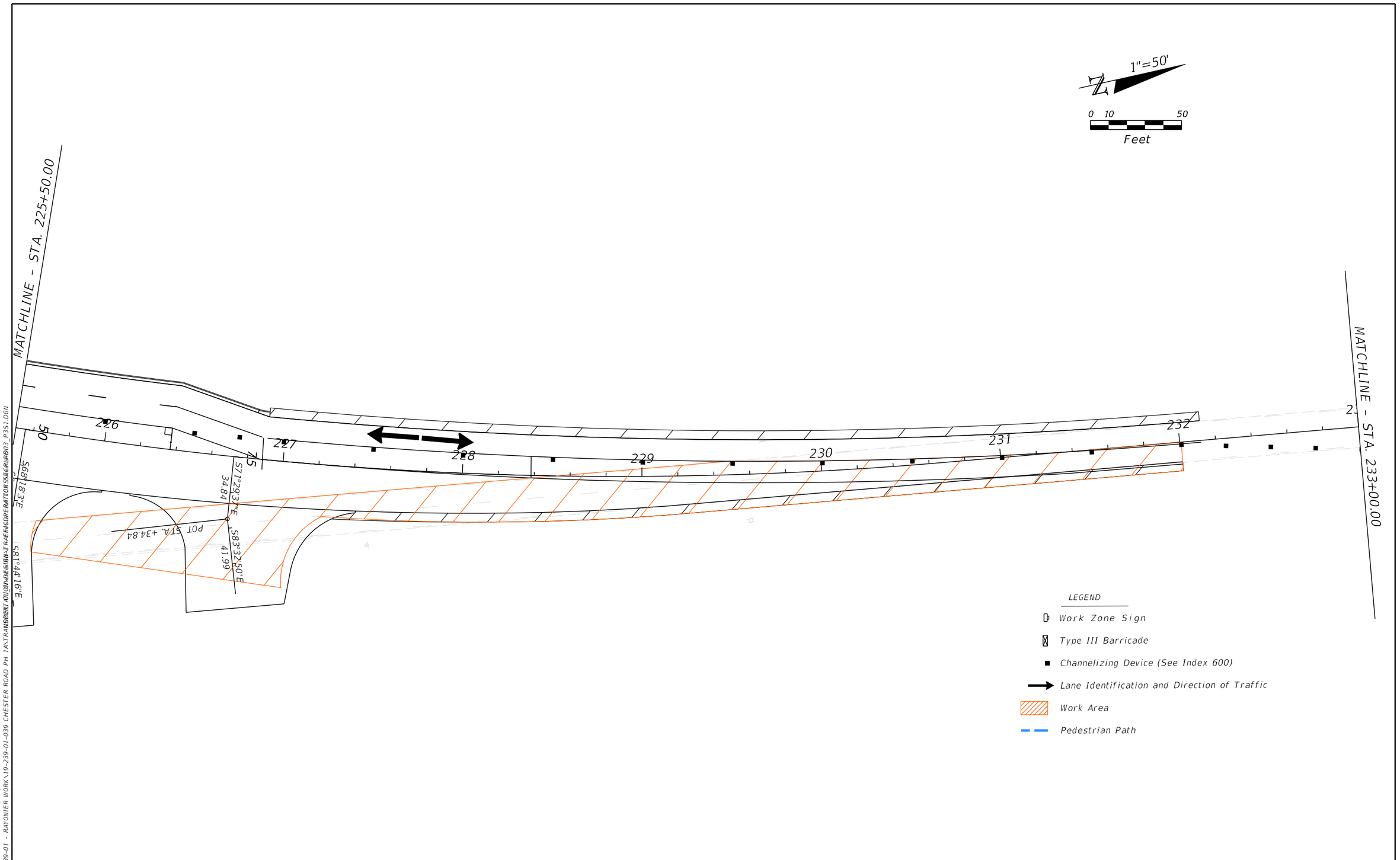
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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 70

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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 71

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1"=50'

0 10 50

Feet

MATCHLINE - STA. 233+00.00

233 234 235

FLAGGER AHEAD

W20-7a

LEFT LANE CLOSED AHEAD

W9-3L

END ROAD WORK

G20-2

LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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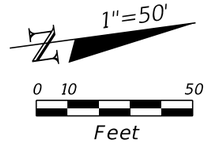
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CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 72

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M0T-13-6



W20-1F

LEGEND

- Work Zone Sign
- Type III Barricade
- Channelizing Device (See Index 600)
- Lane Identification and Direction of Traffic
- Work Area
- Pedestrian Path

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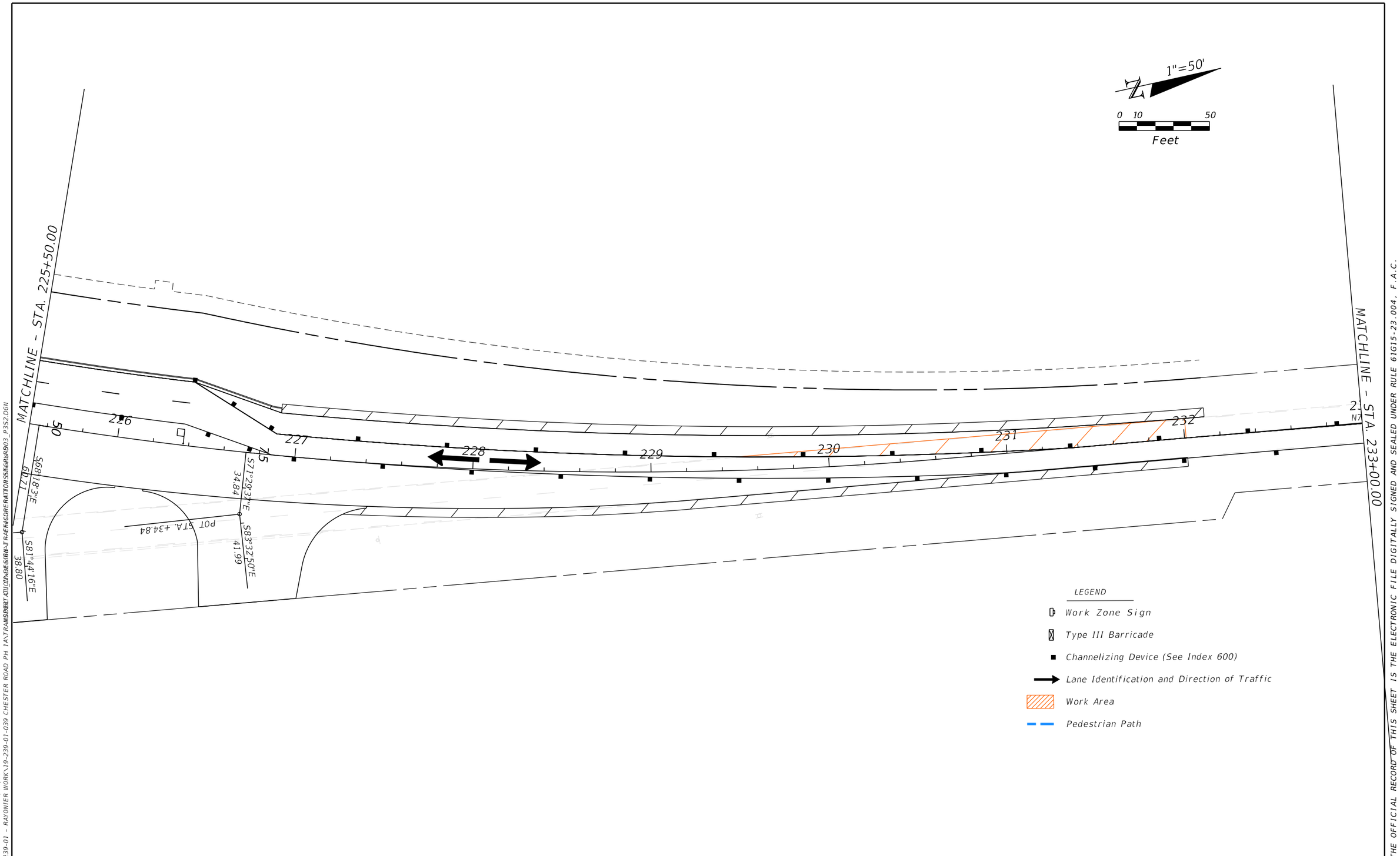
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3A

SHEET NO. 73

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2/28/2024 2:54:43 PM Kopanjal
T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH 1A\TRAFFIC\OPERATIONS\TEMP\19-239-01-039_TCP_P3S1.DGN



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TEL: (407) 536-5379
CA - 00002584 LC - 0000316
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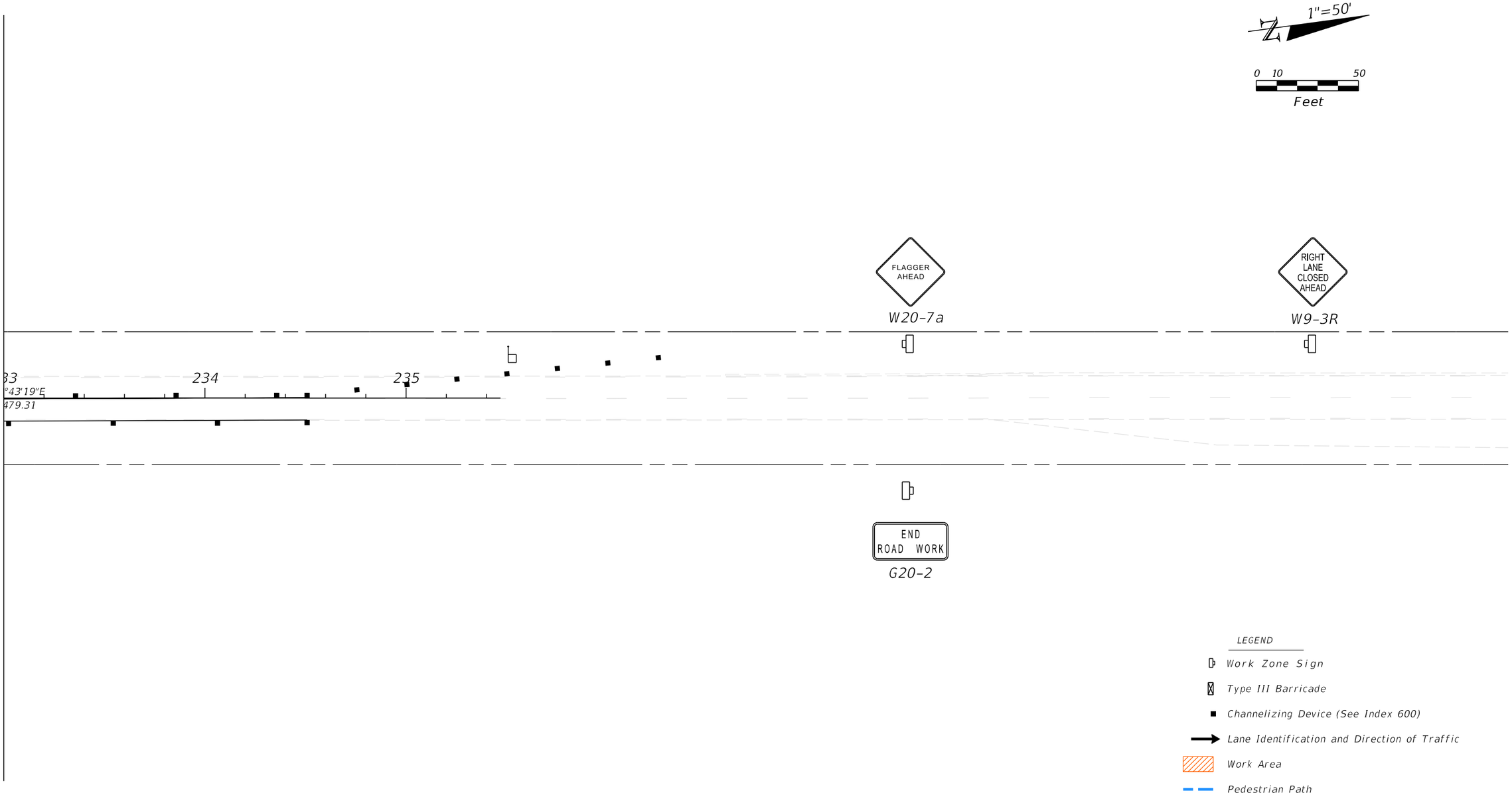
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3B

SHEET NO. 74

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2/28/2024 2:54:44 PM Kopanjal
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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TEMPORARY TRAFFIC CONTROL PLAN PHASE 3B

SHEET NO. 75



M0T-13-6



W20-1F

1"=50'

0 10 50

Feet

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
TEMPORARY TRAFFIC CONTROL
PLAN PHASE 3B

SHEET NO. 76

2/28/2024 2:54:44 PM Kopanjal
T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH 1A\TRAFFIC\OPERATIONS\TCP\03_P3S2.DGN

REMOVE FLUSHING VALVE
& 2" TAPPED PLUG
CONNECT 16" RW
(1) 16" GATE VALVE
(2) 45° BEND

TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

N

0 10 50

Feet

38

189

N8°41'14"E
638.42

190

℄ CHESTER RD

191

192

193

194

195

MATCHLINE - STA. 195+50.00

REMOVE FLUSHING VALVE
& 2" TAPPED PLUG
CONNECT 16" FM
(1) 16" GATE VALVE

LEGEND

Electric Pole

Telephone Pole

Fire Hydrant Assembly

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2/28/2024 2:51:48 PM ShenoudaM
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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD

UTILITY ADJUSTMENT PLANS

SHEET NO. 77

MATCHLINE - STA. 195+50.00

NEW FIRE HYDRANT ASSEMBLY
35 LF OF 6" DI WM
(1) CONNECT TO VALVE
EXIST FH TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

NEW FIRE HYDRANT ASSEMBLY
40 LF OF 6" DI WM
(1) CONNECT TO VALVE
EXIST FH TO BE REMOVED

(1) 16" GATE VALVE

TO BE REMOVED

196 197 198 199 200 201 202

℄ CHESTER RD

(2) 45° BEND

(1) 16" GATE VALVE

MATCHLINE - STA. 203+00.00

N

0 10 50
Feet

LEGEND

Electric Pole

Telephone Pole

Fire Hydrant Assembly

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2/28/2024 2:51:49 PM Shenouda M
T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH 1\TRANSPORT\UTILITIES\19-239-01-039 CHESTER ROAD PH 1 UTILITY ADJUSTMENT PLANS.DGN

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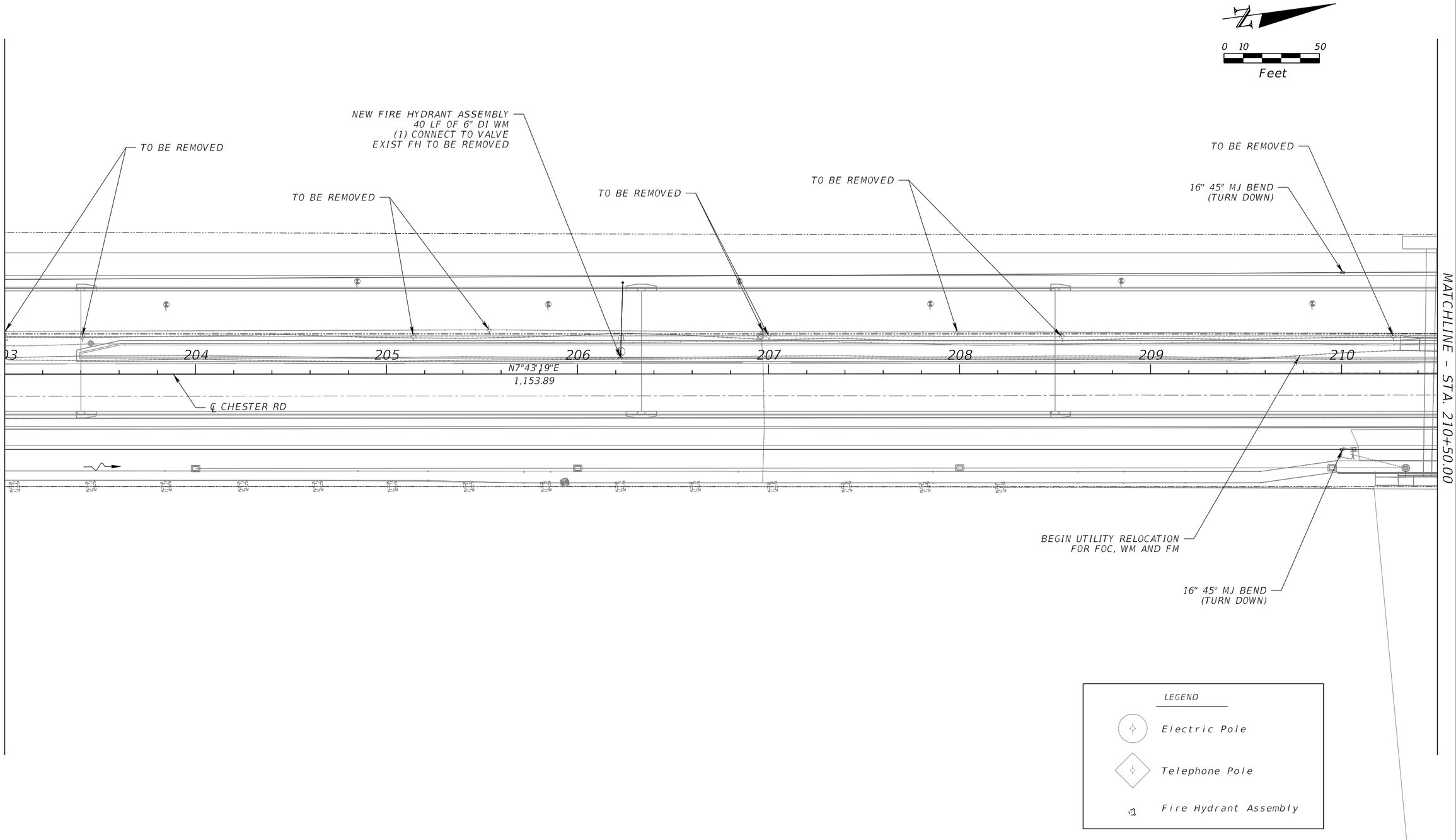
NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD

UTILITY ADJUSTMENT PLANS

SHEET NO. 78



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NASSAU COUNTY		
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CHESTER ROAD
UTILITY ADJUSTMENT PLANS

SHEET NO. 79

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N

0 10 50
Feet

MATCHLINE - STA. 210+50.00

TO BE REMOVED

16" 45° MJ BEND
(TURN DOWN)

(1) 16" GATE VALVE
(4) 45° BEND

NEW FIRE HYDRANT ASSEMBLY
42 LF OF 6" DI WM
(1) CONNECT TO VALVE
EXIST FH TO BE REMOVED

TO BE REMOVED

(1) 11.25° BEND

NEW FIRE HYDRANT ASSEMBLY
15 LF OF DI WM
(1) CONNECT TO VALVE
EXIST FH TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

TO BE REMOVED

℄ CHESTER RD

211 212 213 214 215 216 217

MATCHLINE - STA. 218+00.00

(1) 11.25° BEND

(1) 90° BEND

(1) 16" GATE VALVE

16" 45° MJ BEND
(TURN DOWN)

REPLACE EXISTING
MES WITH PROPOSED
MANHOLE

11.25° BEND

WATER VALVE
TO BE RELOCATED

11.25° BEND

FIBER OPTIC
(COMCAST) STUB-OUT
TO BE RELOCATED

PULLBOX TO
BE RELOCATED

TO BE REMOVED

FIBER OPTIC CABLE,
WATERMAIN, AND FORCEMAIN
TO BE RELOCATED

TO BE REMOVED

(1) 16" GATE VALVE

LEGEND

Electric Pole

Telephone Pole

Fire Hydrant Assembly

REVISIONS			
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CHESTER ROAD
UTILITY ADJUSTMENT PLANS

SHEET NO. 80

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LEGEND

Electric Pole

Telephone Pole

Fire Hydrant Assembly

(1) 90° BEND

℄ CHESTER RD

℄ RIVERBLUFF PKWY.

1002

1001

1000

221

222

220

219

218

500

S79°55'14"E
68.49

NEW FIRE HYDRANT ASSEMBLY
28 LF OF 6" DI WM
(1) CONNECT TO VALVE
EXIST FH TO BE REMOVED

℄ HERON ISLES PKWY

501

502

S81°55'14"E
278.99

TO BE REMOVED

PULLBOX TO
BE RELOCATED

MATCHLINE - STA. 218+00.00

(1) 16" GATE VALVE

(2) 45° BEND

0 10 50
Feet

FIRE HYDRANT ASSEMBLY
28 LF OF 6" DI WM
(1) 6" GATE VALVE
(1) 16"x16" TEE DI MJ

(1) 22.50° BEND
(1) 16"x16" TEE
(2) 16" GATE VALVE

(1) 16"X16" TEE
(1) 16" GV & BOX WITH COVER

223

224

225

MATCHLINE - STA. 225+50.00

(1) 16"X16" TEE
(2) 16" GV & BOX WITH COVER
(1) 90° MJ BEND
(1) 16"X10" REDUCER
(1) 10" RPZ BFP (REUSE JUMPER)
(1) 10"X16" REDUCER

(1) 16"X16" TEE
(1) 16" GV & BOX WITH COVER

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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD

UTILITY ADJUSTMENT PLANS

SHEET NO. 81

2/28/2024 2:51:52 PM ShenoudaM
T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH 1\AT\MISC\DRAFT ATT\CHESTER_UTILITIES_SHEETS.DGN

MATCHLINE - STA. 225+50.00

TO BE REMOVED

(1) 11.25° BEND

TO BE REMOVED

℄ CHESTER RD

226

227

228

229

(1) 11.25° BEND

TO BE REMOVED

TO BE REMOVED

230

231

232

OVERHEAD ELECTRIC
TO BE RECONNECTED

(1) FLUSHING VALVE &
2" TAPPED PLUG

MATCHLINE - STA. 233+00.00

N

0 10 50

Feet

(1) 11.25° BEND

FIRE HYDRANT ASSEMBLY
TO BE RELOCATED

NEW FIRE HYDRANT ASSEMBLY
60 LF OF 6" DI WM
(1) CONNECT TO VALVE
EXIST FH TO BE REMOVED

WATER VALVE
TO BE RELOCATED

(1) 11.25° BEND

(1) 16" GATE VALVE

LEGEND

Electric Pole

Telephone Pole

Fire Hydrant Assembly

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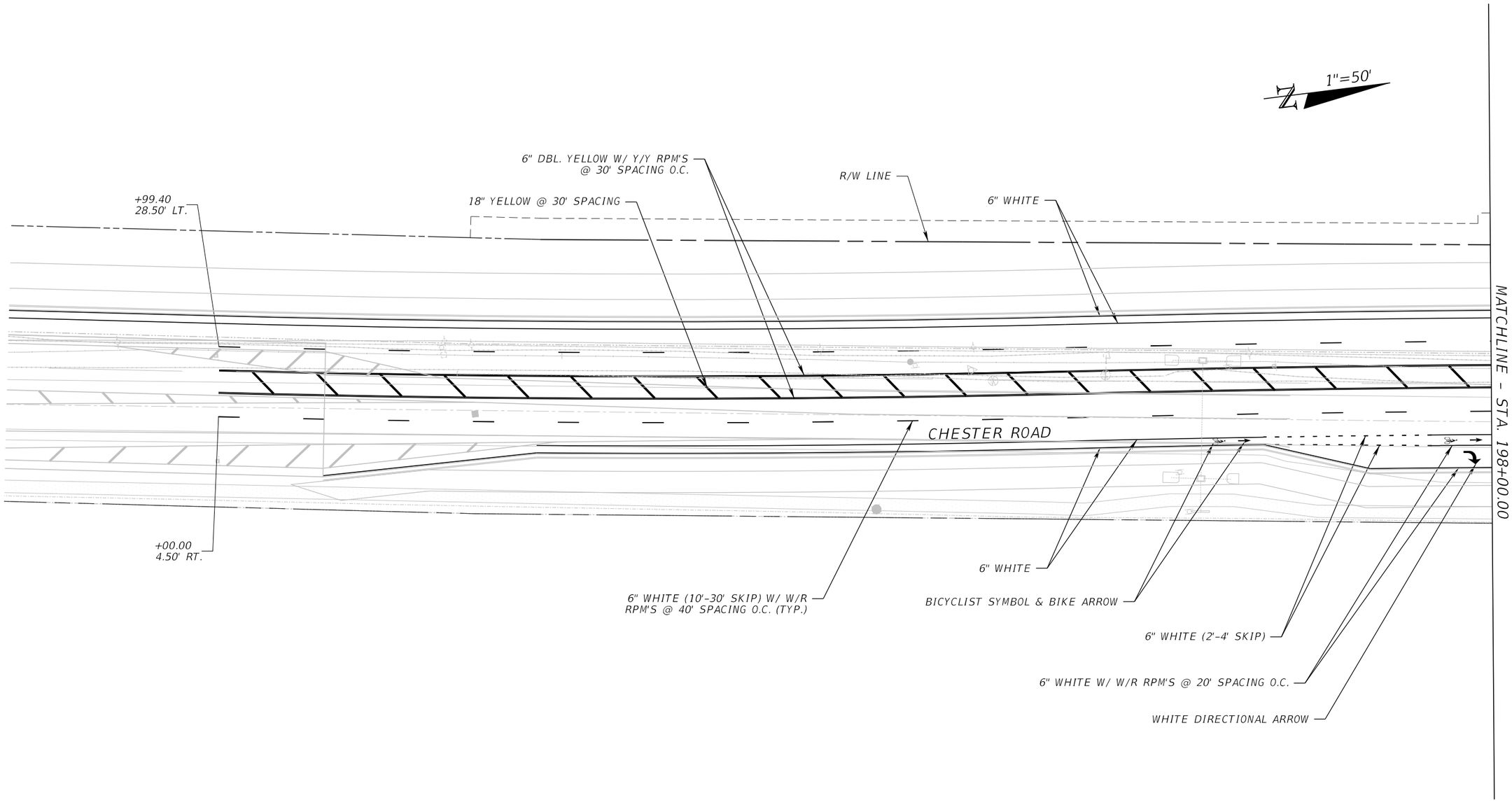
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NASSAU COUNTY		
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DEC 2023	Nassau County	19-239-01

CHESTER ROAD

UTILITY ADJUSTMENT PLANS

SHEET NO. 82



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NASSAU COUNTY

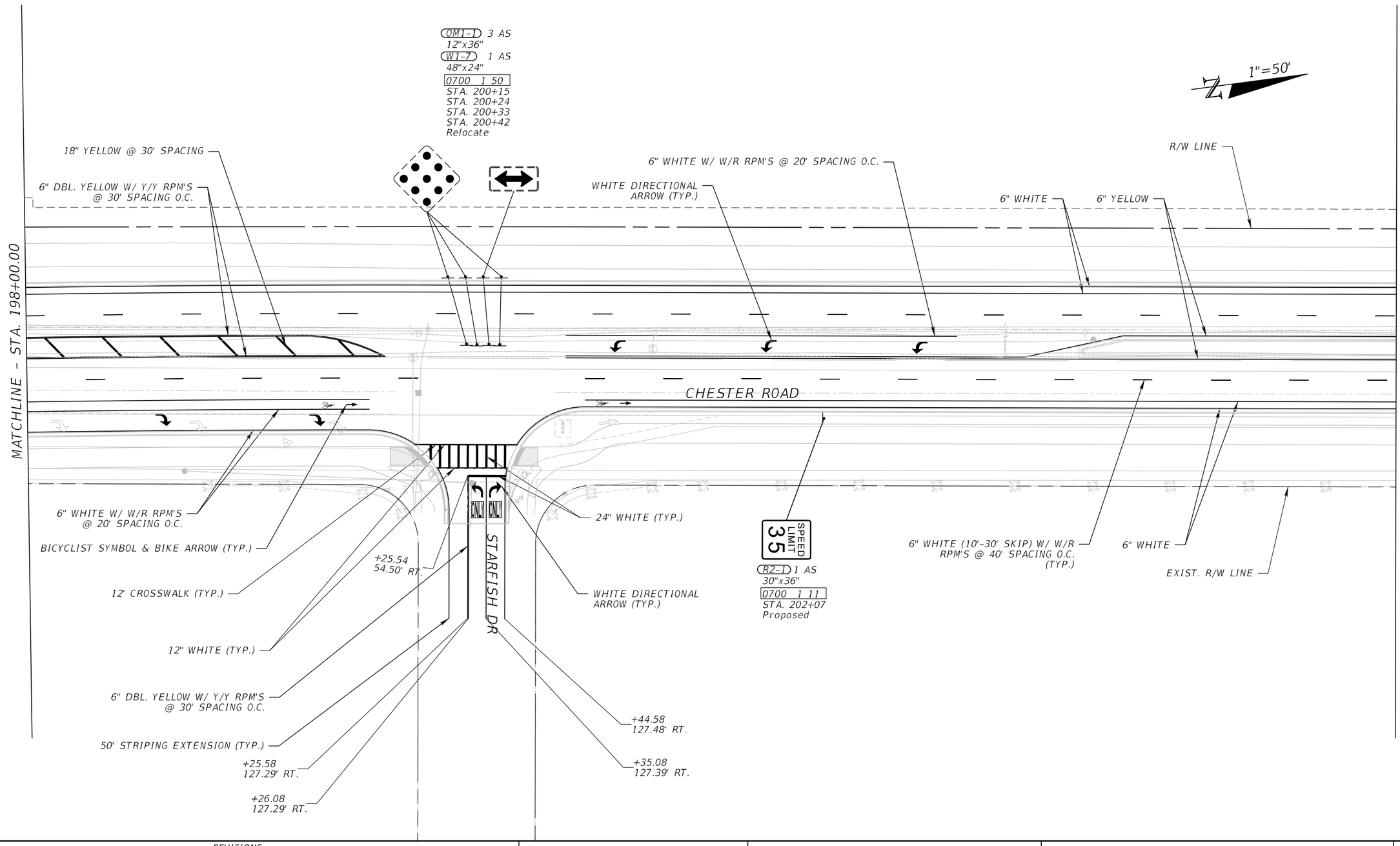
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 83

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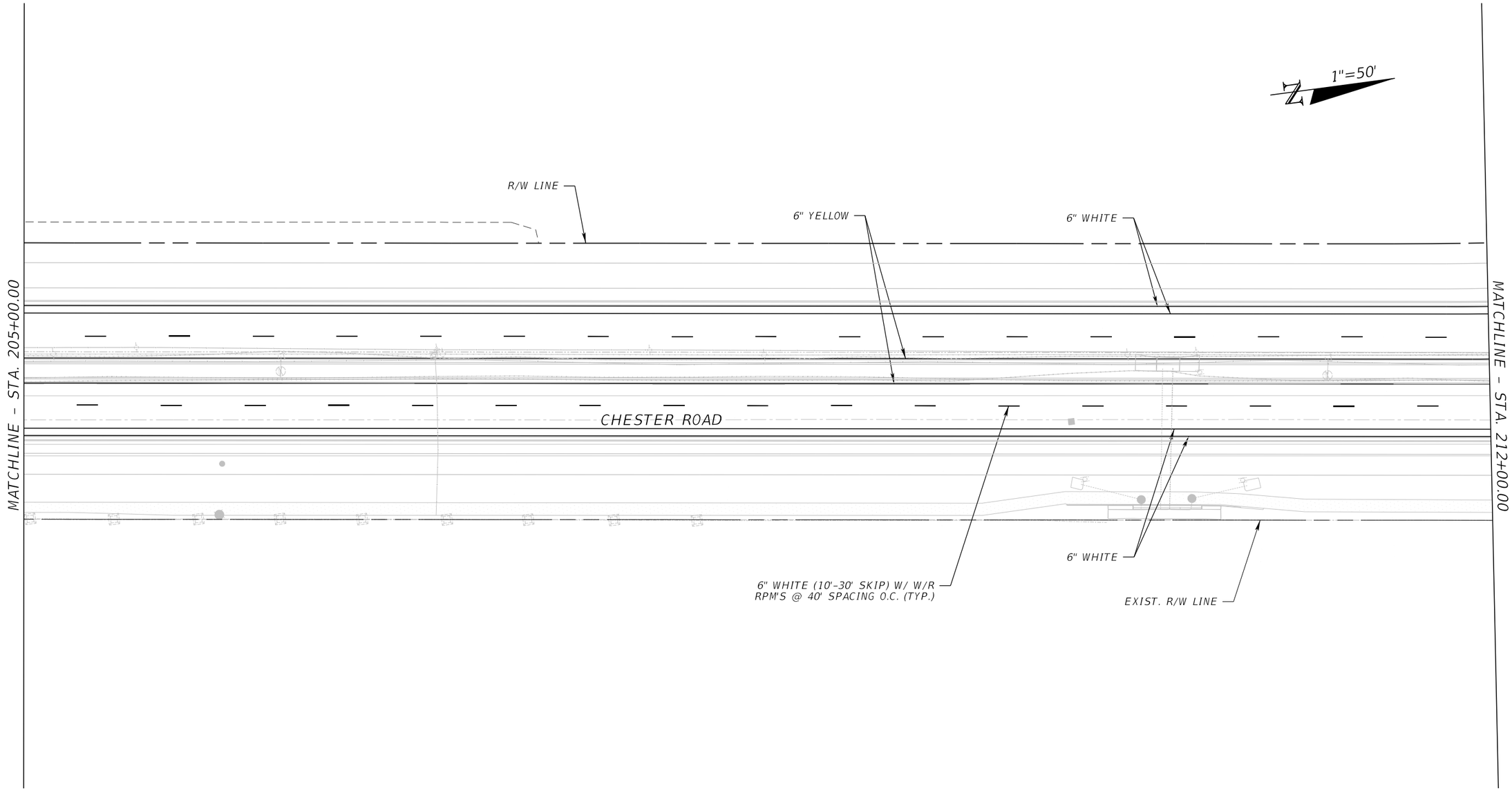
NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 84

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NASSAU COUNTY

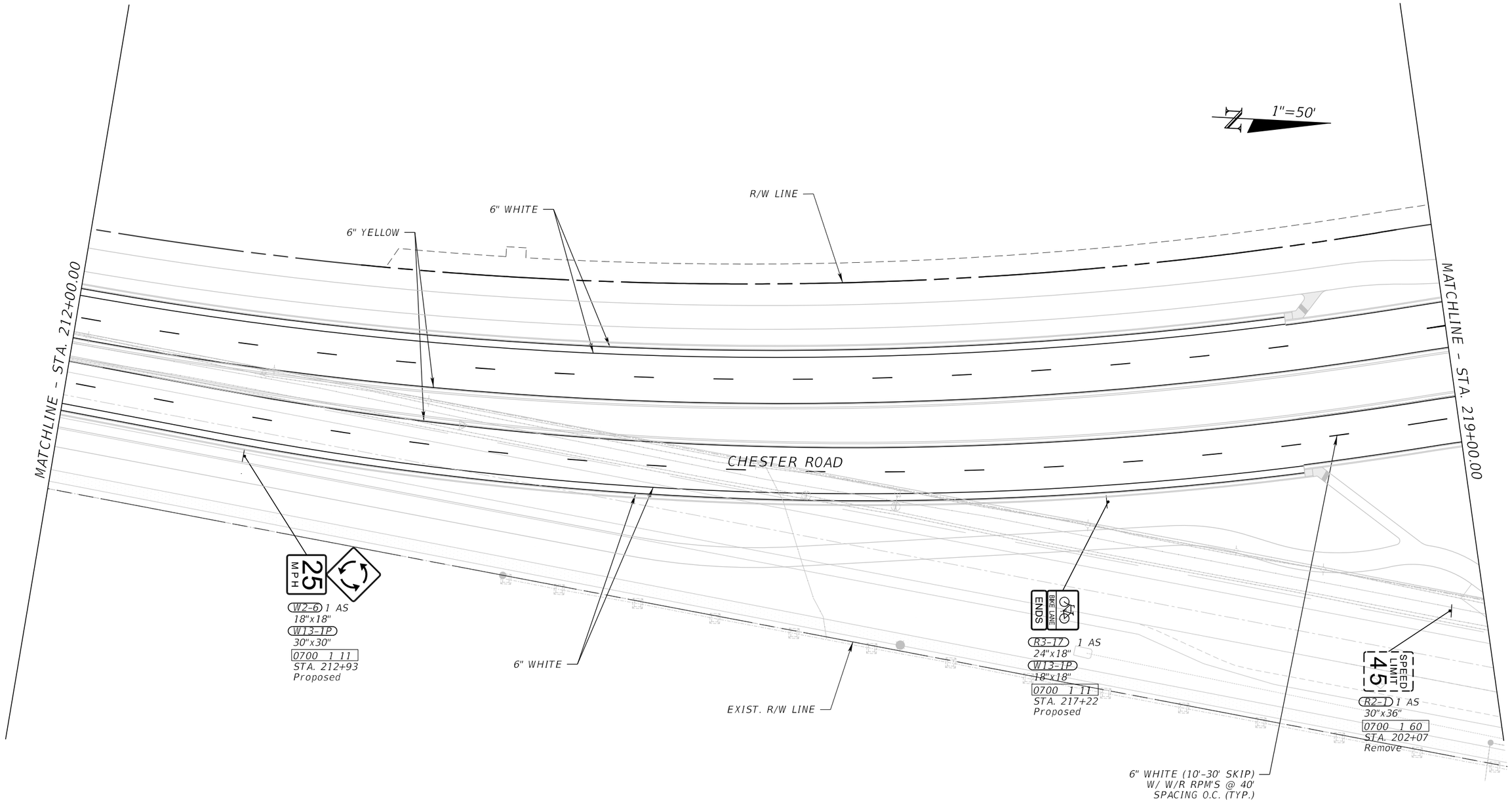
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 85

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NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
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CHESTER ROAD
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 86

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1"=50'

MATCHLINE - STA. 1001+81.86

RIVERBLUFF PKWY

R2-1 1 AS
48"x48"x48"
0700 1 11
STA. 1000+97
Proposed

D1-1d 1 AS
0700 1 11
STA. 1000+96
Proposed

Riverbluff Pkwy

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 223+34
Proposed

D1-1d 1 AS
0700 1 11
STA. 220+64
Proposed

6" YELLOW
6" WHITE

12" WHITE
(2'-2' SKIP) (TYP.)

R/W LINE

Chester Rd

APPROX. MONUMENT SIGN LOCATION
(REFER TO HARDSCAPE PLANS)

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 220+38
Proposed

R2-1 2 AS
48"x48"x48"
0700 1 11
STA. 222+86
STA. 222+87
Proposed

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 223+34
Proposed

R4-7 1 AS
24"x30"
0700 1 11
STA. 224+97
Proposed

R6-4A 4 AS
48"x48"
0700 1 11
STA. 220+99
STA. 221+98
STA. 222+33
STA. 1000+58
Proposed

12' CROSSWALK (TYP.)

8" WHITE W/ W/R
RPM'S @ 20' SPACING
(TYP.)

18" WHITE @ 20'
SPACING (TYP.)

CROSSWALK PAVERS (TYP.)
REFER TO HARDSCAPE PLANS

R3-8 1 AS
0700 1 11
STA. 223+86
Proposed

ONLY

YIELD

CHESTER ROAD

MATCHLINE - STA. 219+00.00

MATCHLINE - STA. 226+00.00

6" WHITE

R2-1 2 AS
48"x48"x48"
0700 1 11
STA. 501+09
STA. 501+10
Proposed

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 223+12
Proposed

Chester Rd

GS-5 1 AS
0700 1 11
STA. 222+87
Proposed

SPEED LIMIT 45

R2-1 1 AS
30"x36"
0700 1 50
STA. 224+99.36
Relocated from
STA. 227+49.51

R3-8 1 AS
0700 1 11
STA. 219+97
Proposed

6" WHITE (2'-4' SKIP)
(TYP.)

WHITE PAV'T
MESSAGE (TYP.)

12' CROSSWALK (TYP.)

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 501+57
Proposed

HERON ISLES PKWY

*EXIST. END OF
ROAD SIGNAGE*

R3-8 1 AS
0700 1 11
STA. 501+77
Proposed

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 220+21
Proposed

R2-1 2 AS
48"x48"x48"
0700 1 11
STA. 220+62
STA. 220+67
Proposed

WHITE DIRECTIONAL
ARROW (TYP.)

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 501+32
Proposed

6" DBL. YELLOW
W/ Y/Y RPM'S @
10' SPACING O.C.

6" WHITE

6" YELLOW

18" YELLOW @ 10'
SPACING

200'

W2-6 1 AS
18"x18"
W13-1P
30"x30"
0700 1 11
STA. 503+98
Proposed

6" WHITE W/ W/R RPM'S
@ 20' SPACING O.C.

Heron Isles Pkwy

D1-1d 1 AS
0700 1 11
STA. 501+10
Proposed

+93.50
0.50' LT.

+93.50
12.50' LT.

+93.50
27.50' LT.

25 MPH

**50' STRIPING EXTENSION

+93.50
23.56' RT.

+93.50
7.67' RT.

*EXISTING END OF ROAD TREATMENT
SIGNANGE TO BE DELIVERED TO ROAD
DEPARTMENT YARD ON GENE
LASSERRE BOULEVARD*

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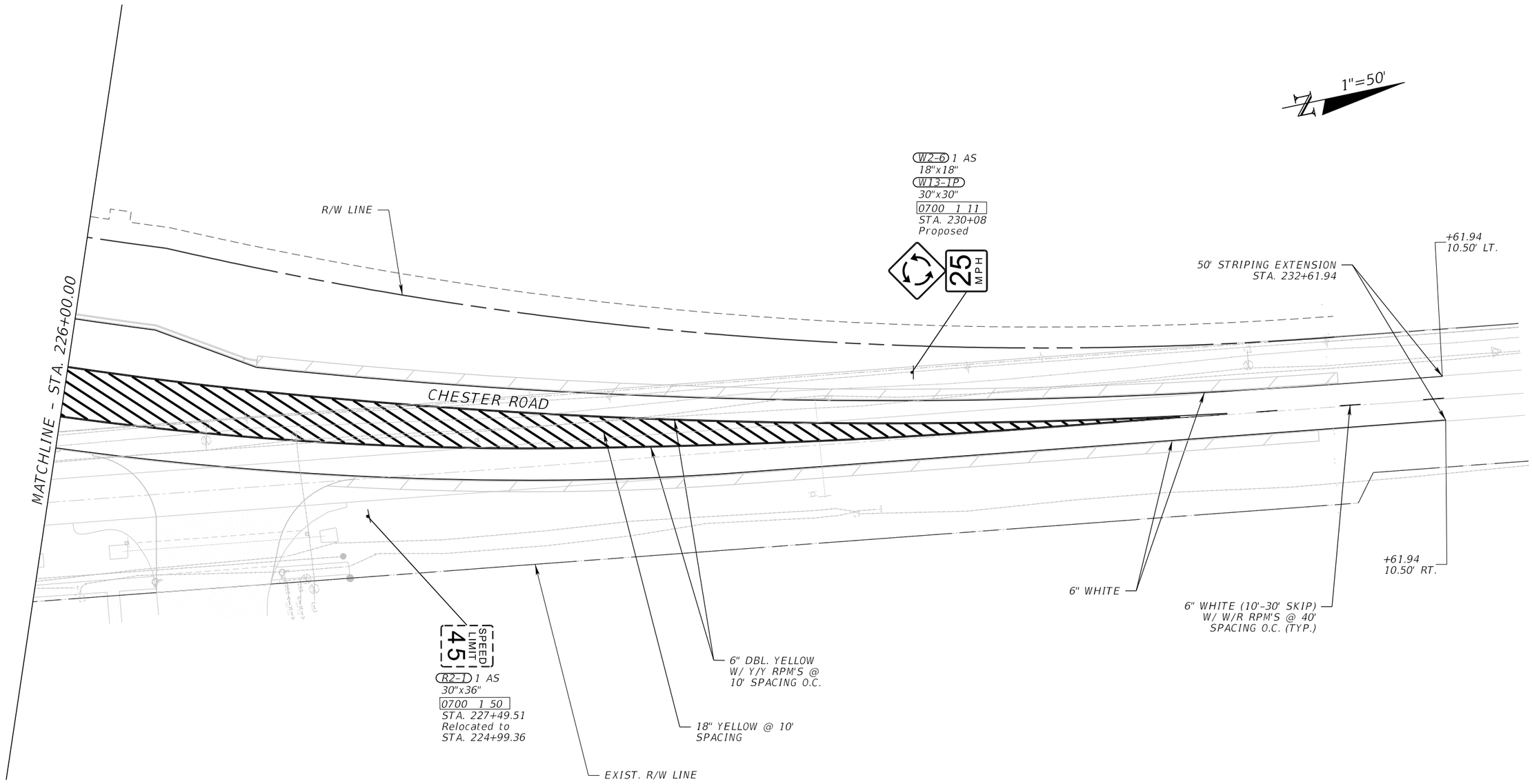
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thing & Miller, Inc.
1411 Edgewater Dr, Suite 200
Orlando, FL 32804
TEL: (407) 536-5379
CA - 00002584 LC - 0000316
GORAN DUVNJAK, P.E. License No. 84141

NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 87



REVISIONS			
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NASSAU COUNTY		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

CHESTER ROAD
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 88

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2/28/2024 2:52:01 PM ShenoudaM
T:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH IA\TRANSPORT\DESIGN\SIGNING\PLANSP01_CHESTER.DGN

1"=50'

W11-2 1 AS
30"x30"
W16-7PL
24"x12"
0700 1 11
STA. 1001+42
Proposed

R3-8 1 AS
0700 1 11
STA. 1001+78
Proposed

R3-17 1 AS
24"x18"
W13-1P
18"x18"
0700 1 11
STA. 1004+00
Proposed

W2-6 1 AS
18"x18"
W13-1P
30"x30"
0700 1 11
STA. 1007+00
Proposed

R/W LINE

RIVERBLUFF PKWY

1002 1003 1004 1005 1006 1007 1008

MATCHLINE - STA. 1001+20.00

R2-1 1 AS
30"x36"
0700 1 11
STA. 1003+18
Proposed

6" WHITE (10'-30' SKIP) W/ W/R
RPM'S @ 40' SPACING O.C. (TYP.)

6" YELLOW

EXIST. R/W LINE

REVISIONS			
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NASSAU COUNTY

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01

RIVERBLUFF PKWY
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. 89

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NOTES

1. WETLAND LINES DEPICTED BASED ON DEP FILE NO. 45-282311-003-ED.

LEGEND

- UPLAND BUFFER
- SURFACE WATERS
- PROPOSED WETLAND IMPACTS
- SECONDARY WETLAND IMPACTS
- WETLANDS

1000'

DRAWING NUMBER 06

WETLAND RESOURCE MAP

CHESTER ROAD WIDENING FOR RAYDIENT PLACES + PROPERTIES

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

VISION • EXPERIENCE • RESULTS

ETM NO.	19-239-01-039
DRAWN BY:	JMB
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	DECEMBER 2023

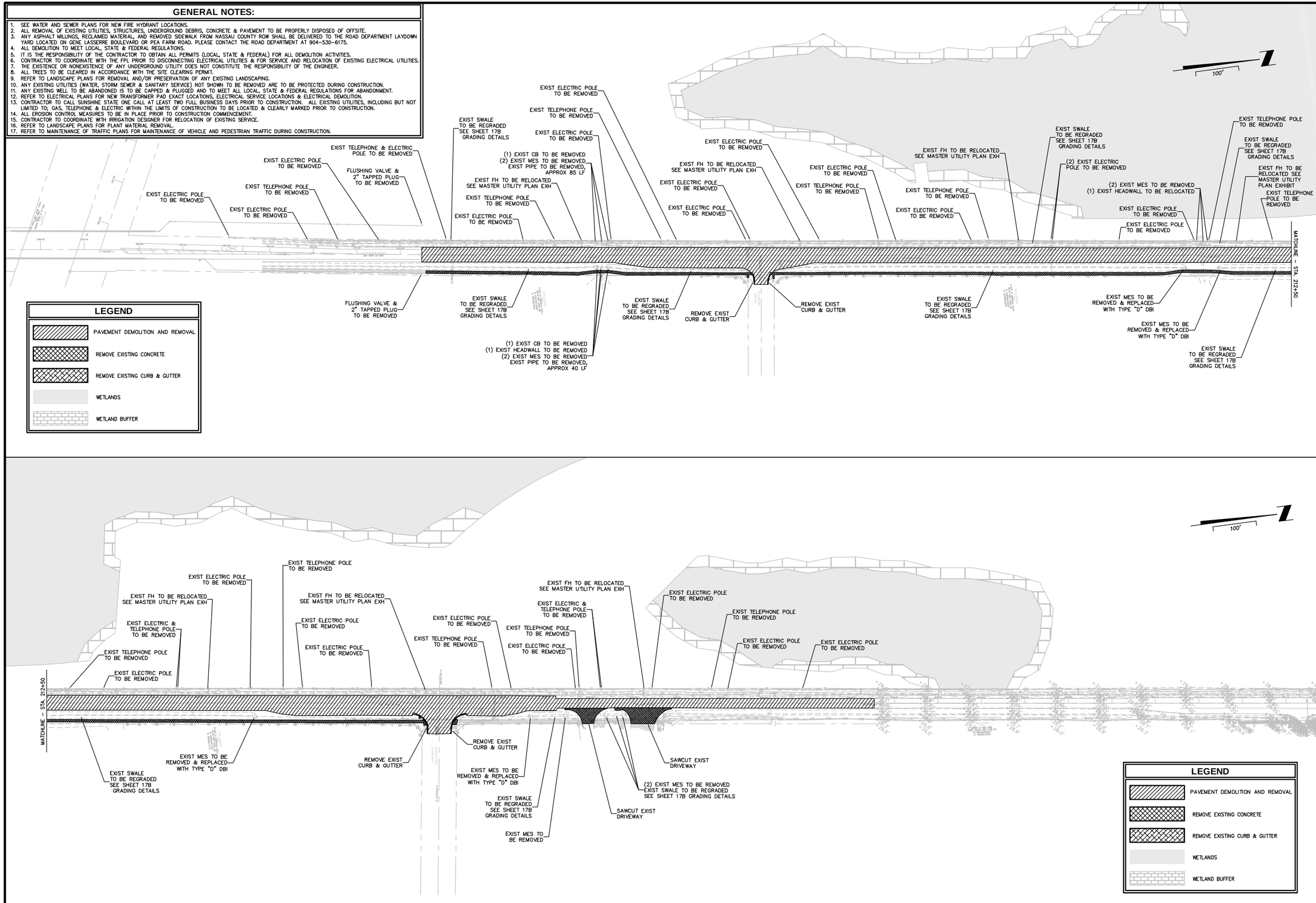
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

GENERAL NOTES:

1. SEE WATER AND SEWER PLANS FOR NEW FIRE HYDRANT LOCATIONS.
2. ALL REMOVAL OF EXISTING UTILITIES, STRUCTURES, UNDERGROUND DEBRIS, CONCRETE & PAVEMENT TO BE PROPERLY DISPOSED OF OFFSITE.
3. ANY ASPHALT MILLINGS, RECLAIMED MATERIAL, AND REMOVED SIDEWALK FROM NASSAU COUNTY ROW SHALL BE DELIVERED TO THE ROAD DEPARTMENT LAYDOWN YARD LOCATED ON GENE LASSERRE BOULEVARD OR PEA FARM ROAD. PLEASE CONTACT THE ROAD DEPARTMENT AT 904-530-6175.
4. ALL DEMOLITION TO MEET LOCAL, STATE & FEDERAL REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS (LOCAL, STATE & FEDERAL) FOR ALL DEMOLITION ACTIVITIES.
6. CONTRACTOR TO COORDINATE WITH THE FPL PRIOR TO DISCONNECTING ELECTRICAL UTILITIES & FOR SERVICE AND RELOCATION OF EXISTING ELECTRICAL UTILITIES.
7. THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY DOES NOT CONSTITUTE THE RESPONSIBILITY OF THE ENGINEER.
8. ALL TREES TO BE CLEARED IN ACCORDANCE WITH THE SITE CLEARING PERMIT.
9. REFER TO LANDSCAPE PLANS FOR REMOVAL AND/OR PRESERVATION OF ANY EXISTING LANDSCAPING.
10. ANY EXISTING UTILITIES (WATER, STORM SEWER & SANITARY SERVICE) NOT SHOWN TO BE REMOVED ARE TO BE PROTECTED DURING CONSTRUCTION.
11. ANY EXISTING WELL TO BE ABANDONED IS TO BE CAPPED & PLUGGED AND TO MEET ALL LOCAL, STATE & FEDERAL REGULATIONS FOR ABANDONMENT.
12. REFER TO ELECTRICAL PLANS FOR NEW TRANSFORMER PAD EXACT LOCATIONS, ELECTRICAL SERVICE LOCATIONS & ELECTRICAL DEMOLITION.
13. CONTRACTOR TO CALL SUNSHINE STATE ONE CALL AT LEAST TWO FULL BUSINESS DAYS PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO; GAS, TELEPHONE & ELECTRIC WITHIN THE LIMITS OF CONSTRUCTION TO BE LOCATED & CLEARLY MARKED PRIOR TO CONSTRUCTION.
14. ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT.
15. CONTRACTOR TO COORDINATE WITH IRRIGATION DESIGNER FOR RELOCATION OF EXISTING SERVICE.
16. REFER TO LANDSCAPE PLANS FOR PLANT MATERIAL REMOVAL.
17. REFER TO MAINTENANCE OF TRAFFIC PLANS FOR MAINTENANCE OF VEHICLE AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO.	19-239-01-039
DRAWN BY:	JMB
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	FEBRUARY 2024

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Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
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ENGLAND-THIMS & MILLER

DEMOLITION PLAN

CHESTER ROAD WIDENING FOR RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
91

PLOTTED: February 15, 2024 - 5:08 PM, BY: Jon-Michael Barquin

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-039 Chester Road Ph 1A\LandDev\Design\Plots\19-239-01-039-Demo.dwg

INDEX OF LANDSCAPE PLANS

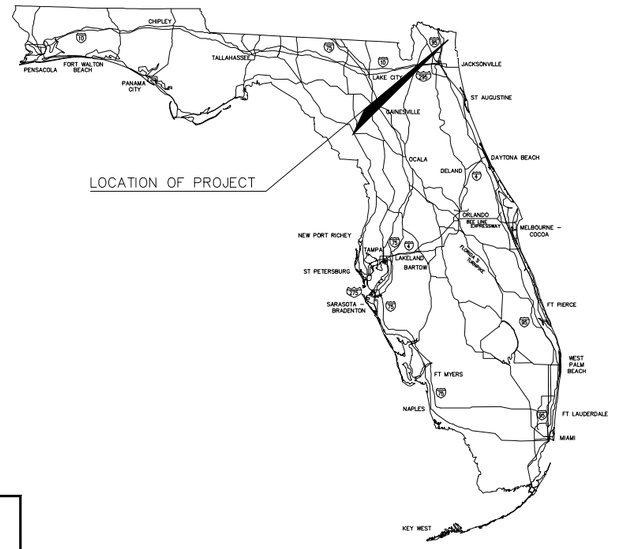
SHEET NO.	SHEET DESCRIPTION
LC-00	KEY SHEET / INDEX OF SHEETS
LC-01	LANDSCAPE PLAN
LC-02	LANDSCAPE PLAN
LC-03	LANDSCAPE PLAN
LC-04	LANDSCAPE PLAN
LC-05	LANDSCAPE PLAN
LC-06	LANDSCAPE PLAN
LC-07	LANDSCAPE SPECIFICATIONS
LC-08	LANDSCAPE SPECIFICATIONS
LC-09	LANDSCAPE SPECIFICATIONS
LC-10	LANDSCAPE SPECIFICATIONS
LC-11	LANDSCAPE DETAILS
LC-12	LANDSCAPE SPECIFICATIONS
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION PLAN
IR-05	IRRIGATION PLAN
IR-06	IRRIGATION PLAN
IR-07	IRRIGATION SPECIFICATIONS
HS-01	HARDSCAPE NOTES
HS-02	HARDSCAPE PLAN
HS-03	HARDSCAPE PLAN
HS-04	HARDSCAPE PLAN
HS-05	HARDSCAPE DETAILS

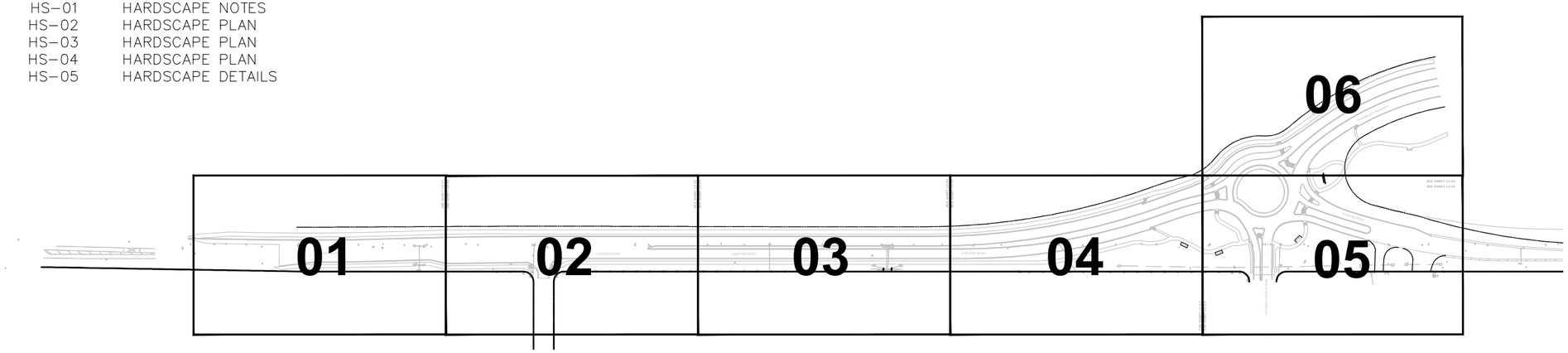
NASSAU COUNTY

LANDSCAPE PLANS

NASSAU COUNTY

CHESTER ROAD





LANDSCAPE SHOP DRAWINGS
TO BE SUBMITTED TO:

JONATHAN F. KORMAN, PLA.
ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258
PHONE: 904-376-6365
EMAIL: KORMANJ@ETMINC.COM

PLANS PREPARED BY:

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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KEY SHEET REVISIONS		
DATE	BY	DESCRIPTION

LANDSCAPE ARCHITECT OF RECORD: JONATHAN F. KORMAN, PLA

RLA NO.: LA6667357

FISCAL YEAR	SHEET NO.
23	LC-00

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G10-11.011, F.A.C.

SEE SHEET LC-01
SEE SHEET LC-02

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (410 sf)

(6,700 sf) SOD

SOD (5,525 sf)

CHESTER ROAD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (1,964 sf)

SOD (2,496 sf)

(3,909 sf) SOD

LEGEND

TREES	BOTANICAL NAME	COMMON NAME
LST	Lagerstroemia x 'Muskogee'	Standard–trunk Muskogee Crape Myrtle 3.5" cal.
PE	Pinus elliotti 'Densa'	Slash Pine
QV	Quercus virginiana	Southern Live Oak
SP–16	Sabal palmetto	Cabbage Palmetto

SHRUBS	BOTANICAL NAME	COMMON NAME
SR	Serona Repens	Saw Palmetto

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
MCA	Muhlenbergia capillaris	Pink Muhly Grass
VOA	Viburnum Obovatum 'Mrs. Schiller's Delight	Mrs Schillers Dwarf Walters Viburnum.

GROUND COVERS	BOTANICAL NAME	COMMON NAME
SOD	Paspalum notatum 'Argentine'	Bahia Grass

0' 25' 50' 100'
1"=50'–0"

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19–239–01–039

CHESTER ROAD
LANDSCAPE PLAN

SHEET NO. LC–01

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SEE SHEET LC-01
SEE SHEET LC-02

SEE SHEET LC-02
SEE SHEET LC-03

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (426 sf)

(2,497 sf) SOD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (1,357 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (503 sf)

(3,374 sf) SOD

SOD (4,721 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (901 sf)

CHESTER ROAD

(1,485 sf) SOD

(802 sf) SOD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (671 sf)

(1,112 sf) SOD

STARFISH DRIVE

(1,675 sf) SOD

SOD (2,833 sf)

(3,516 sf) SOD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (3,228 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (770 sf)

LEGEND

TREES	BOTANICAL NAME	COMMON NAME
LST	Lagerstroemia x 'Muskogee'	Standard–trunk Muskogee Crape Myrtle 3.5" cal.
PE	Pinus elliotti 'Densa'	Slash Pine
QV	Quercus virginiana	Southern Live Oak
SP–16	Sabal palmetto	Cabbage Palmetto
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
SR	Serona Repens	Saw Palmetto
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**
MCA	Muhlenbergia capillaris	Pink Muhly Grass
VOA	Viburnum Obovatum 'Mrs. Schiller's Delight	Mrs Schillers Dwarf Walters Viburnum.
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
SOD	Paspalum notatum 'Argentine'	Bahia Grass

0' 25' 50' 100'
1"=50'-0"

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19–239–01–039

CHESTER ROAD

LANDSCAPE PLAN

SHEET NO. LC–02

SEE SHEET LC-02
SEE SHEET LC-03

SEE SHEET LC-03
SEE SHEET LC-04

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (559 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (520 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (1,292 sf)

(3,389 sf) SOD

SOD (4,282 sf)

(2,808 sf) SOD

CHESTER ROAD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (4,851 sf)

(6,149 sf) SOD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (4,155 sf)

(3,121 sf) SOD

SOD (4,464 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (2,538 sf)

LEGEND

TREES	BOTANICAL NAME	COMMON NAME
LST	Lagerstroemia x 'Muskogee'	Standard-trunk Muskogee Crape Myrtle 3.5" cal.
PE	Pinus elliotti 'Densa'	Slash Pine
QV	Quercus virginiana	Southern Live Oak
SP-16	Sabal palmetto	Cabbage Palmetto
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
SR	Serona Repens	Saw Palmetto
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**
MCA	Muhlenbergia capillaris	Pink Muhly Grass
VOA	Viburnum Obovatum 'Mrs. Schiller's Delight	Mrs Schillers Dwarf Walters Viburnum.
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
SOD	Paspalum notatum 'Argentine'	Bahia Grass

0' 25' 50' 100'
1"=50'-0"

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD
LANDSCAPE PLAN

SHEET NO.
LC-03

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SEE SHEET LC-03
SEE SHEET LC-04

SHRUB AREAS (2,428 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (1,474 sf)

(3,168 sf) SOD

SOD (4,520 sf)

(2,645 sf) SOD

SOD (1,187 sf)

(4) QV

(717 sf

(5) QV

(5) QV

(4) QV

LST (10)

SOD (11,819 sf)

CHESTER ROAD

(27,248 sf) SOD

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (2,137 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (2,111 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (5,052 sf)

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (3,948 sf)

LEGEND

TREES	BOTANICAL NAME	COMMON NAME
LST	Lagerstroemia x 'Muskogee'	Standard–trunk Muskogee Crape Myrtle 3.5" cal.
PE	Pinus elliotti 'Densa'	Slash Pine
QV	Quercus virginiana	Southern Live Oak
SP–16	Sabal palmetto	Cabbage Palmetto
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
SR	Serona Repens	Saw Palmetto
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**
MCA	Muhlenbergia capillaris	Pink Muhly Grass
VOA	Viburnum Obovatum 'Mrs. Schiller's Delight	Mrs Schillers Dwarf Walters Viburnum.
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
SOD	Paspalum notatum 'Argentine'	Bahia Grass

0' 25' 50' 100'
1"=50'–0"

SEE SHEET LC-04
SEE SHEET LC-05

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Nassau County		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19–239–01–039

CHESTER ROAD
LANDSCAPE PLAN

SHEET NO.
LC–04

(1) SP-14
(2) SP-20
(717 sf) SOD
(1) SP-16
(1) SP-20
SOD (1,291 sf)
(37) VOA
(2) SP-16
(1) SP-20
(1) SP-14
(35) VOA
(2,037 sf) SOD A
(2) SP-20
(37) VOA
(1) SP-14
(2) SP-16
PE (9)
SR (18)
MCA (156)
(35) VOA
(6,977 sf) SOD A
(590 sf) SOD
(424 sf) SOD
(2,871 sf) SOD
(5,362 sf) SOD
(414 sf) SOD
SOD (142 sf)
SOD (640 sf)
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (2,163 sf)
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (6,216 sf)
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (3,796 sf)
(13,759 sf) SOD
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (16,637 sf)
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 (3,727 sf)
SOD (350 sf)
SOD (592 sf)

SEE SHEET LC-06
SEE SHEET LC-05

SEE SHEET LC-04
SEE SHEET LC-05

CHESTER ROAD

HERON ISLES PARKWAY

LEGEND

TREES	BOTANICAL NAME	COMMON NAME
LST	Lagerstroemia x 'Muskogee'	Standard–trunk Muskogee Crape Myrtle 3.5" cal.
PE	Pinus elliotti 'Densa'	Slash Pine
QV	Quercus virginiana	Southern Live Oak
SP–16	Sabal palmetto	Cabbage Palmetto
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
SR	Serona Repens	Saw Palmetto
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**
MCA	Muhlenbergia capillaris	Pink Muhly Grass
VOA	Viburnum Obovatum 'Mrs. Schiller's Delight	Mrs Schillers Dwarf Walters Viburnum.
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
SOD	Paspalum notatum 'Argentine'	Bahia Grass

0' 25' 50' 100'
1"=50'–0"

REVISIONS			
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CHESTER ROAD
LANDSCAPE PLAN

SHEET NO. LC–05

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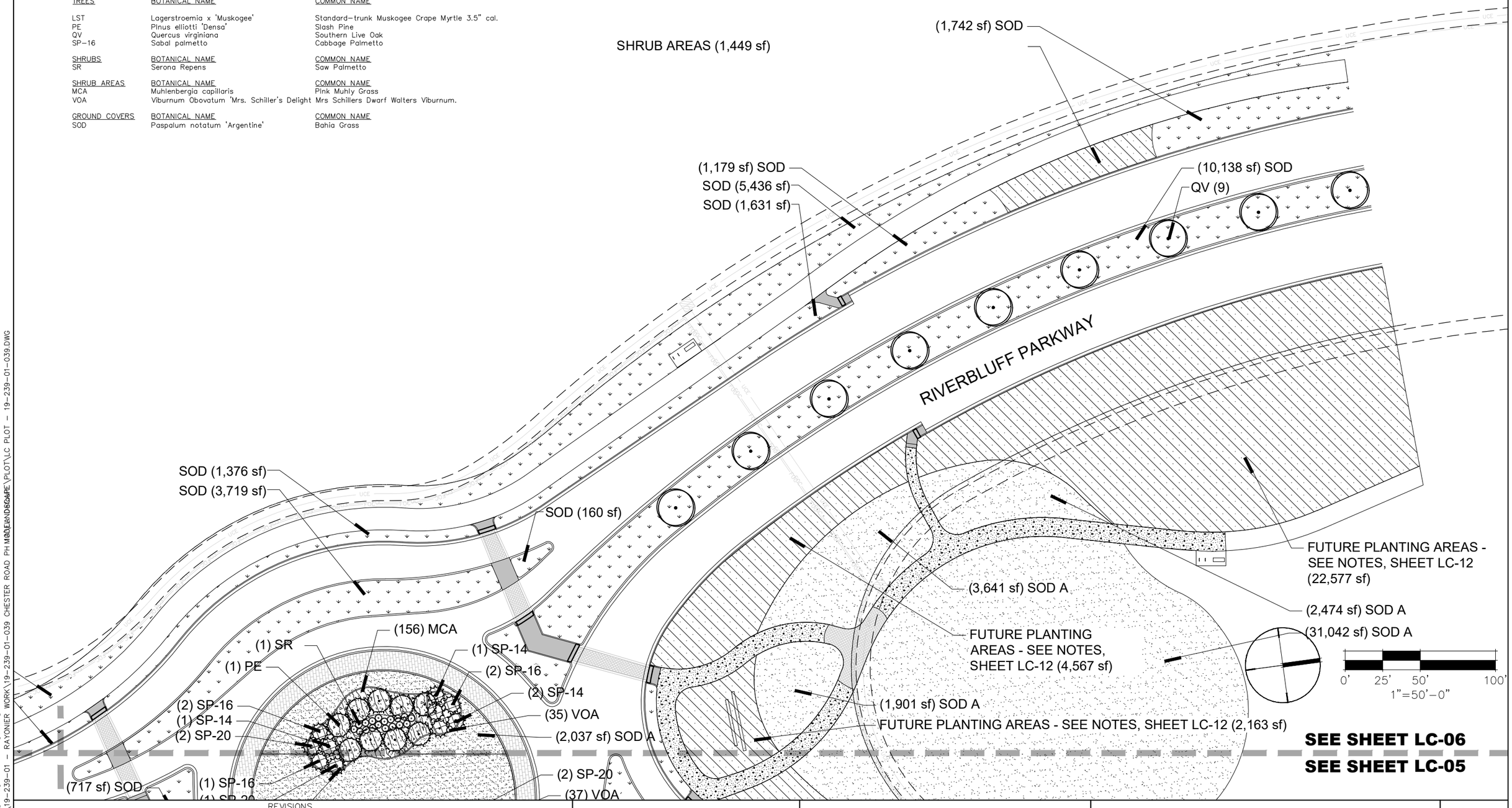
LEGEND

TREES	BOTANICAL NAME	COMMON NAME
LST	Lagerstroemia x 'Muskogee'	Standard-trunk Muskogee Crape Myrtle 3.5" cal.
PE	Pinus elliotti 'Densa'	Slash Pine
QV	Quercus virginiana	Southern Live Oak
SP-16	Sabal palmetto	Cabbage Palmetto

SHRUBS	BOTANICAL NAME	COMMON NAME
SR	Serona Repens	Saw Palmetto

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
MCA	Muhlenbergia capillaris	Pink Muhly Grass
VOA	Viburnum Obovatum 'Mrs. Schiller's Delight	Mrs Schillers Dwarf Walters Viburnum.

GROUND COVERS	BOTANICAL NAME	COMMON NAME
SOD	Paspalum notatum 'Argentine'	Bahia Grass



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM England-Thims & Miller, Inc.
1411 Edgewater Dr, Suite 200
Orlando, FL 32804
TEL: (407) 536-5379
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Nassau County		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD
LANDSCAPE PLAN

SHEET NO. LC-06

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LANDSCAPE CODE SUMMARY

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
Section 37.05. - LANDSCAPING		
37.05.B	All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better according to the current edition of "Grades and Standards for Nursery plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.	YES
37.05.B.1	The minimum number of trees required by this section shall be either qualifying existing trees preserved on-site or more than one species listed in Tables 37-1 or 37-2. new landscaping should not include more than fifty (50) percent of any one genus or twenty-five (25) percent of any one species. All trees shall be planted in a minimum dimension of ten (10) feet. This minimum planting area must be free of all pavement and vehicle overhang in order to prevent possible tree damage.	YES
37.05.B.2	Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.	YES
37.05.B.3	Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.	YES
37.05.B	All tree planted shall be staked or guyed for a period of at least six (6) months in accordance with the adopted planting detail.	YES
37.05.C.2	One and two-family dwellings. Each single-family and two-family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing canopy trees, sabal palms and pine trees may be used to satisfy this requirement, in whole or in part, provided that they have a minimum caliper of four (4) inches DBH. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section. The foregoing represent the entire requirement applicable to individual one and two-family dwellings.	N/A N/A
37.05.C.3	Multi-family, mobile home park and travel trailer parks. In addition to the use buffer and perimeter landscaping adjacent to a right-of-way requirements found in this section, each multi-family, mobile home park and travel trailer park must plant or preserve an additional one tree for every two (2) dwelling units. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section.	N/A
37.05.D	Non-residential developments. In addition to the buffer and perimeter landscaping adjacent to a right-of-way requirements found in this section, each commercial and/or industrial development must provide a minimum of ten (10) percent of the lot or parcel as pervious green space planted with one or more species of tree listed in Tables 37-1 or 37-2 for every five hundred (500) square feet of such green space.	N/A
37.05.D.1	The use of a wall or fence is permitted provided the wall or fence is located on the inner most boundary (behind the vegetation as viewed from outside the development) of the perimeter landscaping adjacent to rights-of-ways/streets, required uncomplimentary land use buffer or other landscaped area. A1A/S.R. 200, U.S. Highway 1 and U.S. 301. A strip parallel to the right-of-way line having an average width of twenty-five (25) feet and a minimum width of ten feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one (1) species listed in Tables 37-1 or 37-2. Planted trees are not meant to be spaced evenly but rather randomly distributed by species.	N/A N/A
37.05.D.2	Other arterial and collector roadways. All other arterial and collector roadways, as identified by the comprehensive plan, shall provide a strip parallel to the right-of-way line having an average width of fifteen (15) feet and a minimum width of seven and one-half (7½) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one species listed in Tables 37-1 or 37-2. Planted trees are not meant to be spaced evenly but rather randomly distributed by species within the largest open spaces.	N/A
37.05.D.3	Local streets. A strip parallel to the street line having a minimum width of ten (10) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of two (2) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one species listed in Tables 37-1 or 37-2.	N/A
37.05.D.5	Except for one- and two-family dwellings, all off-street parking areas, drive aisles, and paved storage areas lying within fifty (50) feet of, and visible from any street right-of-way, the perimeter landscaping requirement of this section shall also include shrubs	N/A
37.05.D.6	Dumpsters and mechanical equipment shall be screened through the use of a wall, which is one hundred (100) percent opaque in conjunction with landscaping. Minimum landscaping shall include one (1) shrub every two (2) feet. The shrub shall be maintained at a minimum of four (4) feet in height. One (1) canopy tree or understory tree per ten (10) linear feet of wall or fence unless said fence or wall is less than eight (8) feet in length. Where a transformer pad is located along a public right-of-way, it shall be screened using a hedge meeting the standards of section 37.05.B.2 of this Code along the sides visible from the right-of-way.	N/A
37.05.D.7	Use of understory trees (ref. Table 37-4 LDC) are permitted in lieu of native canopy trees listed in Table 37-1 and 37-2 as determined to be practical by the director of planning and economic opportunity or designee because of overhead utility lines or other overhead restrictions that cannot otherwise be mitigated through design modifications. Understory trees may be permitted at a rate of one (1) tree for every fifteen (15) feet of site/lot frontage along the right-of-way or street. At the time of planting, Crape Myrtles shall be a minimum of eight (8) feet in height and measure three (3) caliper inches if a single trunk or an aggregate of six (6) inches if a multi-trunk.	YES
37.05.D.10	Back flow preventer(s) and lift stations shall generally be to the side or rear of a building. Where they cannot be placed at the side or rear of a building, it shall be screened from public rights-of-way through the use of shrubs planted as a hedge meeting the standards of section 37.05.B.2 of the Code.	YES
37.05.E.1	At the intersection of two (2) streets, all landscaping within that area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System shall be installed and maintained below three (3) feet in height or above eight (8) feet in height.	YES
37.05.E.2	When a driveway intersects a right-of-way, clear unobstructed cross visibility shall be provided within the site triangle formed by such intersection. The sight triangle shall be measured from the point of intersection, fifteen (15) feet along the access way and then fifteen (15) feet along the right-of-way, with the third side being a line connecting the two (2) points. Cross visibility within the sight triangle shall be unobstructed between the height of three (3) feet and eight (8) feet measured from the ground line. Trees and palms shall have their foliage trimmed in a manner that no limbs or foliage will extend in to the cross visibility area. To ensure proper visibility at the intersection of access ways with public rights-of-way, excluding properly trimmed trees as previously stated; only ground cover type plants shall be allowed within a sight triangle.	YES

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

LANDSCAPE SPECIFICATIONS

SHEET NO. LC-07

LANDSCAPE CODE SUMMARY

Section 37.05. - LANDSCAPING

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.F.1	Except for one- and two-family dwellings, all off-street parking areas shall contain interior landscaping islands at a ratio of one (1) island for each ten (10) parking spaces. Rows of parking spaces abutting a sidewalk adjacent to a building are exempt from required landscape islands except for terminal islands at the end of each row.	N/A
37.05.F.2	Each separate interior landscaped island shall contain a minimum of one hundred sixty-six (166) square feet and shall be at least ten (10) feet wide as measured from back of curb. A minimum of one (1) canopy tree shall be planted in each interior landscaping island.	N/A
37.05.H.2	Fifty (50) percent of the plants used in all vehicular use area landscape designs should be drought tolerant and located in groupings according to zones designated by the water requirements.	N/A
37.05.K	The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and carrying out those activities necessary to keep the plant material in a healthy and growing condition, maintain visual clearance and allow passage of vehicles and pedestrians on public roads and non-exclusive easements.	YES
37.05.K.1	Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.	YES
37.05.K.2	All buffer areas required as part of a development plan, whether in common or private ownership, shall be the responsibility of that development's property owners' association. Where there is no property owners' association, such landscaped areas shall be the responsibility of the property owner.	YES
37.05.K.3	Trees on developed properties may be pruned to maintain shape and promote their shade-giving qualities. They should be pruned to remove diseased or dying portions in areas where falling limbs could be a hazard to people or property. Lower limbs may be removed to provide clearance. In addition, trees located in association with vehicular use areas shall also be pruned to allow a seven-foot clearance from ground level to avoid potential for damage or injury to pedestrians and cleared to thirteen (13) above pavement level for vehicles. However, the excessive pruning or pollarding of trees into round balls of crown or branches resulting in an unnecessary reduction of shade is prohibited and may require supplemental plantings. All pruning shall be done following the American National standard for Tree Care Operations "Tree, Shrub and Other Woody Plant Maintenance - Standard Practices."	YES

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.H.3	Turf grass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as berms, slopes and swales, where turf grass is used as a design unifier or other similar practical use.	YES
37.05.H.4	All planting areas shall be mulched with approximately three (3) inches of organic mulch, such as pine bark or shredded hardwood chips.	YES
Section 37.06. - BUFFERS	BETWEEN CERTAIN USES	
37.06.4.a	Medium and fast growing canopy trees shall be chosen from Table 37-1 having a dense, evergreen crown to provide maximum visual separation between abutting properties.	YES
37.06.4.b	Shrubs shall be spaced to provide a natural appearance and inhibit free movement of pedestrian traffic except at a mutually agreed upon pedestrian connection. Where screening is proposed consisting of a fence or wall, shrubs are not required.	YES
37.06.4.c	Where screening is required, it shall consist of one or more of the following materials: A five (5) foot masonry wall stuccoed on the side facing the abutting property; A solid six (6) foot fence constructed of resistant materials such as vinyl, cypress or pressure treated wood; Existing dense vegetation; A berm three (3) feet in height located entirely within the buffer and having the requisite number of shrubs planted along the crown.	N/A

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DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

LANDSCAPE SPECIFICATIONS

SHEET NO. LC-08

LANDSCAPE SPECIFICATIONS:

PART 1 GENERAL NOTES

1.1 Scope. This section includes all planting of shrubs, trees, ground covers, and other supplementary work shown on the drawings and specified herein, complete.

1.2 Applicable Documents. The following publications, specifications, and standards of the issues listed in this paragraph (including the amendments and addenda designated), but referred to hereinafter by basic designation only, form a part of this specification to the extent required by the references thereto.

1.3 Publication of Reference. Publications as herein listed shall be held in basic reference:
- 1.3.1 Grades and Standards for Nursery Plants, Parts I and II, State Department of Agriculture and/or State Plant Board of Florida, Seagle Building, Gainesville, Florida.
- 1.3.2 State of Florida Fertilizer Law, Office of the Secretary of State, Tallahassee, Florida.
- 1.3.3 American Standard for Nursery Stock (ANSI Z60.1–), American Association of Nurserymen.
- 1.3.4 Tree Care Operations (ANSI Z133.1–)
- 1.3.5 Guideline Specifications to Sodding, America Sod Producers Association (ASPA).

1.4 Substitutions of Plant Material. If a plant is found to be unavailable, submit proof of non–availability and a proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. No substitutions will otherwise be authorized. To prove non–availability, The Contractor must provide at least eight (8) letters from growers or dealers from the States of Florida and Georgia explaining the non–availability of the plant material.

1.5 On–Site Conditions and Adjustments. The locations of plants, as shown on the plans, are approximate. Planting shall be adjusted to fit actual as–built conditions on the site and any changes in locations caused thereby shall be made without additional cost to the Owner, Owner's Representative, or Landscape Architect. The Contractor shall immediately notify the Owner's Representative when conditions detrimental to plant growth are encountered, such as rubble fill, lime rock, or obstructions; and when field conditions are different than portrayed on the plans prior to planting. The Owner or Owner's Representative may adjust the layout or location of specified plant materials to avoid these areas without additional costs.

1.6 Coordination of Plantings. Coordinate all landscape work with the Owner's Representative and other contractors. Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise directed by the Owners Representative.

1.7 Fine Grading. Provide fine grading necessary to establish finish grade in all landscape areas. Fine grading shall include only minor grading to correct random or infrequent grade irregularities of 12" or less; unless otherwise noted on plans.

1.8 Liability of Contractor. The Contractor shall be liable for any and all damages to property that result from his performance. He shall, without extra cost, restore to original condition any areas and/or construction damaged, defaced, disturbed, or destroyed by him or his workmen.

1.9 Tree Tagging. A tree tagging trip may be requested by Owner's Representative prior to approval of plant material. Landscape contractor shall be responsible for providing transportation and accomodations if necessary.

1.10 Inferior Materials. Contractor shall be responsible for rejecting inferior materials. Materials in a damaged or unhealthy state may be rejected by the Owners Representative if necessary.

1.11 Onsite Debris. Contractor shall be responsible for removing and disposing of offsite all stones over 1" in diameter, sticks, roots, and other extraneous matter in planted areas to a depth of 2'. If debris is excessive and results from construction waste please contact owners representative for appropriate actions.

1.12 All planting areas need to have the top 6" of existing soil removed and replaced with weed free topsoil with a pH of between 6.0–7.0. If soil being provided needs to be modified to meet this specification, see item note 3.2. Note that pH must be within one point to effectively be modified to be within the acceptable range noted.

PART 2 SUBMITTALS

2.1 Soil Testing for Plant Material. The Contractor shall be responsible for testing soils in planted areas to confirm that soil is suitable for healthy plant growth based on ANSI standards. If standards are not suitable, refer to subsection 3.2.

2.2 Seed Certification. All seed must comply with regulatory agencies for fertilizer and herbicide composition.

2.3 Inspection Certificates, Manufacturer's Data. Upon request of Owners representative copies of inspection certificates or manufacturer's data shall be provided for any material used onsite; in additon to existing materials found onsite.

PART 3 MATERIALS

3.1 General Plant Materials Requirements. Provide state inspected, nursery grown plants, unless otherwise specified. Conform to the plant schedule, "Florida Department of Agriculture Grades and Standards for Nursery Plants", local landscape ordinance, and, where applicable, to ANSI Z60.1 All plant materials shall be nursery grown, Florida No.1 stock. All materials shall be healthy, vigorous, free of diseases and insects, pruned for best shape without appearance of "de–horning", and without symptoms of nutritional deficiency. Furnish plants grown under climatic conditions similar to those in the locality of the project. All plants must be true of variety, cultivars, and/or species. Plants must measure according to sizing requirements detailed on the drawings. Plants must be naturally bushy, dense, in good foliage, well branched, and of good appearance. The nursery/nurseries from which they are derived shall be under regulatory inspection by the Florida State Department of Agriculture and/or the Florida State Plant Board or an equivalent agency, if derived from outside the State of Florida. Plants entering from outside the State of Florida must bear the entry certificate of the State Department of Agriculture of the State of Florida. All plant materials will be subject to approval of the Owner or Owner's Representative for quality, size and color.

3.2 Soil Additives. Contractor shall be responsible for adding peat, humus, fertilizer, manure, pH adjusters or any other commercially accepted soil additive to insure normal, healthy plant growth.

3.3 Balled and Burlapped Trees. Ensure that field grown material follows local industry standards for root pruning, digging, balling and burlapping, etc. All balled and burlapped materials must be hardened off before shipment. All materials are subject to approval by the Owners Representative prior to shipping to project site.

3.4 Spaded Trees. Trees shall have been spaded from a commercial nursery field that has been inspected by The Department of Agriculture and Consumer Services within the last 9 months. The Contractor shall provide a copy of the most recent Nursery, Stock dealer and Special Inspection Report for verification upon Owners Representative request. Ball size shall be at least one size greater than recommended by ANSI Z60.1, American Standard for Nursery Stock, unless otherwise specified. Spaded material is subject to approval and tagging by the Owner's Representative prior to shipping to project site.

3.5 Container Plants. Provide container grown plants with sufficient roots to hold the container soil together after removal from the container. Root bound plants and plants with inadequate root systems are not acceptable.

3.6 Surface Mulch. Mulch shall be small chunk bark installed at 3" depth. Keep all mulch off trunks of trees and shrubs. Mulch shall be in a non–decomposed state; not more than one (1) season old.

3.7 Herbicides, Insecticides. Chemical sprays, dusts, or gaseous compounds used on or around plant materials, including but not limited to trees, shall be approved for such uses by the Environmental Protection Agency and the Florida Department of Agriculture and Consumer Services. Such materials as may be used shall not constitute a hazard to human health or interfere with site working conditions and habitation. See Part 6, section 7.1 for insecticide notes for palm trees only.

3.8 General Seed Requirements. Where seeding may be required on the plans, the seed required shall comply with all minimum provisions of the Florida Seed Certification and Testing Law. Noxious weed seeds shall be non–existent and foreign materials shall not exceed two percent.

3.9 General Sod Requirements. See plan for specified sod. All sod shall be healthy, strongly rooted and not less than two (2) years old, free of weeds and undesirable native grasses in 16" x 24" pads, 1–1/2" thick. Sod shall conform to "Nursery Grown" grade as established by American Sod Producers Association (ASPA). Sod shall be considered free of weeds if less than 5 weeds are found per 100 square feet of area. Brown, dry, irregularly smooth, and/or unfresh sod will be rejected.

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19–239–01–039

CHESTER ROAD

LANDSCAPE SPECIFICATIONS

SHEET NO. LC–09

LANDSCAPE SPECIFICATIONS:

PART 4 PLANTING PROCEDURES

4.1 General. Prior to commencement of any work, the Landscape Contractor shall inspect the site, locate planting areas, placement of guying devices, locate electrical cables, conduits, and other underground and above utilities so that proper precautions and procedures may be followed during and throughout construction. The Contractor shall become familiar with other job trade activity which has an impact upon his work or upon which his work has an impact and shall arrange to carefully coordinate his work with other trades through the Owner's Representative on–site. All planting practices listed herein shall insure healthy plant growth.

4.2 Layout. The location of plants and planting beds, as shown on these plans, are approximate. The locations and bed lines shall be staked on the project site by the Contractor and approved by the Owner's Representative before any plant pits or beds are dug. The Owner's Representative may adjust plant material locations to meet field conditions. Contractor shall make minor adjustments without additional cost to the Owner.

4.3 Finish Grades. The Landscape Contractor is responsible for all fine grading and preparation for planting. Finish grades (top of soil) for all sod areas after settlement shall be one–half inch below the top of abutting curbs, walks, walls and abutments. The finish grade of all plant beds prior to mulching shall be three inches below finish grade of sod, abutting curbs, walks and walls. Three inches of mulch shall be added after planting.

4.4 Planting Seasons/Times. The planting of plant materials and lawns may proceed at any time, period, or season agreed upon by the Contractor and the Owner or Owner's Representative.

4.5 Plant Pits. The Contractor shall excavate plant pits, unless otherwise approved, according to the drawings.

4.6 Setting Plants. Each plant shall be established in a manner consistent with plant details. All plants shall be set plumb and straight. Plants shall be established to a depth that is not greater than that at which they grew when in the nursery container or field. All back fill shall be tamped and worked firmly under and around the root ball to fill all voids.

4.7 Soil Preparation for Trees, Shrubs and Groundcover. All areas to be planted shall be prepared in a manner to insure normal, vigorous and healthy growth of plant material.

a.) Add Terra Sorb (or equal) to the bare soil area prior to sodding any area and also incorporate into the backfill mix for all tree and shrub plantings, except date palms.

b.) MyCorr Tree Saver for trees and MyCorr Palm Saver for palms to be mixed into the backfill of all the plantings. An "or equal" substitution of these products is allowable if accepted by the City.

4.8 Staking. All trees are to be staked unless otherwise instructed by Owner or Owner's Representative. Refer general staking details on the drawings. Materials used shall insure healthy plant growth.

4.9 Mulching. All plant beds and plant saucers shall be uniformly covered with a three–inch (3") layer of mulch. Hedges shall be mulched the full width of the hedge bed. Contain mulch within landscape borders.

4.10 Sod. All areas to be either seeded, sprigged, or sodded shall be prepared in a manner to insure normal, vigorous and healthy growth.

4.10.1 Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions with topsoil as required to meet finish grades. In areas to be sodded, allow for sod thickness.

4.10.2 Sod Installation. Lay sod in straight, parallel rows to form a solid mass with tightly fitted joints, without overlap. Stagger strips to offset joints. Work topsoil into minor cracks. On 1:3 slopes or greater, lay sod with long dimension of pads parallel to contours and stake sod as necessary to stabilize. Drive sod stakes flush with top of sod.

PART 5 MAINTENANCE

5.1 Plant Material. Maintain all plant materials until Final Acceptance. Maintenance shall include all required watering, cultivation, insect control, weeding, mowing, pruning, wound dressing, immediate replacement of dead and unacceptable material, straightening plants which lean or sag, adjustments of plants which are planted too low, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all planting under this Contract.

5.2 Lawn. Maintain lawns until Final Acceptance. Reset settled or eroded sod areas to proper grade. Fill open joints with topsoil. Keep sod free of insects and disease.

PART 6 FINAL INSPECTION AND ACCEPTANCE

6.1 Final Cleanup. Upon final completion of work and before inspection and acceptance, all aspects of the project site shall be thoroughly and completely cleaned of debris, stains, materials, defacements, and temporary facilities. Likewise, any repairs, which are the obligation of this Contractor, shall be completed.

6.2 Initial Inspection and Acceptance. Inspection shall be made by the Owner or Owner's Representative within (10) ten days of written notification from the Contractor that installation is complete. If all work and materials meet specifications project will be accepted as is. Materials and work not in compliance with specifications shall be rejected by Owners Representative and replaced by the contractor within (15) fifteen days of notification by Owner's Representative. Notification will graphically depict all rejected material on plans. Upon replacement of all rejected work and materials by the contractor the Owner's Representative shall conduct a final inspection within ten (10) days of written notification from the Contractor that all rejected work has been replaced according to specifications. Approval will be granted upon the acceptance of all replaced material noted on plans. After final acceptance, the landscape contractor will not be responsible for damage to work resulting from: neglect by Owner, damage by others; abnormal weather conditions such as floods, excessive wind, severe freezing or abnormal rains; or other activities clearly beyond the Landscape Contractor's control.

PART 7 GUARANTEE

7.1 Guarantee. All plant materials and trees installed by the Contractor shall be guaranteed for 365 days from the date of final inspection and acceptance. The Contractor shall replace at no additional cost to the Owner, all plant materials which die and/or which are not healthy and in a good growing condition during the guarantee period. Replacement of such material shall occur within ten (10) days from Owner's written notification to the Contractor. The 365 day guarantee period for replaced plant materials shall commence on the date of acceptance of the replaced item or items of plant material. The Contractor shall not be required to replace, repair, or restore any portion of the work that is damaged, defaced, disturbed, and/or destroyed by others after final acceptance. Insect control to be provided by contractor during the construction phase and the entire guarantee period. If any palms die due to insect infestation, they shall be replaced by the contractor.

PART 8 AS–BUILT DRAWINGS

8.1 The contractor is responsible for providing mark–ups of all changes to the plans to the project landscape architect for development of CADD as–built drawings. The contractor shall provide measurements from two fixed points for all valve and wire splice boxes. Upon completion of the project. Two digital copies to be provided on CD to City of Palm Coast along with one full–sized print and one 11"x17" print.

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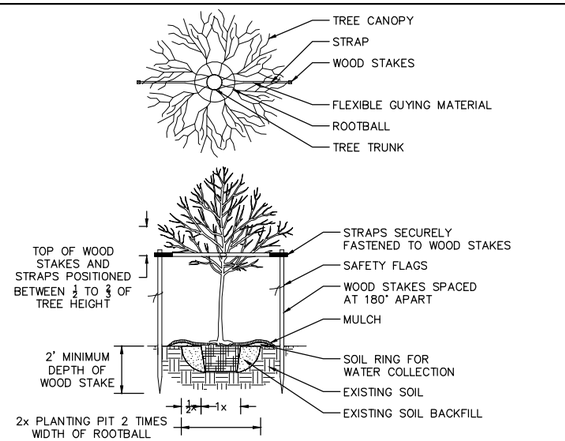
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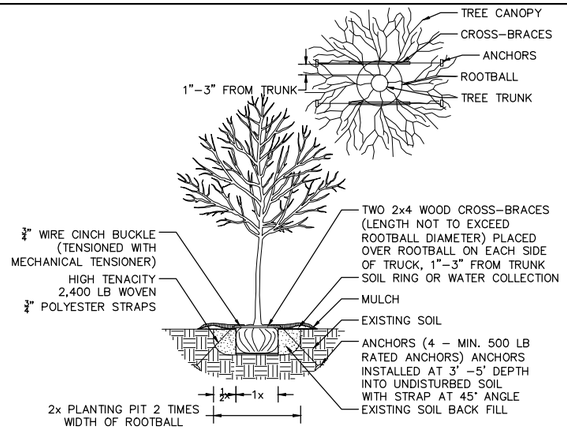
CHESTER ROAD

LANDSCAPE SPECIFICATIONS

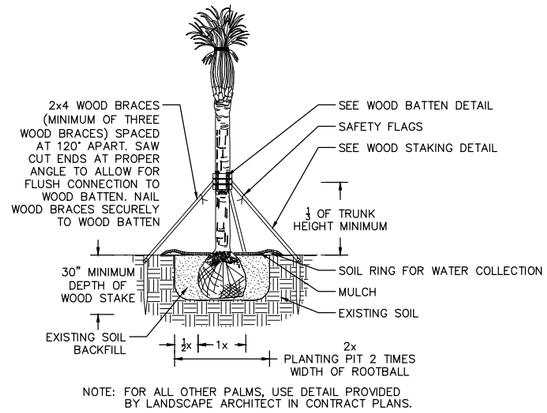
SHEET NO. LC–10



1" – 3 ½" CALIPER TREE PLANTING SCALE: NTS

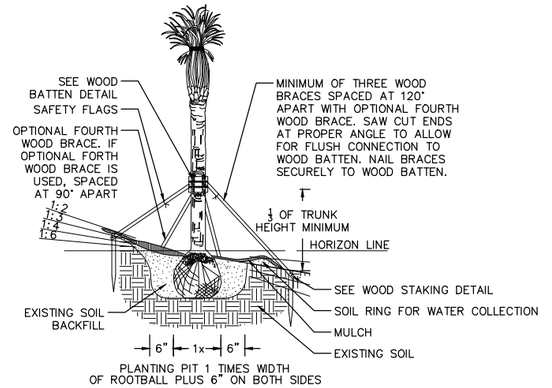


1" – 3 ½" CALIPER TREE PLANTING WITH UNDERGROUND BRACING SCALE: NTS



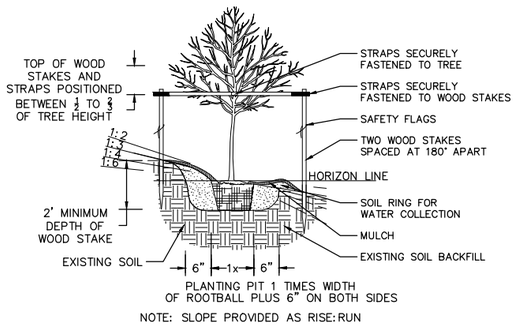
NOTE: FOR ALL OTHER PALMS, USE DETAIL PROVIDED BY LANDSCAPE ARCHITECT IN CONTRACT PLANS.

CABBAGE PALM & DATE PALM PLANTING FOR UP TO 24' CLEAR TRUNK SCALE: NTS



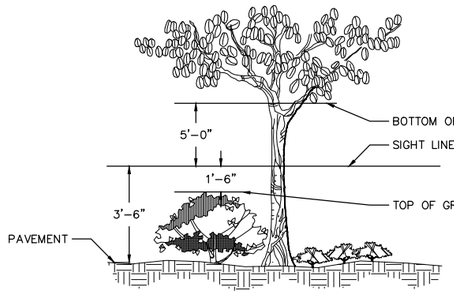
NOTES: SLOPE PROVIDED AS RISE:RUN.

CABBAGE PALM & DATE PALM PLANTING ON SLOPE FOR UP TO 24' CLEAR TRUNK SCALE: NTS



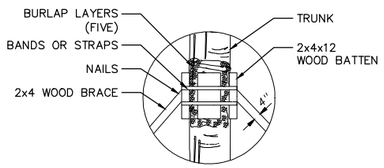
NOTE: SLOPE PROVIDED AS RISE:RUN

1" – 3 ½" CALIPER TREE PLANTING ON SLOPE SCALE: NTS

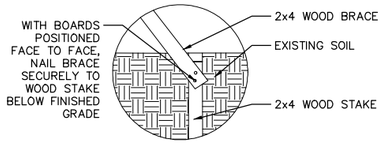


THE INTENT OF THIS STANDARD IS A WINDOW WITH VERTICAL LIMITS OF NOT LESS THAN 5' ABOVE AND 1'–6" BELOW THE SIGHT LINE DATUM, AND HORIZONTAL LIMITS DEFINED BY THE LIMITS OF CLEAR SIGHT.

CLEAR SIGHT LIMITS DETAIL SCALE: NTS

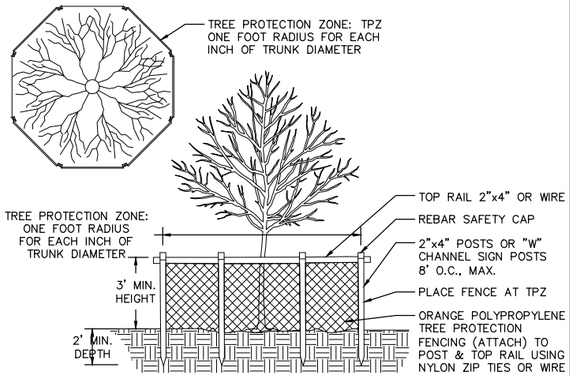


WOOD BATTEN DETAIL



NOTE: STAKE INTO FIRM, EXISTING SOIL.

WOOD STAKING DETAIL SCALE: NTS

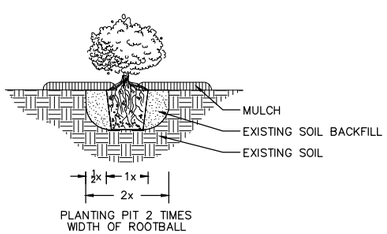


NOTES:
1. ALL TREE PROTECTION FENCES MUST BE INSTALLED PRIOR TO CLEARING
2. NO GRADING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE
3. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT
4. ANY VEGETATION REMOVED WITHIN THE TPZ SHALL ONLY BE DONE BY HAND

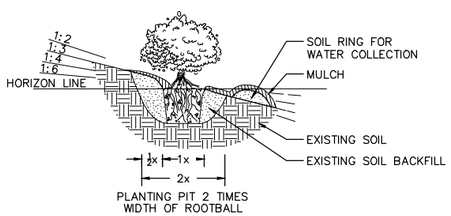
TREE PROTECTION BARRICADE SCALE: NTS

NOTE:
TREE BARRICADE LOCATION WAS DETERMINED BY CITY FORESTER (1.25' X DBH = RADIUS). CALL THE CITY FORESTER FOR FIELD ADJUSTMENT OF BARRICADE LOCATION PRIOR TO ANY WORK BEING DONE WITHIN THE TREE BARRICADE ZONE.

NOTE:
CONTRACTOR SHALL REMOVE TREE DEBRIS FROM THE SITE EACH DAY DURING DEMOLITION, NO STORAGE OF TREE DEBRIS WILL BE ALLOWED WITHIN THE PROJECT AREA.

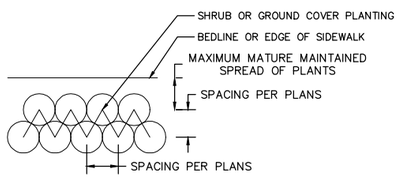


GROUND COVER/ SHRUB PLANTING SCALE: NTS



NOTE: SLOPE PROVIDED AS RISE:RUN

GROUND COVER/ SHRUB PLANTING ON SLOPE SCALE: NTS



GROUND COVER/ SHRUB LAYOUT DETAIL SCALE: NTS

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19–239–01–039

CHESTER ROAD

LANDSCAPE SPECIFICATIONS

SHEET NO. LC–11

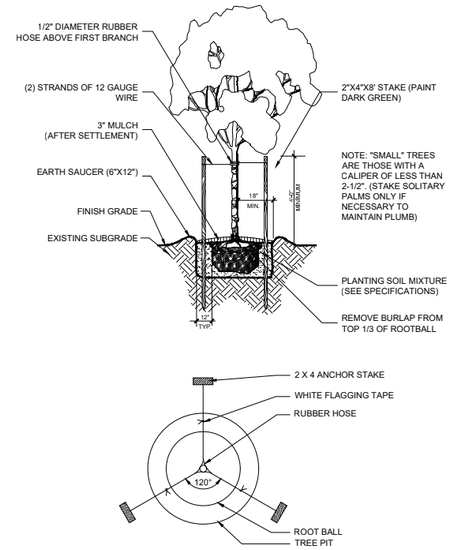
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TREES							
LST	10	LAGERSTROEMIA X `MUSKOGEE`	STANDARD-TRUNK MUSKOGEE CRAPE MYRTLE	SIZE AS NEEDED	3.5"CAL	12-14` HT X 6` SPD	STANDARD
PE	18	PINUS ELLIOTTI `DENSA`	SLASH PINE	SIZE AS NEEDED	6" CAL.	16` - 18` HT. X 10` SPR.	
LARGE TREES							
QV	27	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	SIZE AS NEEDED	3.5"CAL	12-14` HT X 6` SPD	
PALM TREES							
SP-14	6	SABAL PALMETTO	CABBAGE PALMETTO	FG		14` CT.	REGENERATED
SP-16	8	SABAL PALMETTO	CABBAGE PALMETTO	FG		16` CT.	REGENERATED
SP-20	6	SABAL PALMETTO	CABBAGE PALMETTO	FG		20` CT	REGENERATED

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS							
SR	36	SERENOA REPENS	SAW PALMETTO	15 GAL	48" O.C.	48" o.c.	36" SPD. & HT. MIN.
SHRUB AREAS							
MCA	312	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	36" O.C.	36" o.c.	
VOA	208	VIBURNUM OBOVATUM `MS. SCHILLER`S DELIGHT`	MS. SCHILLERS DELIGHT WALTER`S VIBURNUM	SIZE AS NEEDED, 18" MIN. HT.	30" O.C.	30" o.c.	
GROUND COVERS							
SOD	169,620 SF	PASPALUM NOTATUM `ARGENTINE`	BAHIA GRASS	SOD			
SOD A	48,072 SF	ZOYSIA JAPONICA `EMERALD`	EMERALD ZOYSIA	SOD			
MULCH		PINE STRAW		3" THICK			



NASSAU COUNTY TREE PLANTING DETAIL

SCALE: NTS

NASSAU COUNTY NOTES:

1) ALL PLANTS WILL BE FULLY IRRIGATED AS PER 37.05(G)(1).

2) ALL TREES PLANTED WILL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST 6 MONTHS AS PER 37.05(B)(2).

3) THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS, INCLUDING IRRIGATION, MOWING, TRIMMING, FERTILIZING, & CARRYING OUT THE ACTIVITIES TO KEEP THE PLANT MATERIAL IN A HEALTHY AND GROWING CONDITION, MAINTAIN VISUAL CLEARANCE, & ALLOW PASSAGE OF VEHICLES & PEDESTRIANS ON PUBLIC ROADS & NON-EXCLUSIVE EASEMENTS AS PER 37.05(J).

4) AREAS OF THE LANDSCAPE PLAN SHOWN WITH HATCHING SHALL INCLUDE EMBELLISHED LANDSCAPE MATERIAL. ADDITIONAL DROUGHT-TOLERANT, NATIVE LANDSCAPING SHALL BE ADDED TO THE AREAS ALONGSIDE THE MULTI-USE PATHS AND IN GRASSED AREAS BESIDE THE ROUNDABOUT AND WITHIN PROPOSED MEDIANS TO ENHANCE THE EASTERN GATEWAY TO WILDLIGHT.

5.) ONCE ALL UTILITY DESIGNS HAVE BEEN FINALIZED, ADDITIONAL LANDSCAPING AND SPECIES WILL BE ADDED AND A SEPARATE LANDSCAPING PLAN WILL BE REQUIRED. FINAL LANDSCAPE PLANS FOR HATCHED AREAS SHOWN HEREON SHALL BE SUBMITTED WITHIN ONE YEAR OF THE PRESENT SITE ENGINEERING PLAN APPROVAL; SPECIES USED IN THESE AREAS SHALL INCORPORATE ALL SPECIES INCLUDED ON THE FUTURE LANDSCAPING SPECIES LIST INCLUDED IN THE PRESENT APPROVAL.

FUTURE LANDSCAPING SPECIES LIST :

	Botanical	Common
LARGE TREES	ACER RUBRUM `FLORIDA FLAME`	FLORIDA FLAME RED MAPLE
	BETULA NIGRA `BNMTF` TM	DURA HEAT RIVER BIRCH
	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR
	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM	SOUTHERN MAGNOLIA
	MAGNOLIA VIRGINIANA	SWEET BAY
	PINUS ELLIOTTI	SLASH PINE
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	PINUS PALUSTRIS	LONGLEAF PINE
	QUERCUS NUTTALLII	NUTTALL OAK
	QUERCUS SHUMARDII	SHUMARD RED OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	TAXODIUM DISTICHUM	BALD CYPRESS
	ULMUS AMERICANA `FLORIANA`	FLORIDA ELM
	ULMUS ALATA	WINGED ELM
MEDIUM TREES	**Botanical**	**Common**
	ILEX X ATTENUATA `EAST PALATKA`	EAST PALATKA HOLLY
	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	DWARF SOUTHERN MAGNOLIA
SMALL TREES	**Botanical**	**Common**
	CERCIS CANADENSIS	RED BUD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CHIONANTHUS VIRGINICUS	FRINGE TREE
	ILEX CASSINE	DAHOON HOLLY
	ILEX VOMITORIA `PENDULA`	WEEPING YAUPON HOLLY
	LAGERSTROEMIA X `NATCHEZ`	WHITE CRAPE MYRTLE MULTI-TRUNK
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
	LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE STANDARD TRUNK
	LAGERSTROEMIA X `NATCHEZ`	WHITE STANDARD TRUNK CRAPE MYRTLE
	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM
PALM TREES	**Botanical**	**Common**
	SABAL PALMETTO	CABBAGE PALMETTO
SHRUB AREAS	**Botanical**	**Common**
	ERAGROSTIS ELLIOTTII	ELLIOT'S LOVE GRASS
	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS
	ILEX VOMITORIA `SCHILLINGS`	SCHILLINGS DWARF
	MORELLA CERIFERA	WAX MYRTLE
	MUHLENBERGIA CAPILLARIS	PINK MUHLY
	ROSA X `MEIGALPIO`	RED DRIFT ROSE
	SPARTINA BAKERI	SAND CORDGRASS
	STACHYTARPHETA JAMAICENSIS	BLUE PORTERWEED
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
	SERENOA REPENS	SAW PALMETTO
	SALVIA COCCINEA	SCARLET SAGE
	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS
	VIBURNUM OBOVATUM `MS. SCHILLER`S DELIGHT`	MS. SCHILLERS DELIGHT WALTER`S VIBURNUM
	ZAMIA FLORIDANA	COONTIE PALM
GROUND COVERS	**Botanical**	**Common**
	AGAPANTHUS AFRICANUS `BLUE`	BLUE LILY OF THE NILE
	ARACHIS GLABRATA	PERENNIAL PEANUT
	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED
	DRYOPTERIS LUDOVICIANA	SOUTHERN SHIELD FERN
	DIETES VEGETA	AFRICAN IRIS
	EVOLVULUS GLOMERATUS	BLUE DAZE
	HYPERICUM TENUIFOLIUM VAR. KILAMANJARO	ATLANTIC ST. JOHN'S WORT
	LIRIOPE MUSCARI `EMERALD GODDESS`	LIRIOPE
	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA
	OSMUNDA CINNAMOMEA	CINNAMON FERN
	TRACHELOSPERMUM ASIATICUM `ASIATIC`	ASIATIC JASMINE
	TULBAGHIA VIOLACEA	SOCIETY GARLIC
ANNUALS/ PERENNIALS	**Botanical**	**Common**
	MULCH `A` PINE STRAW MULCH	PINE STRAW MULCH
SOD/SEED	**Botanical**	**Common**
	PASPALUM NOTATUM `ARGENTINE`	BAHIA GRASS
	ZOYSIA JAPONICA `EMERALD`	EMERALD ZOYSIA

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

LANDSCAPE SPECIFICATIONS

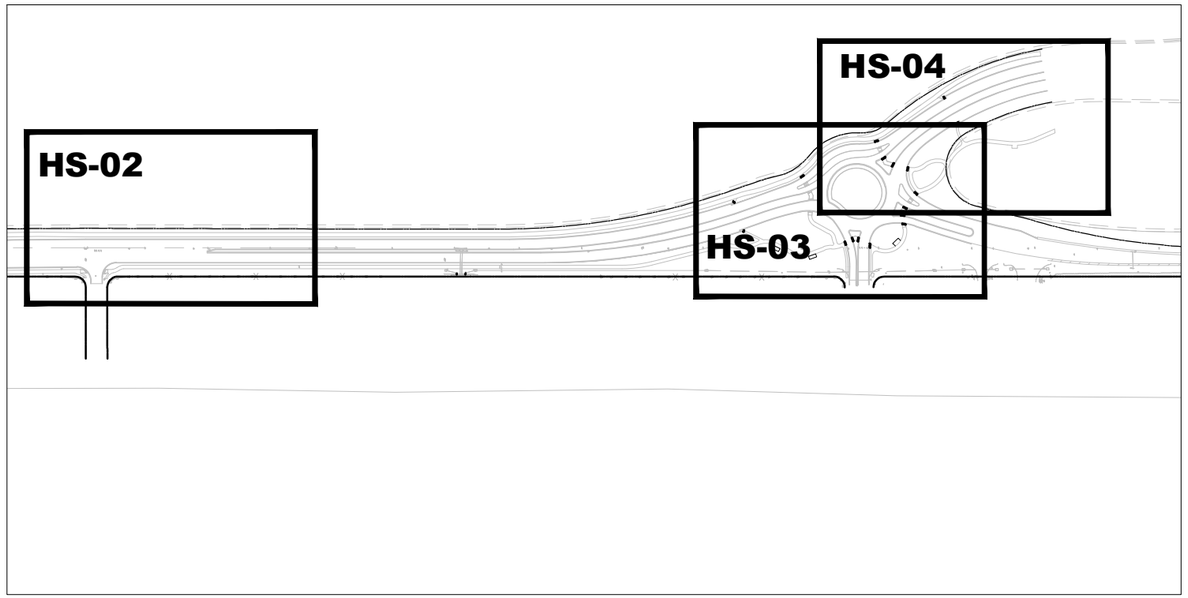
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GENERAL CONSTRUCTION NOTES:

1. All dimensions are taken from centerline of wall, edge of pavement, face of curb, and/or centerlines of roads at 90 degree angles, unless otherwise noted on plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends.
2. All forms and alignment of paving, pilasters and walls shall be inspected and approved by the owner's representative prior to pouring (give a minimum of 48 hours notice).
3. For site pavement grading and drainage, see civil engineers plans.
4. Contractor shall verify location of all surface and sub-surface utilities prior to construction and shall be held liable for damages incurred.
5. Contractor shall be responsible for verifying all irrigation sleeves in the field with the developer.
6. These notes shall be used in conjuction with the plans and any discrepancies shall be brought to the attention of the owner's representative.
7. Contractor must check all dimensions, framing conditions and site conditions before starting work. Owner's representative shall be notified immediately of any discrepancies or possible deficiencies
8. Do not willfully install or construct items as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any revisions necessary.
9. Conditions not specifically shown shall be constructed similar to the details for the respective materials.
10. The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor. Observation visits to the job site by the owner's representative do not include inspection of construction methods and for safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
11. Contractor shall refer to soils engineer's report for percentages of compaction required for all concrete flatwork and footings.
12. Site furnishings shall be installed per manufacturers recommendations, or as recommended in the drawings. Details provided in the drawings for anchoring of furnishings are provided for intent only. It shall be the contractors responsibility to coordinate with the manufacturer and submit anchoring details for approval by owner's representative prior to installation.
13. All references to 'Gray' concrete shall mean natural concrete with no color additive.
14. All broom finished concrete shall be broomed in the same direction as indicated on the drawings or as directed by the owner. The broom finish appearance shall not deviate substantially from pour to pour or one section of concrete to another.



GENERAL NOTES:

GENERAL CONDITIONS

1. If materials, quantities, strengths or sizes indicated by the drawings or specifications are not in agreement with these notes, the better quality and/or greater quantity, strength or size indicated, specified or noted shall be provided.
2. It is the contractors sole responsibility to determine erection procedure and sequence to insure the safety of the structures and its component parts during erection. This includes, but is not limited to, the addition of temporary bracing, guys or tie-downs as may be necessary. Such material shall be removed and shall remain the poperty of the contractor after completion of the project.
3. All dimensions and elevations shown on the structural drawings shall be verified by the contractor to conform to those shown on the drawings.
4. The contractor shall be held responsible for having visited the site and having familiarized himself with all existing conditions. Any questions or discrepancies found with regard to the drawings shall be brought to the attention of the architect before submitting a proposal. Field measure existing conditions prior to fabrication of materials.

CAST IN PLACE CONCRETE

1. All concrete shall have the following minimum compressive strength at 28 days:
   - Slab on grade, footings 3000 psi
   - Remaining concrete 4000 psi
2. All concrete shall have a slump of 4" plus or minus 1", and have 2 to 4% air entrapment, and a maximum water/cement ratio of 0.58.
3. Concrete mix design shall be in accordance with the Latest Edition of ACI 301 Chapter 3, Method 1 or Method 2, submit backup data as required by Chapter 5 Section 5.3 of the Latest Edition of ACI 318.
4. All reinforcing steel shall be new domestic deformed billet steel conforming to ASTM A-615 Grade 60.
5. All concrete work shall be in accordance with 'The Building Code Requirements for Reinforced Concrete' ACI 318 Latest Edition, and 'Specifications for Structural Concrete for Buildings,' ACI 301.
6. All reinforcing details shall conform to 'Manual of Standard Practice for Detailing Reinforced Concrete Structures' ACI 315 Latest Edition, unless detailed otherwise on the structural drawings.
7. Contractor shall review architectural and civil drawings for size and location of embedded items, sleeves, slab depressions, slopes, etc. required by other trades. These items shall be furnished and installed prior to placement of concrete.
8. Contractor shall verify locations of all openings, sleeves, anchor bolts, inserts, etc. as required by other trades before concrete is placed.
9. Where bar lengths are given on the drawings, the length of any hook, if required, is not included.
10. Contractor shall provide spacers, chairs, bolsters, etc. necessary to support reinforcing steel. Support items which bear on exposed concrete surfaces shall have ends which are plastic tipped or stainless steel.
11. Contractor shall provide $\frac{3}{4}$ inch chamfer on all exposed corners of columns, beams, and walls unless otherwise indicated on the architecural drawings.
12. Contractor shall furnish 1 ton of #5 reinforcing bars delivered to the job site in standard lengths and fabricated and placed as directed by the architect. The unused material shall be removed and credited to the projet at the contract unit price.
13. The following minimum concrete cover shall be provided for reinforcement:
    3" concrete cast against and permanently exposed to earth.
    2" concrete exposed to earth or weather, #6 through #18 bars.
    $1\frac{1}{2}$" concrete exposed to earth or weather, #5 bar and smaller.
14. Contractor shall keep a copy of 'Field Reference Manual' (ACI Publication SP-15, Latest Edition) at the project field office.
15. Minimum lap splices on all reinforcing bar splices shall be 48 bar diameters typ. except where otherwise noted on the drawings. For beams and elevated slabs, lap bottom steel at the support and top steel over the midspan, unless otherwise noted.
16. Testing laboratory shall submit one copy of all concrete test reports directly to the engineer.
17. Along curved wall sections, the rebar spacing specified is a minimum for each face. Provide additional bars as needed to maintain the specified rebar spacing.

DESIGN CRITERIA

1. All work shall be performed in strict accordance with the requirements of:

   A. General Building Code: Florida Building Code 2023
   B. Concrete:
      Building Code requirements for reinforced concrete (ACI 318-89)
      Specifications for structural concrete for buildings (ACI 301-84.

Design Loads

Wind Loads:

Basic Wind Speed = 130 MPH with 3 second gust
Risk Category II
Exposure = C
Internal pressure coefficient: 0.18 fully enclosed structure
Components and cladding (ASD) +25.23 PSF and -33.06 PSF for design wind pressure

Finish Schedule

Hardscape

Symbol	Item	Color	Finish	Manufacturer	General Notes	Detail Number
A	Bench	FSC-Hardwood Virgin	Galvanized Steel	Streetlife	118", Rough & Ready 6 Benches with Backrest	1/HS-05
B	Detectable Warning Plates	Iron-natural	Non-coated	Neenah Foundry	Sizes vary. Contractor to provide shop drawings for layout to cover full width of each crossing	2/HS-05
C	Bike Rack	Black Powdercoat	N/A	Anova Furnishings 800-231-1327	Surface mount per manufacturer's specifications	4/HS-05
D	Pedestrian concrete pavers	Natural Gray	Standard	Tremron 904-359-5901	4"x8" Paver	8/HS-05
E	Vehicular concrete pavers	20% Charcoal/ 20% Natural Gray/ 60% Light Huntington	Standard	Tremron 904-359-5901	4"x8", 80 MM Thick Paver	7/HS-05
F	Vehicular paver soldier course	Natural Gray	Standard	Tremron 904-359-5901	4"x8", 80 MM Thick Paver	3/HS-05
G	Pedestrian tabby concrete	Natural	Tabby	N/A	4" concrete with tabby shell finish	
H	Construct 6" x 12" concrete header curb	Natural Gray	Hand rubbed finish	Supplied by Contractor		

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Nassau County

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CHESTER ROAD

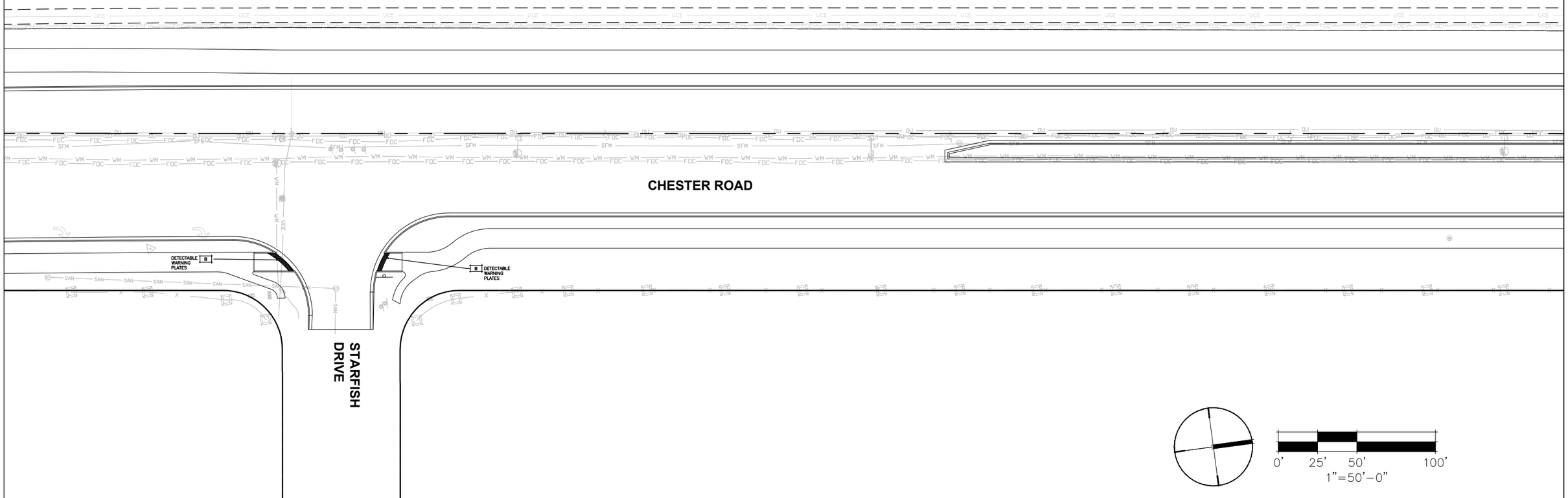
HARDSCAPE PLAN

SHEET NO. HS-01

Finish Schedule

Hardscape

Symbol	Item
A	Bench
B	Detectable Warning Plates
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian tabby concrete
H	Construct 6" x 12" concrete header curb



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CHESTER ROAD

HARDSCAPE PLAN

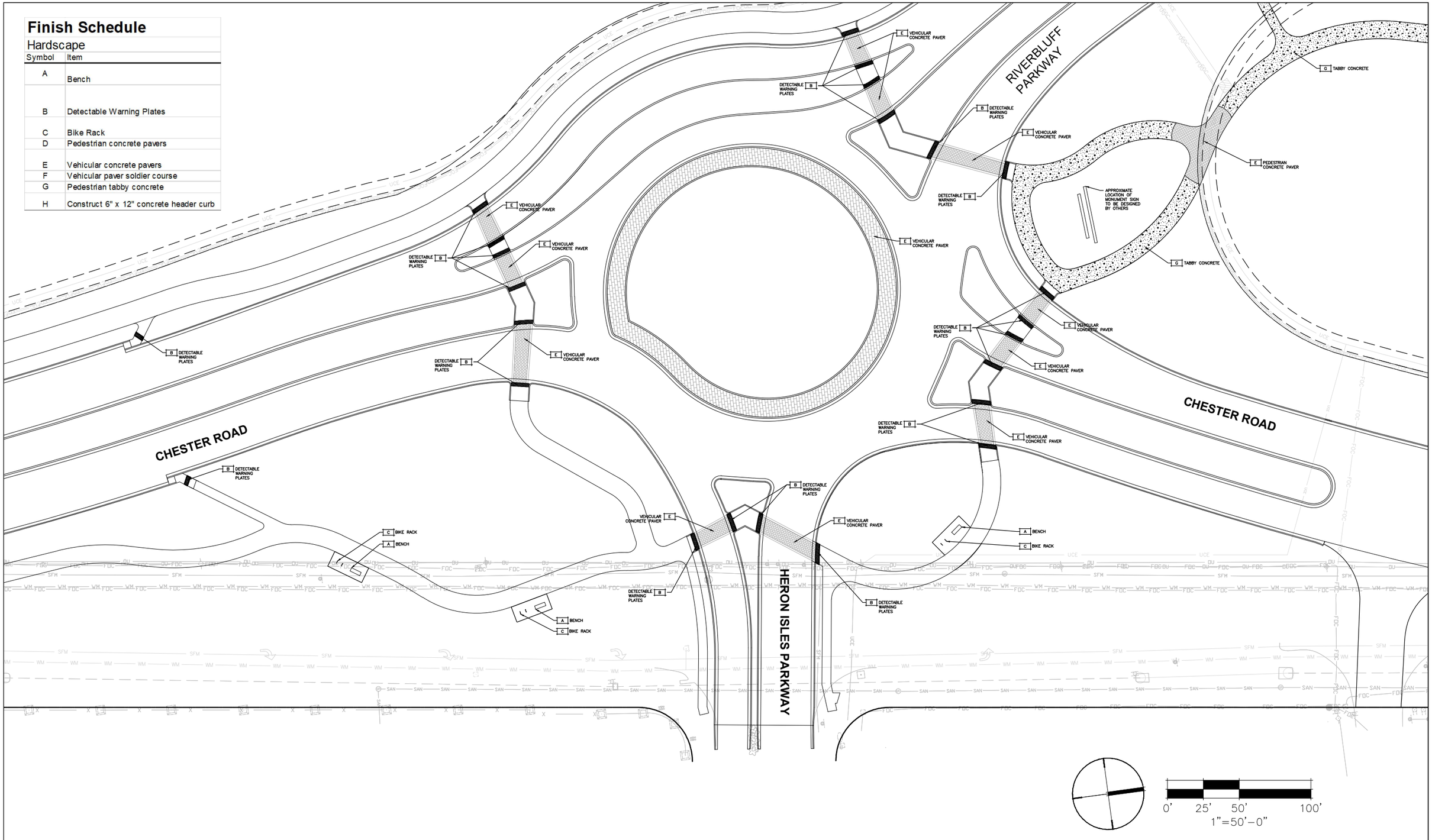
SHEET NO.

HS-02

Finish Schedule

Hardscape

Symbol	Item
A	Bench
B	Detectable Warning Plates
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian tabby concrete
H	Construct 6" x 12" concrete header curb



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JONATHAN FRANCIS KORMAN License No.6667357

Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

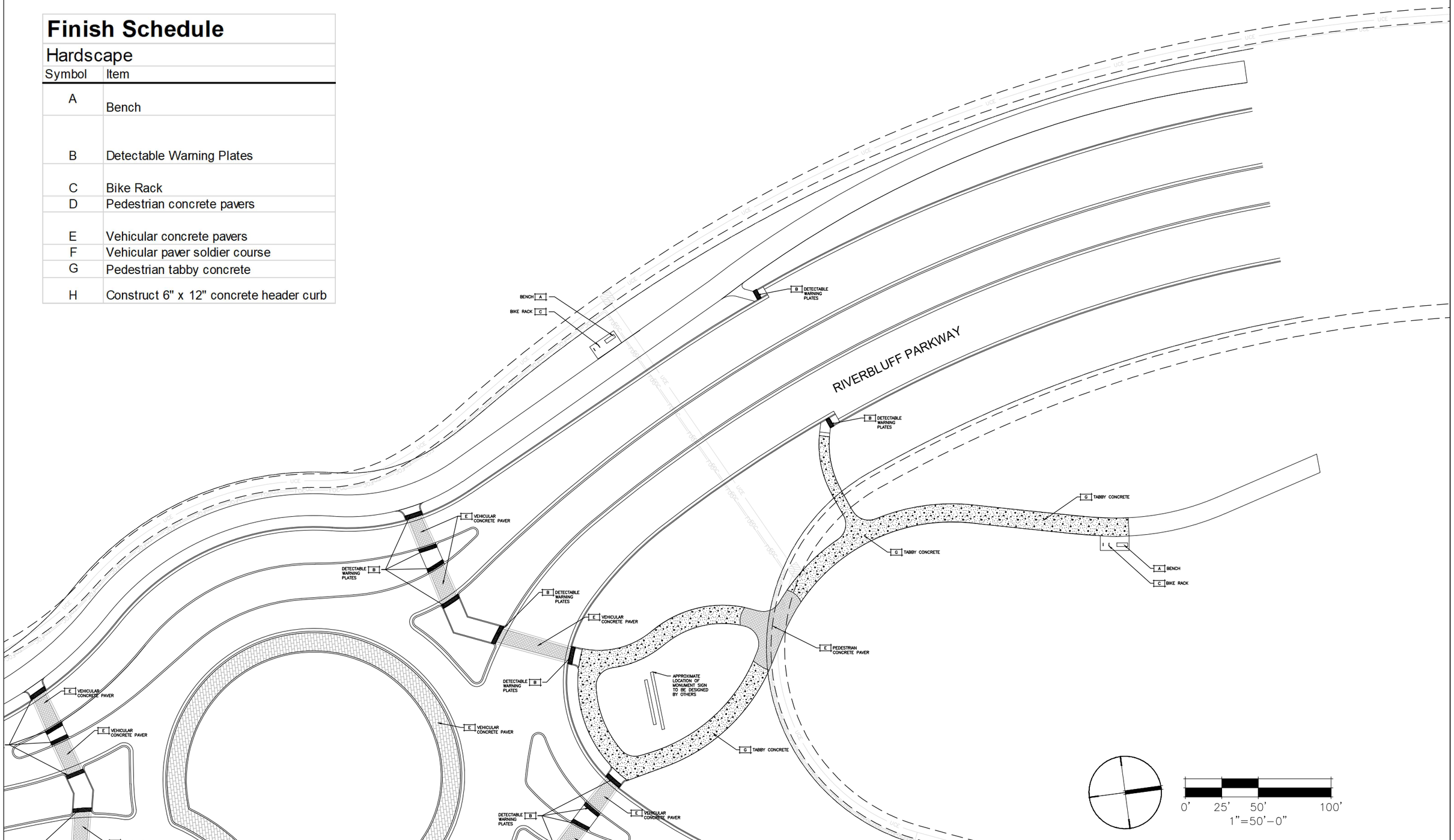
CHESTER ROAD
HARDSCAPE PLAN

SHEET NO. HS-03

Finish Schedule

Hardscape

Symbol	Item
A	Bench
B	Detectable Warning Plates
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian tabby concrete
H	Construct 6" x 12" concrete header curb



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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CHESTER ROAD

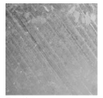
HARDSCAPE PLAN

SHEET NO. HS-04





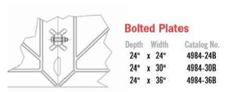
COLOR:
FSC–HARDWOOD VIRGIN



FINISH:
GALVANIZED STEEL

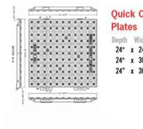
NOTES:
1. STREETLIFE, 118", ROUGH & READY 6 BENCHES WITH BACKREST
2. INSTALLATION TO BE COMPLETED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1 BENCH
HS–05 SCALE: 1/2"=1'-0"



Bolted Plates

Depth	Width	Catalog No.
24"	24"	4984-24B
24"	30"	4984-30B
24"	36"	4984-36B



Quick Connect Plates

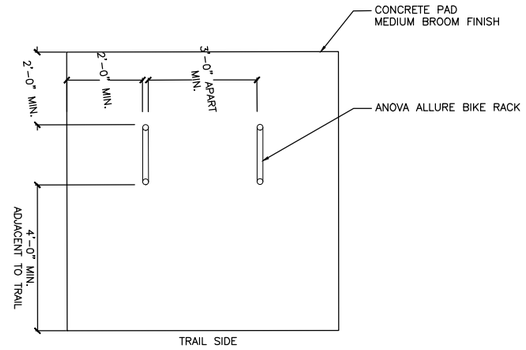
Depth	Width	Catalog No.
24"	24"	4984-24Q
24"	30"	4984-30Q
24"	36"	4984-36Q

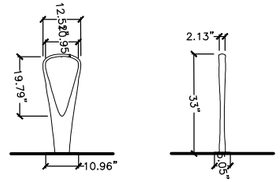


Radius Plates

Depth	Radius	Catalog No.
24"	9' 5"	4984-9-5R
24"	15'	4984-15R
24"	20'	4984-20R
24"	25'	4984-25R
24"	35'	4984-35R

2 DETECTABLE WARNING PLATES
HS–05 SCALE: NTS

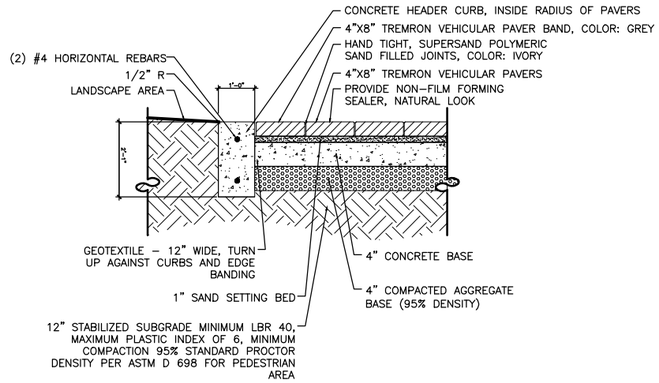




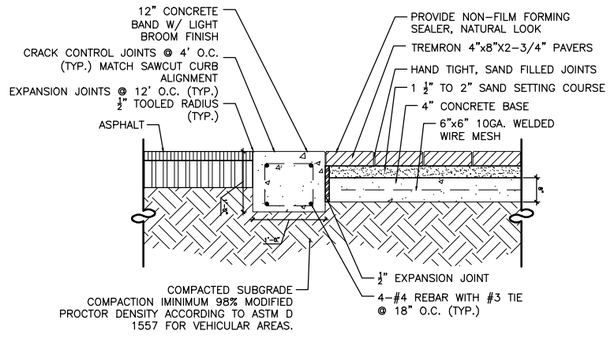
FRONT ELEVATION SIDE ELEVATION

NOTES:
1. BIKE RACK TO HAVE BLACK POWDERCOAT FINISH ON ALL METAL PARTS.
2. PLACE AND SPACE BIKE RACKS IN ACCORDANCE WITH "ESSENTIALS OF BIKE PARKING" GUIDE, ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS (APBP), 2015.
3. INSTALLATION TO BE COMPLETED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

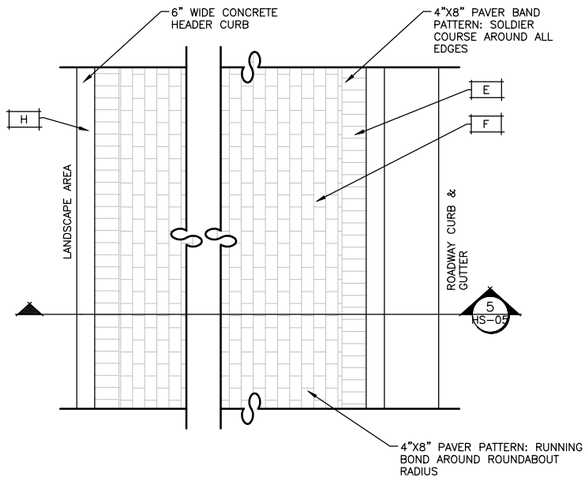
4 BIKE RACK
HS–05 SCALE: 1/2"=1'-0"



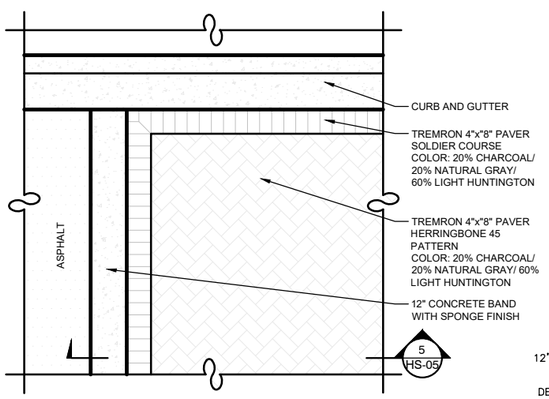
6 VEHICULAR PAVERS SECTION- ROUNDABOUT APRONS
HS–05 SCALE: 1/2"=1'-0"



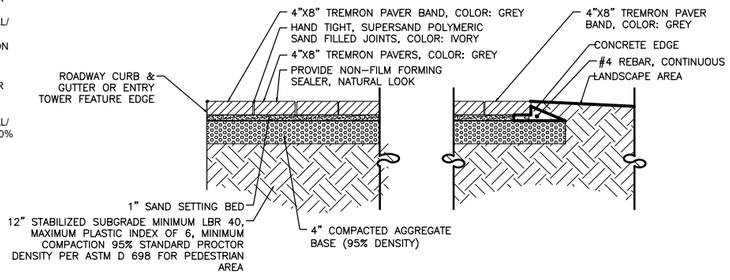
7 VEHICULAR PAVERS - SECTION
HS–05 SCALE: 1/2"=1'-0"



3 VEHICULAR PAVERS - ROUNDABOUT APRONS
HS–05 SCALE: 1/2"=1'-0"



5 VEHICULAR PAVERS - PLAN
HS–05 SCALE: 1/2"=1'-0"



PAVER EDGE AT CURB OR TOWER PAVER EDGE AT LANDSCAPE AREAS

8 PEDESTRIAN PAVER SECTION
HS–05 SCALE: 1/2"=1'-0"

REVISIONS			
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Nassau County		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19–239–01–039

CHESTER ROAD

HARDSCAPE SPECIFICATIONS

SHEET NO. HS–05

SEE SHEET IR-01

SEE SHEET IR-02

CHESTER ROAD

IRRIGATION USE ZONES:

- HIGH WATER USE ZONE
- MODERATE WATER USE ZONE
- LOW WATER USE ZONE

0' 25' 50' 100'

1"=50'-0"

REVISIONS			
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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

IRRIGATION PLAN

SHEET NO. IR-01

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

$DATE$ I:\2019\19-239\19-239-01 - RAYONIER WORK\19-239-01-039 CHESTER ROAD PH MASTER\LANDSCAPE\PLOT\R PLOT - 19-239-01-039.DWG $TIME$ $USER$

SEE SHEET IR-01
SEE SHEET IR-02

SEE SHEET IR-02
SEE SHEET IR-03

CHESTER ROAD

STARFISH DRIVE

IRRIGATION USE ZONES:

- HIGH WATER USE ZONE
- MODERATE WATER USE ZONE
- LOW WATER USE ZONE

0' 25' 50' 100'
1"=50'-0"

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD
IRRIGATION PLAN

SHEET NO. IR-02

SEE SHEET IR-02
SEE SHEET IR-03

SEE SHEET IR-03
SEE SHEET IR-04

CHESTER ROAD

IRRIGATION USE ZONES:

- HIGH WATER USE ZONE
- MODERATE WATER USE ZONE
- LOW WATER USE ZONE

0' 25' 50' 100'
1"=50'-0"

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM
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Stanford-Thing & Miller, Inc.
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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

IRRIGATION PLAN

SHEET NO.
IR-03

SEE SHEET IR-03
SEE SHEET IR-04

CHESTER ROAD

IRRIGATION USE ZONES:

- HIGH WATER USE ZONE
- MODERATE WATER USE ZONE
- LOW WATER USE ZONE

0' 25' 50' 100'
1"=50'-0"

SEE SHEET IR-04
SEE SHEET IR-05

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD
IRRIGATION PLAN

SHEET NO.
IR-04

SEE SHEET IR-06
SEE SHEET IR-05

CHESTER ROAD

HERON ISLES PARKWAY

SEE SHEET IR-04
SEE SHEET IR-05

IRRIGATION USE ZONES:

- HIGH WATER USE ZONE
- MODERATE WATER USE ZONE
- LOW WATER USE ZONE

0' 25' 50' 100'
1"=50'-0"

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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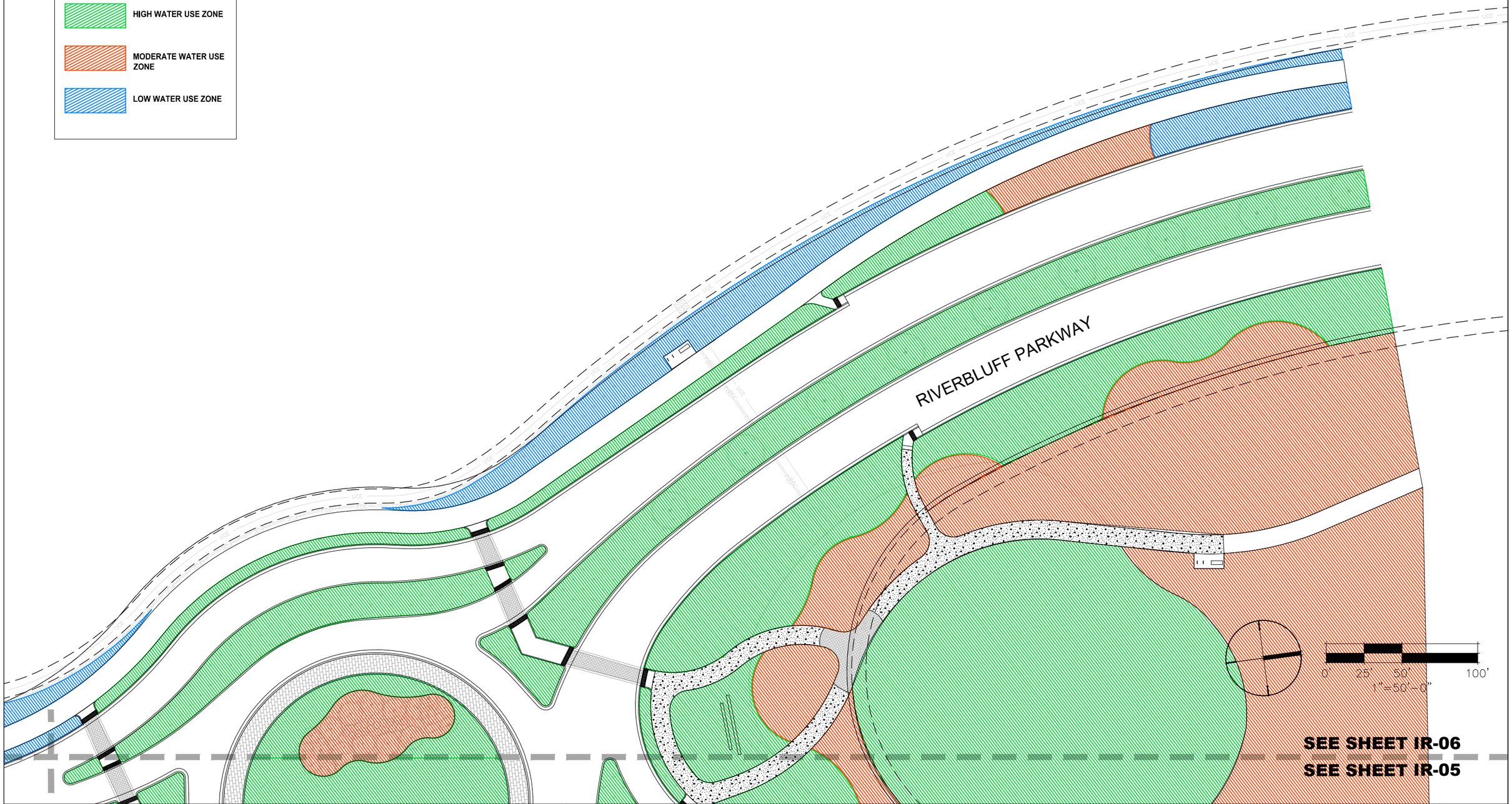
CHESTER ROAD

IRRIGATION PLAN

SHEET NO.
IR-05

IRRIGATION USE ZONES:

- HIGH WATER USE ZONE
- MODERATE WATER USE ZONE
- LOW WATER USE ZONE



REVISIONS			
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Nassau County

DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

IRRIGATION PLAN

SHEET NO. IR-06

LANDSCAPE CODE SUMMARY

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.H	Xeriscape. Xeriscaping (waterwise) is landscaping that conserves water and protects the environment and is adaptable to local conditions and which are drought tolerant. Xeriscape techniques maximize the conservation of water use with site appropriate plants, an efficient watering system, proper planning and design, soil analysis, practical use of turf, the use of mulches (which may include the use of solid waste compost) and proper maintenance. The following water efficient principles should be applied to the landscape plan:	YES
37.05.H.1	All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use areas from drought tolerant zones. The zones are as follows: a.High water use zone: A zone containing plants which are associated with moist soils and require supplemental water in addition to natural rainfall to survive. This zone includes most turf grasses. b.Moderate water use zone: A zone containing plants which survive on natural rainfall with supplemental water during seasonal dry periods. c.Low water use zone: A zone containing plants which survive on natural rainfall without supplemental water	YES
37.05.H.2	Fifty (50) percent of the plants used in all vehicular use area landscape designs should be drought tolerant and located in groupings according to zones designated by the water requirements.	YES
37.05.H.3	Turf grass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as berms, slopes and swales, where turf grass is used as a design unifier or other similar practical use.	YES
37.05.H.4	4.All planting areas shall be mulched with approximately three (3) inches of organic mulch, such as pine bark or shredded hardwood chips.	YES

NASSAU COUNTY NOTES:

1) ALL PLANTS WILL BE FULLY IRRIGATED AS PER 37.05(G)(1).
2) ALL PLANTINGS WILL FOLLOW XERISCAPE GUIDLINES AS PER 37.05(H).
3) HIGH USE WATER ZONES TYPICALLY BUT NOT LIMITED TO FEATURE ROTOR IRRIGATION HEADS
4) MODERATE USE WATER ZONES TYPICALLY BUT NOT LIMITED TO FEATURE SPRAY HEAD AND LOW WATER USE ROTORS
5) LOW USE WATER ZONES TYPICALLY BUT NOT LIMITED TO FEATURE DRIP IRRIGATION TUBING AND FLOOD BUBBLERS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Nassau County		
DATE	COUNTY	PROJECT NO.
DEC 2023	Nassau County	19-239-01-039

CHESTER ROAD

IRRIGATION SPECIFICATIONS

SHEET NO.

IR-07

PURCHASE ORDER #PN-22-00073 TO MASTER PROFESSIONAL SERVICES AGREEMENT #MA-20-00079

THIS PURCHASE ORDER is made and entered into July 15, 2022, by and between Wildlight LLC, a Delaware limited liability company, with offices at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and England-Thims & Miller, Inc., hereinafter called "Provider".

RECITALS

WHEREAS, Purchaser and Provider entered into that certain Master Professional Services Agreement **#MA-20-00079** dated April 23, 2021 (the "Agreement"), whereby Provider agreed to provide surveying or other related services as and when directed by a Purchaser representative and evidenced by an agreed Purchase Order.

NOW, THEREFORE, the Parties agree as follows:

a. Provider agrees to undertake and perform Work in accordance with the scope and specifications of the Master Professional Services Agreement and detail provided below:
PDP#4 - Chester Road Widening and Realignment, as detailed in the attached Exhibit A.

b. Purchaser shall pay Provider for the Work performed under this Purchase Order at the rates outlined in the Agreement with a total cost not to exceed $587,150.00.

c. Except as modified in this Purchase Order, the Terms and conditions of the Agreement shall continue in full force and effect. In any event, Provider will complete this Work not later than July 31, 2023.

d. This Purchase Order may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Purchase Order by signing any such counterpart.

e. Pursuant to Section 1.1 of the Agreement, failure of Provider to reject this Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all Terms and conditions contained herein.

This Purchase Order has been duly executed Purchaser as of the date and year first above written.

PURCHASER

By: Thomas Jinks
Thomas Jinks (Jul 16, 2022 07:34 EDT)

Title: Sr Mgr Real Estate Dev

Date: Jul 16, 2022

ETM
VISION • EXPERIENCE • RESULTS

www.etminc.com
tel 904-642-8990 • fax 904-646-9485
14775 Old St. Augustine Road • Jacksonville, Florida 32258

#6

May 27, 2022

Mr. Wes Hinton
Vice President
Wildlight
1 Rayonier Way
Wildlight, Florida 32097

Reference: Wildlight PDP #4 – Chester Road Widening & Realignment Engineering and Permitting (Phase 1A)
ETM No.: 19-239-01-039

Dear Mr. Hinton:

England-Thims & Miller, Inc. (ETM) is pleased to provide this proposal for professional services related to the final engineering design associated with the widening and realignment of Chester Road within PDP #4 in the Wildlight development. Our services will include the design and permitting efforts needed to complete the final roadway construction and associated infrastructure work for the widening and realignment of Chester Road within PDP #4. Our proposed scope of work and associated fee schedule are described below.

Task I –Final Engineering/Construction Plans (Chester Road from Pages Dairy to Heron Isles Parkway)
This task includes the design of the required roadway improvements to widen Chester Road from the existing two-lane roadway to a four-lane roadway based on current Nassau County, St. Johns River Water Management District (SJRWMD), JEA, and Florida Department of Environmental Protection (FDEP) criteria. This includes the preparation of permit and construction plans that include:

a. Widening of roadway from two lanes to four lanes
b. Roadway Typical Section and Cross-Sections
c. Turn lanes into Development Parcels (where appropriate)
d. Stormwater Management Facility Design
e. Stormwater Collection System Design (including extension/revision to existing storm system)
f. Potable Water Distribution System Design and Details
g. Utility Relocation Design and Details
h. Maintenance of Traffic Plans
i. Signage and Striping Plan
j. Street Lighting Plan
k. Erosion and Sediment Control Design
l. Stormwater Pollution Prevention Plan

LUMP SUM FEE.....$237,300.00

Re: Wildlight PDP #4 – Chester Road Widening & Realignment Engineering and Permitting (Phase 1A)
ETM Project No.: 19-239-01-039

Task II – Roundabout Design (Chester Road, Heron Isles Parkway, and Wildlight Parkway Intersection)
This task includes the engineering design of the proposed roundabout at the intersection of Chester Road, Heron Isles Parkway, and the proposed Wildlight Parkway based on current Nassau County, St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation criteria. Proposed design will be included in the permit and construction plans prepared under Task I.
LUMP SUM FEE**.....$48,750.00**

Task III – Realignment of Chester Road (from proposed round-a-bout to north of Fire Station)
This task includes the engineering design of the proposed realignment of Chester Road from the proposed round-about at the Chester Road/Heron Isles Parkway/Wildlight Parkway intersection to just north of the existing fire station on Chester Road based on current Nassau County, St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation criteria. Proposed design will be included in the permit and construction plans prepared under Task I.
LUMP SUM FEE**.....$64,800.00**

Task IV – Stormwater Modeling and HGL Analysis (Existing Chester Road System)
This task includes the review of the existing Chester Road stormwater management and collection systems to determine what affect, if any, the proposed improvements on Chester Road would have on the existing permitted systems. This includes determining what stormwater management improvements would be necessary including proposed stormwater management and stormwater collection designs for the proposed widening and realignment of Chester Road. Also included is the analysis of the stormwater collection system hydraulic grade line (HGL) in the existing system to account for the additional stormwater runoff from the proposed improvements to ensure compliance with Nassau County, SJRWMD, and FDOT criteria.
LUMP SUM FEE**.....$24,350.00**

Task V – Stormwater Modeling and Calculations
This task includes the refinement of the previously prepared schematic preliminary drainage calculations and ICPR modeling for the proposed stormwater management plan associated with the widening and realignment of Chester Road (Phase 1A). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with Nassau County and St. Johns River Water Management criteria. These calculations will be submitted to both agencies for review and approval.
LUMP SUM FEE**.....$22,900.00**

Task VI – Utility Modeling and Calculations
This task includes the refinement of the previously prepared and approved PDP #4 Utility Master Plan to reflect the proposed utility design associated with the widening and realignment of Chester Road (Phase 1A). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with JEA and FDEP criteria. These calculations will be submitted to JEA for review and approval.
LUMP SUM FEE**.....$12,700.00**

Task VII – Multi-use Path Design
This task includes the enhanced design of the mobility trail multi-use paths associated with the Chester Road, round-a-bout, and Wildlight Parkway roadway corridors based on Nassau County and St. Johns River Water Management District (SJRWMD) criteria above and beyond the standard sidewalk/path design and layout included as part of the roadway design in Task I. The final design will be based on the conceptual overall trail layout and design for PDP #4 established under the Trail Master Planning scope of work.
LUMP SUM FEE**.....$13,700.00**

Re: Wildlight PDP #4 – Chester Road Widening & Realignment Engineering and Permitting (Phase 1A)
ETM Project No.: 19-239-01-039

Task VIII – Landscape and Irrigation Plan
This task includes preparation of a code minimum landscape plan for the proposed widening and realignment of Chester Road along with the proposed round-a-bout and portion of Wildlight Parkway in accordance with Nassau County requirements. This code minimum landscape plan will be included in the final engineering/construction plans submitted to Nassau County.
LUMP SUM FEE**.....$9,650.00**

Task IX – Enhanced Landscape Design
This task includes preparation of an embellished landscape design for the proposed widening and realignment of Chester Road along with the proposed round-a-bout and portion of Wildlight Parkway in accordance with Nassau County requirements. This embellished landscape design will focus on enhancing the landscape beyond the limited code minimum landscape plan. This task includes coordination with the project team on the overall landscape concept and placement of materials to maximize value to the project. The embellished landscaped design will include:

a. Conceptual sketch of planting improvements for common spaces. This sketch will include proposed materials and general locations of materials and will be presented to the project team for input prior to development of final embellished landscape plans
b. Embellished landscape plans and specifications for bidding and construction (these plans are separate from the code minimum landscape plan and will NOT be included in the final engineering/construction plans submitted to Nassau County)

LUMP SUM FEE**.....$24,900.00**

Task X – Hardscape and Site Fixtures
This task includes preparation of a hardscape and site fixture plan for the proposed widening and realignment of Chester Road along with the proposed round-a-bout and portion of Wildlight Parkway in accordance with Nassau County requirements. This plan will be included in the final engineering/construction plans submitted to Nassau County.
LUMP SUM FEE**.....$21,300.00**

Task XI – Entry Signage Support and Coordination
This task includes providing support and coordination with the 505Design as requested on the proposed entry signage along Wildlight Parkway. This includes providing adequate proposed site improvements (grading, spacing, landscaping, etc.) for placement of the entry sign.
LUMP SUM FEE**.....$4,700.00**

Task XII – Placemaking Utility Service Support and Coordination
This task includes coordination with the project team to determine the necessary utility services to the proposed embellished landscaping, hardscape, and site features. This may include determination of reuse and electrical services to the common spaces, electrical services to the proposed entry tower and entry signage, and electrical services to the proposed multi-use paths/trails.
LUMP SUM FEE**.....$7,5.00.00**

Task XIII – Placemaking Contract Administration
This task includes review of hardscape, landscape, and irrigation submittals, and responses to requests for additional information. This includes up to two (2) site visits during construction for site meetings and on-site coordination. ETM shall not be responsible for project safety such as required by OSHA or other regulatory requirements.
LUMP SUM FEE**.....$4,500.00**

Re: Wildlight PDP #4 – Chester Road Widening & Realignment Engineering and Permitting (Phase 1A)
ETM Project No.: 19-239-01-039

Task XIV – Regulatory Permitting
ETM will prepare applications, submit permit packages and coordinate with the following agencies for final approval and permit issuance associated with final permit and construction plans developed in Task I:

a. Nassau County
LUMP SUM FEE*.....*$16,450.00
b. St. Johns Water Management District ERP
LUMP SUM FEE*.....*$13,700.00
c. JEA Water and Sewer
LUMP SUM FEE*.....*$7,350.00
d. FDEP Water and Sewer
LUMP SUM FEE*.....*$5,800.00

Task XV – FPL Electrical Design Coordination
ETM will coordinate the submittal process to FPL for their use in designing the proposed electrical distribution system within the Chester Road and Wildlight Parkway rights-of-way.
LUMP SUM FEE*.....*$11,600.00

Task XVI – Dry Utility Design Coordination
ETM will coordinate with the appropriate phone, cable, data, and gas providers as necessary for the duration of the project.
LUMP SUM FEE*.....*$8,500.00

Task XVII – Bid Document Preparation
ETM will prepare bid documents consistent with the permitted Chester Road widening and realignment engineering plan sets developed in Task I for use by the owner to solicit bids from local contractors. The proposed prepared bid documents will be as follows:

a. Instruction to Bidders
b. Project Overview
c. Official Bid Form
d. Draft Contract
e. General Conditions
f. Special Conditions
g. Technical Specifications
h. Required Documents from Bidders, including
    i. Required Bid Attachments
    ii. Contractor's Qualifications / Team Structure
    iii. Contractor's Public Entity Crime Statement
    iv. Project Milestone Schedule
    v. Project Schedule of Values

LUMP SUM FEE*.....*$11,700.00

Task XVIII – Bid Document Review and Support
This task includes review of the received bids, preparation of documents related to the received bids, and preparation, coordination and/or review of final contract documents between the owner and contractor.
LUMP SUM FEE*.....*$3,500.00

Re: Wildlight PDP #4 – Chester Road Widening & Realignment Engineering and Permitting (Phase 1A)
ETM Project No.: 19-239-01-039

Task XIX – JEA Reimbursable Bid Coordination
This task includes coordination with JEA during the project bid process as it relates to the JEA Reimbursable utilities associated with the widening and realignment of Chester Road. This includes submittal of the bid documents to JEA for review and approval prior to solicitation of bids, submittal of received bids along with the recommended awardment of contract to JEA for review and approval prior to awardment of contract, and other coordination as requested for JEA to issue a purchase order for the JEA Reimbursable utilities.
LUMP SUM FEE**.....*****$3,500.00***

EXPENSES
Costs such as printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost plus 15%.

(BUDGET ESTIMATE: $8,000.00)
(Not to exceed without prior authorization)

FEE SUMMARY

TASK	DESCRIPTION	HOURLY BUDGET FEE	LUMP SUM FEE
Task I	Final Engineering/Construction Plans (Chester Road from Pages Dairy to Heron Isles Parkway)		$237,300.00
Task II	Roundabout Design (Chester Road, Heron Isles Parkway, and Wildlight Parkway Intersection)		$48,750.00
Task III	Realignment of Chester Road (from proposed round-a-bout to north of Fire Station)		$64,800.00
Task IV	Stormwater Modeling and HGL Analysis (Existing Chester Road System)		$24,350.00
Task V	Stormwater Modeling and Calculations		$22,900.00
Task VI	Utility Modeling and Calculations		$21,580.00
Task VII	Multi-use Path Design		$13,700.00
Task VIII	Landscape and Irrigation Plan		$9,650.00
Task IX	Enhance Landscape Plan		$24,900.00
Task X	Hardscape and Site Fixtures		$21,300.00
Task XI	Entry Signage Support and Coordination		$4,700.00
Task XII	Placemaking Utility Service Support and Coordination		$7,500.00
Task XIII	Placemaking Contract Administration		$4,500.00
Task XIV	Regulatory Permitting		
	A. Nassau County		$16,450.00
	B. St. Johns River Water Management District ERP		$7,350.00
	C. JEA Water and Sewer		$5,800.00
	D. FDEP Water and Sewer		$3,400.00
Task XV	FPL Electrical Design Coordination		$11,600.00
Task XVI	Dry Utility Design Coordination		$8,500.00
Task XVII	Bid Document Preparation		$11,700.00
Task XVIII	Bid Document Review and Support		$3,500.00
Task XIX	JEA Reimbursable Bid Coordination		$3,500.00
	EXPENSES	$8,000.00	
SUBTOTAL FEE SUMMARY		$8,000.00	$579,150.00
		TOTAL FEE SUMMARY	**$587,150.00**

Re: Wildlight PDP #4 – Chester Road Widening & Realignment Engineering and Permitting (Phase 1A)
ETM Project No.: 19-239-01-039

ITEMS NOT INCLUDED

The exclusions below are listed primarily to define the scope of this project. Should any of these services be required, we will be pleased to provide you with a quotation to perform them.

- Geotechnical Investigation
- Material Testing
- Survey Services
- Legal Description for Off-Site Easements
- Retaining Wall Design
- PDP Modifications (Support Only)
- Vertical Control for Construction
- Permit Application Fees
- Drawdown Analysis
- Environmental Investigation
- Traffic Signal Design
- Construction Administration (contracted under separate proposal)
- Groundwater Modeling
- Mitigation Area Design
- Site Communication Design
- Sign Design
- Off-site Utility Design
- FDEP Notice of Intent
- As-Built Surveys
- FEMA CLOMR-F and LOMR-F Application
- Reproduction for Contractor's Use
- Platting
- Architectural Design
- Structural Design
- Electrical Design
- Signage Design

PURCHASE ORDER #PN-22-00077 TO MASTER PROFESSIONAL SERVICES AGREEMENT #MA-20-00079

THIS PURCHASE ORDER is made and entered into July 18, 2022, by and between Wildlight LLC, a Delaware limited liability company, with offices at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and England-Thims & Miller, Inc., hereinafter called "Provider".

RECITALS

WHEREAS, Purchaser and Provider entered into that certain Master Professional Services Agreement **#MA-20-00079** dated April 23, 2021 (the "Agreement"), whereby Provider agreed to provide engineering, permitting, or other related services as and when directed by a Purchaser representative and evidenced by an agreed Purchase Order.

NOW, THEREFORE, the Parties agree as follows:

a. Provider agrees to undertake and perform Work in accordance with the scope and specifications of the Master Professional Services Agreement and detail provided below:
Prepare the Final Engineering/Construction Plans for Phase 1B as further detailed in the attached Appendix A.

b. Purchaser shall pay Provider for the Work performed under this Purchase Order at the rates outlined in the Agreement with a total cost not to exceed $902,700.00.

c. Except as modified in this Purchase Order, the Terms and conditions of the Agreement shall continue in full force and effect. In any event, Provider will complete this Work not later than July 31, 2023.

d. This Purchase Order may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Purchase Order by signing any such counterpart.

e. Pursuant to Section 1.1 of the Agreement, failure of Provider to reject this Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all Terms and conditions contained herein.

This Purchase Order has been duly executed Purchaser as of the date and year first above written.

PURCHASER

By: Thomas Jinks

Title: Sr Mgr Real Estate Dev

Date: Jul 21, 2022

APPENDIX A

Reference: Wildlight PDP #4 – Wildlight Parkway Master Infrastructure Final Engineering and Permitting

(Phase 1B)
ETM No.: 19-239-01-040

England-Thims & Miller, Inc. (ETM) is pleased to provide this proposal for professional services related to the final engineering design associated with the proposed Wildlight Parkway master infrastructure within Phase 1B of PDP #4 in the Wildlight development. Our services will include the design and permitting efforts needed to complete the final roadway construction and associated master infrastructure work for approximately 5,200 lineal feet of Wildlight Parkway within PDP #4. Our proposed scope of work and associated fee schedule are described below.

Task I – Final Engineering/Construction Plans (Phase 1B)
This task includes the design of the required master infrastructure improvements for the proposed Wildlight Parkway from the proposed round-a-bout at Heron Isles Parkway to the northwest edge of the Village Center (Parcel 14-1) based on current Nassau County, St. Johns River Water Management District (SJRWMD), JEA, and Florida Department of Environmental Protection (FDEP) criteria. This includes the preparation of permit and construction plans that include:

a. Roadway Design and Details
b. Stormwater Management System and Design
c. Stormwater Collection System and Design
d. Potable Water Distribution System Design and Details
e. Reuse Water Distribution System Design and Details
f. Sanitary Sewer Collection System Design and Details
g. Force Main System Design and Details
h. Signage and Striping Plan
i. Erosion and Sediment Control Design
j. Stormwater Pollution Prevention Plan

LUMP SUM FEE.....$588,250.00

Task II – Stormwater Modeling and Calculations
This task includes the refinement of the previously prepared schematic preliminary drainage calculations and ICPR modeling for the proposed stormwater management plan associated with the master infrastructure of Wildlight Parkway (Phase 1B). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with Nassau County and St. Johns River Water Management criteria. These calculations will be submitted to both agencies for review and approval.

LUMP SUM FEE.....$42,650.00

Task III – Utility Modeling and Calculations
This task includes the refinement of the previously prepared and approved PDP #4 Utility Master Plan to reflect the proposed utility design associated with the master infrastructure of Wildlight Parkway (Phase 1B). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with JEA and FDEP criteria. These calculations will be submitted to JEA for review and approval.

LUMP SUM FEE.....$22,300.00

Task IV – Master Pump Station Design (Class III)

This task includes the design of the proposed master pump station that will serve the future development within PDP #4 as shown in the approved PDP #4 Utility Master Plan. This task includes the preparation of the pump station related permit and construction plan sheets and the calculations for a single master pump station located along Wildlight Parkway prior to Chester Road. The prepared pump station related plan sheets will be included with the permit and construction plans developed in Task I. The pump station will be consistent with current JEA and FDEP standards and specifications.

LUMP SUM FEE.....$59,500.00

Task V – Multi-use Path Design

This task includes the enhanced design of the mobility trail multi-use paths associated with the Wildlight Parkway roadway corridors based on Nassau County and St. Johns River Water Management District (SJRWMD) criteria above and beyond the standard sidewalk/path design and layout included as part of the roadway design in Task I. The final design will be based on the conceptual overall trail layout and design for PDP #4 established under the Trail Master Planning scope of work.

LUMP SUM FEE.....$16,150.00

Task VI – Landscape and Irrigation Plan

This task includes preparation of a code minimum landscape plan for the proposed Wildlight Parkway roadway in accordance with Nassau County requirements. This code minimum landscape plan will be included in the final engineering/construction plans submitted to Nassau County.

LUMP SUM FEE.....$14,750.00

Task VII – Enhanced Landscape Design

This task includes preparation of an embellished landscape design for the proposed Wildlight Parkway roadway in accordance with Nassau County requirements. This embellished landscape design will focus on enhancing the landscape beyond the limited code minimum landscape plan. This task includes coordination with the project team on the overall landscape concept and placement of materials to maximize value to the project. The embellished landscaped design will include:

a. Conceptual sketch of planting improvements for common spaces. This sketch will include proposed materials and general locations of materials and will be presented to the project team for input prior to development of final embellished landscape plans
b. Embellished landscape plans and specifications for bidding and construction (these plans are separate from the code minimum landscape plan and will NOT be included in the final engineering/construction plans submitted to Nassau County)

LUMP SUM FEE.....$23,600.00

Task VIII – Hardscape and Site Fixtures

This task includes preparation of a hardscape and site fixture plan for the proposed Wildlight Parkway roadway in accordance with Nassau County requirements. This plan will be included in the final engineering/construction plans submitted to Nassau County.

LUMP SUM FEE.....$18,250.00

Task IX – Coordination of Regulatory Signage and Environmental Graphics

This task includes providing support and coordination with the 505Design as requested on the proposed regulatory signage and environmental graphics for this portion of Wildlight Parkway.

LUMP SUM FEE.....$5,500.00

Task X – Placemaking Contract Administration

This task includes review of hardscape, landscape, and irrigation submittals, and responses to requests for additional information. This includes up to two (2) site visits during construction for site meetings and on-site coordination. ETM shall not be responsible for project safety such as required by OSHA or other regulatory requirements.

LUMP SUM FEE.....$4,700.00

Task XI – Regulatory Permitting

ETM will prepare applications, submit permit packages and coordinate with the following agencies for final approval and permit issuance associated with final permit and construction plans developed in Task I:

a. Nassau County
   LUMP SUM FEE.....$17,150.00
b. St. Johns Water Management District ERP
   LUMP SUM FEE.....$12,600.00
c. JEA Water and Sewer
   LUMP SUM FEE.....$8,850.00
d. FDEP Water and Sewer
   LUMP SUM FEE.....$6,300.00

Task XII – Street Lighting Plan

This task includes coordination with a licensed electrical engineer to design and prepare a proposed street lighting plan based on current Nassau County criteria. The proposed street lighting plan will be included in the final engineering/construction plans submitted to Nassau County.

LUMP SUM FEE.....$14,850.00

Task XIII – FPL Electrical Design Coordination

ETM will coordinate the submittal process to FPL for their use in designing the proposed electrical distribution system within the Wildlight Parkway rights-of-way.

LUMP SUM FEE.....$11,600.00

Task XIV – Dry Utility Design Coordination

ETM will coordinate with the appropriate phone, cable, data, and gas providers as necessary for the duration of the project.

LUMP SUM FEE.....$8,500.00

Task XV – Bid Document Preparation

ETM will prepare bid documents consistent with the permitted Wildlight Parkway (Phase 1B) engineering plan sets developed in Task I for use by the owner to solicit bids from local contractors. The proposed prepared bid documents will be as follows:

a. Instruction to Bidders
b. Project Overview
c. Official Bid Form
d. Draft Contract
e. General Conditions
f. Special Conditions
g. Technical Specifications
h. Required Documents from Bidders, including
   i. Required Bid Attachments
   ii. Contractor's Qualifications / Team Structure
   iii. Contractor's Public Entity Crime Statement
   iv. Project Milestone Schedule
   v. Project Schedule of Values

LUMP SUM FEE.....$11,700.00

Task XVI – Bid Document Review and Support
This task includes review of the received bids, preparation of documents related to the received bids, and preparation, coordination and/or review of final contract documents between the owner and contractor.
LUMP SUM FEE.....$3,500.00

Task XVII – JEA Reimbursable Bid Coordination
This task includes coordination with JEA during the project bid process as it relates to the JEA Reimbursable utilities associated with the master infrastructure of Wildlight Parkway. This includes submittal of the bid documents to JEA for review and approval prior to solicitation of bids, submittal of received bids along with the recommended awardment of contract to JEA for review and approval prior to awardment of contract, and other coordination as requested for JEA to issue a purchase order for the JEA Reimbursable utilities.
LUMP SUM FEE.....$3,500.00

EXPENSES
Costs such as printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost plus 15%.

(BUDGET ESTIMATE: $8,500.00)
(Not to exceed without prior authorization)

FEE SUMMARY

TASK	DESCRIPTION	HOURLY BUDGET FEE	LUMP SUM FEE
Task I	Final Engineering/Construction Plans (Phase 1B)		$588,250.00
Task II	Stormwater Modeling and Calculations		$42,650.00
Task III	Utility Modeling and Calculations		$22,300.00
Task IV	Master Pump Station Design (Class III)		$59,500.00
Task V	Multi-use Path Design		$16,150.00
Task VI	Landscape and Irrigation Plan		$14,750.00
Task VII	Enhance Landscape Plan		$23,600.00
Task VIII	Hardscape and Site Fixtures		$18,250.00
Task IX	Coordination of Regulatory Signage and Environmental Graphics		$5,500.00
Task X	Placemaking Contract Administration		$4,700.00
Task XI	Regulatory Permitting		
	A. Nassau County		$17,150.00
	B. St. Johns River Water Management District ERP		$12,600.00
	C. JEA Water and Sewer		$8,850.00
	D. FDEP Water and Sewer		$6,300.00
Task XII	Street Lighting Plan		$14,850.00
Task XIII	FPL Electrical Design Coordination		$11,600.00
Task XIV	Dry Utility Design Coordination		$8,500.00
Task XV	Bid Document Preparation		$11,700.00
Task XVI	Bid Document Review and Support		$3,500.00
Task XVII	JEA Reimbursable Bid Coordination		$3,500.00
	EXPENSES	$8,500.00	
SUBTOTAL FEE SUMMARY		$8,500.00	$89 200.00

TOTAL FEE SUMMARY **$902,700.00**

ITEMS NOT INCLUDED

The exclusions below are listed primarily to define the scope of this project. Should any of these services be required, we will be pleased to provide you with a quotation to perform them.

- Geotechnical Investigation
- Material Testing
- Survey Services
- Legal Description for Off-Site Easements
- Retaining Wall Design
- PDP Modifications (Support Only)
- Vertical Control for Construction
- Permit Application Fees
- Drawdown Analysis
- Environmental Investigation
- Traffic Signal Design
- Construction Administration (contracted under separate proposal)
- Groundwater Modeling
- Mitigation Area Design
- Site Communication Design
- Sign Design
- Off-site Utility Design
- FDEP Notice of Intent
- As-Built Surveys
- FEMA CLOMR-F and LOMR-F Application
- Reproduction for Contractor's Use
- Platting
- Architectural Design
- Structural Design
- Electrical Design
- Signage Design

Contract No.: PN-22-00077
Addendum No.: N/A

AMENDMENT #1 TO PURCHASE ORDER TO MASTER PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT #1 TO PURCHASE ORDER MASTER PROFESSIONAL SERVICES AGREEMENT ("Amendment to Purchase Order") is made and entered into in duplicate this 14th day of November, 2023, by and between **Wildlight LLC,** ("Purchaser") and **England-Thims & Miller, Inc.**, ("Provider").

W I T N E S S E T H:

WHEREAS, Purchaser and Provider have heretofore entered into that certain Master Professional Services Agreement, MA-20-00079, along with Purchase Order PN-22-00077, effectively dated July 18, 2022 (the "Agreement"); and

WHEREAS, the parties desire to modify and amend certain provisions of the Agreement as hereinafter more specifically set forth;

NOW, THEREFORE, for good and valuable consideration of $10.00, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties do covenant and agree as follows:

1. The Agreement is presently in full force and effect and not in default.

2. Except as specifically modified herein, the Agreement shall continue in full force and effect according to its terms.

3. Purchaser and Provider desire to amend the Agreement by extending the expiration date referenced in Section c. to July 31, 2024.

4. This Amendment to Purchase Order shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.

5. Pursuant to the terms of the Agreement, failure of Provider to reject this Amendment to Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Amendment to Purchase Order, whichever occurs first, consitututes complete acceptance of and Agreement with all terms and conditions contained herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

PURCHASER

By: Thomas Jinks
Thomas Jinks (Nov 14, 2023 14:27 CST)
_____(Sign)

Thomas Jinks
_____(Print)

Sr Manager, Real Estat
_____ (Title)

Nov 14, 2023
_____ Date

Contract No.: PN-22-00077 (old) / PO000001707 (new)
Addendum No.: N/A

AMENDMENT #2 TO PURCHASE ORDER TO MASTER PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT #2 TO PURCHASE ORDER MASTER PROFESSIONAL SERVICES AGREEMENT ("Amendment to Purchase Order") is made and entered into in duplicate this 17th day of October, 2024, by and between **Wildlight LLC,** ("Purchaser") and **England-Thims & Miller, Inc.**, ("Provider").

W I T N E S S E T H:

WHEREAS, Purchaser and Provider have heretofore entered into that certain Master Professional Services Agreement, MA-20-00079, along with Purchase Order PN-22-00077, effectively dated July 18, 2022 (the "Agreement"); and

WHEREAS, the parties desire to modify and amend certain provisions of the Agreement as hereinafter more specifically set forth;

NOW, THEREFORE, for good and valuable consideration of $10.00, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties do covenant and agree as follows:

1. The Agreement is presently in full force and effect and not in default.

2. Except as specifically modified herein, the Agreement shall continue in full force and effect according to its terms.

3. Purchaser and Provider desire to amend the Agreement by extending the expiration date referenced in Section c. to July 31, 2025, effective July 31, 2024; adding $67,400.00; thereby revising the total cost not to exceed to $970,100.00 referenced in Section b.; by adding the scope of work as depicted in the attached Exhibit A; and by revising the contract number from PN-22-00077 to PO000001707.

4. This Amendment to Purchase Order shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.

5. Pursuant to the terms of the Agreement, failure of Provider to reject this Amendment to Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Amendment to Purchase Order, whichever occurs first, consitututes complete acceptance of and Agreement with all terms and conditions contained herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

PURCHASER

By: Thomas Jinks
Thomas Jinks (Oct 24, 2024 09:45 EDT)
_____(Sign)

Thomas Jinks
_____(Print)

Director
_____ (Title)

Oct 24, 2024
_____ Date

Exhibit A

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

January 4, 2024

Mr. Wes Hinton
Vice President
Wildlight
1 Rayonier Way
Wildlight, Florida 32097

Reference: Wildlight PDP #4 Wildlight Parkway Master Infrastructure Final Engineering and Permitting (Phase 1B) Contract Amendment #1 (Rayonier PO-000000538)
ETM No.: 19-239-01-40

Dear Mr. Hinton,

As discussed with Tommy Jinks, this amendment is to request to add the below task to the existing Wildlight Parkway Master Infrastructure Final Engineering and Permitting contract to design two (2) new roundabouts along Wildlight Parkway that was not contemplated nor included in the original design and permitting scope. No other contract terms change.

Task XVIII – Roundabout Design (At Parcel 14-3/14-5 and at Village Center)
This task includes the engineering design of the proposed roundabouts along Wildlight Parkways at Parcels 14-3/14-5 and the proposed Village Center within the limits of Phase 1B of Wildlight Parkway based on current Nassau County, St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation criteria.
LUMP SUM FEE.....$67,400.00

Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office. Terms, fees and conditions are valid for 45 days from the date of this proposal.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

ENGLAND-THIMS & MILLER, INC.

John Zachary Brecht, P.E.
Senior Project Manager/ Shareholder

Andrew Holley, P.E.
Executive Vice President / Shareholder

PO0000005[illegible]8 APN-22.0007-7 Wildlight ETM Inc 01.24.2024 90191

Nassau County, Florida
LDC Section 5.07 – Site Development Plan Review
Site Engineering Plan

Approval

Wildlight Riverbluff Pkwy Ph 1
SP23-046

Planning Department	Date 6/18/2024
Fire/EMS	Date 6/18/24
Development Services	Date 6/18/2024
Building Department	Date 6/18/2024
Health Department	Date 6/18/24

APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE OR ORDINANCE NOR TO AVOID SEEKING PERMITS FROM FEDERAL, STATE OR OTHER AGENCIES

RIVERBLUFF PARKWAY PHASE 1



LOCATION MAP
N.T.S.

NASSAU COUNTY, FLORIDA

PREPARED FOR

RAYDIENT PLACES + PROPERTIES

1 RAYONIER WAY
WILDLIGHT, FL 32097
(844) 877-5263

OWNER:	RAYDIENT PLACES + PROPERTIES RIVERBLUFF PARKWAY PHASE 1 WILDLIGHT, FL 32097
DEVELOPER:	RAYDIENT PLACES + PROPERTIES 1 RAYONIER WAY WILDLIGHT, FL 32097 (844) 877-5263
ENGINEER:	ENGLAND-THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE RD. JACKSONVILLE, FL 32258 904-265-3163 ATTN: JOHN ZACHARY BRIGHT, P.E.
SURVEYOR:	AERIAL CARTOGRAPHERS OF AMERICA, INC.
SURVEYOR:	L.D. BRADLEY LAND SURVEYORS 510 S 6TH ST MACCLENNY, FL 32063 904-766-4403

ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

JEA FLOW TEST	
FLOW TEST DATE: 07/28/2024 @ 8:30 AM.	
FLOW HYDRANT LOCATION: CHESTER RD 340' N OF HERON ISLES PKWY (#2146)	
STATIC RESIDUAL HYDRANT LOCATION: CHESTER RD 710' S OF HERON ISLES PKWY (#2148)	
NUMBER OF PORTS:	3
DIAMETER OF PORTS (IN):	2.5
PITOT PRESSURE (PSI):	10
STATIC PRESSURE (PSI):	80
RESIDUAL PRESSURE (PSI):	45
FLOW AT TEST (GPM):	1801
FLOW AT 20 PSI (GPM):	2719

JEA AVAILABILITY #: 2023-4018

PLANS ARE DESIGNED UNDER 2024 JEA DESIGN STANDARDS

DATE: JUNE 2024

SP23-046

IF YOU DIG IN FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONE-CALL OF FLORIDA, INC.
IT'S THE LAW

NOTE:
IF YOU DIG IN FLORIDA, YOU ARE REQUIRED TO CALL SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATES. IT'S THE LAW.

DRAWING INDEX

PDF SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1	COVER SHEET	
2	1A	SIGNATURE SHEET	
3	2	GENERAL NOTES AND LEGEND	
4	3	MASTER SITE PLAN	
5	4	MASTER UTILITY PLAN	
6-11	5A-5F	PLAN AND PROFILE - NORTH	
12-17	6A-6F	PLAN AND PROFILE - SOUTH	
18-20	7A-7C	GRADING PLAN	
21-22	8A-8B	ROUNDABOUT DETAILS	
23	8C	INTERSECTION DETAIL	
24-26	9A-9C	STRIPING AND SIGNAGE PLAN	
27-29	10A-10C	STRIPING AND SIGNAGE PLAN - CROSSWALKS	
30	11	OFF SITE UTILITY PUMP STATION SITE PLAN	
31	12	POST DEVELOPMENT DRAINAGE PLAN	
32	12A	SWMF 01 PLAN	
33	12B	SWMF 02 PLAN	
33-35	13A-13C	PAVING AND DRAINAGE DETAILS	
36	14	ROADWAY - ROUNDABOUT CROSS SECTION	
40	16	JEA GENERAL NOTES LEGEND AND SHEET INDEX	
41-46	16A-16F	JEA STANDARD WATER AND RECLAIMED DETAILS	
47-51	17A-17E	JEA STANDARD SANITARY SEWER DETAILS	
52-53	18A-18B	JEA STANDARD CLASS 3 PUMP STATION	
54	19	JEA STANDARD CLASS 3 PUMP STATION LANDSCAPE PLAN	
55-65	19A-19K	JEA PUMP STATION DETAILS	
66	20	SEDIMENT AND EROSION CONTROL PLAN	
67	21	SEDIMENT AND EROSION CONTROL DETAILS	
68	22	STORMWATER POLLUTION PREVENTION PLAN	
69	23	SWPPP CONTRACTOR CERTIFICATION	
70	24	PRE DEVELOPMENT DRAINAGE PLAN	
71	25	WETLAND RESOURCE MAP	
72	LC-00	LANDSCAPE COVER SHEET	
73	LC-01	LANDSCAPE CODE SUMMARY	
74-83	LC-02-LC-11	LANDSCAPE PLAN	
83	LC-12	LANDSCAPE SPECIFICATIONS AND DETAILS	
84	LC-13	LANDSCAPE SCHEDULE AND NOTES	
85-93	HB.01-HB.09	HARDSCAPE PLAN	
94	HB-10	HARDSCAPE NOTES AND SCHEDULE	
95	HB-11	HARDSCAPE DETAILS	
96-102	IR.01-IR.09	IRRIGATION PLAN	
103	IR.10	IRRIGATION SPECIFICATIONS	

VERTICAL DATUM USED FOR THIS PROJECT: NAVD 1988

COVER SHEET

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
1

ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM NO. 16-239-01-040
DRAWN BY: TS
DESIGNED BY: JAB
CHECKED BY: JZB
DATE: JUNE 2024

REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRIGHT
P.E. NUMBER: 68559

PLOTTED: June 3, 2024 – 4:48 PM, BY: Jon-Michael Barnett

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Digitally signed by John Z Brecht
Date: 2024.06.12 16:33:41 -04'00'

THE FLORIDA PROFESSIONAL ENGINEER NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX IN ACCORDANCE WITH RULE 61G15-23-004, F.A.C. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE BY: JOHN ZACHARY BRECHT P.E. NUMBER: 68559

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
CERTIFICATE OF AUTHORIZATION NUMBER: 00002584

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Digital Signature Jonathan Francis Korman, PLA 2024.06.12 16:30:29 -04'00'

THE FLORIDA REGISTERED LANDSCAPE ARCHITECT NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE BY: JONATHAN FRANCIS KORMAN LA. NUMBER: 0667357

ENGLAND-THIMS & MILLER, INC.
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PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER: 68559

TCM NO. 19-226-00-000	
DRAWN BY:	TS
REVIEWED BY:	JAB
CHECKED BY:	JZB
DATED:	JUNE 2024

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ETM
VISION • EXPERIENCE • RESULTS

SIGNATURE SHEET

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
1A

PLOTTED: June 3, 2024 - 4:48 PM, BY: Jon-Michael Forsyth

\\ETM\VB-226\VB-226-01 - Regular Work\VB-226-00-000 Wildlight Parkway Ph 1B\Landdev\Design\Plans\VB-226-00-000 COV.dwg

GENERAL SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES, AND FOR ANY DAMAGE TO PRIVATE PROPERTY OF OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811) FOR UTILITY LOCATES IN ACCORDANCE WITH STATE LAW PRIOR TO EXCAVATING. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, PROPERTY LINES, AND CONFIRM ALL PROPOSED DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION OR ORDERING ANY MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER NASSAU COUNTY STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS. (SEE NASSAU COUNTY DEVELOPMENT REVIEW GENERAL NOTES #7 & #8.)
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.
6. ALL MATERIALS AND WORKMANSHIP ARE TO BE WARRANTED BY THE CONTRACTOR TO THE OWNER AND THE NASSAU COUNTY FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND NASSAU COUNTY.
7. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGES TO EXISTING UTILITIES OR OTHER IMPROVEMENTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
8. UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH COUNTY REQUIREMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING NASSAU COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE COUNTY RIGHT-OF-WAY OR EASEMENTS. CONTRACTOR IS RESPONSIBLE FOR CONTROL OF SEDIMENTATION AND RUNOFF RESULTING FROM RAINFALL EVENTS DURING CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH REGULATORY PERMITS ISSUED FOR THE PROJECT.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE APPROPRIATE AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHODS OF CONSTRUCTION & REPAIR.
11. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER FOR APPROVAL OF ALL DEWATERING OPERATIONS PRIOR TO COMMENCEMENT.
12. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING BUT NOT LIMITED TO, LAKES, PONDS AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(7), F.A.C. IN THE TEST RESULTS IN THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(7), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

GENERAL SITE NOTES:

12. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH NASSAU COUNTY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
13. CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, RIGHTS-OF-WAYS AND EASEMENTS (INCLUDING EXISTING EASEMENTS) ARE INCLUDED IN THIS PROJECT.
15. ALL ACCESS EASEMENTS ARE TO BE STABILIZED AND DRIVABLE.
16. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
17. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH NASSAU COUNTY FIRE MARSHAL AND ALL OTHER PERMITTING AUTHORITIES BY THE CONTRACTOR.
18. UNSUITABLE MATERIALS UNDER UTILITY OR STORM PIPE, STRUCTURES, PAVEMENT, BUILDING PADS, OR HARDSCAPE ELEMENTS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
19. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
20. ALL UNDERGROUND UTILITIES TO BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
21. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
22. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STORM PIPE OR STRUCTURE.
23. AUGER BORINGS PROVIDED BY ECS FLORIDA, LLC, DATED: MAY 11, 2023.
24. FLOOD ZONE BASED UPON FEMA INSURANCE RATE MAPS PANEL NOS. 12089C-0218G, DATED: 08/02/2017.
25. FOR SEDIMENT AND EROSION CONTROL PLANS, DETAILS AND NOTES REFER TO DRAWINGS 20 - 22. CONTRACTOR TO COORDINATE WITH AUTHORITY FOR INSPECTIONS PRIOR TO CLEARING OPERATIONS.
26. ELEVATIONS ARE BASED ON NAVD 1988.
27. TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY ETM SURVEYING & MAPPING, INC., DATED: NOVEMBER 9, 2022.
28. BOUNDARY INFORMATION BASED ON SURVEY PROVIDED BY ETM SURVEYING & MAPPING, INC., DATED: NOVEMBER 9, 2022.
29. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF "NASSAU COUNTY LAND DEVELOPMENT CODE", (LATEST REVISED) AND ALL OTHER CURRENT FDOT STANDARD DETAILS. THE WORK SHALL ALSO BE PERFORMED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY ECS FLORIDA, LLC. DATED: MAY 11, 2023, IF MORE STRINGENT THAN CITY REQUIREMENTS.
30. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO DETERMINE IF THIS PROJECT IS WITHIN THE COUNTY'S JURISDICTION FOR INSPECTION. IF SO THEN, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE COUNTY FOR PRE-CONSTRUCTION MEETING AND INSPECTIONS.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE EXISTING SOIL BY ALL LANDSCAPE AREAS FROM CONTAMINATION, INCLUDING BUT NOT LIMITED TO BASE MATERIALS SUCH AS LIMEROCK, CRUSHCRETE AND SHALL NOT BURY OR MIX BASE MATERIAL INTO SOILS USED FOR LANDSCAPE AREAS. LANDSCAPE AREAS INCLUDE ALL AREAS WITHIN THE LIMITS OF WORK THAT ARE SHOWN ON THE CONSTRUCTION PLANS THAT ARE NOT COVERED BY PRESERVED VEGETATION, TURF, PLANT BEDS, MULCHED AREAS, AND TREES. CONTRACTOR SHALL PAY SPECIAL ATTENTION TO CLEAN-UP OF THE LANDSCAPED AREAS OF THE SITE THAT ARE ADJACENT TO ASPHALT PAVEMENT AND WHERE THE BASE MATERIAL IS STORED.
32. CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL WITHIN 24' OF THE FINAL SURFACE FROM THE LANDSCAPE AREAS, IMMEDIATELY AFTER THE PLACEMENT OF THE BASE MATERIALS (LIMEROCK / CRUSHCRETE, ETC.). CONTRACTOR SHALL ALSO ENSURE THAT ALL SOIL THAT IS CONTAMINATED WITH BASE MATERIALS, WASTE, CONSTRUCTION DEBRIS, FUEL OR OTHER HAZARDOUS MATERIALS IS REMOVED FROM THE SITE AND PROPERLY DISPOSED OF PROPERLY IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS. CONTRACTOR SHALL REMOVE ALL CONTAMINATED SOIL AND REPLACE WITH TOP SOIL.
33. CONTRACTOR SHALL NOT INSTALL THE TOP LAYER OF SOIL OR FINISH GRADING LANDSCAPE AREAS UNTIL THESE AREAS HAVE BEEN REVIEWED BY THE PROJECT ENGINEER.
34. PROJECT LOCATION: NASSAU COUNTY, FLORIDA.
35. THESE PLANS WERE GENERATED UTILIZING AUTOCAD CIVIL 3D 2019.

PAVING AND DRAINAGE NOTES:

1. ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES.
2. ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER FABRIC WRAPPED.
3. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #67 STONE.
4. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH COUNTY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON THE PLANS.
5. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE CURB RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS. RAMPS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.

NASSAU COUNTY DEVELOPMENT REVIEW GENERAL NOTES

1. ENGINEERING PLANS APPROVAL DOES NOT CONSTITUTE PERMISSION TO VIOLATE ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE, OR ORDINANCE.
2. ALL WORK WITHIN THE PUBLIC STREETS AND RIGHT-OF-WAYS SHALL CONFORM TO NASSAU COUNTY LAND DEVELOPMENT CODES (LDC), FDOT STANDARD SPECS, FLORIDA GREENBOOK, NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, AND NASSAU COUNTY STANDARD DETAILS AS NECESSARY. FOR ANY DISCREPANCY BETWEEN STANDARDS, THE MOST STRINGENT SHALL PREVAIL.
3. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 8.2.4, SITE SHALL BE CONSTRUCTED PER APPROVED CONSTRUCTION DRAWINGS. ANY SUBSTANTIAL DEVIATION SHALL BE CONSCIENTIOUSLY REVIEWED BY ENGINEER OF RECORD AND COUNTY DEVELOPMENT REVIEW COMMITTEE PRIOR TO FIELD CHANGES.
4. A PRE-CONSTRUCTION MEETING WITH NASSAU COUNTY ENGINEERING SERVICES CONSTRUCTION INSPECTOR IS REQUIRED. ATTENDEES SHALL BE NASSAU COUNTY, ENGINEER OF RECORD, CONTRACTOR, TESTING FIRM, PAVING FIRM, AND UTILITY COMPANIES PER NASSAU COUNTY ORDINANCE 99-17 SECTION 7.2.5. NASSAU COUNTY MAY CANCEL PRE-CONSTRUCTION MEETING IF ATTENDEE LIST IS INADEQUATE. NASSAU COUNTY ENGINEERING SERVICES CAN BE REACHED AT 904-530-6225.
5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH THE APPROPRIATE NASSAU COUNTY CONSTRUCTION INSPECTOR ASSIGNED TO THE PROJECT PER NASSAU COUNTY ORDINANCE 99-17 SECTION 7.2.
6. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES AND ANY DAMAGE TO PRIVATE PROPERTY DURING THE COURSE OF THIS PROJECT.
7. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 11.5.1, ANY DISTURBED AREAS WITHIN NASSAU COUNTY RIGHT-OF-WAY SHALL BE SODDED.
8. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 7.4.5, AT THE TIME OF FINAL INSPECTION, GRASSING SHALL BE A MINIMUM OF SEVENTY PERCENT COVERAGE AND FULLY ESTABLISHED AND/OR SODDING TO BE ONE HUNDRED PERCENT COVERAGE AND STABILIZED.
9. ENGINEER OF RECORD APPROVED SHOP DRAWINGS SHALL BE PROVIDED TO NASSAU COUNTY CONSTRUCTION INSPECTOR A MINIMUM OF ONE WEEK BEFORE BEGINNING STRUCTURE INSTALLATION.
10. PARKING AT MAIL KIOSKS IS REQUIRED PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 8.4. MAIL KIOSK LOCATIONS ARE SUBJECT TO USPS POSTMASTER APPROVAL.
11. THE DEVELOPER'S CONTRACTOR IS THE SINGLE RESPONSIBLE PARTY FOR THE PROPER IMPLEMENTATION OF AN EROSION PROTECTION SEDIMENT CONTROL (EPSC) WITHIN EACH LOT OR CONSTRUCTION SITE. THIS INCLUDES THE RESPONSIBILITY FOR THE ACTIONS/INACTIONS OF EMPLOYEES, SUBCONTRACTORS, AND/OR SUPPLIERS.
12. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE FLORIDA BUILDING CODE. ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
13. THE CONTRACTOR SHALL COMPLY WITH CURRENT FLORIDA ACCESSIBILITY STANDARDS FOR ALL WORK ON THIS PROJECT.
14. PER ORDINANCE 99-17 SECTION 8.5.1, MINIMUM COVER FOR WATER LINES AND FORCE MAINS UNDER PAVEMENT SHALL BE 42" AND 36" IN GREEN AREAS.
15. ALL WATER, SEWER, AND STORM WATER CONSTRUCTION WITHIN NASSAU COUNTY ROW SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 OF THE FLORIDA STATUTES.
16. NO WORK SHALL BE PERMITTED BETWEEN THE HOURS OF 7:00 PM – 7:00AM WITHOUT PRIOR APPROVAL FROM NASSAU COUNTY ENGINEERING SERVICES.
17. ALL TREES REQUIRED TO BE PROTECTED SHALL BE FLAGGED FOR PROTECTION PRIOR TO CLEARING.
18. ALL GRADING AND PLACEMENT OF COMPACTED FILL SHALL BE IN ACCORDANCE WITH THE LATEST NASSAU COUNTY SPECIFICATIONS.
19. ANY DAMAGED (SIDEWALK, CURBS, ASPHALT, DITCH GRADING, ET CETERA) WITHIN PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH NASSAU COUNTY SPECIFICATIONS. PROPOSED REPAIR METHOD SHALL BE APPROVED BY NASSAU COUNTY ENGINEERING SERVICES.
20. ANY ASPHALT MILLINGS FROM NASSAU COUNTY ROW SHALL BE DELIVERED TO THE ROAD DEPARTMENT LAYDOWN YARD LOCATED ON GENE LASSERRE BOULEVARD OR PEA FARM ROAD. PLEASE CONTACT THE ROAD DEPARTMENT AT (904) 530-6175.
21. PER NASSAU COUNTY ORDINANCE 99-17 SECTION 7.4.2 AND 7.4.4, AS-BUILT DRAWINGS SHALL BE SUBMITTED TO NASSAU COUNTY BEFORE A FINAL INSPECTION CAN BE SCHEDULED. AS-BUILTS SUBMITTALS WILL BE IN ACCORDANCE WITH NASSAU COUNTY AS-BUILT REQUIREMENT CHECKLIST. AS-BUILT DRAWINGS SHALL BE CERTIFIED BY REQUIRED LICENSED SURVEYOR AND APPROVED BY ENGINEER OF RECORD.

NASSAU COUNTY STORMWATER DRAINAGE NOTES:

1. ALL STORMWATER DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY AND PAVED AREAS, INCLUDING NASSAU COUNTY RIGHT-OF-WAY, TURN LANES, RESIDENTIAL ROADWAYS, DRIVE AISLES FOR MULTI-FAMILY DEVELOPMENTS, AND MAJOR DRIVE AISLES FOR COMMERCIAL DEVELOPMENTS SHALL BE LASER PROFILED PER FDOT SECTION 430.
2. A BUILDER CANNOT MODIFY THE COUNTY'S STORM WATER MANAGEMENT SYSTEM INCLUDING THE PIPES, INLETS, AREA DRAINS, DITCHES AND RELATED ELEMENTS TYPICALLY WITHIN THE STREET OR WITHIN A DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY ENGINEER OR DESIGNEE.
3. DRAINAGE EASEMENTS AND DITCHES SHOULD REMAIN FREE OF STOCKPILED SOIL, SEDIMENT, MUD, CONSTRUCTION MATERIALS/WASTE, ET CETERA AT ALL TIMES. POSITIVE STORMWATER FLOW MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. THE CONTRACTOR SHALL TEMPORARILY OR PERMANENTLY STABILIZE BARE SOIL AREAS AND SOIL STOCKPILES WHEN THE AREA IS INACTIVE FOR FOURTEEN DAYS OR MORE OR HAS REACHED FINISHED GRADE.
5. PER ORDINANCE 99-17 SECTION 11.11.9.4, ALL GRAVITY FLOW PIPE INSTALLATIONS SHALL HAVE A BELL TIGHT JOINT PERFORMANCE UNLESS SPECIFIC SITE FACTORS WARRANT WATERTIGHT JOINT PERFORMANCE.
6. PER ORDINANCE 99-17 SECTION 10.6.5.1, IMMEDIATELY INSTALL EROSION PROTECTION SEDIMENT CONTROL MEASURES IF SEDIMENT IS LEAVING YOUR SITE. FAILURE TO CONTAIN SEDIMENT TO YOUR SITE MAY RESULT IN DELAYED INSPECTIONS, NOTICES OF VIOLATION, CITATIONS, FINES, PENALTIES, AND/OR STOP WORK ORDERS.
7. PER 99-17 SECTION 10.1.2.A-E, STORMWATER MANAGEMENT FOR A PROJECT SHALL NOT HAVE ADVERSE EFFECTS ON ADJACENT PROPERTIES, DOWNSTREAM STRUCTURES, OR RIGHTS OF OTHER LANDOWNERS.

NASSAU COUNTY PAVING NOTES:

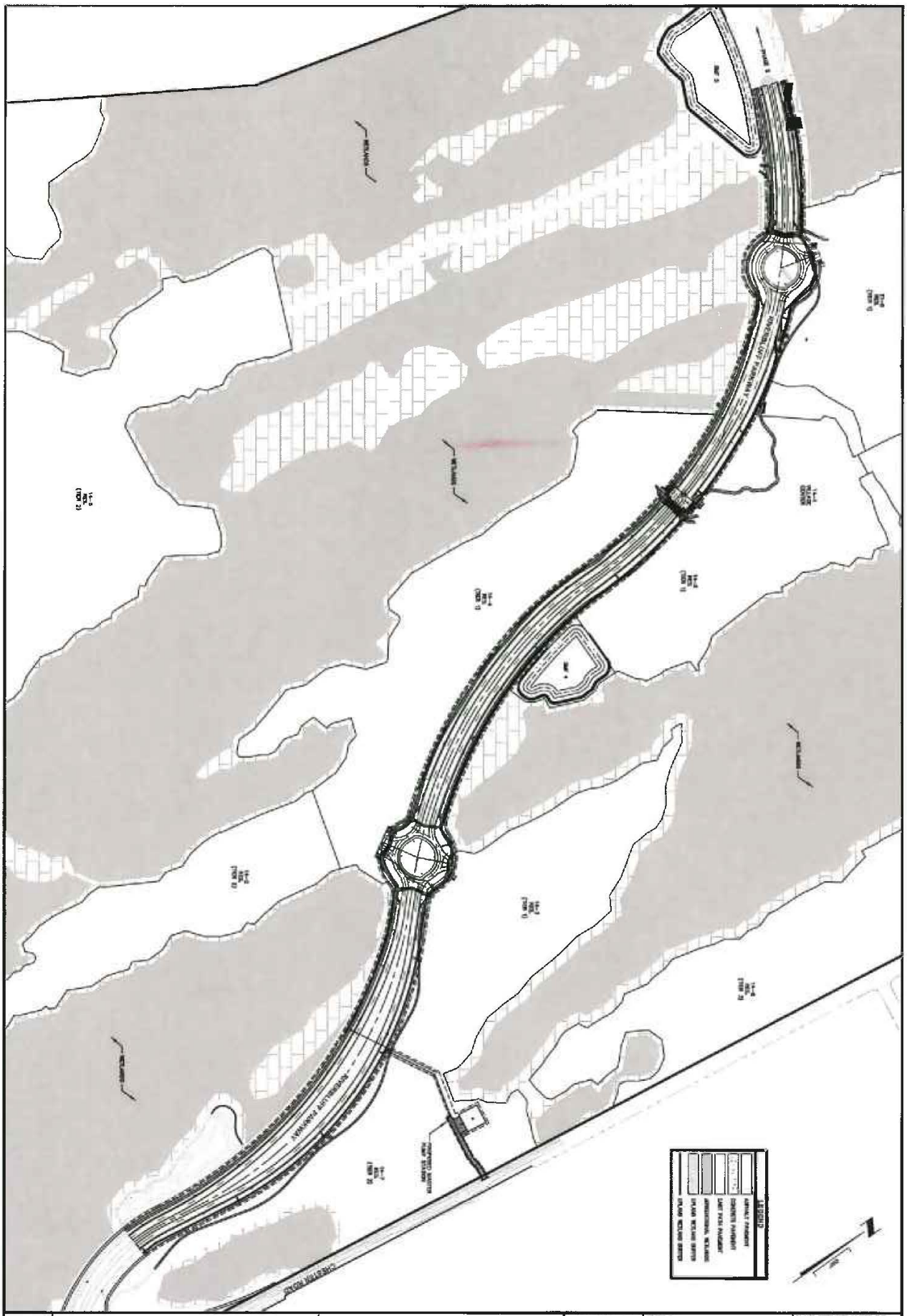
1. PER NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS, ORDINANCE 99-17 SECTION 12.2 AND 12.4, A MAINTENANCE BOND WILL BE REQUIRED FOR ALL WORK WITHIN NASSAU COUNTY RIGHT-OF-WAY.
2. A PRE-PAVE MEETING IS REQUIRED PRIOR TO ANY PAVING OPERATIONS WITHIN NASSAU COUNTY ROW, RESIDENTIAL SUBDIVISIONS, OR MULTI-FAMILY DEVELOPMENTS.
3. APPROVED MIX DESIGNS SHALL BE PROVIDED TO NASSAU COUNTY CONSTRUCTION INSPECTOR 48 HOURS PRIOR TO PRE-PAVE MEETING OR COMMENCEMENT OF PAVE.
4. CONTRACTOR IS REQUIRED TO HAVE A CERTIFIED QC ASPHALT LEVEL II TECHNICIAN DURING ANY ASPHALT OPERATIONS WITHIN NASSAU COUNTY ROW, RESIDENTIAL SUBDIVISION, OR MULTI-FAMILY DEVELOPMENTS.
5. ALL BASES SHALL BE PRIMED IN ACCORDANCE WITH ORDINANCE 99-17 SECTION 11.5.2.3. NASSAU COUNTY STANDARD DETAILS, AND FDOT STANDARD SPECIFICATIONS.
6. SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH NASSAU COUNTY STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND FDOT STANDARD PLANS.
7. MAINTENANCE OF TRAFFIC (MOT) SHALL BE IN COMPLIANCE WITH FDOT STANDARD INDEX 600 SERIES.
8. ALL WORK, MATERIALS, AND TESTING PERFORMED WITHIN NASSAU COUNTY RIGHT-OF-WAY AND SINGLE-FAMILY/MULTI-FAMILY DEVELOPMENTS SHALL BE IN ACCORDANCE WITH CURRENT REVISION OF NASSAU COUNTY'S ORDINANCE 99-17 AND ALL CURRENT NASSAU COUNTY STANDARD DETAILS.
9. PER ORDINANCE 99-17 SECTION 11.9.2, ALL PAVEMENT MARKINGS WITHIN NASSAU COUNTY ROW SHALL BE LEAD FREE THERMOPLASTIC MEETING NASSAU COUNTY AND FDOT STANDARD SPECIFICATION LATEST EDITION.
10. REMOVING PAVEMENT MARKINGS WITHIN NASSAU COUNTY ROW SHALL BE:
    a. GRINDING OR HYDRO-BLASTING ON WEATHERED ASPHALT SURFACES.
    b. HYDRO-BLASTING ONLY ON NEW ASPHALT SURFACES.
    c. PAINT BLACKOUT IS PROHIBITED.
11. PER ORDINANCE 99-17 SECTION 5.5.5, ANY DAMAGE TO PAVEMENT RESULTING FROM CONSTRUCTION OF PRIVATELY MAINTAINED REMOVAL WITHIN PUBLIC ROW NOT PLANNED AS PART OF THE PROJECT SHALL BE MILLED AND OVERLAID FOR ENTIRE WIDTH OF ROADWAY AND LENGTH OF DAMAGE PLUS 50' IN EACH DIRECTION.
12. ALL UNDERGROUND UTILITIES, OR APPROPRIATE CONDUIT SLEEVES, THAT ARE TO BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED PRIOR TO PREPARATION OF THE SUBGRADE FOR PAVEMENT.
13. SINGLE VERTICAL JOINTS IN ROADWAY CONSTRUCTION SHALL BE AVOIDED IN NASSAU COUNTY RIGHT-OF-WAY USING NASSAU COUNTY STANDARD DETAIL #206.
14. ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES THAT MEET OR EXCEED THE RATING FOR THE FACILITIES EXPECTED TRAFFIC.
15. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI WITH PUBLIC RIGHT-OF-WAY

WATER, REUSE, & SEWER REQUIREMENTS

1. ALL WATER, REUSE WATER, SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. THE CONTRACTOR SHALL FURNISH A COPY OF THE CURRENT LICENSE AND QUALIFIERS TO THE DESIGN ENGINEER PRIOR TO START OF CONSTRUCTION. ALL WATER, REUSE WATER AND SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH JEA STANDARDS, DETAILS AND MATERIALS MANUAL (LATEST REVISIONS) UNLESS MORE STRINGENT STANDARDS ARE SPECIFIED.
2. FIRE PROTECTION MAINS (NON-JEA OWNED WATER SYSTEMS) SHALL BE C-900 PVC DR18 PIPE AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA REQUIREMENTS BY A FLORIDA LICENSED CONTRACTOR QUALIFIED TO INSTALL FIRE PROTECTION MAINS. LOCAL PERMITTING AND INSPECTION OF FIRE PROTECTION SYSTEM INSTALLATION, FLUSHING AND TESTING IS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR LOCAL PERMIT, NOTICE, AND COMPLIANCE WITH PERMIT.
3. FINAL CONNECTION TO THE JEA SYSTEM MAY BE CONTINGENT UPON THE CONSTRUCTION, DEDICATION, AND FINAL ACCEPTANCE OF OFF-SITE SYSTEMS.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER (AND THE JEA IF REQUIRED) ON ALL STRUCTURES AND MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.
5. UNSUITABLE MATERIALS UNDER UTILITY PIPES AND STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
6. MECHANICALLY RESTRAINED JOINTS ARE REQUIRED ON PRESSURE MAINS AT VALVES, FITTINGS AND DEAD ENDS IN ACCORDANCE WITH JEA STANDARDS.
7. CONTRACTOR SHALL FURNISH AND INSTALL LOCATE WIRING ON ALL PVC WATER MAINS, REUSE MAINS, FORCE MAINS, POLYETHYLENE AND PVC WATER SERVICES. INSTALLATION SHALL BE IN ACCORDANCE WITH JEA STANDARDS, DETAILS AND MATERIAL MANUAL, LATEST EDITION.
8. ALL POINTS OF CONNECTION FOR WATER, REUSE WATER AND SEWER MUST BE IN ACCORDANCE WITH THE AVAILABILITY RESPONSE FROM JEA.
9. F.D.E.P. PERMITS SUBMITTED THROUGH THE DEPARTMENT FOR PROCESSING SHALL BE IN CONFORMANCE WITH BOTH THE DESIGN PLANS AND THE WATER AND SEWER AVAILABILITY RESPONSE. ANY MINOR OR MAJOR DEVIATIONS BETWEEN THE PRELIMINARY DESIGN AND FINAL DESIGN SUBMITTAL SHALL REQUIRE REVISED F.D.E.P. PERMITS REFLECTING THESE CHANGES.
10. A JEA PRE-CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE JEA NEW DEVELOPMENT PROJECT COORDINATOR TO SCHEDULE INFORMATION ON JEA DESIGNEE AT (904) 665-4081 TO SCHEDULE THIS CONFERENCE.
11. A TAP APPLICATION FEE IS REQUIRED AND SHALL BE PAID @ 515 N. LAURA ST., 1ST FLOOR. THIS MUST BE ACCOMPLISHED PRIOR TO CONNECTION TO THE JEA'S SYSTEM (WATER, SEWER, REUSE). IN ADDITION, CAPACITY FEES MUST BE PAID AT TIME OF OR PRIOR TO THE TAP FEE AND WILL BE BASED ON THE TOTAL NUMBER OF FIXTURE UNITS AND OR AVERAGE DAILY FLOWS.
12. THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER, REUSE AND SEWER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS BY UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.
13. CONTRACTORS SHALL OBTAIN A COPY OF THE F.D.E.P. OR JEA WATER AND SEWER PERMITS FROM THE ENGINEER PRIOR TO START OF CONSTRUCTION AND MUST COMPLY WITH ALL CONDITIONS OF PERMIT(S).
14. ALL JEA ELECTRICAL CONDUIT WORK SHALL BE COMPLETED PRIOR TO THE PRESSURE TESTING OF WATER, REUSE AND SEWAGE FORCE MAINS. ALL PRESSURE TESTING AND PUMP TESTING SHALL BE WITNESSED BY JEA AND THE ENGINEER.

WATER AND REUSE MAINS

15. UNLESS OTHERWISE INDICATED, ALL WATER MAINS AND REUSE MAINS WILL BE C-900 DR18, C-909 DR18, C-905 DR18 (AS APPROPRIATE) PIPE. ALL 2" MAINS SHALL BE HDPE CTS SDR 9.
16. WATER MAINS AND REUSE MAINS SHALL HAVE A MINIMUM OF 30" COVER UNDER UNPAVED AREAS AND 36" MINIMUM COVER FROM FINISHED GRADE UNDER PAVED AREAS UNLESS OTHERWISE SHOWN. ADDITIONAL COVER IS REQUIRED FOR VALVE INSTALLATION CLEARANCE FOR VALVES GREATER THAN 8 INCHES IN DIAMETER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT INSTALLED PIPING UNTIL FINAL ACCEPTANCE BY F.D.E.P. OR JEA.
17. ALL WATER MAINS AND REUSE MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIREC



DRAWING NUMBER: 3

MASTER SITE PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

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54773 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8550
FAX: (904) 642-8552
NBX - 2384 LC - 0000316

ETM NO. 19-230-01-040	
DRAWN BY: TT	
DESIGNED BY: AS	
CHECKED BY: JZB	
DATE: APR 2024	

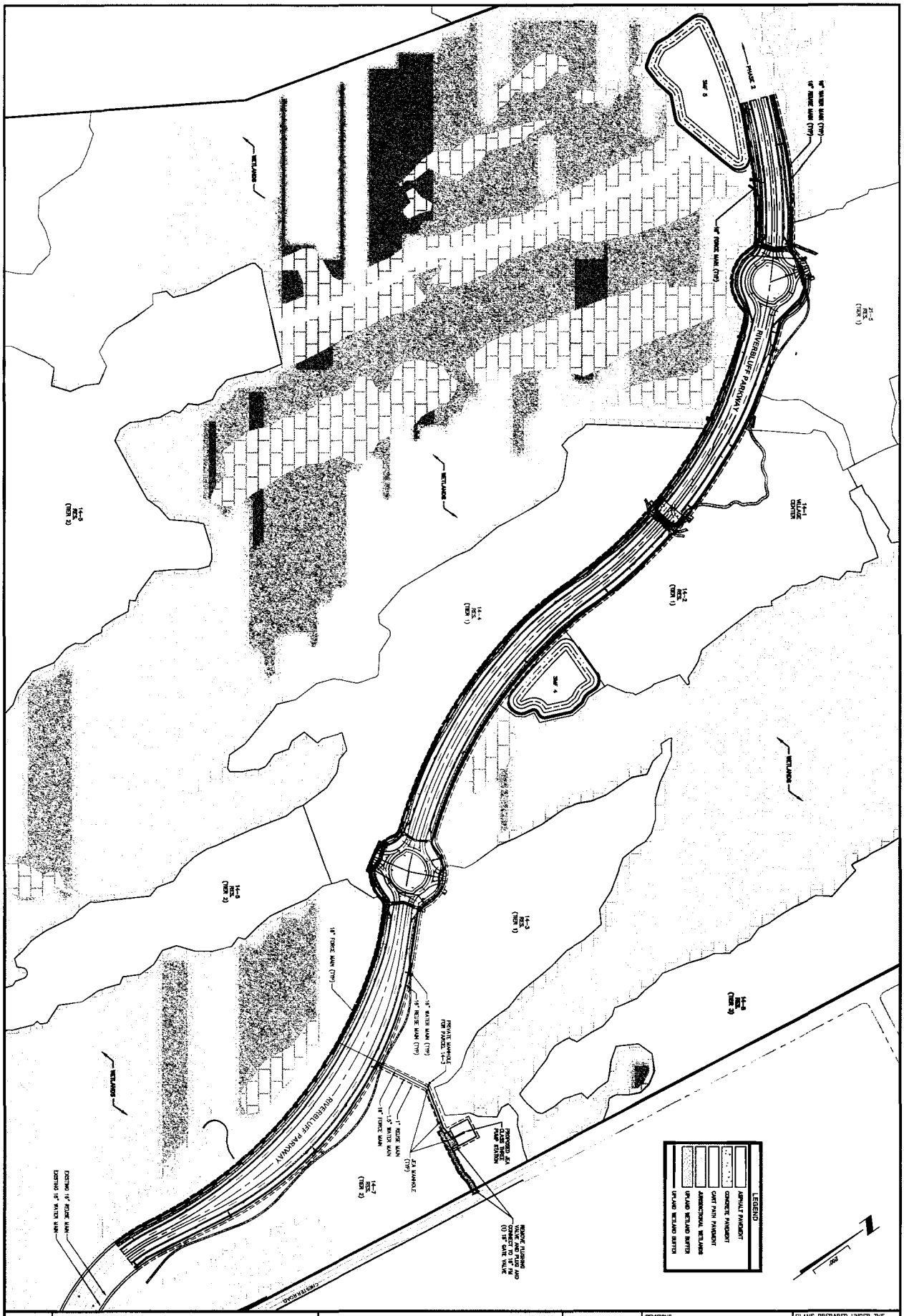
REVISIONS

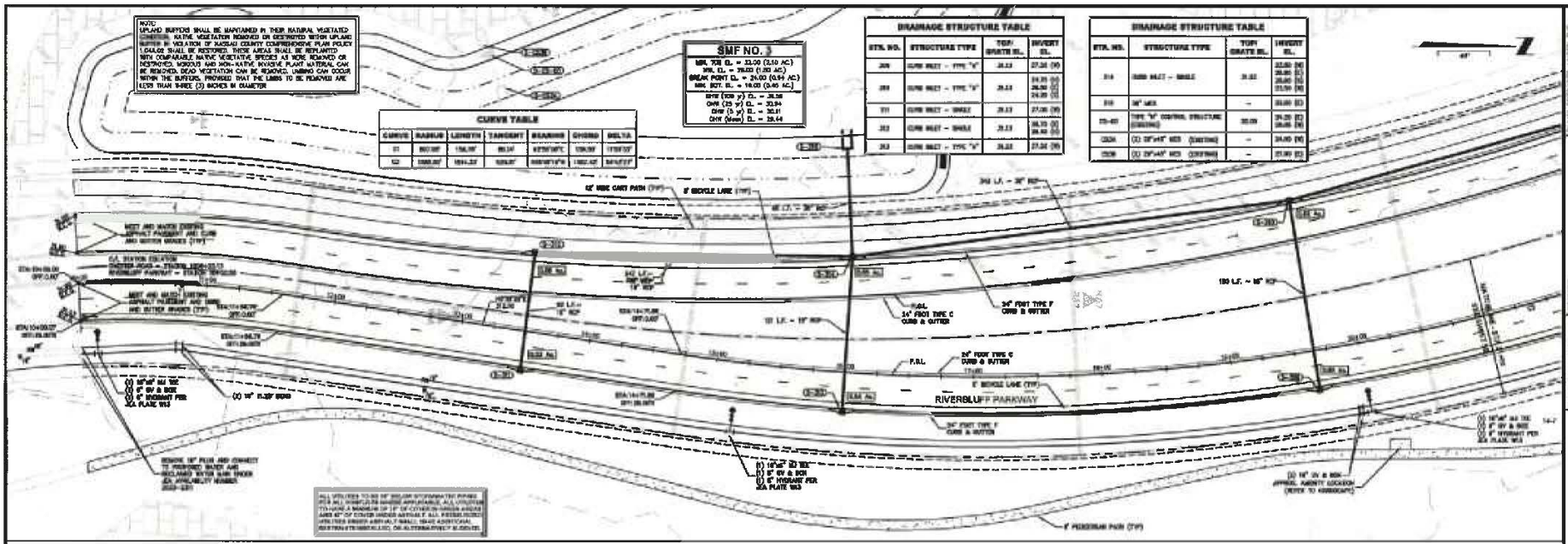
PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66559

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PLOTTED: June 3, 2024 - 4:50 PM, BY: Jon-Michael Gonyo


RIVERBLUFF PARKWAY
PHASE 2
SMC 5
SMC 4
16" WATER MAIN (TYP)
16" FORCE MAIN (TYP)
16" FORCE MAIN (TYP)
16" WATER MAIN (TYP)
PROPOSED 24" MANHOLE FOR PHASE 1-1
PROPOSED 24" MANHOLE FOR PHASE 1-2
PROPOSED 24" MANHOLE FOR PHASE 1-3
PROPOSED 24" MANHOLE FOR PHASE 1-4
PROPOSED 24" MANHOLE FOR PHASE 1-5
PROPOSED 24" MANHOLE FOR PHASE 1-6
PROPOSED 24" MANHOLE FOR PHASE

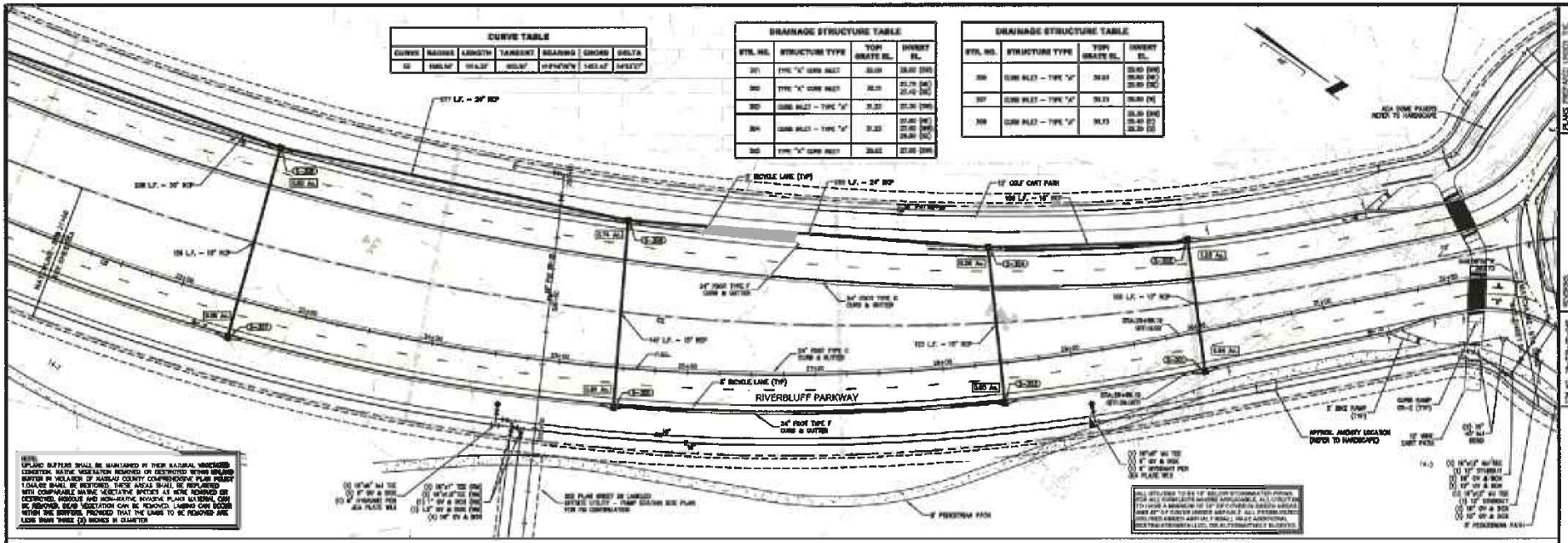


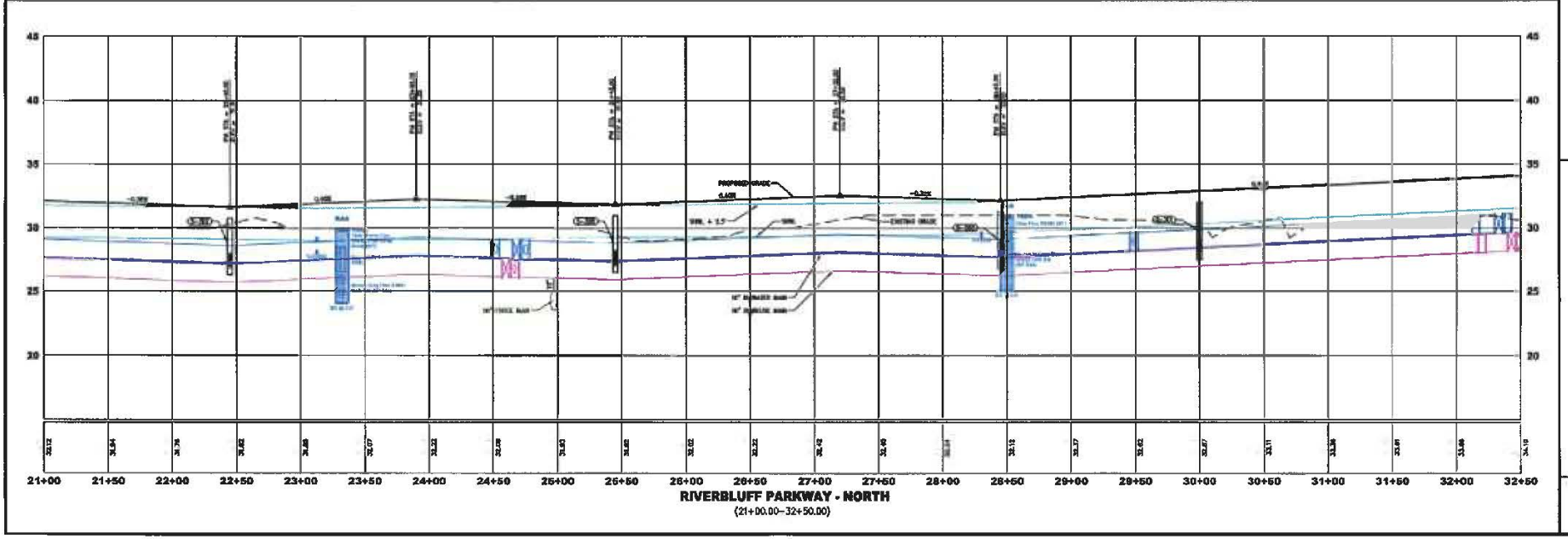
PLAN AND PROFILE - NORTH
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

EXHIBIT NUMBER
5A

JOHN ZACHARY BRIGHT
P.E. NUMBER: 65559

PLOTTED: June 3, 2024 - 4:31 PM, BY: John-Melissa Bongan





PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY GREGHT
P.E. NUMBER: 85559

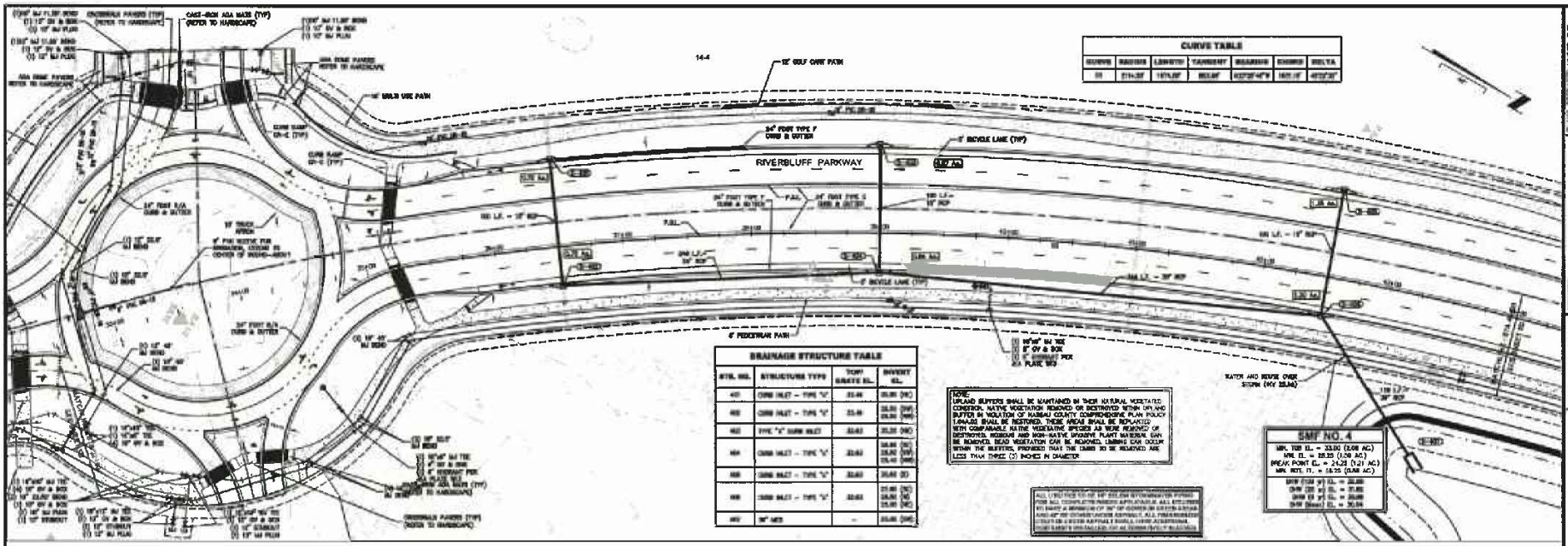
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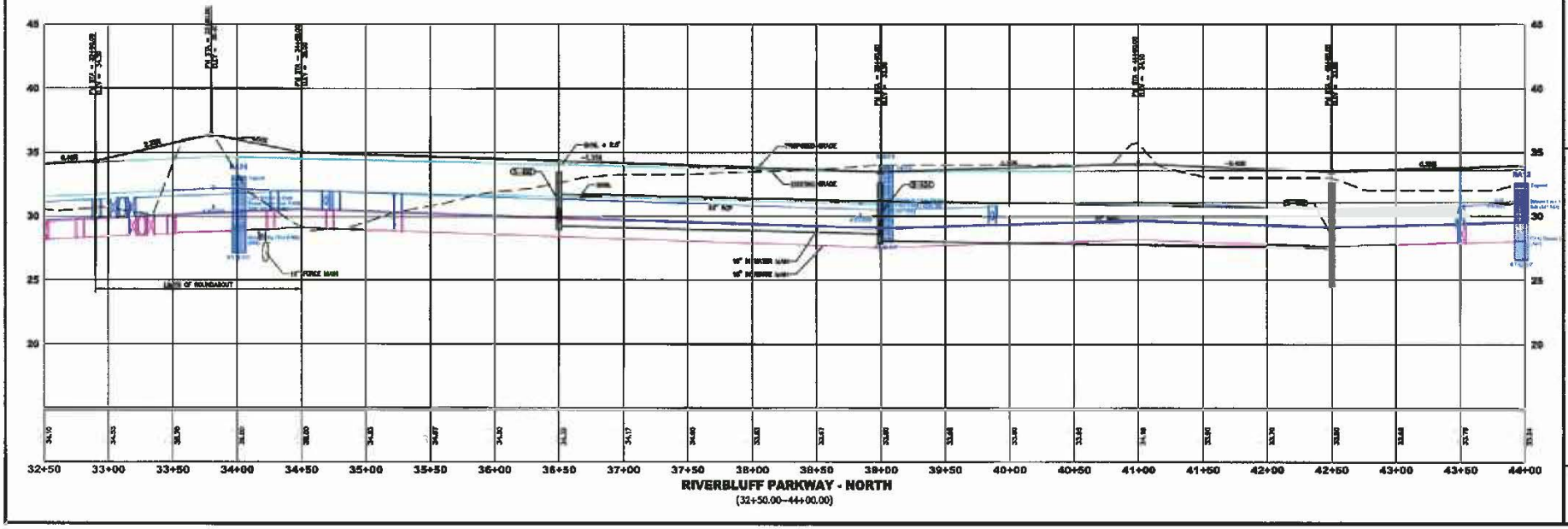
ETM
Engineering • Surveying • Planning
Stanford, Titus & Wilson, Inc.
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Jacksonville, FL 32256
TEL: (904) 642-8990
FAX: (904) 646-9485
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PLAN AND PROFILE - NORTH
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
5B

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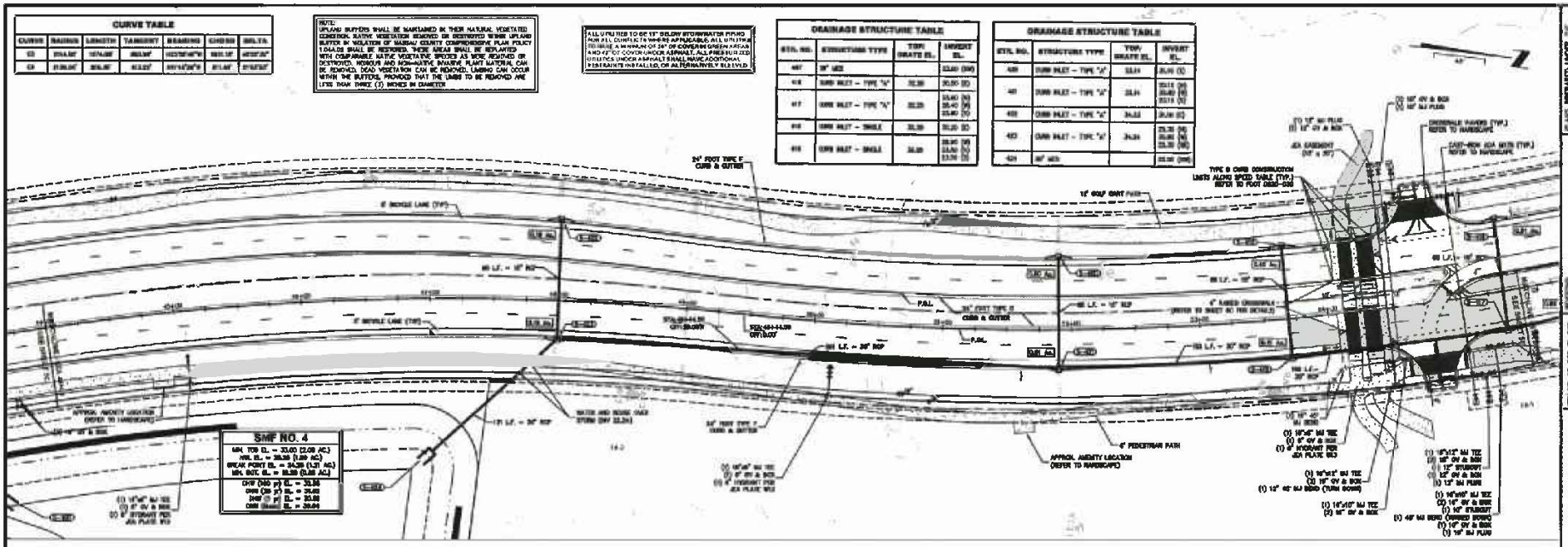


PLAN AND PROFILE - NORTH

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

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5C



PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT, P.E. NUMBER: 66539

PLOTTED: June 12, 2024 — 4:09 PM, BY: JohnBrecht Bonjah

ETM

Environmental Tilling & Mitigation, Inc.

1277 Old St. Augustine Road, Jacksonville, FL 32254

TEL: (904) 642-8990 FAX: (904) 642-8901

EB# - 3554 LC - 0000016

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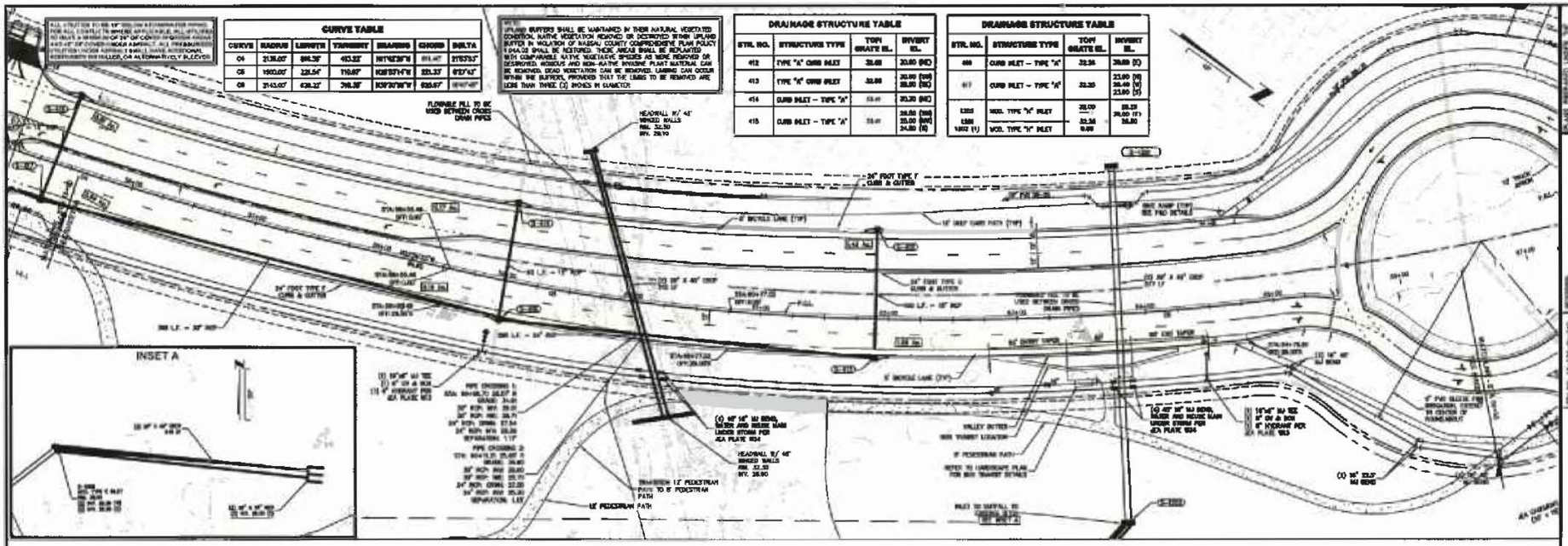
PLAN AND PROFILE - NORTH

RIVERBLUFF PARKWAY PHASE 1 FOR RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER

5D

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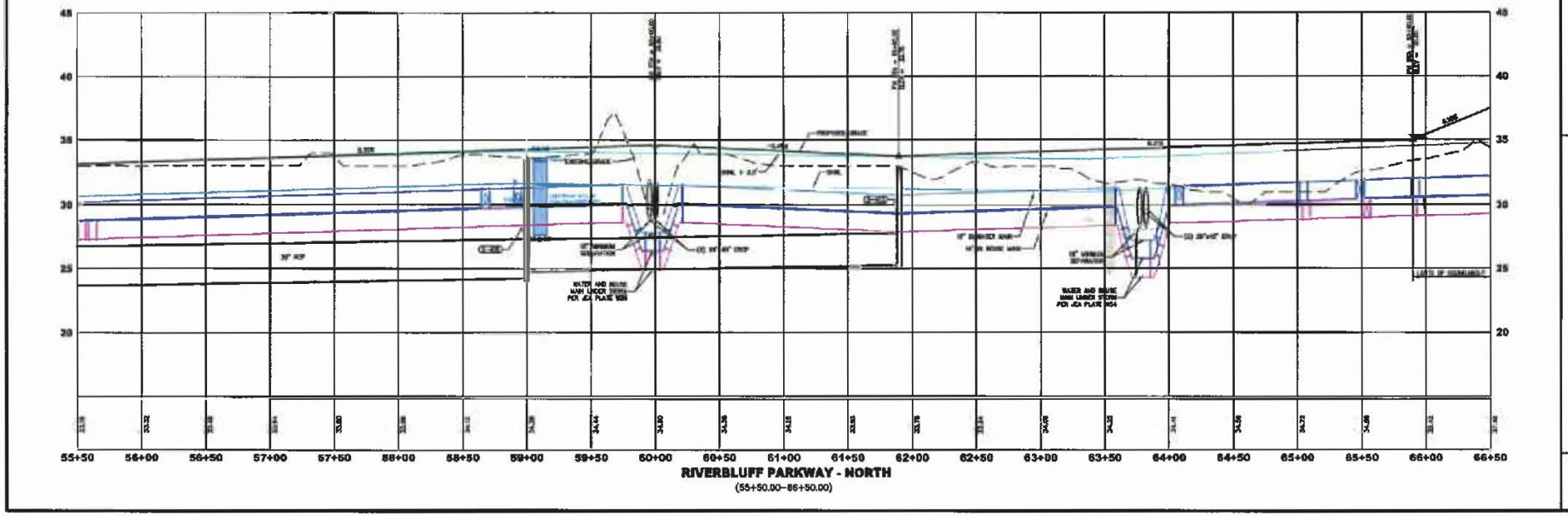


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C4	2138.00'	696.29'	453.22'	N71°42'39"W	693.40'	18°39'53"
C5	1500.00'	228.54'	110.87'	N58°57'17"W	228.33'	8°43'43"
C6	2143.00'	438.23'	219.38'	N39°39'38"W	437.57'	11°43'07"

UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN UPLAND BUFFER IN VIOLATION OF DUVAL COUNTY COMPREHENSIVE PLAN POLICY 1.1.14.02 SHALL BE RESTORED. THOSE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIAL CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP GRATE EL.	INVERT EL.
412	TYPE "A" CURB INLET	33.65	20.65 (NE)
413	TYPE "A" CURB INLET	32.00	20.00 (SW) 20.00 (NE)
414	CURB INLET – TYPE "A"	33.41	20.30 (NE)
415	CURB INLET – TYPE "A"	33.41	20.50 (SW) 25.00 (NE) 24.80 (E)

DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP GRATE EL.	INVERT EL.
400	CURB INLET – TYPE "A"	32.35	20.85 (E)
417	CURB INLET – TYPE "A"	32.35	23.00 (W) 20.40 (N) 23.00 (S)
1203	MOD. TYPE "A" INLET	28.09	20.19
1203 1202 (1)	MOD. TYPE "A" INLET	32.35 0.00	20.00 (E) 20.00 (W)



JOHN ZACHARY DRIGHT
P.E. NUMBER: 66559

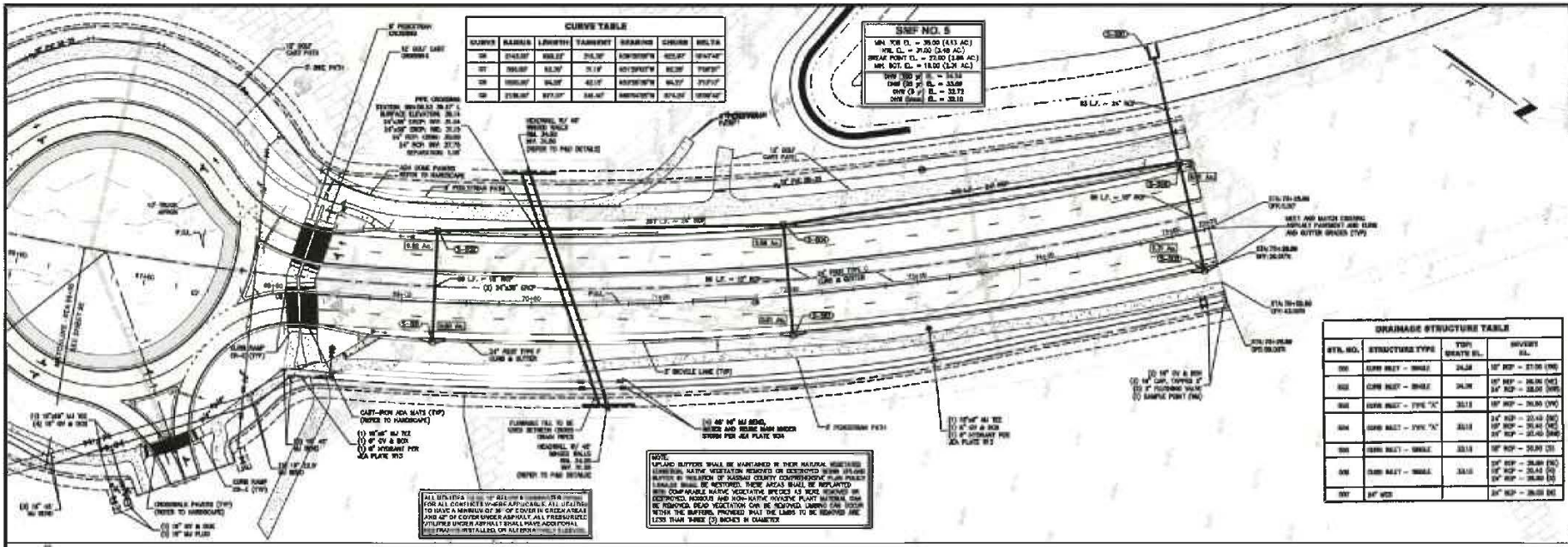
PLOTTED: June 3, 2024 – 4:55 PM, BY: Jon-Michael Bergin

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PLAN AND PROFILE - NORTH
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
5E

T:\2019\19-238\19-238-01 - Raydient Rest\19-238-01-040 Wildlight Parkway Ph 1B\Landdev\Civil\Plans\19-238-01-040 PROF.dwg



PLAN AND PROFILE - NORTH

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYMENT PLACES + PROPERTIES

DRAWING NO.
5F

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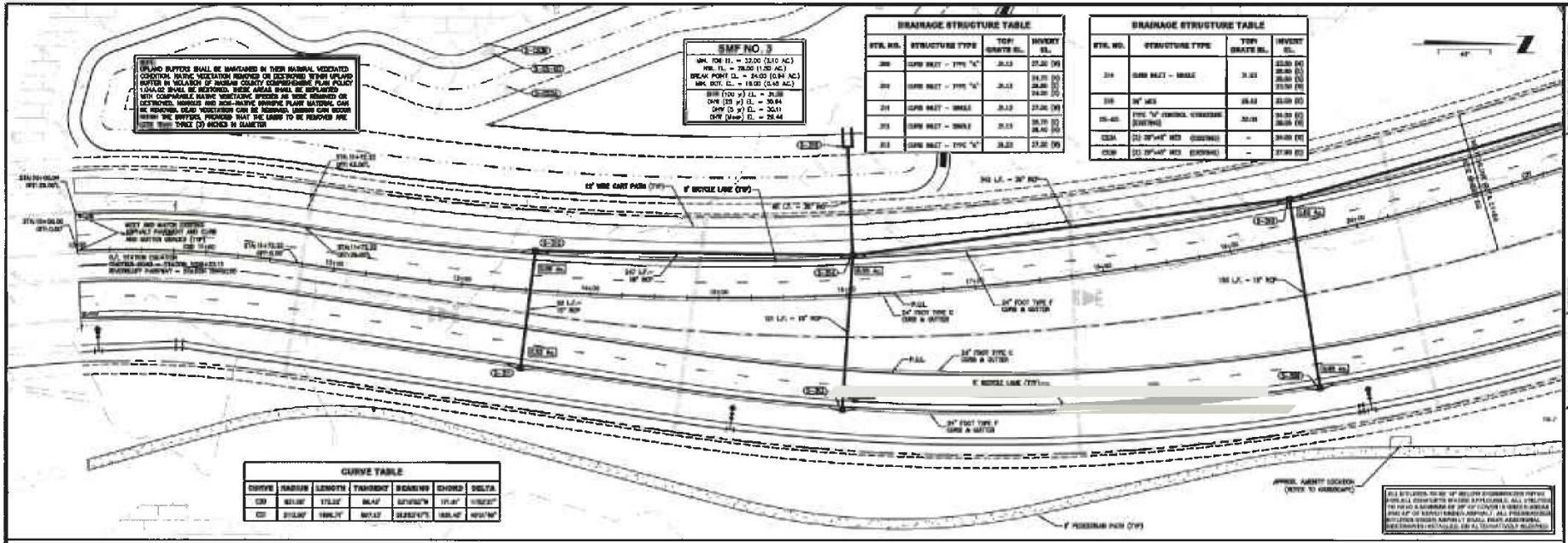
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12713 Fruit St., Jacksonville, FL 32258
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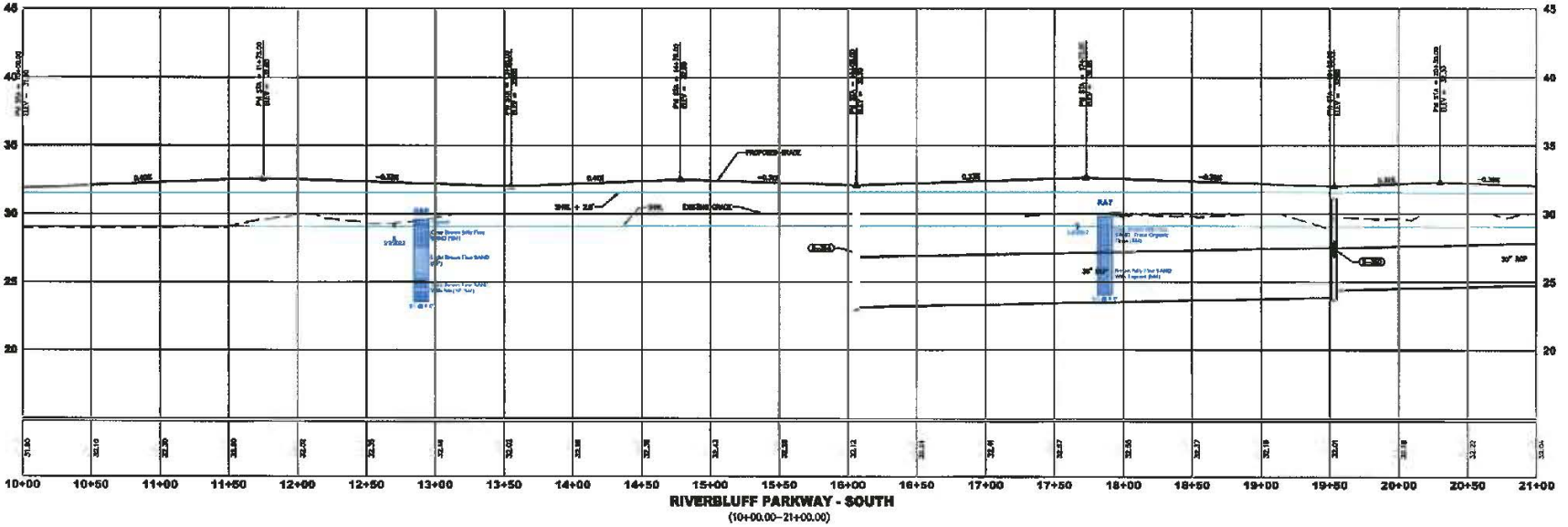
CTY NO. 15-238-01-040
DRAWN BY: TS
DESIGNED BY: JMH
CHECKED BY: JMH
DATE: JUNE 2024

PLAN PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER 86504

PLOTTED: June 12, 2024 – 3:57 PM, BY: Johnathan Brecht

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PLAN AND PROFILE - SOUTH

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

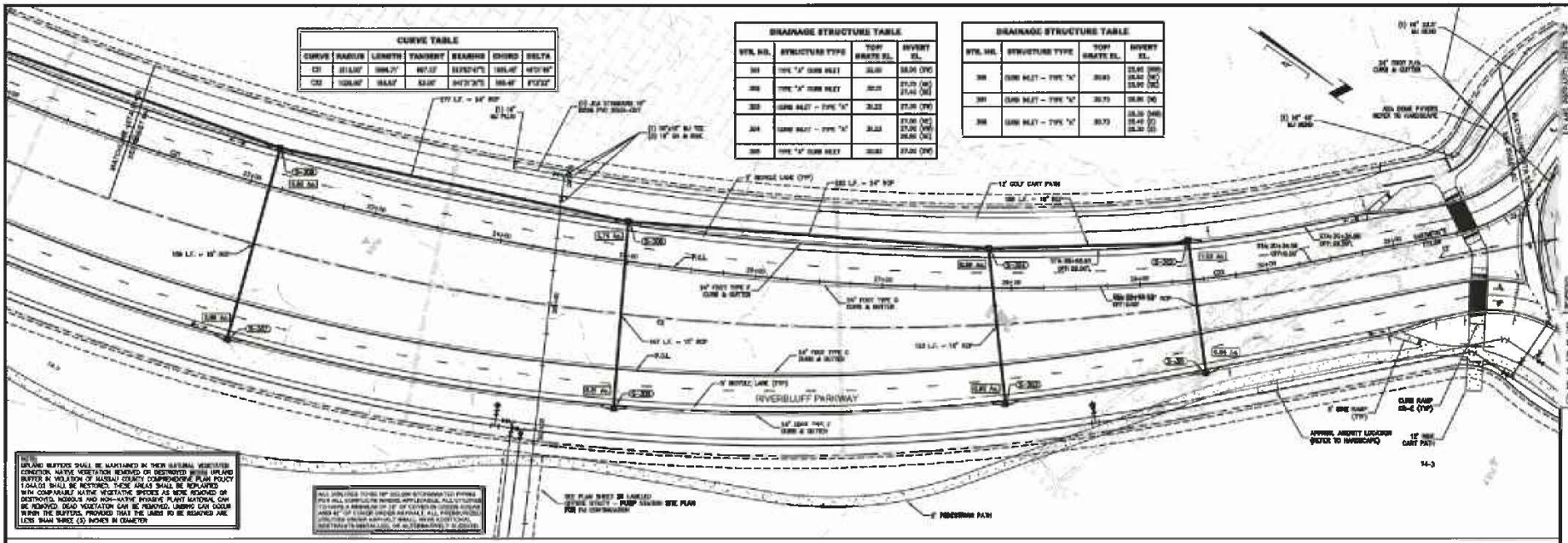
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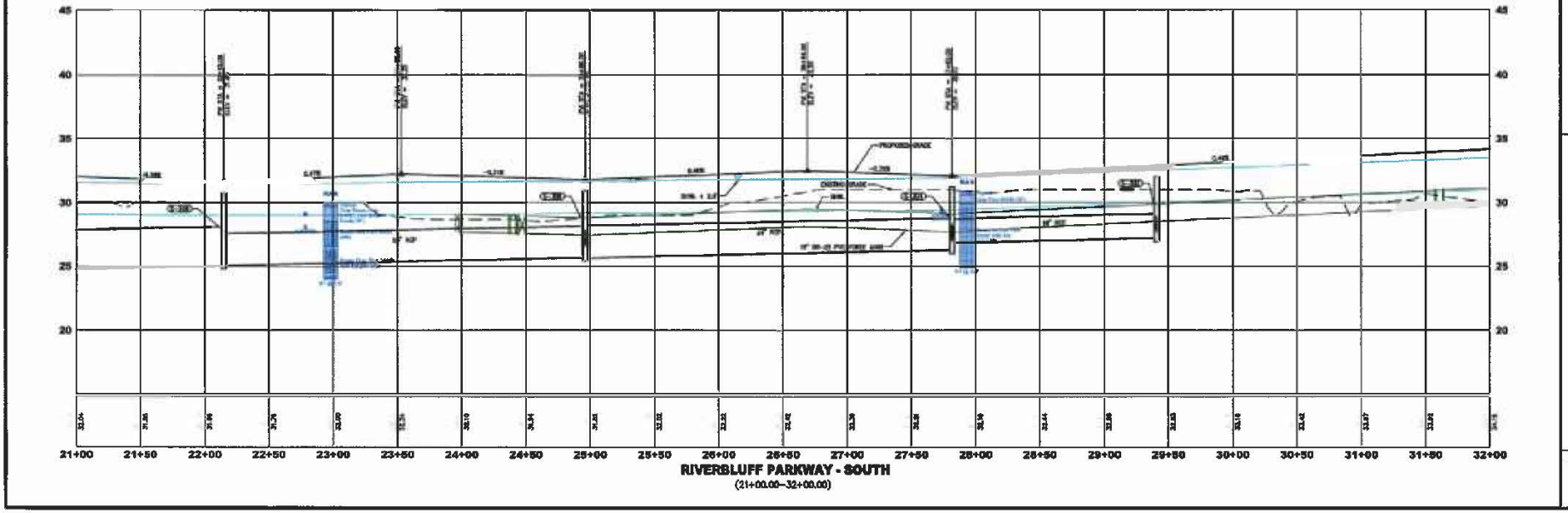
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1675 Glen Arm Road
Jacksonville, FL 32224
TEL: (904) 642-8990
FAX: (904) 646-9485
NO. - ITEM - LIC. NUMBER

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY CRESSY, P.E.

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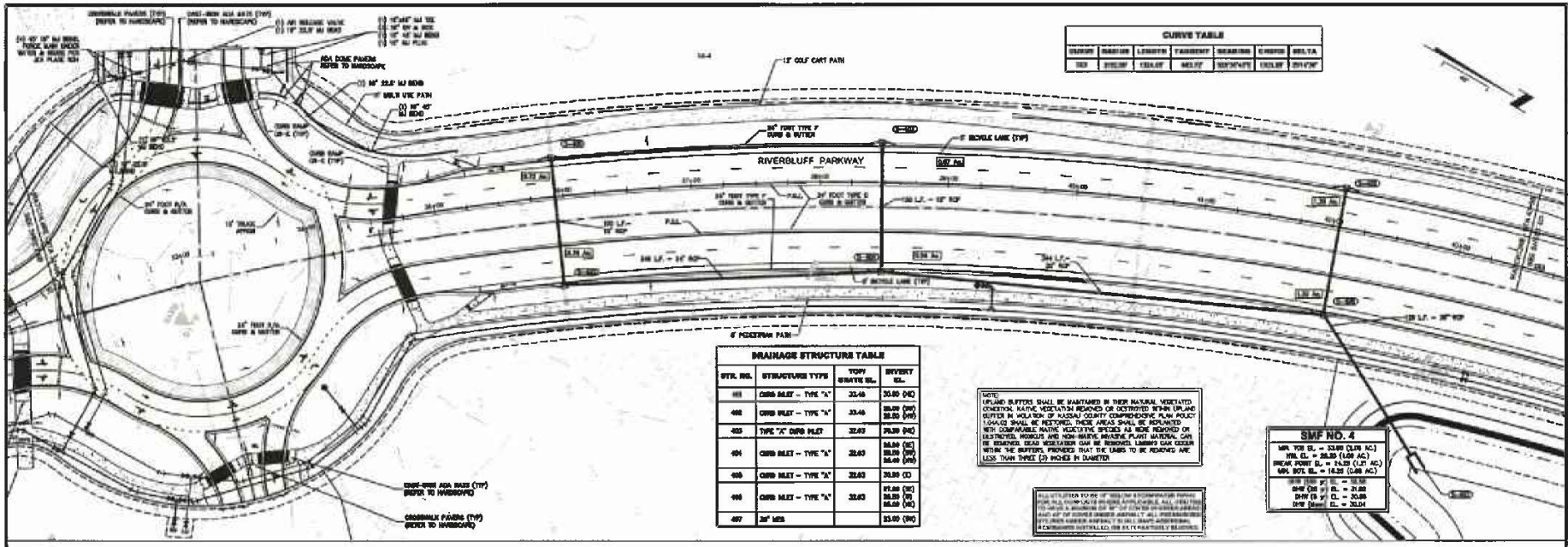


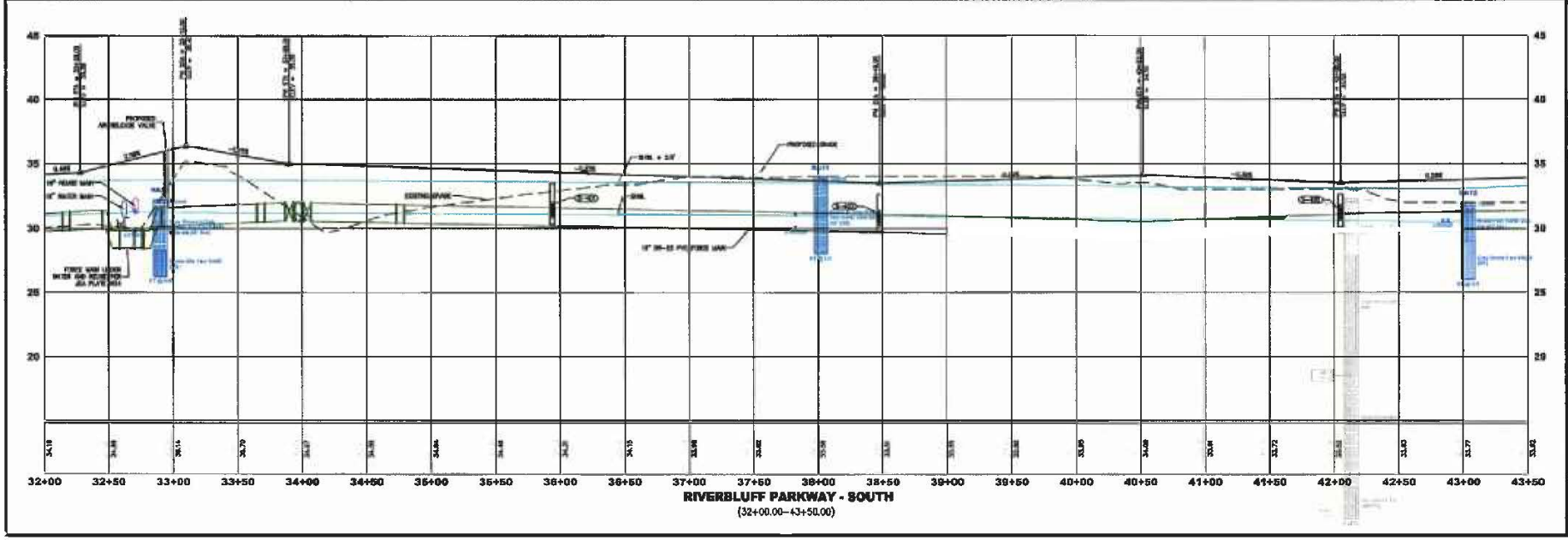


PLAN AND PROFILE - SOUTH

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
6B





RIVERBLUFF PARKWAY - SOUTH
(32+00.00–43+50.00)

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BECOIT
P.E. NUMBER: 95439
PLOTTED: June 12, 2023 – 4:58 PM, BY: John Becoit

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RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
6C

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NOTE:
UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04.02 SHALL BE RESTORED. THOSE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIAL CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN occur WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C23	2992.60'	1334.24'	682.72'	S38°36'43"E	1323.28'	25°33'26"
C24	1392.60'	313.24'	158.94'	S13°04'01"E	312.58'	12°53'12"
C25	3112.60'	1456.78'	745.47'	S23°43'36"E	1443.66'	26°49'27"

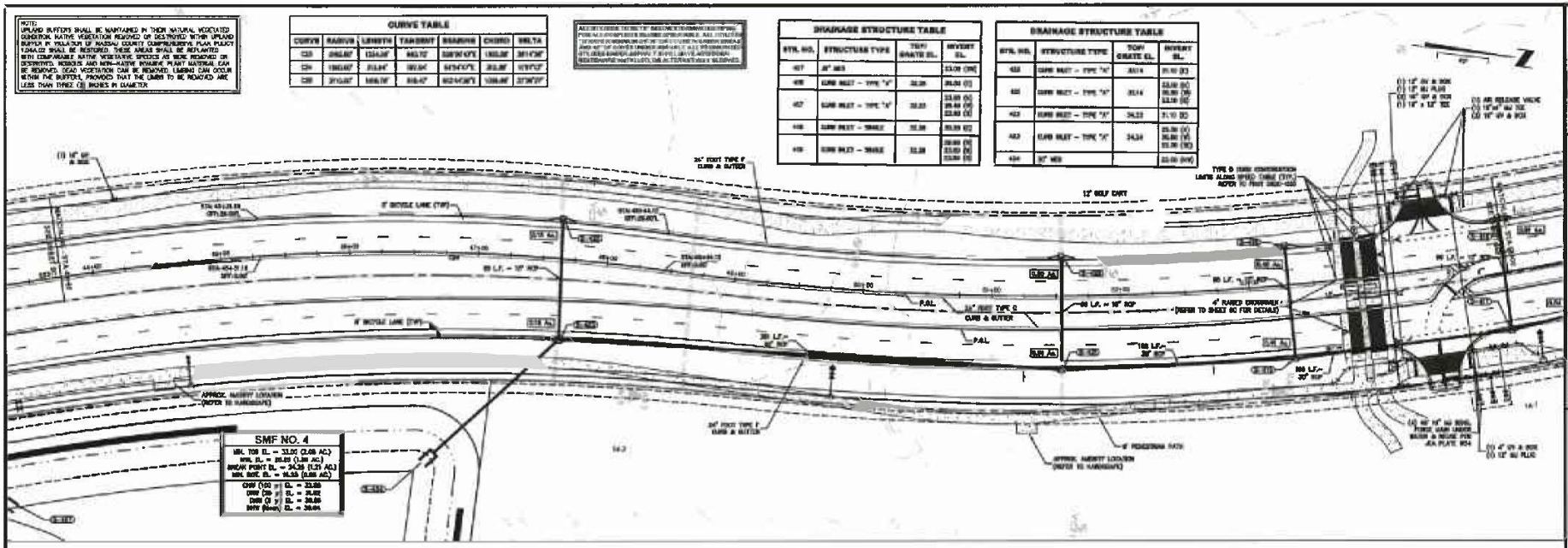
ALL DRAINAGE STRUCTURES "B" INSIDE DIAMETER REINFORCED CONCRETE PIPE, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND ALL APPLICABLE FDOT INDEX DRAWINGS AND SPECIFICATIONS. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED. ALL STRUCTURES SHALL BE SUBJECT TO FIELD INSPECTION AND APPROVAL BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION OF PIPE. ALL STRUCTURES SHALL BE SURVEYED.

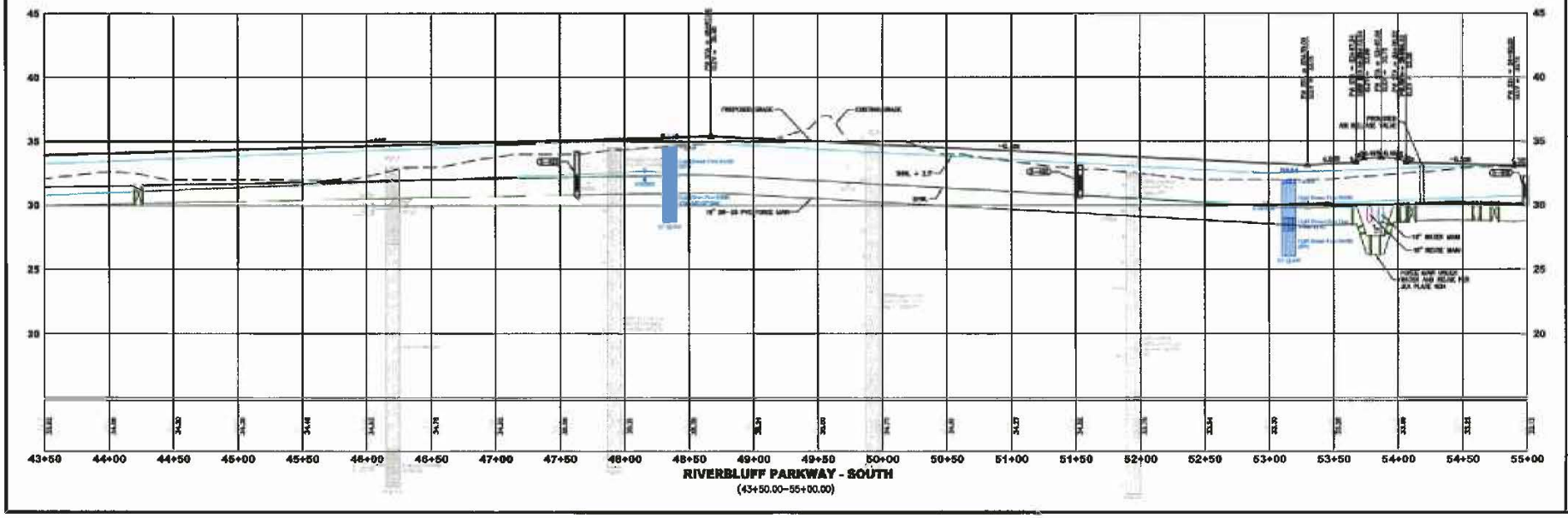
DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
427	24" MES		33.08 (SW)
428	CURB INLET – TYPE "A"	32.20	26.04 (E)
427	CURB INLET – TYPE "A"	33.03	23.69 (N) 26.44 (W) 23.69 (S)
428	CURB INLET – SHALE	32.39	26.39 (E)
429	CURB INLET – SHALE	32.28	26.69 (E) 23.69 (N) 23.69 (S)

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
432	CURB INLET – TYPE "A"	33.14	31.10 (E)
433	CURB INLET – TYPE "A"	33.14	28.80 (E) 28.80 (W) 31.10 (S)
434	CURB INLET – TYPE "A"	34.33	31.10 (E)
435	CURB INLET – TYPE "A"	34.34	28.34 (E) 28.80 (W) 31.10 (S)
436	30" MES		33.00 (NW)





RIVERBLUFF PARKWAY - SOUTH
(43+50.00–55+00.00)

Gresham, Smith & Partners
1970 CHAFFEE, Jacksonville, FL 32221
TEL: (904) 448-0800
FAX: (904) 448-0800
lic. nos. LC 1000

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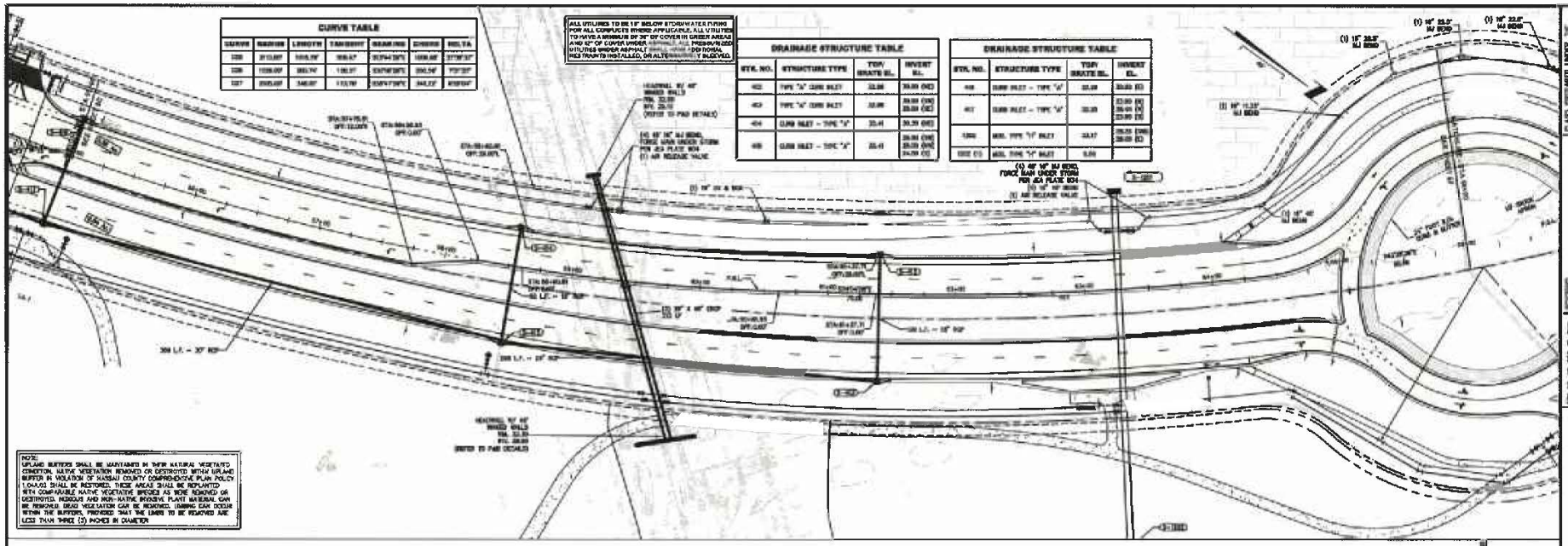
PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRIGHT
P.E. NUMBER: 66556

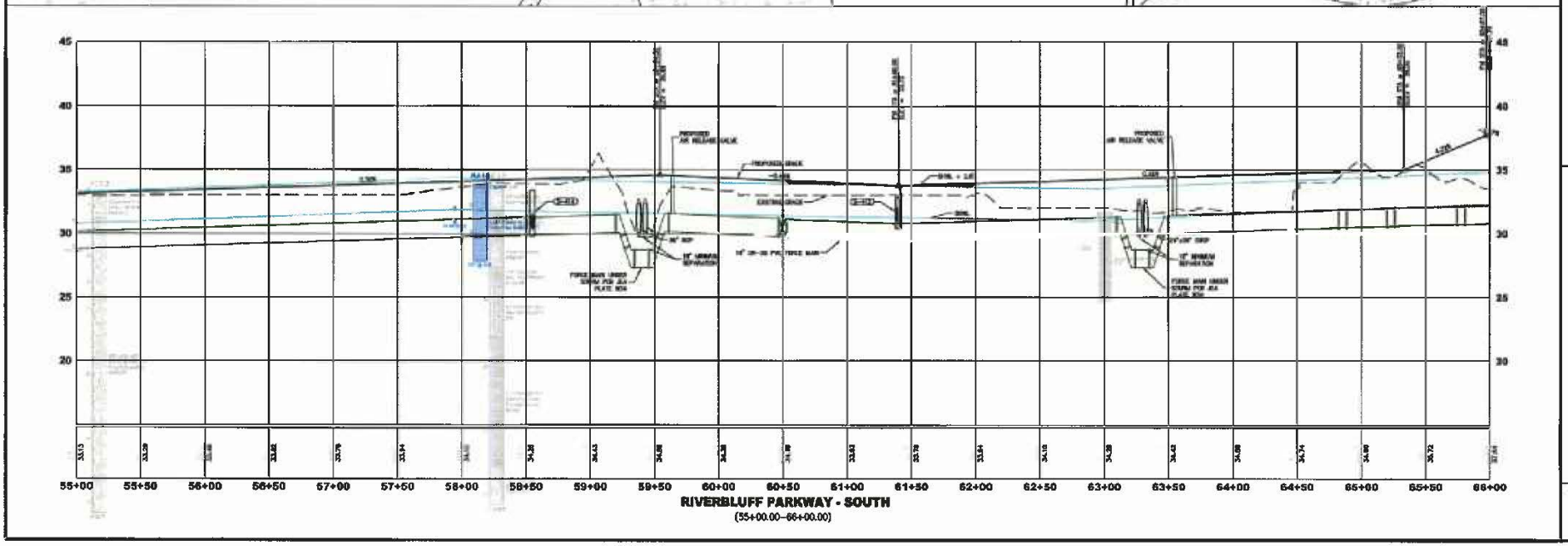
PLOTTED: June 12, 2024 – 11:03 PM, BY: Jonathan Bergen

PLAN AND PROFILE - SOUTH
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
6D

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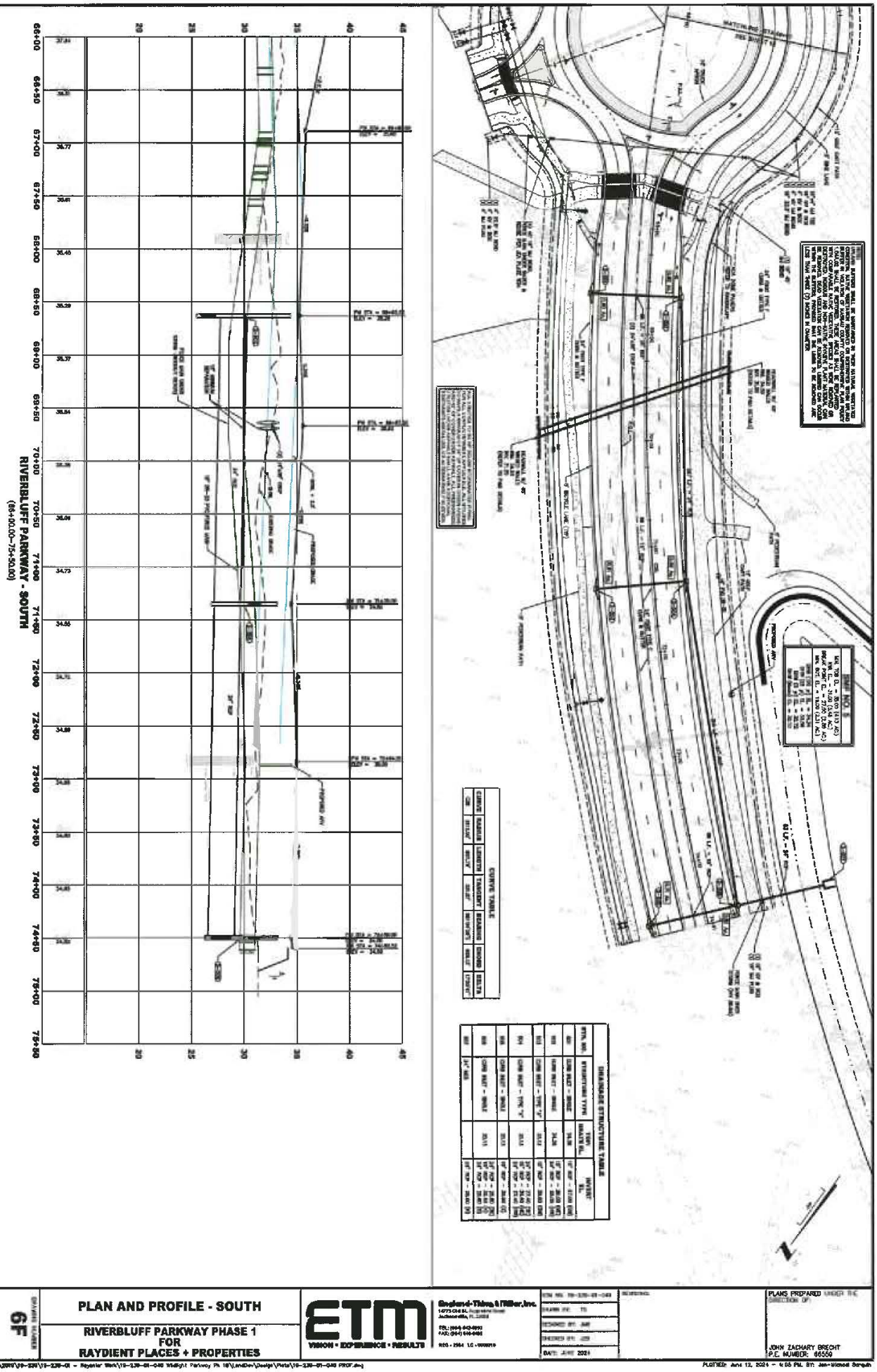


PLAN AND PROFILE - SOUTH

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYMENT PLACES + PROPERTIES

ETM
VISION • ENGINEERING • REALITY

DRAWING NUMBER
6E



6F

DRAWING NUMBER

PLAN AND PLOT - SOUTH

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

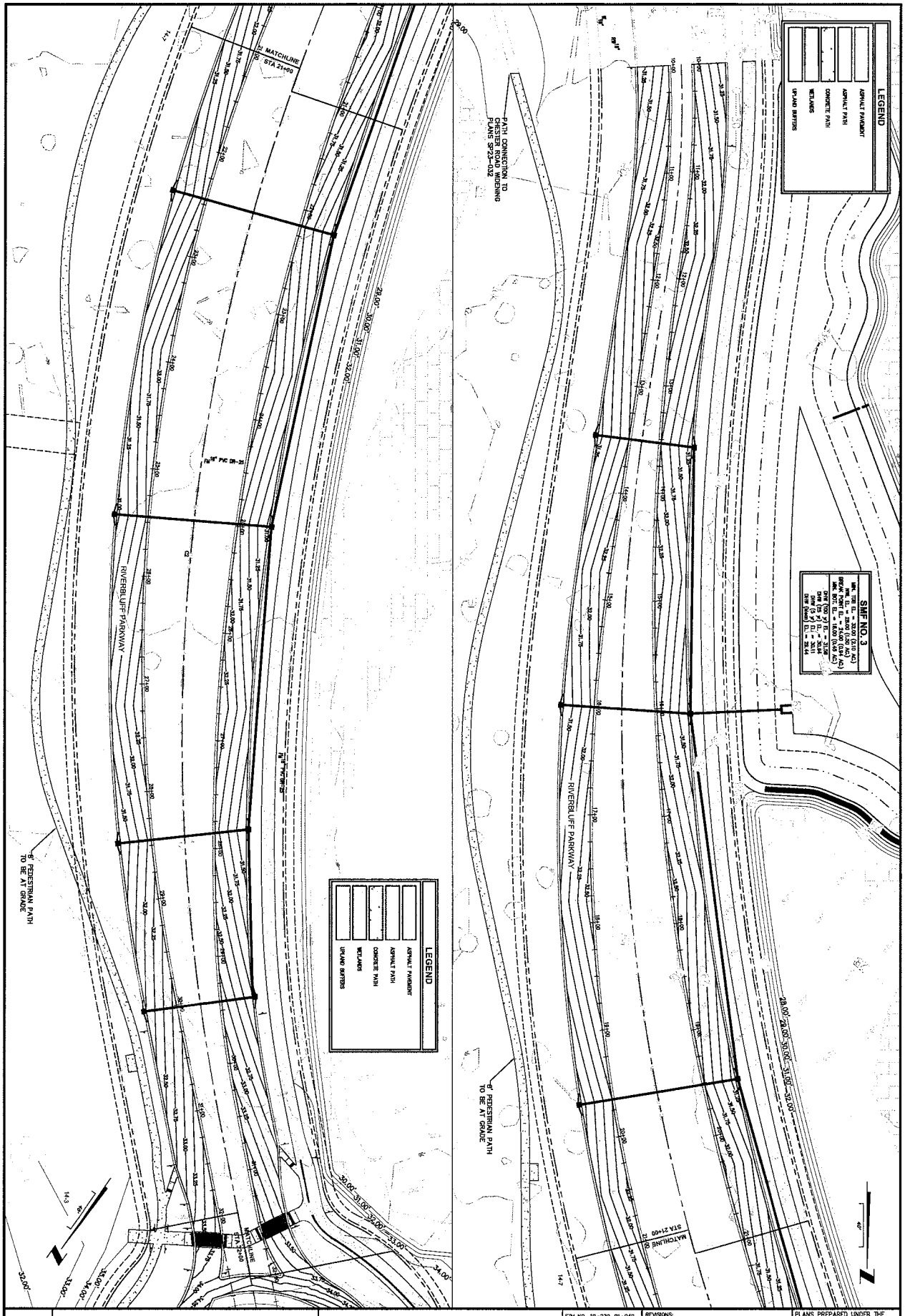
ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
NSC - 3561 LC - 0000219

ETM NO. 19-239-01-040
DRAWN BY: TS
REVIEWED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

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PLOTTED: June 12, 2024 - 4:05 PM, BY: Jon-Michael Sequin



GRADING PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER **7A**

ETM — VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

ETM NO.	19-239-01-040
DRAWN BY:	TS
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	JUNE 2024

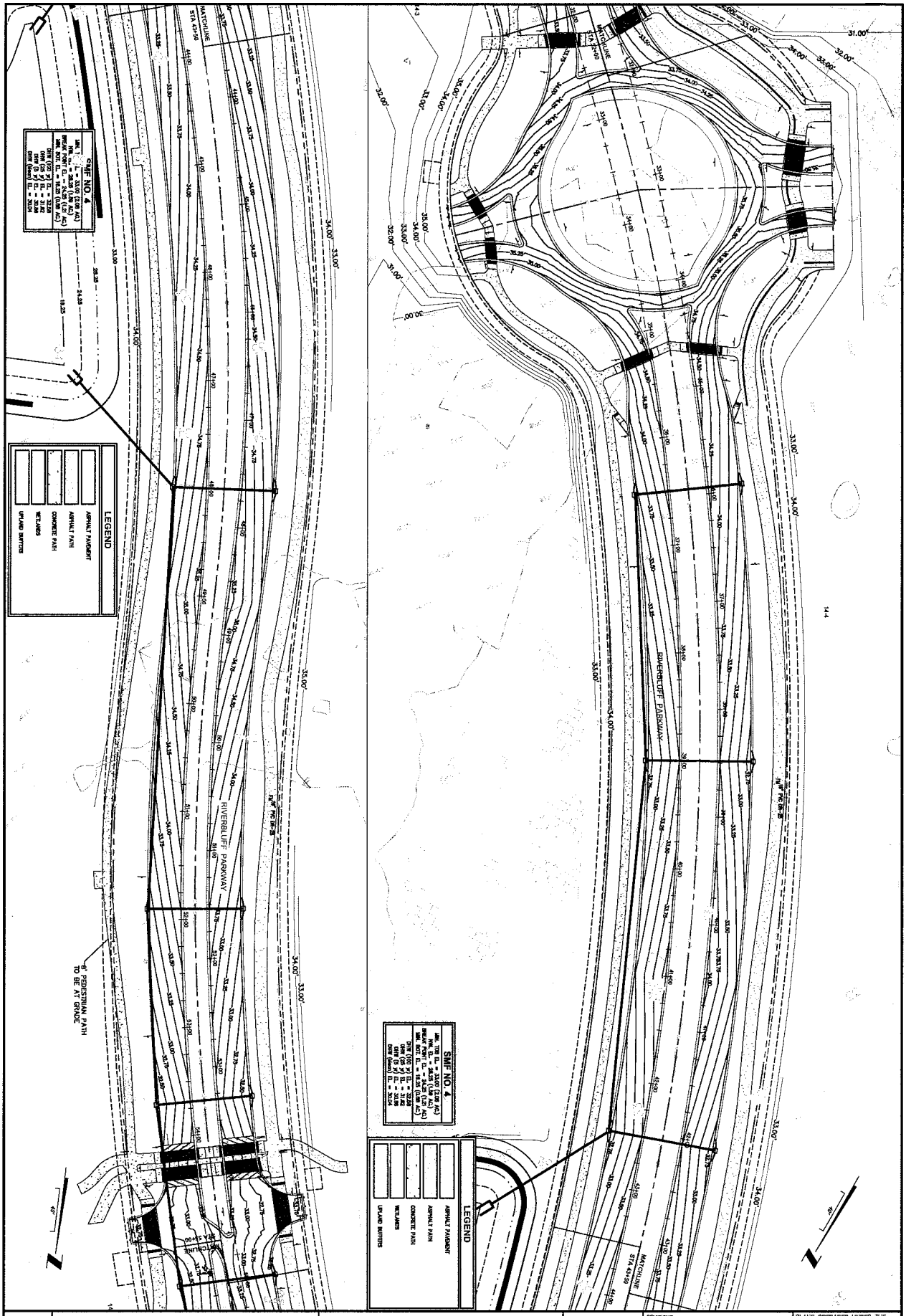
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66559

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PLOTTED: June 3, 2024 - 5:05 PM, BY: Jon-Michael Barquin



GRADING PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER **7B**

ETM VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

ETM NO. 19-239-01-040	
DRAWN BY:	TS
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	JUNE 2024

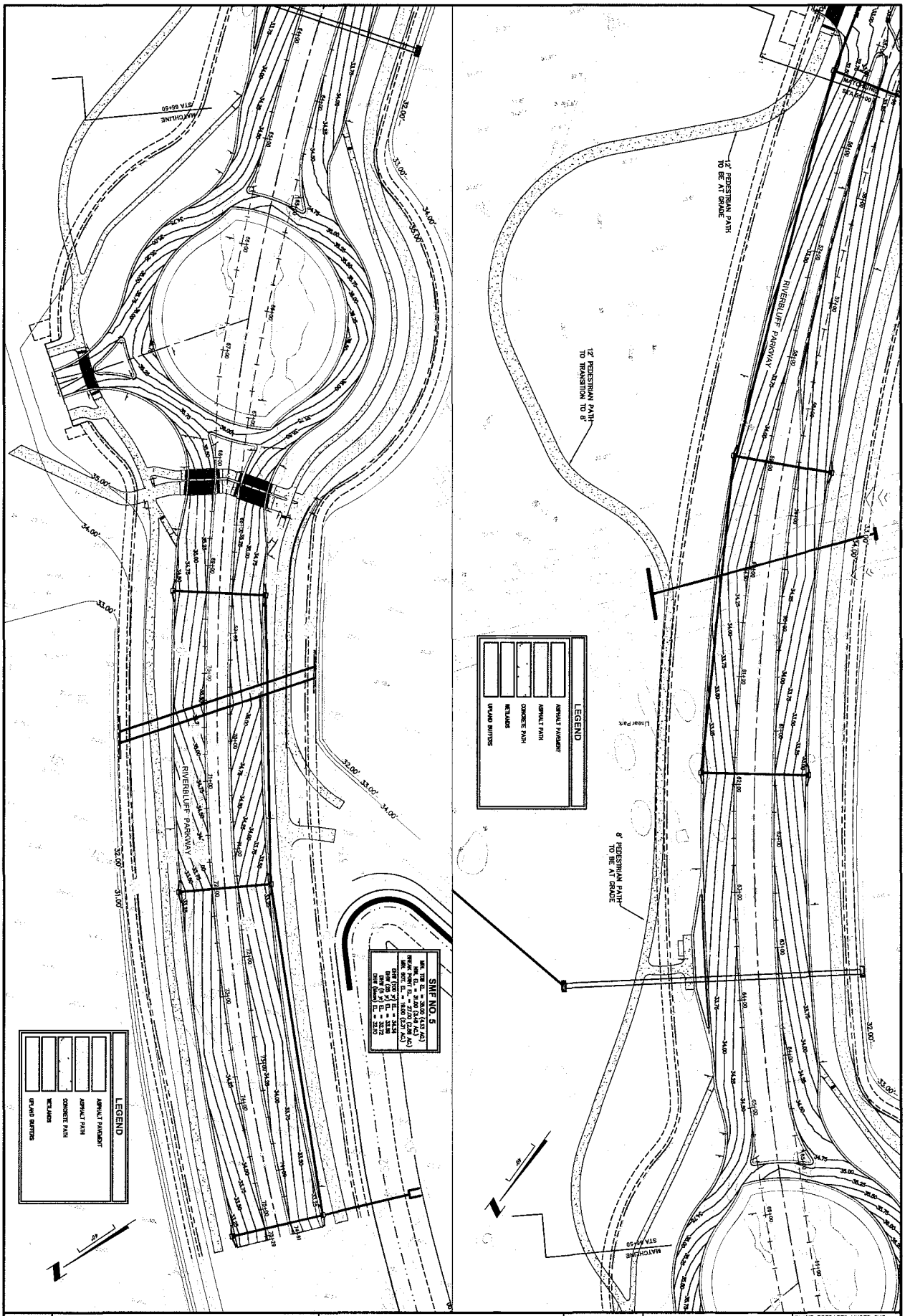
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66559

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PLOTTED: June 12, 2024 - 4:08 PM, BY: Jon-Michael Barquin



GRADING PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER 7C

ETM
VISION = EXPERIENCE = RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

ETM NO.	19-239-01-040
DRAWN BY:	TS
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66559

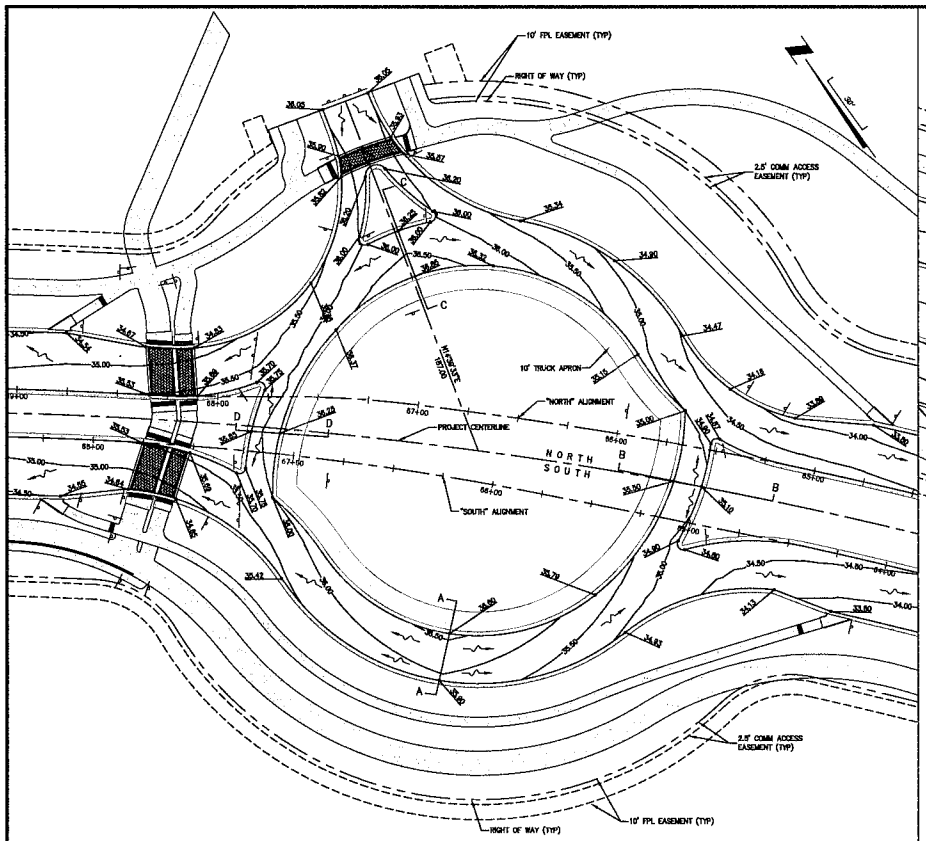
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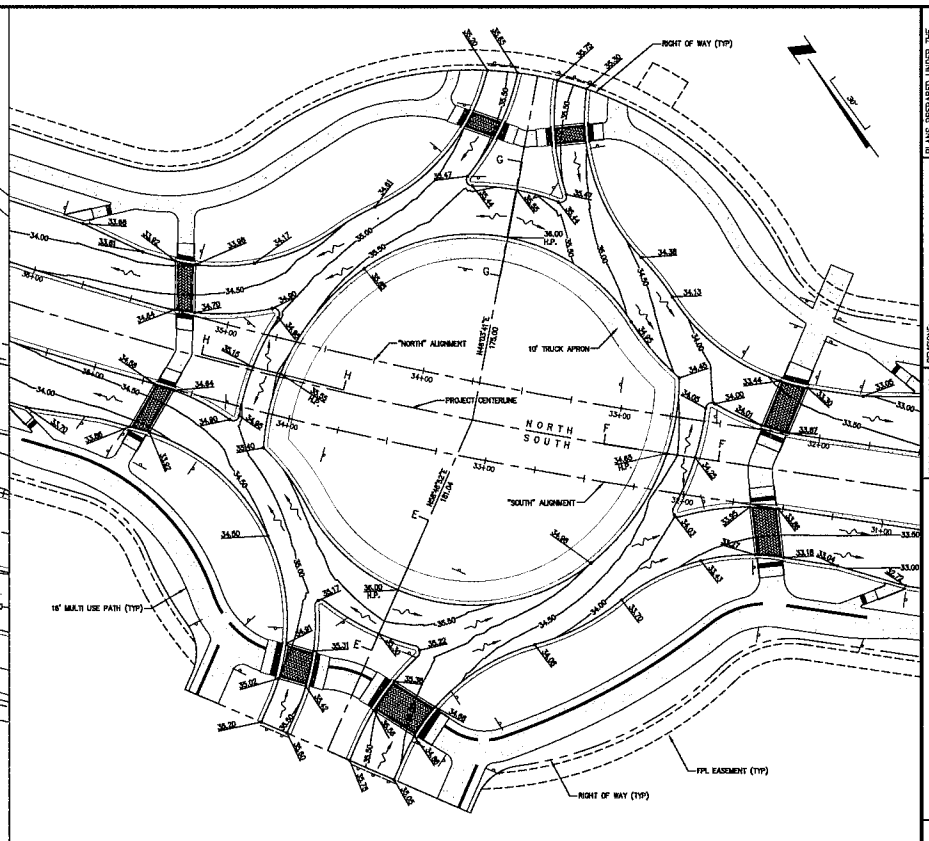
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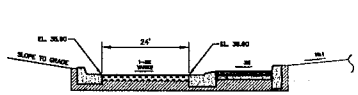
DRAWING NUMBER 8A	**ROUNDABOUT DETAILS** **RIVERBLUFF PARKWAY PHASE 1** **FOR** **RAYDIENT PLACES + PROPERTIES**	ETM VISION • EXPERIENCE • RESULTS	England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2564 LC - 0000316	ETM NO. 19-239-01-040 DRAWN BY: TS DESIGNED BY: JMR CHECKED BY: JZB DATE: JUNE 2024	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF: JOHN ZACHARY BRECHT P.E. NUMBER: 86559

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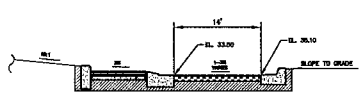
PLOTTED: June 3, 2024 – 5:11 PM, BY: Jon-Michael Burquin



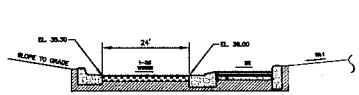




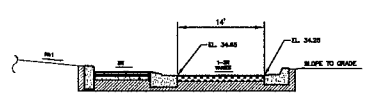
CROSS SECTION A-A
N.T.S.



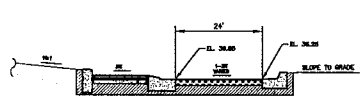
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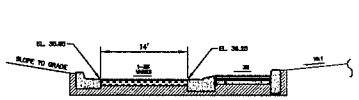
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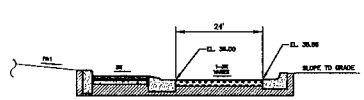
CROSS SECTION F-F
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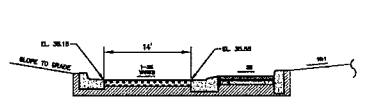
CROSS SECTION C-C
N.T.S.



CROSS SECTION D-D
N.T.S.



CROSS SECTION G-G
N.T.S.



CROSS SECTION H-H
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66825

REVISIONS:

DRAWN BY:	TS
DESIGNED BY:	AAB
CHECKED BY:	JZB
DATE:	JUNE 2024

ETM — Engineering • Testing • Surveying
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
EOR - 3554 LC - 0000316

CDM NO. 19-239-01-040

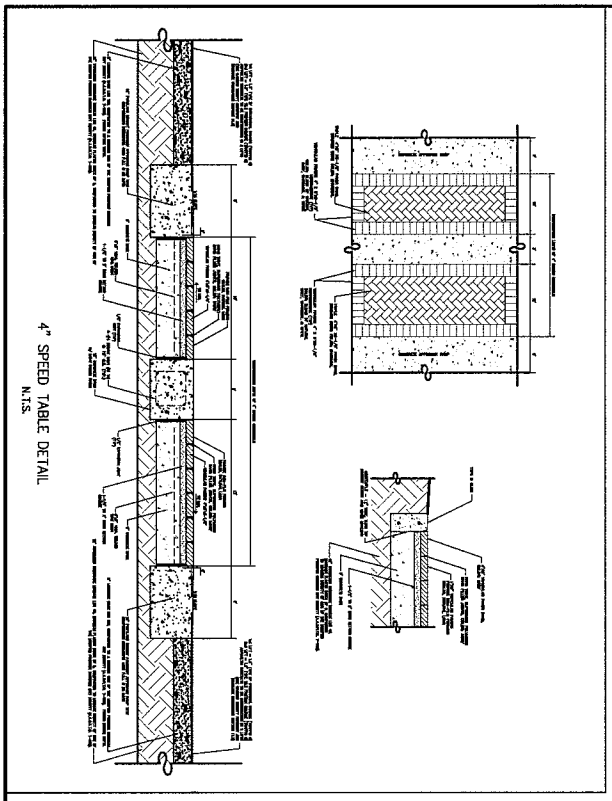
ROUNDABOUT DETAILS

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

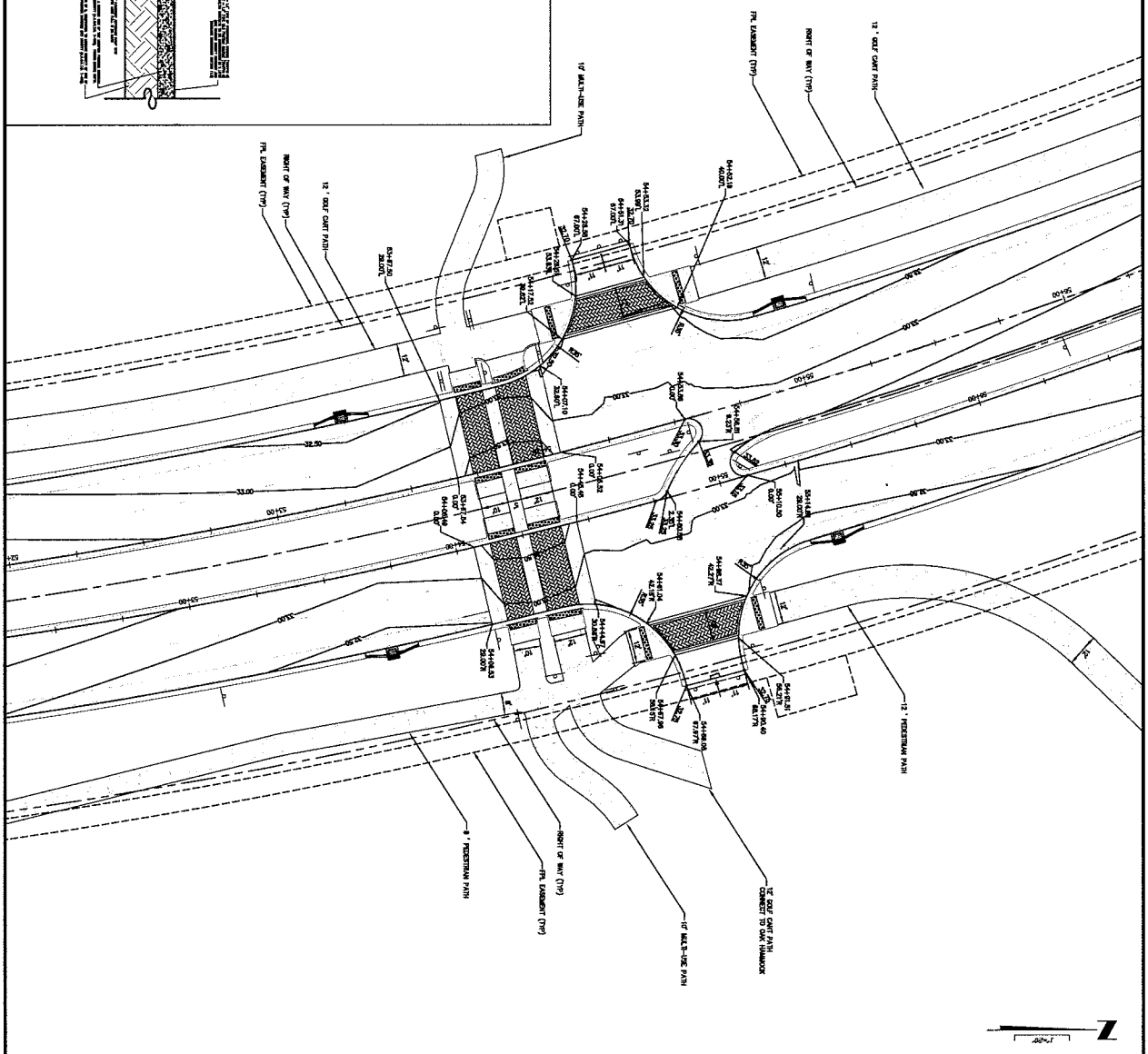
DRAWING NUMBER
8B

PLOTTED: June 3, 2024 – 8:11 PM, BY: Jean-Michel Bonjoh

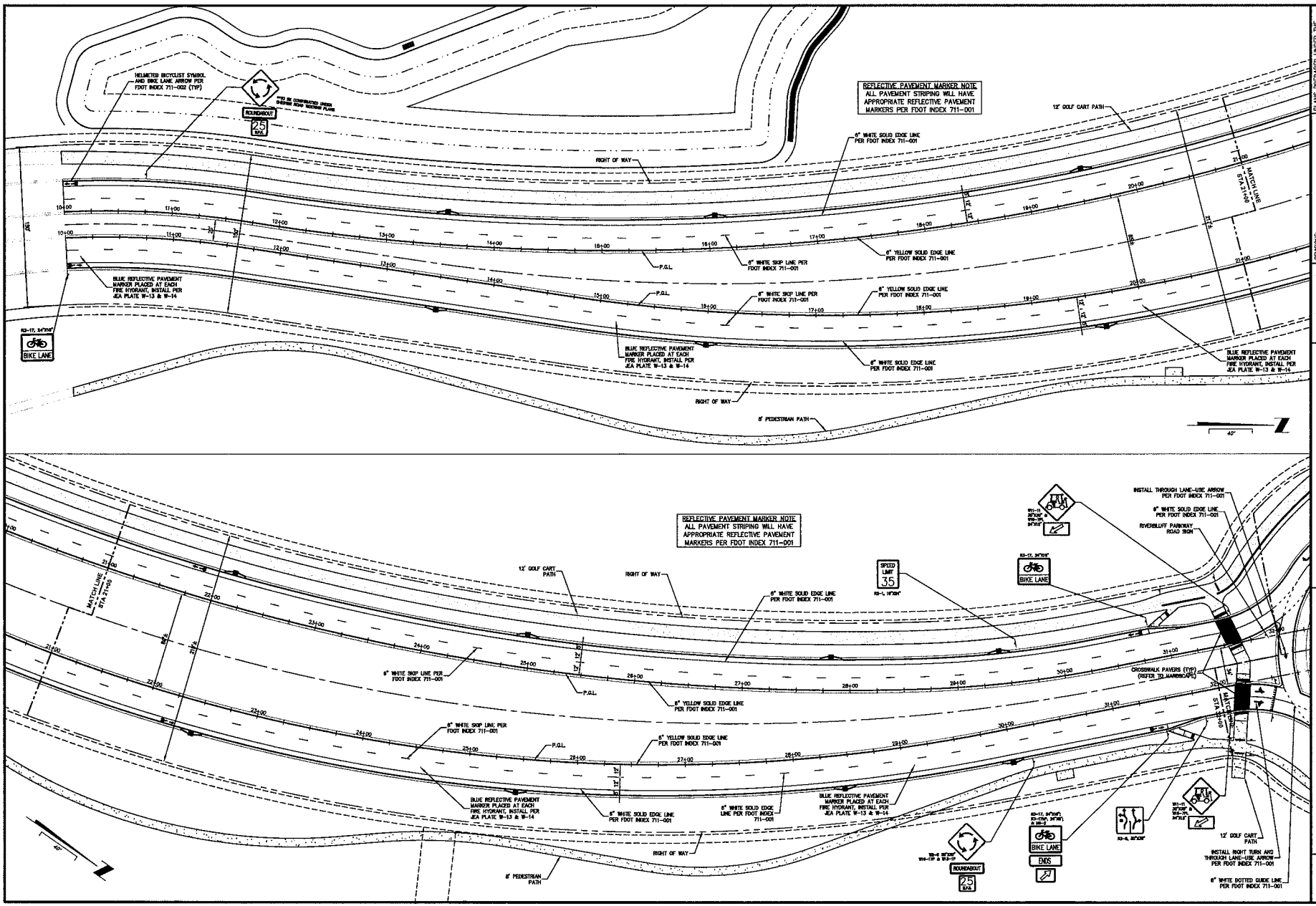
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4" SPEED TABLE DETAIL
N.T.S.



DRAWING NUMBER 38	**INTERSECTION DETAIL** **RIVERBLUFF PARKWAY PHASE 1** **RAYDIENT PLACES + PROPERTIES**	ETM VISION • EXPERIENCE • RESULTS	England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316	ETM NO. 19-239-01-040 DRAWN BY: TS DESIGNED BY: JMB CHECKED BY: JZB DATE: JUNE 2024	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF: JOHN ZACHARY BRECHT P.E. NUMBER: 86559



PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER 86555

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JAB
CHECKED BY: JZB
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 5164 LC-0000016

ETM
VISION • EXPERIENCE • RESULTS

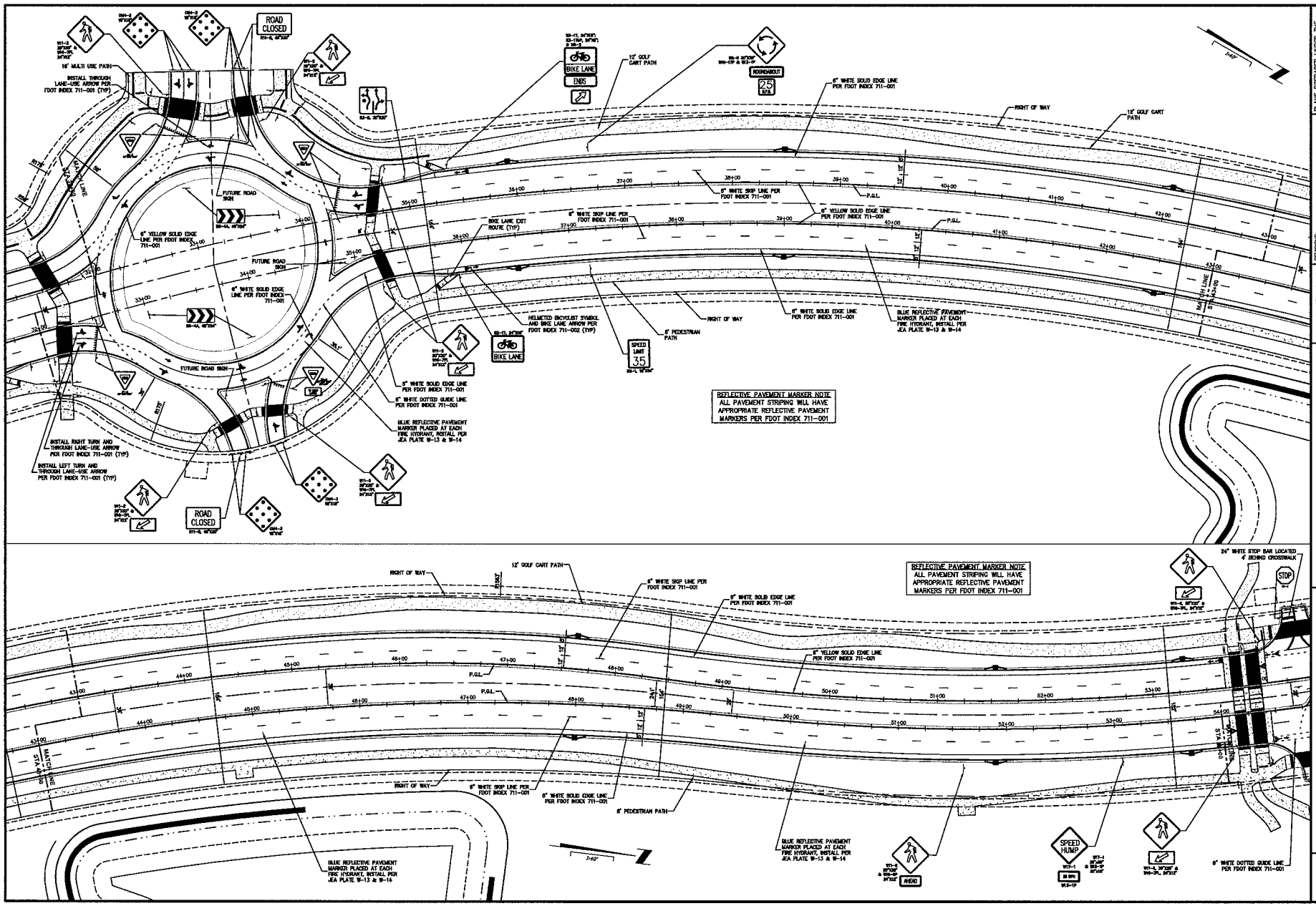
STRIPING AND SIGNAGE PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
9A

PLOTTED: June 3, 2024 - 3:13 PM, BY: Jon-Michael Brecht

T:\2019\19-239\19-239-01 - Raydient West\19-239-01-040 Wildlight Parkway Ph 1B\Land Dev\Design\Vbids\19-239-01-040 STRIPING.dwg



PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. #61855

PLOTTED: June 12, 2024 – 4:10 PM, BY: Jon-Michael Bonjoch

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

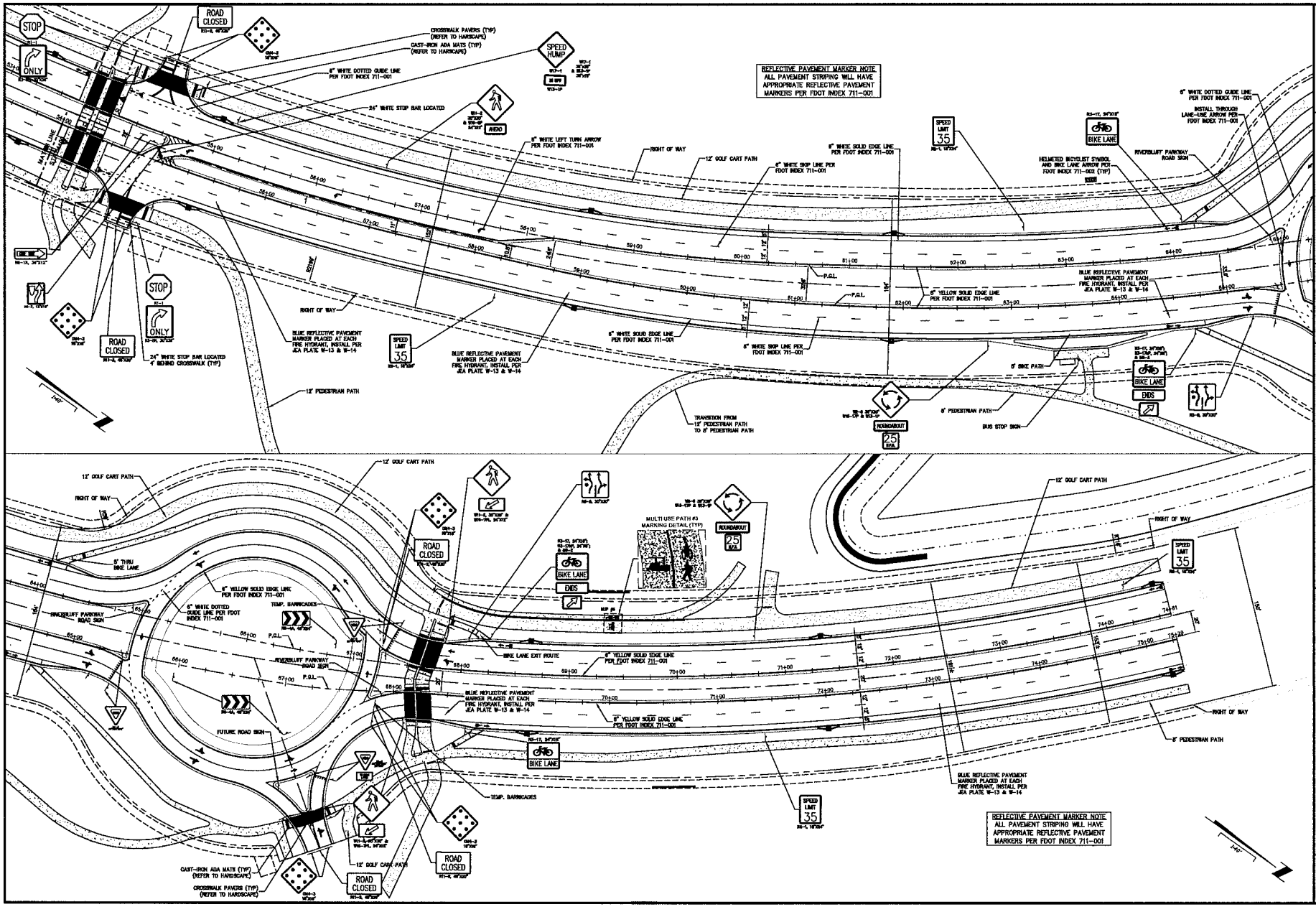
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG. - 3544 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

STRIPING AND SIGNAGE PLAN
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
9B

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PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 86553

PLOTTED: June 12, 2024 – 4:10 PM, BY: Jon-Michael Brogdon

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TG
DESIGNED BY: AAB
CHECKED BY: JZB
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG. - 1544 LC - 0000016

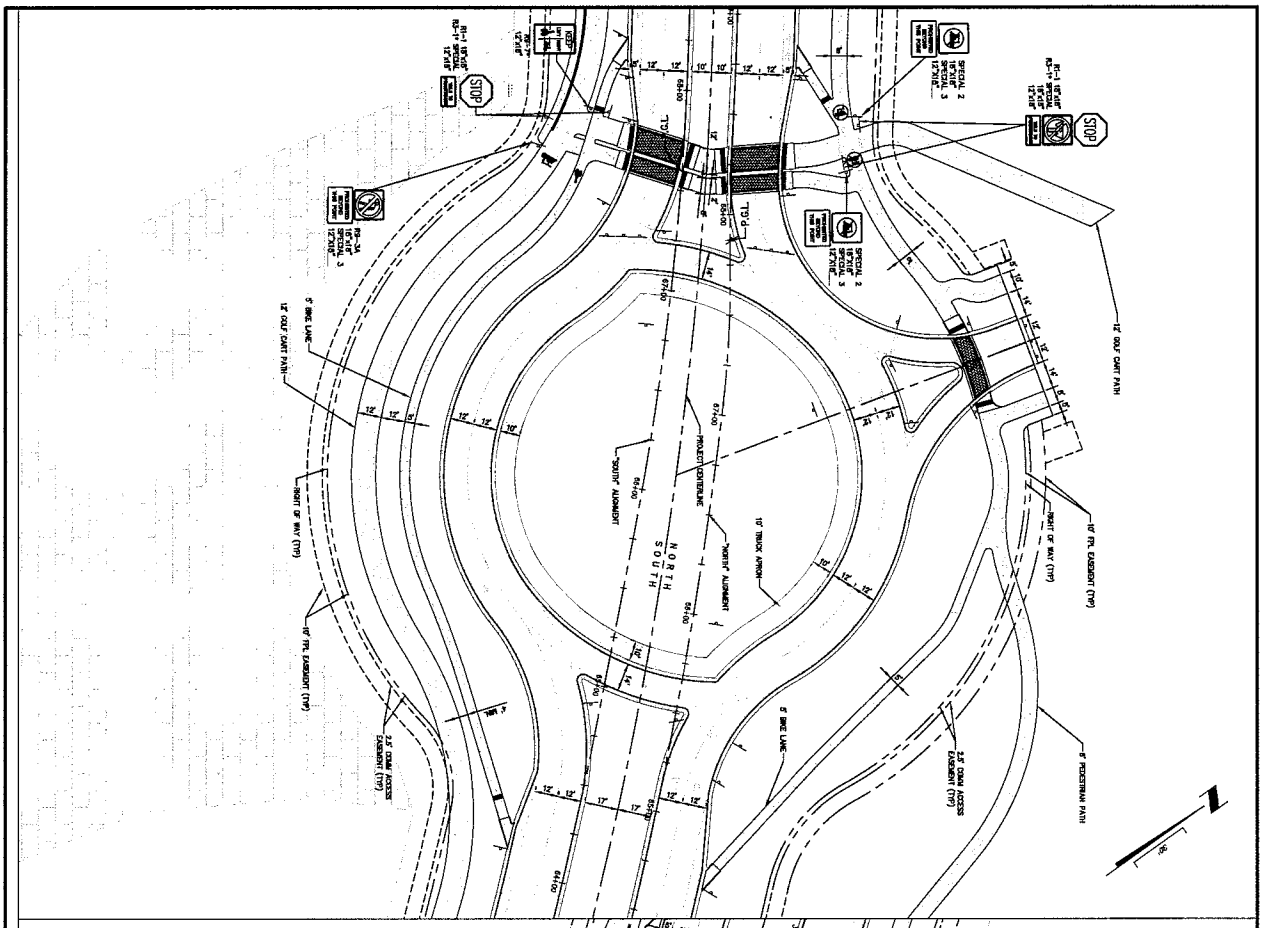
ETM
VISION • EXPERIENCE • RESULTS

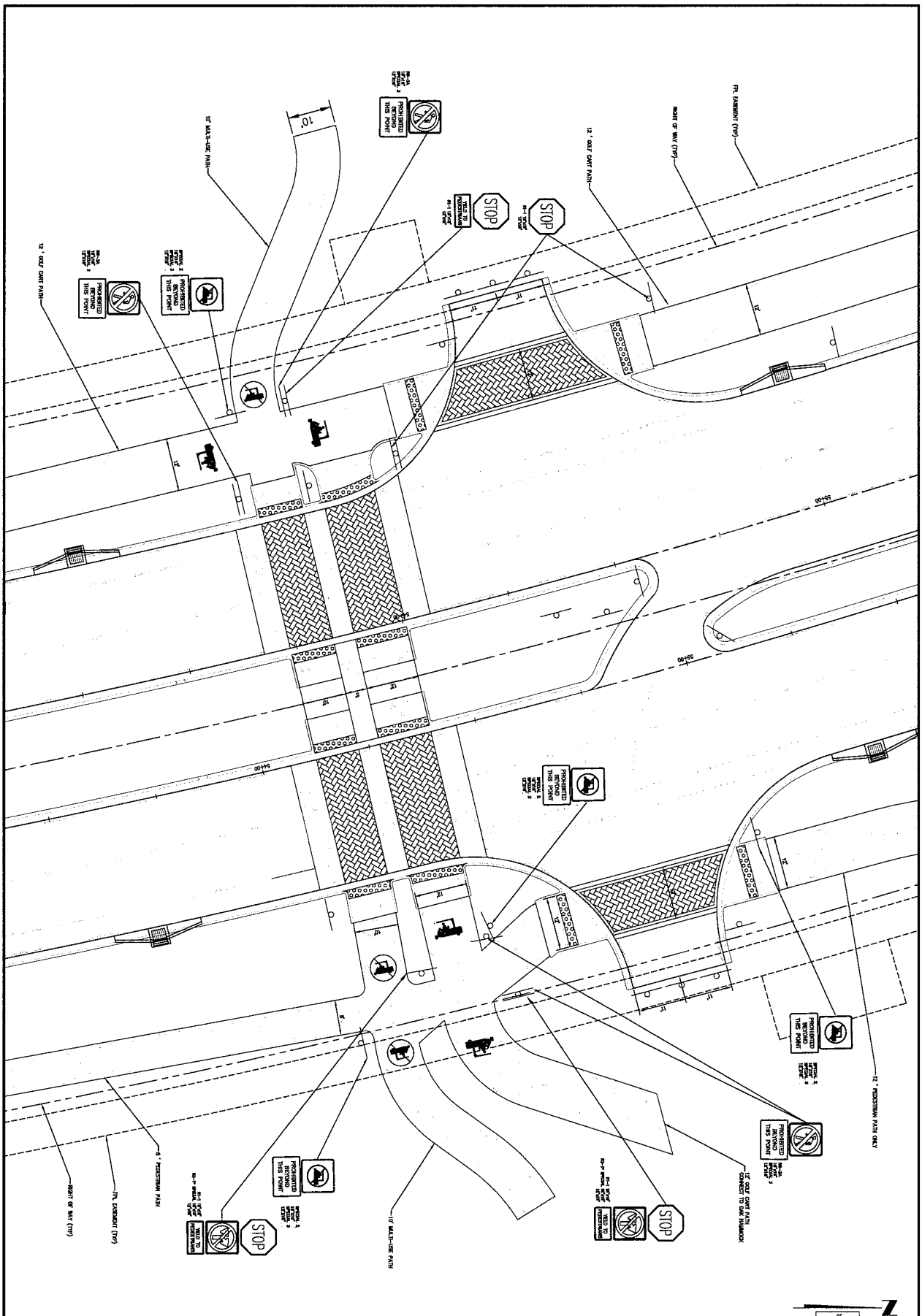
STRIPING AND SIGNAGE PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
9C

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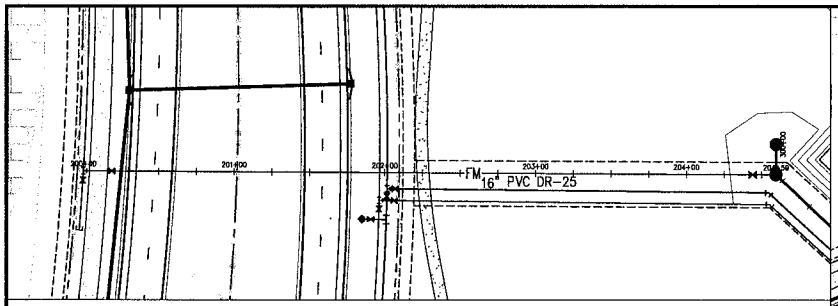

STOP
R1-1 18"x18"
R5-1A 18"x18"
SPECIAL 2 18"x18"
SPECIAL 3 12"x12"
R5-1A 18"x18"
MUTCD
12' GOLF CART PATH
5' BIKE LANE
RIGHT OF WAY (TYP)
10' TEL EASEMENT (TYP)
PROJECT CENTERLINE
"SOUTH" ALIGNMENT
"NORTH" ALIGNMENT
10' TRUCK APRON
NORTH
SOUTH
5' PEDESTRIAN PATH
5.5' CDMA ACCESS EASEMENT (TYP)
64+00
65+00
66+00
67+00
68+00
69+00
70+00
71+00
72+00
73+00
74+00
75+00
76+00
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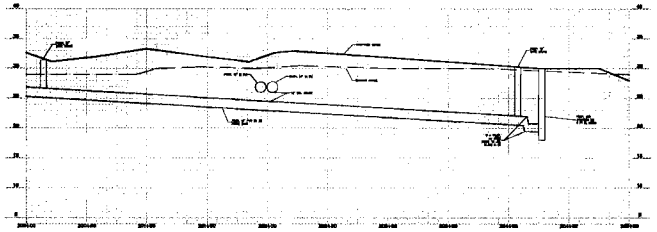


DRAWING NUMBER	STRIPING AND SIGNAGE PLAN - CROSSWALKS RIVERBLUFF PARKWAY PHASE 1 FOR RAYDIENT PLACES + PROPERTIES	England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316	ETM NO. 19-239-01-040 DRAWN BY: TS DESIGNED BY: JMB CHECKED BY: JZB DATE: JUNE 2024	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF: JOHN ZACHARY BRECHT P.E. NUMBER: 66559

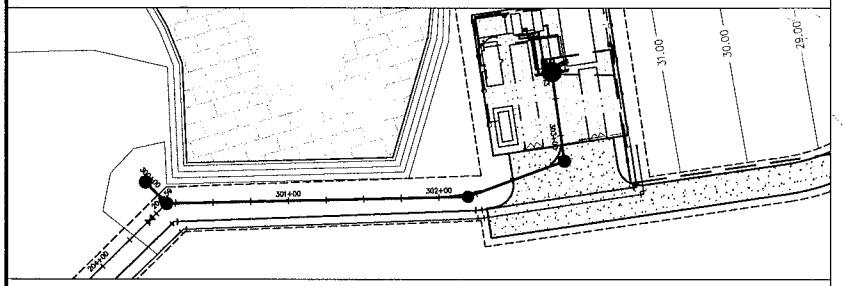
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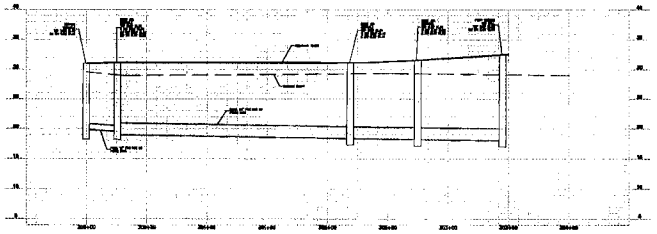
PLOTTED: June 3, 2024 - 5:15 PM, BY: Jon-Michael Barquin



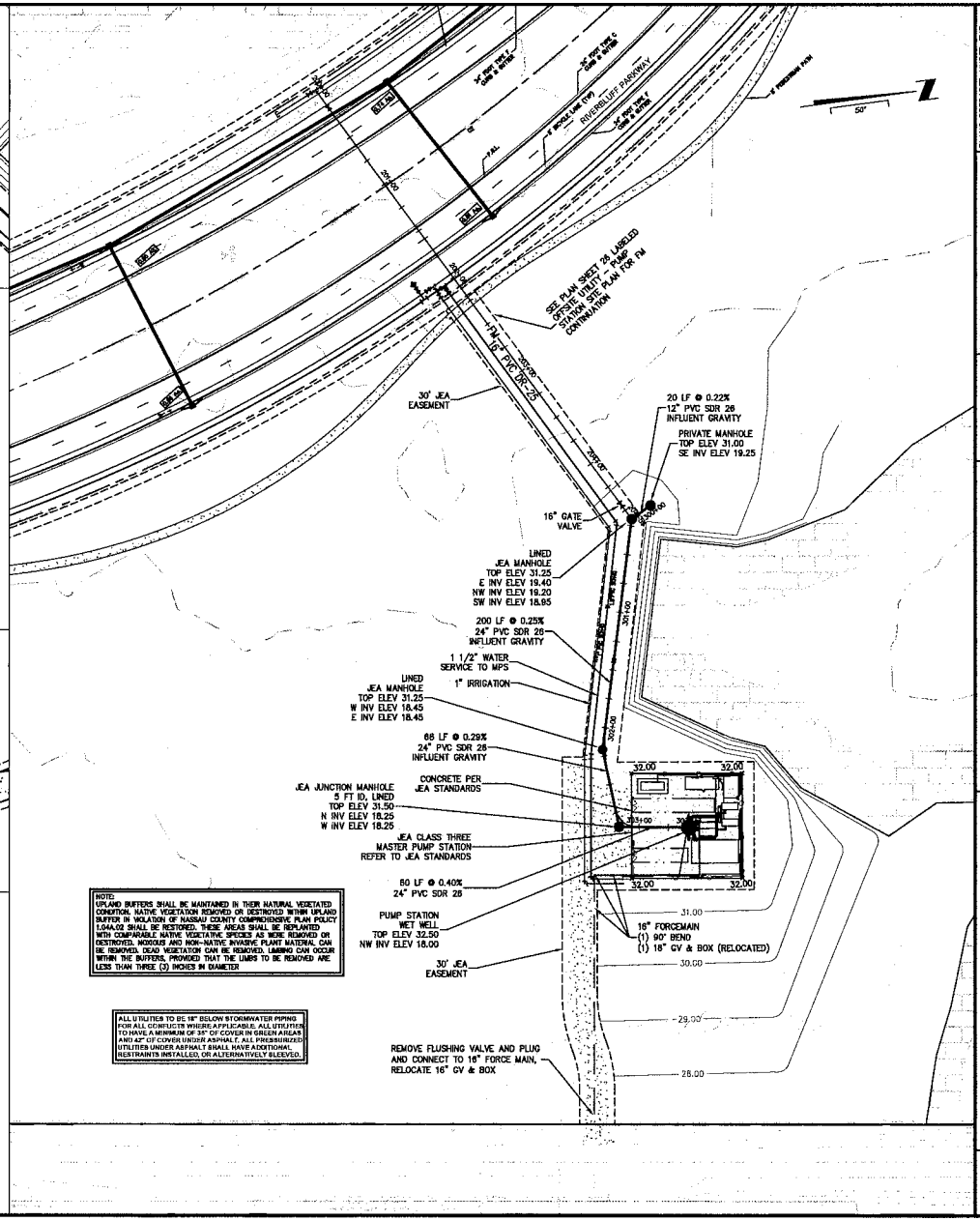


FORCE MAIN PROFILE





GRAVITY MAIN PROFILE



PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BISCHOFF
P.E. NUMBER: 86535

PLOTTED: June 3, 2024 - 5:18 PM, BY: Jon-Michael Bischoff

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG. - 3364 LC - 0000319

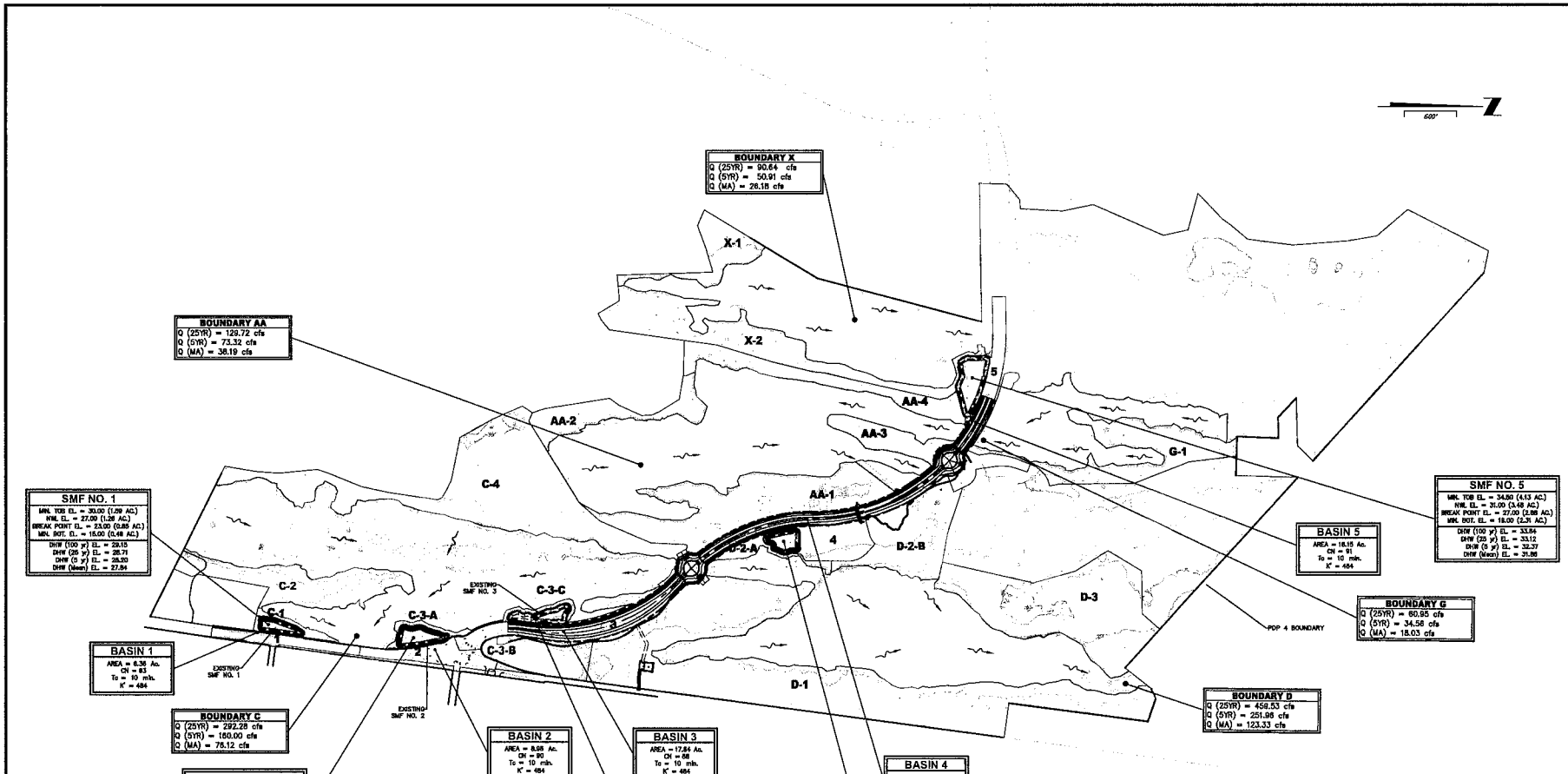
ETM
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OFFSITE UTILITY PUMP STATION SITE PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
10

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Westfield Parkway Ph 1B\Landdev\Design\Works\19-239-01-040 PHASE.dwg



Required Area at 25 (SF)	Provided Area (SF)	Provided Average Buffer
227,892.64	527,175.40	479.47 ft

Post-Development Basin Name	Basin Area (ac.)	CN	"c"	Tc (min)	K'
Basin C1-POST	1.58	79	0.25	10	256
Basin C2-POST	18.91	79	0.25	31	256
Basin C3A-POST	1.73	79	0.25	10	256
Basin C3B-POST	9.82	85	0.51	20	256
Basin C3C-POST	4.26	79	0.25	10	256
Basin C4-POST	54.80	81	0.33	51	256
Basin D1-POST	88.43	79	0.27	37	256
Basin D2A-POST	2.89	79	0.25	10	256
Basin D2B-POST	19.38	79	0.25	34	256
Basin D3-POST	42.14	79	0.25	40	256
Basin G1-POST	19.83	79	0.25	26	256
Basin X1-POST	8.94	79	0.25	24	256
Basin X2-POST	26.31	79	0.25	44	256
Basin AA1-POST	33.91	79	0.25	95	256
Basin AA2-POST	11.29	79	0.25	26	256
Basin AA3-POST	10.17	80	0.30	29	256
Basin AA4-POST	13.65	79	0.26	27	256

NOTES

1. WETLAND LINES DEPICTED BASED ON DEP FILE NO. 40-282031-003-ED.
2. UPLAND BUFFERS SHALL BE A MINIMUM OF 15 FEET AND MUST MAINTAIN AN AVERAGE BUFFER LENGTH OF 25 FEET.
3. UPLAND BUFFERS SHALL REMAIN UNDISTURBED AND BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION.

LEGEND

- FLOW ARROW
- DRAINAGE BASIN DIVIDE
- Tc PATH
- WETLANDS
- UPLAND BUFFERS

POST DEVELOPMENT DRAINAGE PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER **11**

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66259

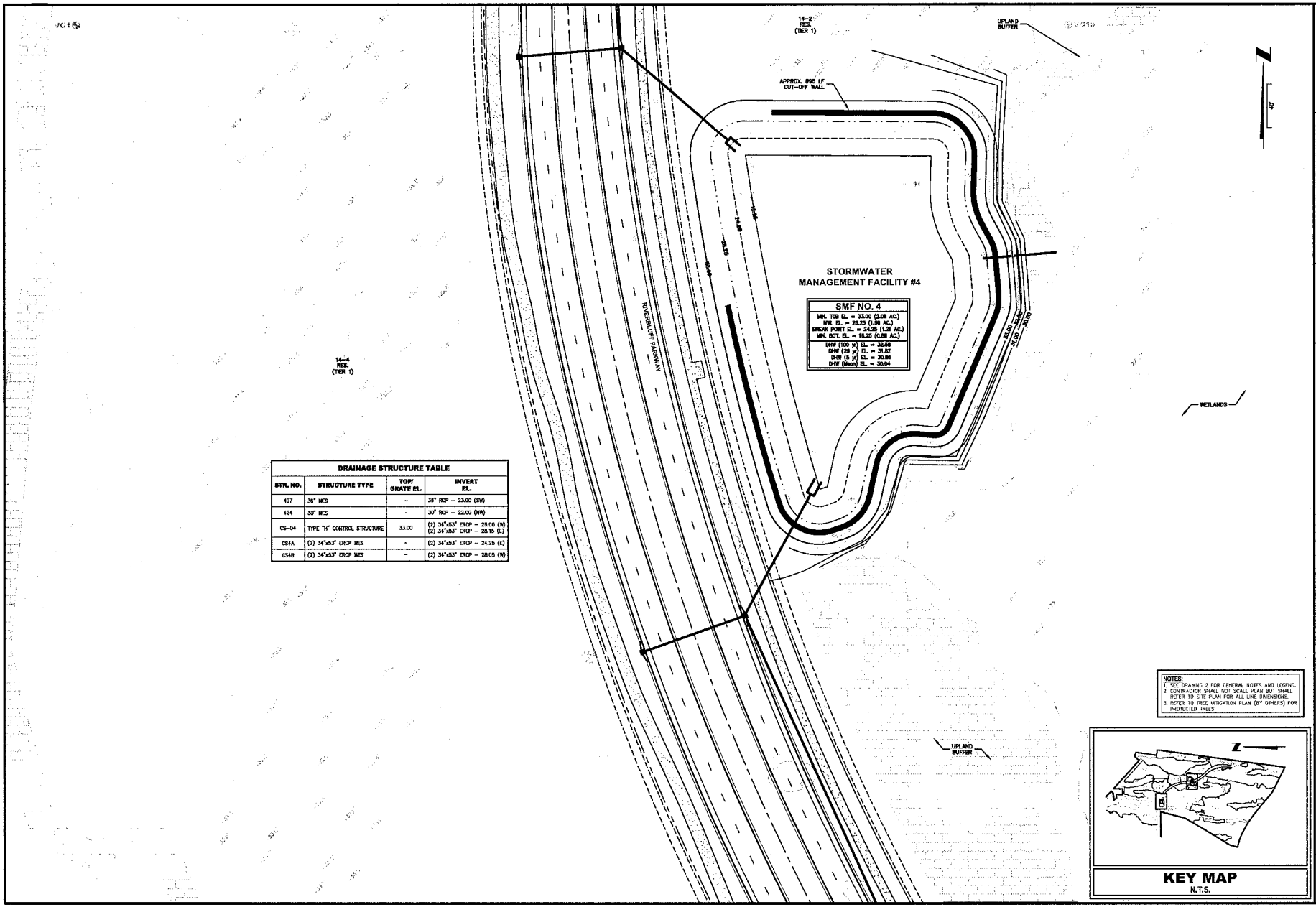
REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: AB
CHECKED BY: JZB
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
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FAX: (904) 646-9485
AUS - 2344 LC - 0000319
VISION • EXPERIENCE • RESULTS

PLOTTED: June 3, 2024 - 5:19 PM, BY: John-Michael Bangun

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DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
407	36" MES	-	35" RCP - 23.00 (SW)
424	30" MES	-	30" RCP - 22.00 (NW)
CS-04	TYPE "H" CONTROL STRUCTURE	33.00	(2) 24"x53" ERCP - 25.00 (N) (2) 24"x53" ERCP - 25.15 (E)
CS4A	(2) 24"x53" ERCP MES	-	(2) 24"x53" ERCP - 24.25 (E)
CS4B	(2) 24"x53" ERCP MES	-	(2) 24"x53" ERCP - 25.05 (W)

NOTES:
1. SEE DRAWING 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL NOT SCALE PLAN BUT SHALL REFER TO SITE PLAN FOR ALL LINE DIMENSIONS.
3. REFER TO TREE MITIGATION PLAN (BY OTHERS) FOR PROTECTED TREES.

KEY MAP
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER 86555

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JAB
CHECKED BY: JZB
DATE: JUNE 2024

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VISION • EXPERIENCE • RESULTS

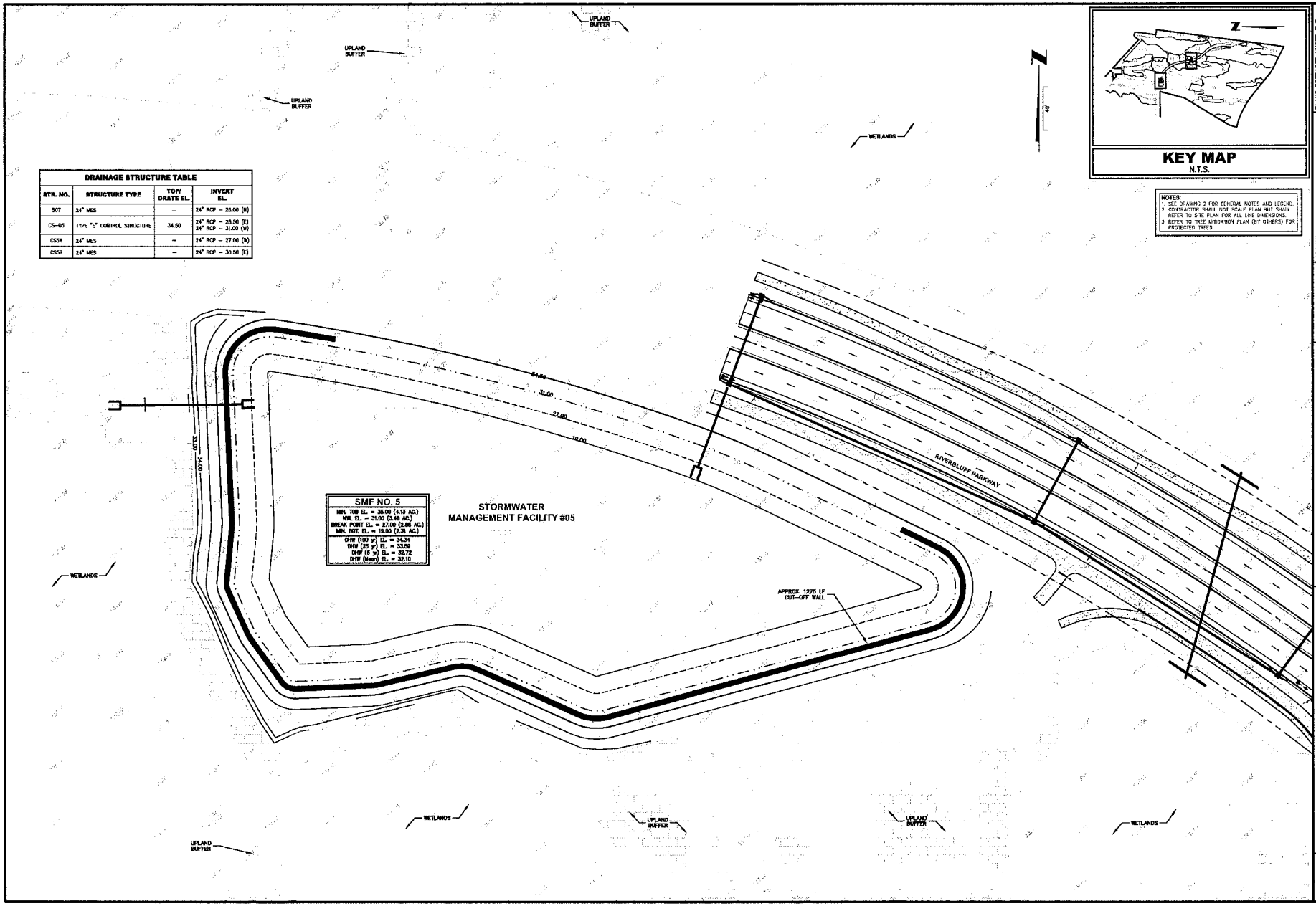
SWMF 04 PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
12A

PLOTTED: June 12, 2024 - 4:15 PM, BY: Jon-Michael Baugh

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DRAINAGE STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	TOP/ GRATE EL.	INVERT EL.
507	24" MES	--	24" RCP - 28.00 (N)
CS-05	TYPE "C" CONTROL STRUCTURE	34.50	24" RCP - 28.50 (E) 24" RCP - 31.00 (W)
CS5A	24" MES	--	24" RCP - 27.00 (W)
CS5B	24" MES	--	24" RCP - 30.50 (E)

NOTES:
1. SEE DRAWING 2 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL NOT SCALE PLAN BUT SHALL REFER TO SITE PLAN FOR ALL LINE DIMENSIONS.
3. REFER TO TREE MITIGATION PLAN (BY OTHERS) FOR PROTECTED TREES.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 86558

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

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NSD - 2364 | LC - 0000019

VISION + EXPERIENCE + RESULTS

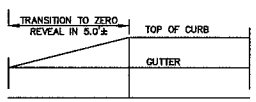
SWMF 05 PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
12B

PLOTTED: June 12, 2024 - 4:16 PM, BY: Jon-Michael Balogh

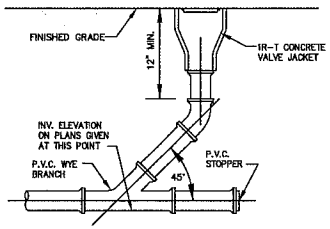
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SECTION

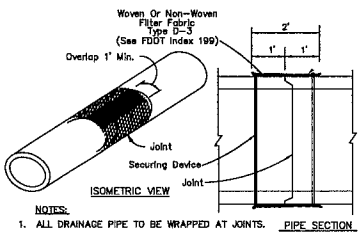
CURB TRANSITION DETAIL

N.T.S.



CLEAN OUT

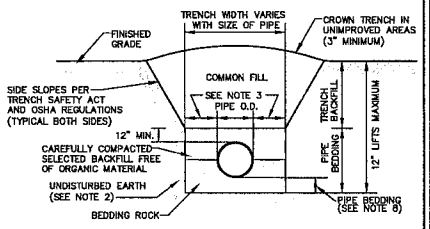
N.T.S.



NOTES:
1. ALL DRAINAGE PIPE TO BE WRAPPED AT JOINTS.
2. COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.
3. ALL ELLIPTICAL RCP (ERCP) SHALL BE TRIPLE WRAPPED AT JOINTS.

FILTER FABRIC JACKET

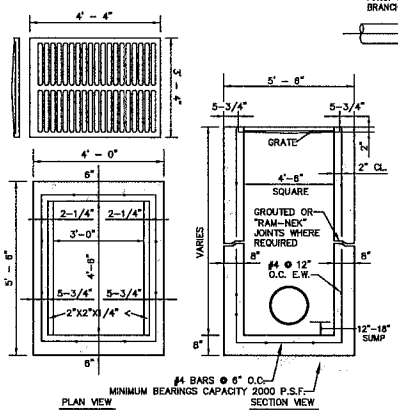
N.T.S.



TYPE A BEDDING AND TRENCH DETAIL

N.T.S.

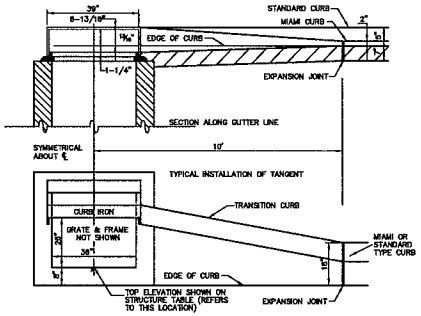
NOTES:
1. TRENCH AND PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% MAX. DENSITY (AASHTO T-180).
2. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE COUNTY.
3. 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. REFER TO MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES SURFACE RESTORATION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE COUNTY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

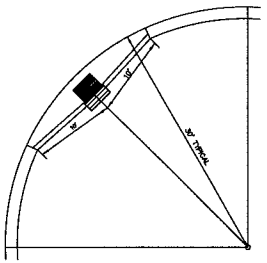


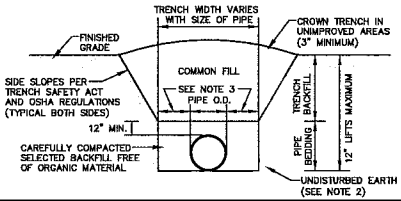
NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI.
2. ALL GRATES TO BE TRAFFIC BEARING GRATE.
3. CONTRACTOR SHALL PLACE A 10' WIDE SOD COLLAR AROUND INLETS (NOT IN PAVEMENT).
4. PROVIDE KNOCKOUTS FOR UNDERDRAIN.

STORM SEWER TYPE "E" INLET

N.T.S.



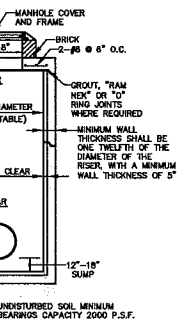




NOTES:
1. TRENCH AND PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% MAX. DENSITY (AASHTO T-180).
2. USE TYPE B BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE COUNTY.
3. 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. REFER TO MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES SURFACE RESTORATION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS

TYPE B BEDDING AND TRENCH DETAIL

N.T.S.

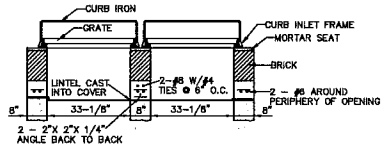


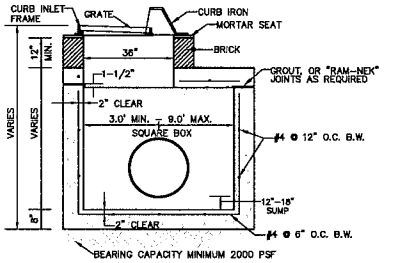
INSIDE DIAMETER TABLE								
3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	6'-0"	7'-0"	8'-0"	10'-0"

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI.
2. PRECAST IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C 478.
3. PIPES SHALL BE FLUSH WITH INSIDE WALL.
4. IN PAVED AREAS FRAME AND GRATE MUST MATCH FINAL ASPHALT AND CROSS-SLOPE.
5. RING AND COVER SHALL BE TRAFFIC BEARING

STORM SEWER J-1 MANHOLE

N.T.S.





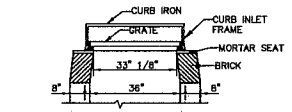
NOTES:
1. PROVISION SHALL BE MADE AT THE TIME OF DRAINAGE STRUCTURE PRE- CASTING TO PROVIDE OPENINGS FOR UNDERDRAIN STUBOUTS ON EACH SIDE OF INLET.
2. CONCRETE DESIGN STRENGTH 4,000 PSI.
3. PIPE SHALL NOT BE IN CONSTRUCTION JOINT.

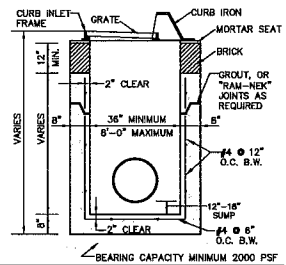
TYPE "B" DOUBLE CURB INLET

N.T.S.

RECESSED STORM SEWER CURB INLET

N.T.S.

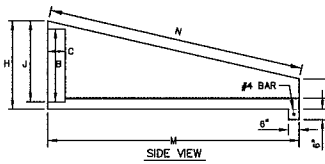




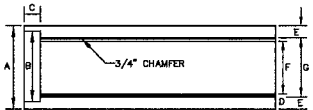
NOTES:
1. PROVISION SHALL BE MADE AT THE TIME OF DRAINAGE STRUCTURE PRE- CASTING TO PROVIDE OPENINGS FOR UNDERDRAIN STUBOUTS ON EACH SIDE OF INLET.
2. CONCRETE DESIGN STRENGTH 4,000 PSI.
3. PIPE SHALL NOT BE IN CONSTRUCTION JOINT.

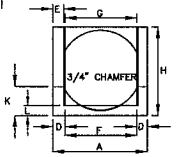
TYPE "A" SINGLE CURB INLET

N.T.S.



CONCRETE: 4,000 P.S.I.
STEEL: #4 @ 12" E.W., WITH 1 #6 OVER PIPE OPENING. (2" CLEARANCE OVER STEEL. REINF. BARS, 1/2" TOLERANCE).





RCP/CMP	A	B	C	D	E	F	G	H	J	K	L	M	N
15" - 18"	2'-7"	2'-1"	6"	6"	6 3/4"	1'-6"	1'-7"	2'-10"	2'-4"	8"	6"	8'-10"	7'-0"
24"	2'-11"	2'-8"	6"	5"	4 1/2"	1'-11"	2'-0"	3'-6"	3'-1"	7 1/2"	5"	10'-0"	10'-3 1/2"
30"	3'-6"	3'-2"	6"	6"	5 1/2"	2'-5"	2'-6 1/2"	3'-9"	3'-5"	7"	5"	11'-5"	11'-8 1/4"
36"	4'-1"	3'-10"	6"	7"	5 1/2"	2'-9"	3'-0"	4'-6"	4'-0"	8"	6"	14'-0"	14'-4 1/2"

NOTES:
1. MITERED END SECTION SHALL MATCH SIDE SLOPE OF LAKE BANK.
2. PIPE LENGTH SHOWN ON PLANS ARE FROM BACK OF MITERED END SECTION TO CENTER OF STRUCTURE

STANDARD MITERED END SECTION

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER: 85539

PLOTTED: June 3, 2024 - 5:22 PM, BY: Jon-Michael Bongiin

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: AMB
CHECKED BY: JZB
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
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CA - 00002644 LC - 00003519

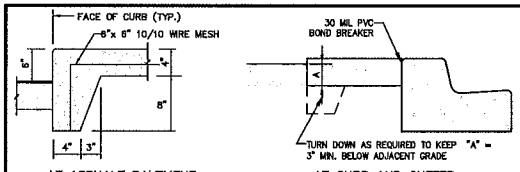
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE DETAILS

RIVERBLUFF PARKWAY PHASE 1
FOR: RAYDIENT PLACES + PROPERTIES

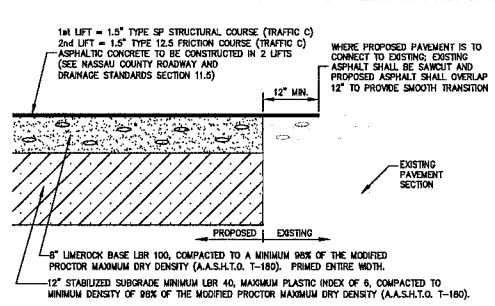
DRAWING NUMBER
13A

T:\2019\19-239\01-040 Wildlight Parkway Ph 1B\Land\Design\Plots\19-239-01-040 PDDET.dwg



NOTES:
1. CONSTRUCT STRAIGHT JOINTS WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. TRAVERSE JOINTS SHALL BE AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED ON PLANS.
2. PROVIDE EXPANSION JOINTS AT 100' INTERVAL MAXIMUM SPACING ON CENTER.
3. PROVIDE EXPANSION JOINTS FILLER FOR JOINTS ABUTTING CURBS, CATCH BASINS, MANHOLES, INLETS STRUCTURES, WALKS AND OTHER FIXED OBJECTS UNLESS OTHERWISE INDICATED ON PLANS.
4. EXTEND JOINTS FILLER FULL WIDTH AND DEPTH OF JOINT, AND 1/2" BELOW FINISHED SURFACE. PLACE SEALANT OVER JOINT FILLER PER MANUFACTURERS RECOMMENDATIONS.
5. USE PREMOLDED ASPHALT-IMPREGNATED FIBERBOARD, 1/2" THICK CONFORMING TO ASTM D1751. CONTRACTION JOINT SHALL BE SAW CUT (1/4" WIDE BY 1" DEEP).
6. FINISHED SURFACE FOR CONCRETE SIDEWALK SHALL BE GRAY CONCRETE WITH LIGHT BROOM FINISH PERPENDICULAR TO LINE OF TRAFFIC (UNLESS OTHERWISE INDICATED ON PLANS).
7. PROVIDE CRACK CONTROL JOINTS @ (SAME AS WIDTH) O.C.
8. PROVIDE 18" STRIP SOD ADJACENT TO ALL EDGES OF SIDEWALK, CURB AND PAVEMENT AREAS.
9. CONCRETE COMPRESSION STRENGTH 3000 P.S.I. @ 28 DAYS UNLESS OTHERWISE APPROVED BY ENGINEER OF RECORD.
10. SIDEWALK TO BE CONSTRUCTED WITH SLOPES COMPLYING TO WITH LATEST ADA CODE AND FDOT INDEX 522-001. SIDEWALK MAX. VERTICAL SLOPE OF 5.0% AND MAX CROSS SLOPE OF 2.0%

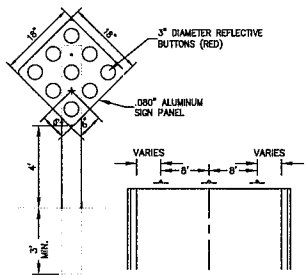
CONCRETE PEDESTRIAN WALK
N.T.S.



SEE TYPICAL ROADWAY SECTION FOR EXTENTS OF SUBGRADE PAST EDGE OF APHALT

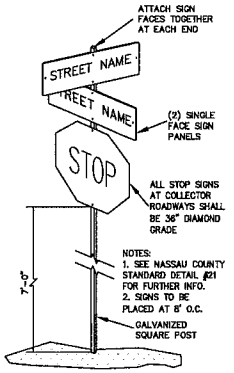
NOTES:
1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
2. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.
3. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 AND/OR 333, F.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
4. THE ASPHALTIC CONCRETE PAVEMENT CONSTRUCTION SHALL MEET THE REQUIREMENTS SPECIFIED IN THE NASSAU COUNTY CODE OF ORDINANCES NO. 89-17.

TYPICAL PAVEMENT SECTION (FOR MAJOR COLLECTOR ROADS)
N.T.S.

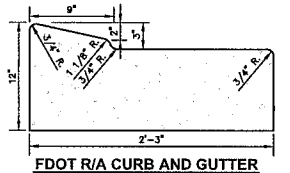


NOTES:
1. REFER TO FDOT STANDARD INDEX 17349 FOR MORE INFORMATION AND NOTES.
2. NO CONCRETE FOOTING IS REQUIRED; HOWEVER SUPPORTS SHALL BE DRIVEN 3' INTO GROUND.
3. SIGN SHALL BE SPACED AT 8' O.C.

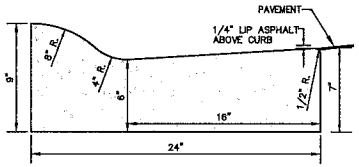
TEMPORARY TRAFFIC BARRICADE
N.T.S.



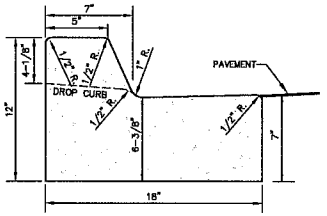
STREET SIGN
N.T.S.



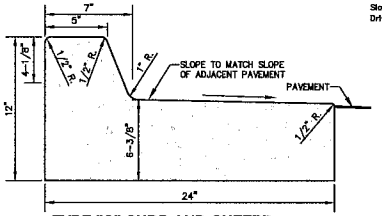
FDOT R/A CURB AND GUTTER AT ROUND ABOUTS
N.T.S.



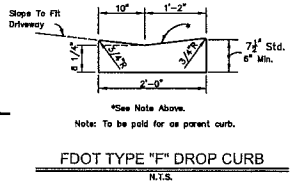
MIAMI TYPE CURB AND GUTTER
N.T.S.



STANDARD CURB AND GUTTER
N.T.S.

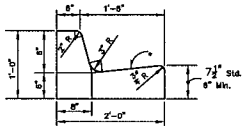


TYPE "C" CURB AND GUTTER TO BE USED AT ALL MEDIANS
N.T.S.



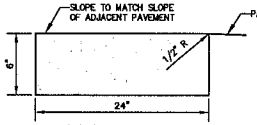
*See Note Above.
Note: To be paid for as parent curb.

FDOT TYPE "F" DROP CURB
N.T.S.



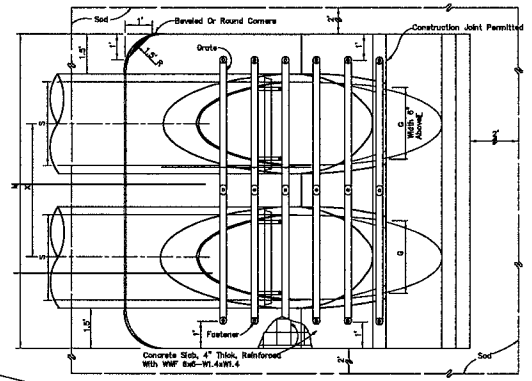
*Note: When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement the thickness of the lip shall be 6", unless otherwise shown on plans

FDOT TYPE "F" CURB & GUTTER
N.T.S.

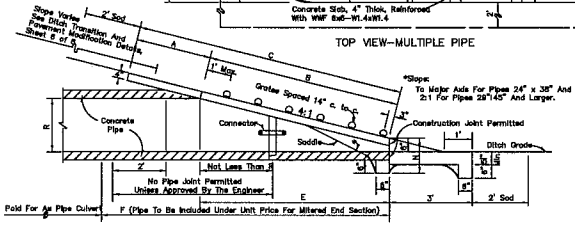


RIBBON CURB
N.T.S.

CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.



TOP VIEW-MULTIPLE PIPE



SECTION

DIMENSIONS & QUANTITIES

D	X	A	B	C	E	F	G	M	N	GRATE SIZES		CONCRETE (Cu. Yds.)	SODDING (Sq. Yds.)
								Double Pipe		Standard Weight Pipe	Extra Strong Pipe	Double Pipe	Double Pipe
15"	2'-7"	2.27'	4.09'	8.36'	4.03'	8'	1.22'	7.21'	1.18'			1.16	10
18"	2'-10"	2.36'	5.12'	7.49'	5.03'	9'	1.41'	7.75'	1.21'			1.28	10
24"	3'-5"	2.53'	7.18A	6.7'	7.03'A	11'	1.75'	8.95'	1.25'			1.56	12
30"	4'-1"	2.70'	9.25	11.95'	9.03'	13'	2.09'	10.33'	1.29'	2"	3"	1.88	14
36"	5'-1"	2.87'	11.30C	14.18'	11.03C	15'	2.24'	11.75'	1.33'	2"	3"	2.38	15
42"	5'-7"	3.00'	13.37	16.42'	13.03'	17'	2.48'	13.25'	1.38'	2"	3"	2.83	17
48"	6'-4"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	14.58'	1.42'	2"	3"	3.28	18
54"	7'-5"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	16.08'	1.46'	3"	4"	3.78	20
60"	8'-8"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	17.60'	1.50'	3"	4"	4.30	22

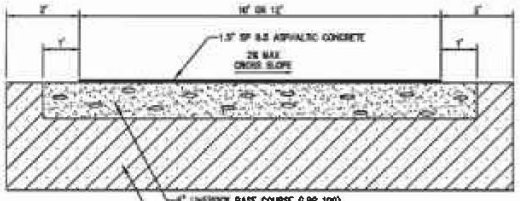
DOUBLE MITERED END SECTION
N.T.S.

ETM No. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: AAB
CHECKED BY: JZB
DATE: JUNE 2024
REVISIONS:
Eng'g Thing & Mfg'r, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
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FAX: (904) 646-4485
CA - 00002644 LC - 0000016
ETM
VISION • EXPERIENCE • RESULTS
PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER: 86559
PLOTTED: June 3, 2024 - 5:22 PM, BY: Jon-Michael Bunyan

PAVING AND DRAINAGE DETAILS
RIVERBLUFF PARKWAY PHASE 1
FOR: RAYDIENT PLACES + PROPERTIES

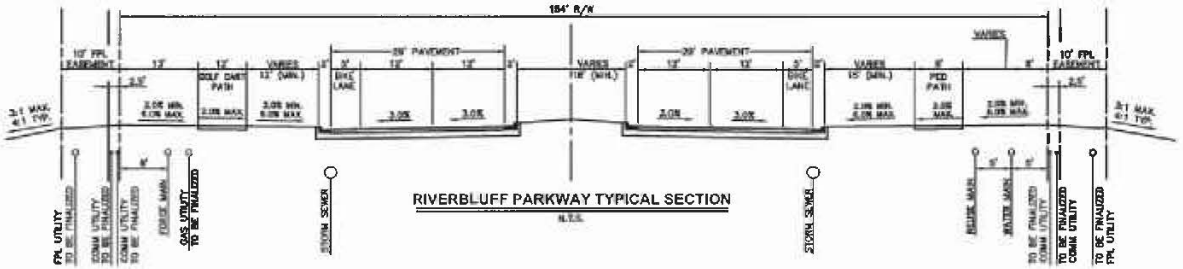
DRAWING NUMBER
13B

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Wildlight Parkway Ph 1B\Land Dev\Design\Plots\19-239-01-040 PDDET.dwg



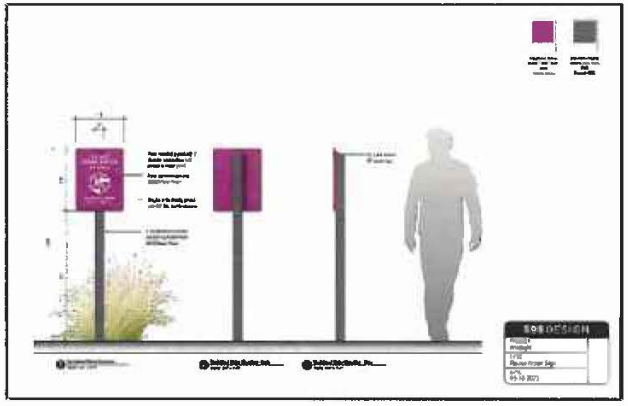
PAVEMENT SECTION - GOLF CART / MULTI USE PATH

N.T.S.



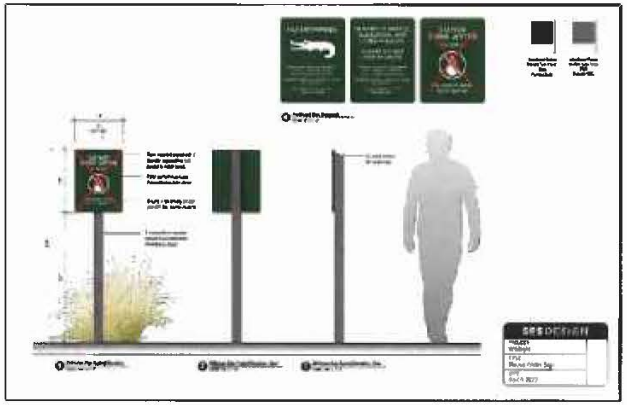
RIVERBLUFF PARKWAY TYPICAL SECTION

N.T.S.



REUSE WATER SIGN

N.T.S.



"NO SWIMMING" SIGN

N.T.S.

Figure 213.8.1 Angled Bicycle Ramp

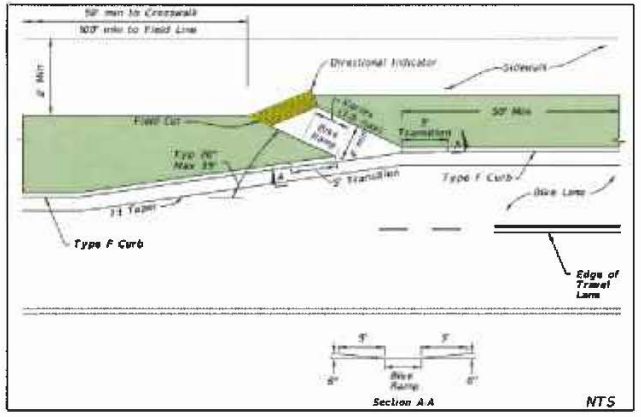
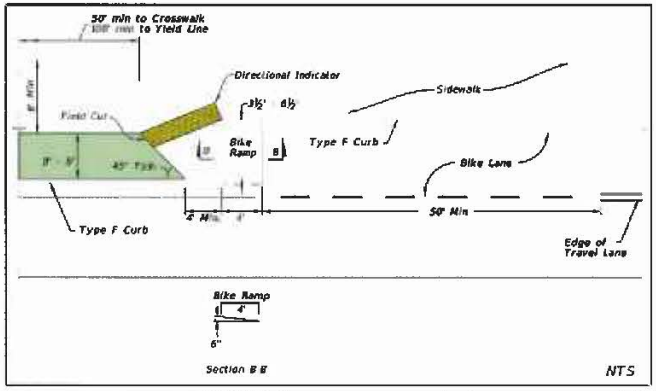
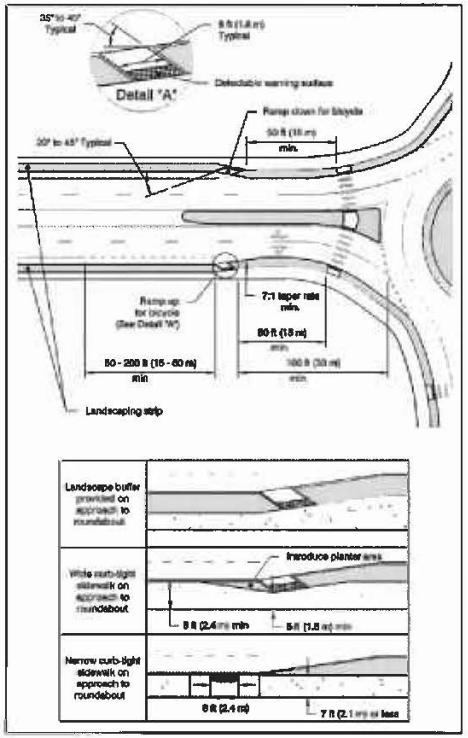


Figure 213.8.2 Straight Bicycle Ramp





BIKE RAMP DETAILS

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRYANT
FLA. NUMBER: 68559

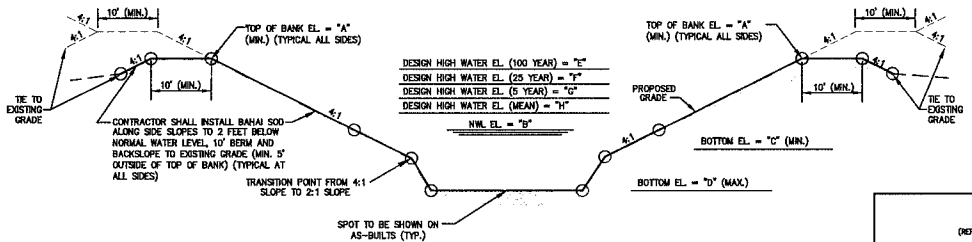
ETM

PAVING AND DRAINAGE DETAILS

RIVERBLUFF PARKWAY PHASE 1

FOR: RAYDIENT PLACES + PROPERTIES

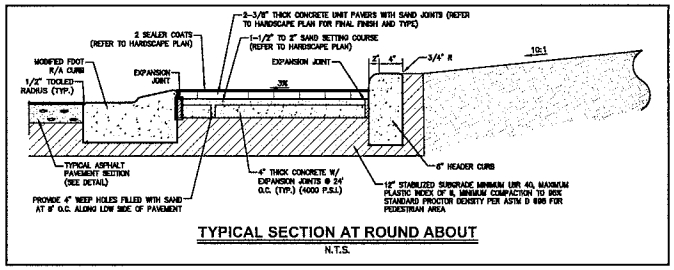
DRAWING NUMBER
13C



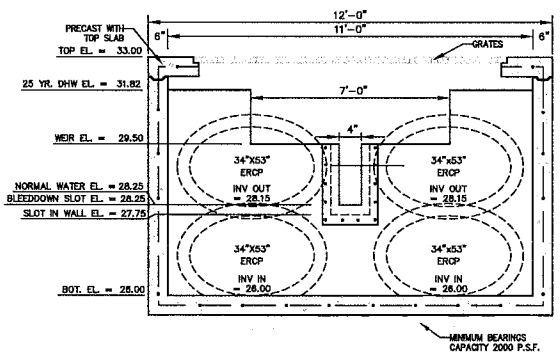
NOTES:
1. SIDES SLOPES SHALL NOT BE STEEPER THAN 4:1 TO THE GRADE BREAK AS SHOWN ABOVE (PER SJRWMD REQUIREMENTS). SIDE SLOPES SHALL NOT BE GREATER THAT 2:1 AFTER THE GRADE BREAK AS SHOWN ABOVE. CONTRACTOR SHALL VERIFY SLOPES AND VOLUME ON RECORD DRAWINGS AT SPOTS SHOWN ABOVE AND AT 100' MAXIMUM INTERVALS AND AT ALL TURN POINTS.
2. CONTRACTOR SHALL FILL EMBANKMENTS (BERMS) THAT ARE ABOVE EXISTING GRADE IN LIFTS NOT EXCEEDING 8" IN THICKNESS. SURFACE OF FILL SHALL BE SCARIFIED BETWEEN SUCCESSIVE LIFTS TO PROVIDE BOND AND PRECLUDE SEEPAGE PATHS OR SLICK INTERFACES. FILL SOILS SHALL CONSIST OF CLAYEY FINE SANDS (SC) WITH A MIN. 15 PERCENT OF FINES PASSING THE NO. 200 SIEVE. EMBANKMENT SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAX. DRY DENSITY, WITH 2%± OF OPTIMUM MOISTURE CONTENT. CONTRACTOR SHALL PROVIDE DENSITY TEST ALONG POND EMBANKMENTS AT 200' INTERVALS.
3. CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL IN BOTTOM OF STORM WATER MANAGEMENT FACILITY PROVIDED THAT ALL UNSUITABLE MATERIAL DISPOSED OF IS COVERED WITH A MINIMUM OF 24" OF CLEAN FILL; HOWEVER, CONTRACTOR SHALL NOT DISPOSE OF UNSUITABLE MATERIAL IN SIDE SLOPES OR BERMS, FINAL DEPTH SHALL BE AS SHOWN ON PERMITTED CONSTRUCTION PLANS.
4. NO MOWED OR CUT VEGETATIVE MATERIAL SHALL BE DEPOSITED OR REMAIN IN THE LOW MAINTENANCE ZONE OR DEPOSITED IN THE WATER. CARE SHOULD BE TAKEN TO PREVENT THE OVER-SPRAY OF AQUATIC WEED PRODUCTS INTO THE LOW MAINTENANCE ZONE.
6. REFER TO SHEETS 10A-10B FOR CORRESPONDING PROPOSED STORMWATER MANAGEMENT FACILITY ELEVATIONS.

VARIABLE	DESCRIPTION	SMF-4	SMF-5
"A"	TOP OF BANK EL. (MIN.)	33.00	34.50
"B"	NORMAL WATER EL.	28.25	31.00
"C"	BOTTOM EL. (MIN. DEPTH)	16.25	19.00
"D"	BOTTOM EL. (MAX. DEPTH)	16.25	19.00
"E"	DHW EL. (100 YR.)	32.58	33.84
"F"	DHW EL. (25 YR.)	31.82	33.12
"G"	DHW EL. (5 YR.)	30.86	32.37
"H"	DHW EL. (MEAN)	30.04	31.86

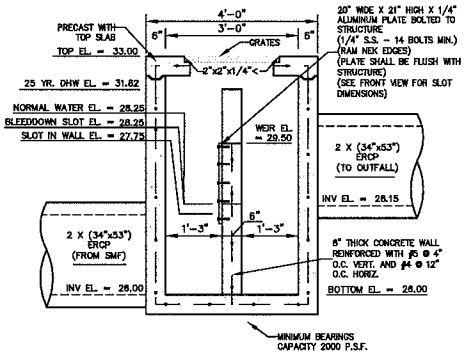
TYPICAL SECTION FOR SMF-4 AND SMF-5
N.T.S.



TYPICAL SECTION AT ROUND ABOUT
N.T.S.



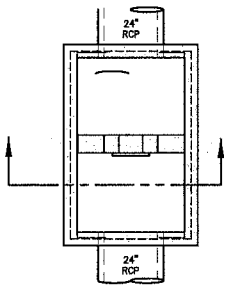
FRONT VIEW



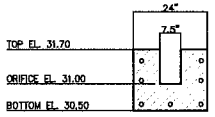
SIDE VIEW

NOTES:
1. CONCRETE STRUCTURE WITH PRECAST TOP SLAB SHALL BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS WITH ALL APPLICABLE REINFORCING. CONCRETE DESIGN STRENGTH 4,000 PSI
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY AND SHOW ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".
6. ONLY EASILY REMOVABLE COVER ON TOP OF GRATES TO ALLOW FIELD REVIEW AND ACCESS.

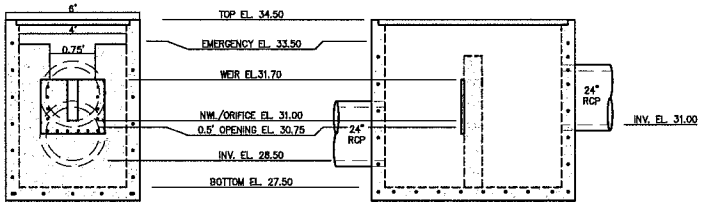
CONTROL STRUCTURE CS-04 MODIFIED TYPE "H" INLET
N.T.S.



PLAN



1/4" THICK ALUMINUM PLATE



SECTION SIDE

CONTROL STRUCTURE CS-05 DETAIL
MOD. TYPE "E" INLET
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER: 86558

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

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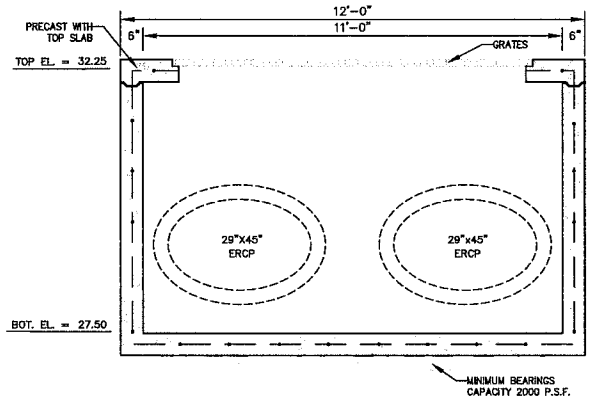
PAVING AND DRAINAGE DETAILS

RIVERBLUFF PARKWAY PHASE 1
FOR: RAYDIENT PLACES + PROPERTIES

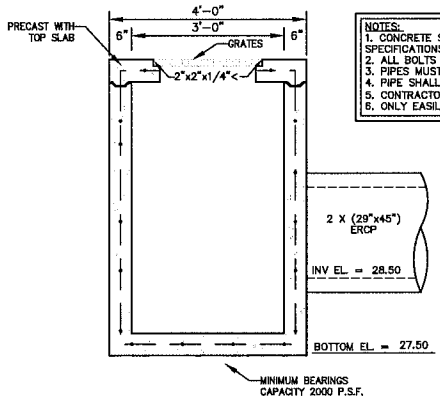
DRAWING NUMBER
13D

PLOTTED: June 12, 2024 - 3:39 PM, BY: John Michael Balquin

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Midtight Parkway Ph 1B\Landdev\Civil\19-239-01-040 PDDT.dwg



FRONT VIEW

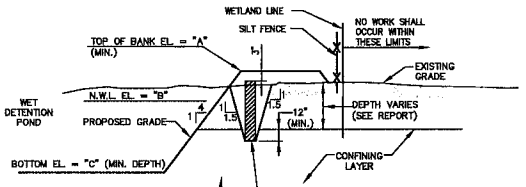


SIDE VIEW

NOTES:
1. CONCRETE STRUCTURE WITH PRECAST TOP SLAB SHALL BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS WITH ALL APPLICABLE REINFORCING. CONCRETE DESIGN STRENGTH 4,000 PSI
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY AND SHOW ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".
6. ONLY EASILY REMOVABLE COVER ON TOP OF GRATES TO ALLOW FIELD REVIEW AND ACCESS.

STRUCTURE 1201 MODIFIED TYPE "H" INLET

N.T.S.



REFER TO ECS GEOTECHNICAL REPORT OF PERMEABILITY TESTING AND DRAWDOWN ANALYSIS, ECS PROJECT NO. 35.32977-B REVISED DATE APRIL 17, 2024 FOR CONFINING LAYER INFORMATION.

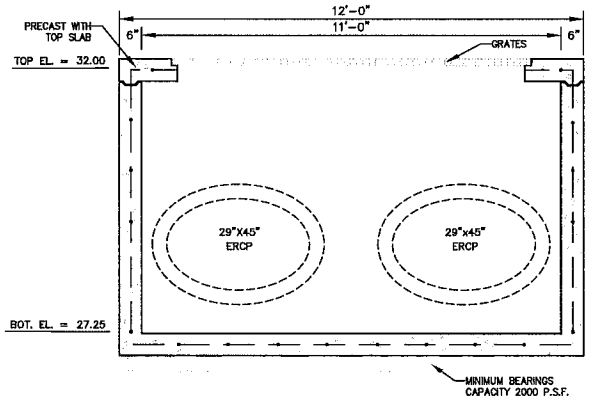
GROUNDWATER CUT-OFF WALL, 12" THICK CLAY WITH VERIFIED PERMEABILITY RATE OF $1X10^{-7}$ CM/S OR MINIMUM 30 MIL PVC OR EQUIVALENT GEOSYNTHETIC LINER (SEE PLAN FOR EXACT LOCATION) (KEYED 1.0' MIN. INTO TESTED CONFINING LAYER).

VARIABLE	DESCRIPTION	SMF-4	SMF-5
"A"	TOP OF BANK EL. (MIN.)	33.00	34.50
"B"	NORMAL WATER EL.	28.25	31.00
"C"	BOTTOM EL. (MIN. DEPTH)	16.25	19.00

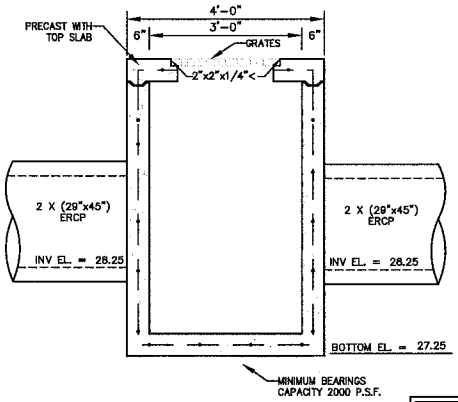
NOTES:
1. FOR CUT OFF WALL LOCATION, SEE PAVING AND DRAINAGE PLANS.
2. ELEVATION OF CONFINING LAYER BASED ON FIELD EXPLORATION AT BORING LOCATION. IT SHOULD BE ANTICIPATED THAT THE CONFINING LAYER ELEVATION WILL VARY ACROSS SUBJECT SITE AND SHALL BE FIELD VERIFIED AT TIME OF CUT-OFF WALL INSTALLATION.
3. GEOTECHNICAL INFORMATION AND AUGER BORINGS TAKEN FROM PROJECT GEOTECHNICAL REPORT (REFER TO SHEET 2).
4. TEMPORARY DEWATERING METHODS SHOULD BE ANTICIPATED TO CONSTRUCT CUT-OFF WALL. EXCAVATION WORK WILL BE REQUIRED TO MEET OSHA REQUIREMENTS. TEMPORARY SLOPES CUT BACK AT A MIN. OF 1.5 TO 1 MAY BE USED.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL "AS-BUILT" DEPTH AND LOCATION AT 100' MAX. INTERVALS AND AT ENDS OF CUTOFF WALL.
7. PERMEABILITY RATE OF CLAY SOILS MUST BE LABORATORY VERIFIED AND COMPACTION EFFORTS MUST BE FIELD VERIFIED BY DENSITY TESTING DURING CUT-OFF WALL INSTALLATION.
8. THE APPLICANT MUST SUBMIT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) WRITTEN CERTIFICATION THE THE POND CUT-OFF WALLS ARE INSTALLED AS PER THE PLANS APPROVED BY THE SJRWMD PERMIT. THE CERTIFICATION MUST BE SIGNED, SEALED AND DATED BY A STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER AND MUST BE SUBMITTED TO THE SJRWMD WITHIN 30 DAYS OF THE COMPLETION OF THE CUT-OFF WALL OR LINER. [CHAPTER 62-330 F.A.C., PERMIT INFORMATION MANUAL SECTION 2.0]

GROUNDWATER CUT-OFF WALL DETAIL

N.T.S.



FRONT VIEW



SIDE VIEW

STRUCTURE 1202 MODIFIED TYPE "H" INLET

N.T.S.

NOTES:
1. CONCRETE STRUCTURE WITH PRECAST TOP SLAB SHALL BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS WITH ALL APPLICABLE REINFORCING. CONCRETE DESIGN STRENGTH 4,000 PSI
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY AND SHOW ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".
6. ONLY EASILY REMOVABLE COVER ON TOP OF GRATES TO ALLOW FIELD REVIEW AND ACCESS.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
FLORIDA REG. NO. 86555

PLOTTED: June 12, 2024 - 3:38 PM, BY: Jon-Michael Brooks

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

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14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000284 LC - 0000316

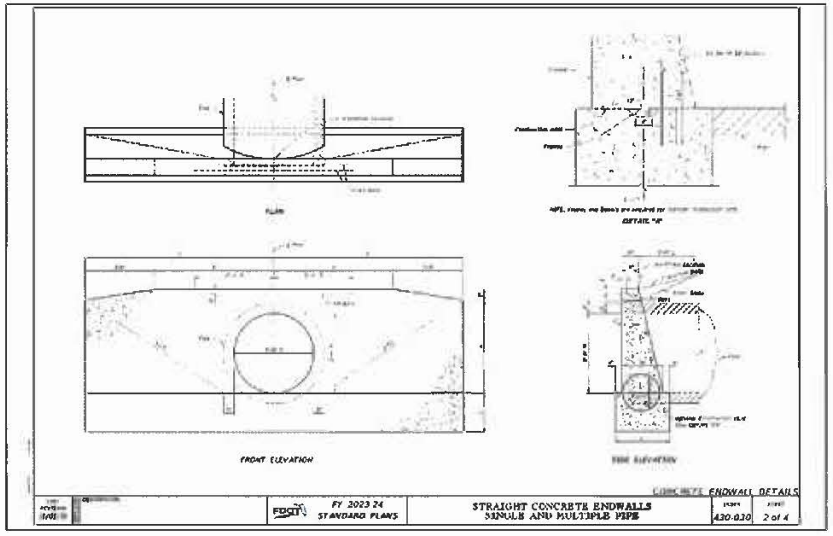
VISION • EXPERIENCE • RESULTS

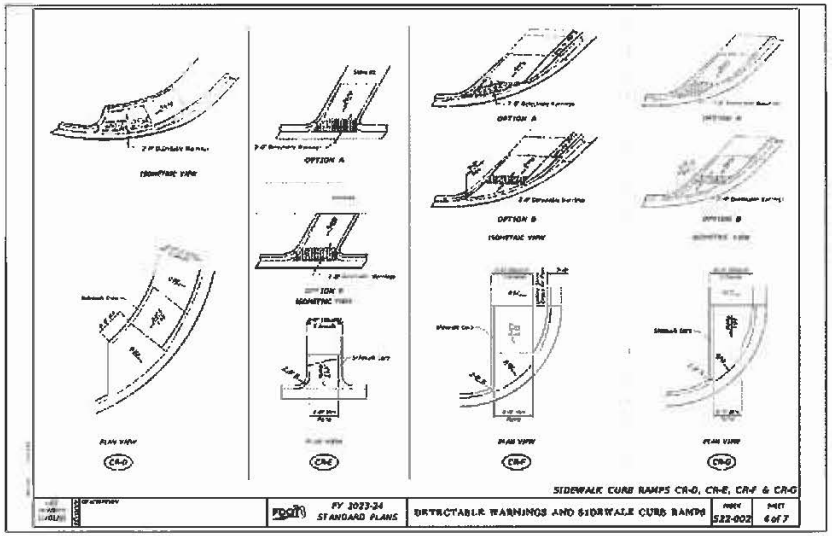
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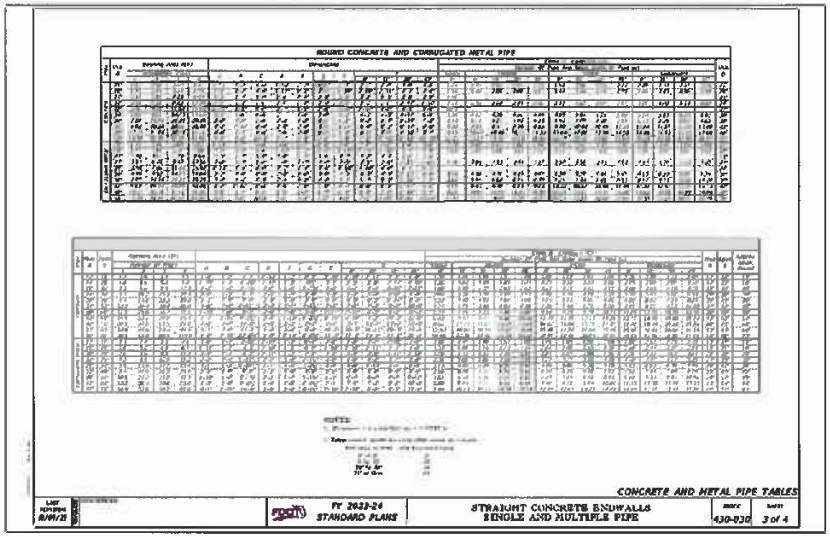
RIVERBLUFF PARKWAY PHASE 1
FOR: RAYDIENT PLACES + PROPERTIES

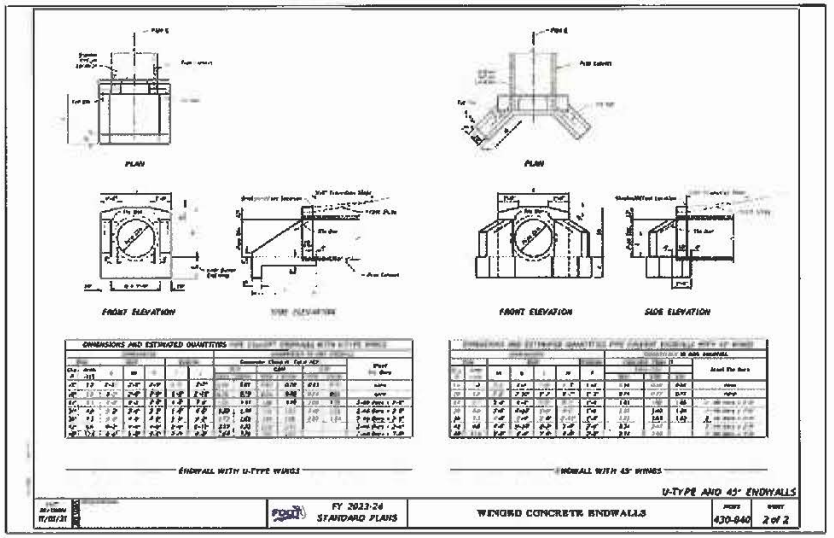
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13E

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PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRIGHT
P.E. NUMBER: 88556

PLOTTED: June 3, 2024 – 3:23 PM, BY: John-Michael Bongon

ETM No. 19-238-01-040
DRAWN BY: TC
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

Engineering Traffic Management, Inc.
1675 Old Reynolds Ferry Road
Jacksonville, FL 32234
TEL: (904) 642-8846
FAX: (904) 646-8848
CA - 0000334 LC - 0000015

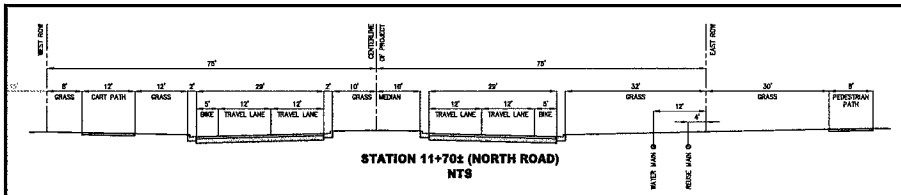
ETM
TRAFFIC • ENGINEERING • MANAGEMENT

PAVING AND DRAINAGE DETAILS

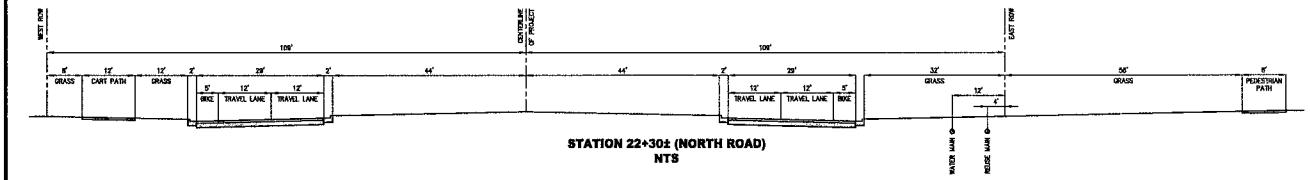
RIVERBLUFF PARKWAY PHASE 1
FOR: RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
13F

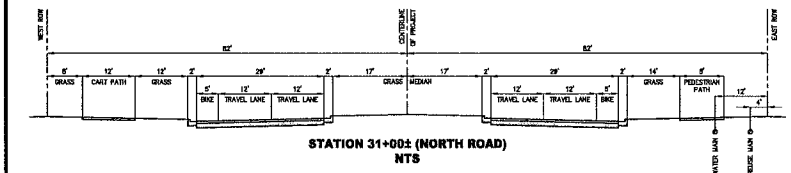
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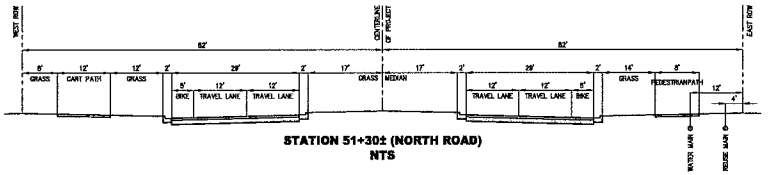
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NTS



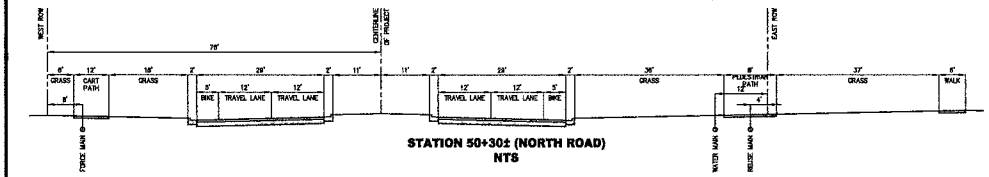
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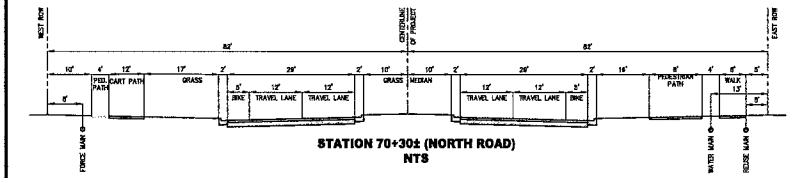
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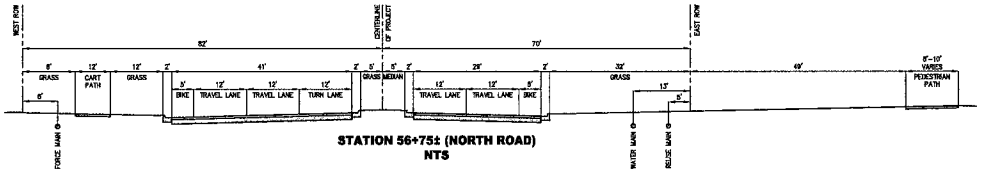
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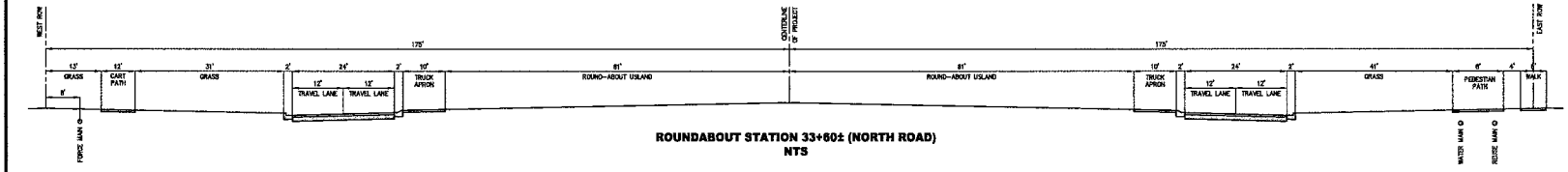
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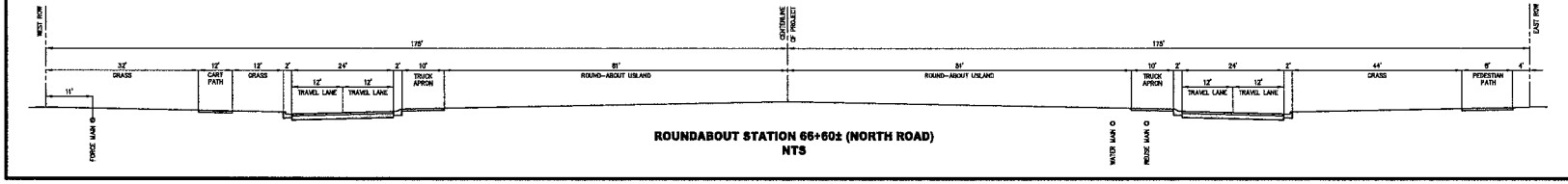
STATION 70+30± (NORTH ROAD)
NTS



STATION 56+75± (NORTH ROAD)
NTS



ROUNDABOUT STATION 33+60± (NORTH ROAD)
NTS



ROUNDABOUT STATION 66+60± (NORTH ROAD)
NTS

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRIGHT
P.E. NUMBER: 66539

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JAB
CHECKED BY: JZB
DATE: JUNE 2024

England-Thims & Miller, Inc.
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Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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VISION + EXPERIENCE = RESULTS

ROADWAY - ROUNDABOUT CROSS SECTION

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
14

PLOTTED: June 3, 2024 - 9:23 PM, BY: Jon-Michael Sorgnit

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SURVEY AND LOCATE DATA:

NOT APPLICABLE	APPLICABLE	
☐	■	1. ALL ELEVATIONS ARE BASED ON U.S.C.&G.S. DATUM AND SHOWN IN FEET.
☐	■	2. ELEVATIONS ARE BASED ON NAVD 1988.
☐	■	3. LOCATION OF EXISTING UTILITIES OBTAINED BY SOFT DIG LOCATES WHERE SHOWN ON PLANS, OR INCLUDED WITH BID SPECS.
☐	■	4. EXISTING WATER AND SEWER LINES ARE SHOWN AS PER FIELD LOCATES AND SUBDIVISION AS-BUILT PLANS.
☐	■	5. UNDERGROUND UTILITIES WERE LOCATED UTILIZING GROUND PENETRATING RADAR (GPR) AND A DIGITAL LOCATOR. CONTRACTOR SHALL BE AWARE THAT IN SOME CASES UTILITIES HAVE BEEN LOCATED, AND SURVEY HAS BEEN COMPLETED ONLY ON ONE SIDE OF THE ROAD.
☐	■	6. ALL PIPE LENGTHS SHOWN ON PLAN AND PROFILES ARE FROM CENTER TO CENTER OF MANHOLES, CATCH BASINS, INLETS ETC. OR ALONG THE CENTER LINE OF FORCE MAINS AND WATER MAINS.
☐	■	7. INVERT ELEVATIONS SHOWN ON DRAWINGS REFER TO THE CENTERLINE OF MANHOLES, UNLESS OTHERWISE INDICATED.
☐	■	8. THE LOCATION OF ALL EXISTING SEWER AND WATER SERVICE LINES MAY NOT BE INDICATED ON THESE PLANS. THE LOCATION OF NEW SERVICES SHALL BE VERIFIED IN THE FIELD.
☐	■	9. BENCHMARK DATA: NAVD88

PERMIT REQUIREMENTS (NOT ALL INCLUSIVE):

☐	■	1. CONTRACTOR TO OBTAIN ALL REQUIRED RIGHT-OF-WAY PERMITS.
☐	■	2. CONTRACTOR SHALL NOT OPEN CUT STREETS IN THE PROJECT AREA UNLESS SPECIFICALLY SHOWN ON PLANS
☐	■	3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CONSUMPTIVE USE PERMIT (C.U.P.) THROUGH THE ST. JOHNS WATER MANAGEMENT DISTRICT SHOULD DEWATERING ACTIVITIES BE REQUIRED.
■	☐	4. THE DEPARTMENT OF TRANSPORTATION, RAILROAD COMPANIES AND C.O.J. ARE TO BE NOTIFIED IN ADVANCE OF CONSTRUCTION PER THEIR RESPECTIVE PERMIT CONDITIONS.
☐	■	5. ALL WORK SHALL BE IN ACCORDANCE WITH BID DOCUMENTS, JEA WATER AND SEWER STANDARDS, DETAILS AND MATERIALS MANUAL, REV. 2018, AND NASSAU COUNTY STANDARD SPECIFICATIONS AND DETAILS AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.
☐	■	6. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.
☐	■	7. THE CONTRACTOR SHALL NOTIFY APPLICABLE UTILITY CONTACT PERSONNEL NOT LESS THAN ONE WEEK PRIOR TO CONSTRUCTION OF FACILITIES IN THEIR RESPECTIVE AREAS.
☐	■	8. TREE PROTECTION SHALL BE IN ACCORDANCE WITH JACKSONVILLE ORDINANCE CODE 656 AND/OR AS DETAILED ON SPECIFIC PLAN SHEETS. NO TRIMMING OF OVERHANGING TREE LIMBS WILL BE ALLOWED. USE SMALLER EQUIPMENT IF NECESSARY.
☐	■	9. THE CONTRACTOR SHALL LOCATE THE DRAINAGE INLET STRUCTURES IN THE PROJECT AREA AND ERECT SEDIMENTATION CONTROL DEVICES AS NECESSARY PER THE NASSAU COUNTY STORMWATER POLLUTION PREVENTION PLAN.
☐	■	10. CONTRACTOR TO COORDINATE WORK WITH OTHER UTILITIES DURING CONSTRUCTION.

EXISTING UTILITY PROTECTION:

1. IN ORDER TO REDUCE THE DISRUPTION AND COST OF UTILITY DAMAGES OCCURRING IN THE DUVAL COUNTY RIGHT-OF-WAY AND EASEMENTS, THE CONTRACTOR SHALL PREVENT DAMAGES TO EXISTING UTILITIES CAUSED BY HIS WORK THROUGH FIELD VERIFICATION OF THE LOCATION OF THE EXISTING UTILITIES. IN THE CASE OF OPEN EXCAVATION, VERIFICATION MAY BE PERFORMED DURING THE CONTRACTORS WORK. IN THE CASE OF DIRECTIONAL DRILLING, VERIFICATION SHALL TAKE PLACE PRIOR TO MOBILIZATION OF THE DRILLING EQUIPMENT.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AS NEEDED TO AVOID CONTACT. EXISTING UTILITIES SHALL BE EXPOSED USING DETECTION EQUIPMENT OR OTHER ACCEPTABLE MEANS. SUCH METHODS MAY INCLUDE BUT SHALL NOT BE LIMITED TO "SOFT DIG" EQUIPMENT AND GROUND PENETRATING RADAR (GPR). THE EXCAVATOR SHALL BE HELD LIABLE FOR DAMAGES CAUSED TO THE CITY'S/JEA'S INFRASTRUCTURE AND THE EXISTING FACILITIES OF OTHER UTILITY COMPANIES.
3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND AVOID ALL UTILITIES, OTHER STRUCTURES AND OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND SURFACE. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

RESTORATION NOTES:

1. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, TO REFERENCE AND RESTORE PROPERTY CORNERS AND LANDMARKS WHICH MAY BE DISTURBED BY CONSTRUCTION, KNOWN CORNER LOCATIONS ARE AVAILABLE FROM THE NASSAUCOUNTY ENGINEERING DIVISION.
2. THE CONTRACTOR SHALL RESTORE/REPLACE ALL CULVERTS, HEADWALLS AND STORM DRAIN INLETS REMOVED OR DISTURBED BY THE CONSTRUCTION OPERATION.
3. TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH NASSAU COUNTY / FDOT STANDARD SPECIFICATIONS.
4. SIDEWALKS, DRIVEWAYS AND CURBING DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH NASSAU COUNTY STANDARD SPECIFICATIONS. SIDEWALKS REMOVED AND REPLACED IN CURB AND GUTTER AREAS AT INTERSECTIONS SHALL HAVE HANDICAP RAMPS INSTALLED. DRIVEWAYS AND SIDEWALKS SHALL BE SAWCUT ALONG THE RIGHT-OF-WAY LINE OR NEAREST JOINT AND REMOVED AND REPLACED TO THE EDGE OF STREET.
5. GRASS SOD SHALL BE FURNISHED AND PLACED IN THE AREAS DISTURBED OR DAMAGED BY THE CONSTRUCTION OPERATION.
6. ALL PAVEMENT REPAIR SHALL BE IN ACCORDANCE WITH NASSAU COUNTY / FDOT STANDARD DETAILS AND SPECIFICATIONS LATEST EDITION.
7. UNLESS OTHERWISE NOTED, REMOVE AND REPLACE EXISTING PAVEMENT AS PER C.O.J. CASE X (10) PAVEMENT REPLACEMENT DETAIL.
8. CONTRACTOR MUST MAINTAIN AND PRESERVE NEWLY GRADED AREAS AND REPAIR AREAS WHERE SETTLING AND EROSION HAVE OCCURRED.

UTILITY CONTACTS:

A. AT&T ~ GENERAL NUMBER ——— 904-519-2529
B. AT&T ~ ADAM DUGAN ~ NORTH DISTRICT ——— 904-781-0741
C. AT&T ~ BILL LAKE ~ SOUTH DISTRICT ——— 904-303-8754
D. FLORIDA DEPT. OF TRANSPORTATION ——— 904-360-5200
E. JEA ~ WATER COLLECTION & DISTRIBUTION ~ BOB ALLSBROOK ——— 904-665-7299
F. JEA ~ SEWER COLLECTION & DISTRIBUTION ~ BOB ALLSBROOK ——— 904-665-7299
G. JEA ~ GENERAL INFORMATION ——— 904-665-6000
H. JEA ~ PROJECT OUTREACH ——— 904-665-7500
I. JEA ~ POWER OUTAGES ——— 904-665-6000
J. JEA ~ SEWER PROBLEMS ——— 904-665-4802
K. JEA ~ WATER PROBLEMS ——— 904-665-4801
L. JEA ~ WATER & SEWER LOCATES ——— 904-665-8410
M. NASSAU COUNTY ~ PUBLIC WORKS ~ CHARLES HOUSTON ——— 904-491-7334
N. ST. JOHNS COUNTY ~ RIGHT-OF-WAY PERMITTING ~ RICK MAULDIN ——— 904-209-0134
O. ST. JOHNS COUNTY ~ TRAFFIC SIGNALS ~ HANK MEIN ——— 904-209-0173
P. COMCAST ~ EMERGENCY HOTLINE ——— 904-380-6274
Q. TECO/PEOPLES GAS ~ BEN MOBLEY ——— 904-545-8958
R. SUNSHINE ONE CALL ——— 811
S. FLORIDA PUBLIC UTILITIES COMPANY ——— 800-427-7712
T. FLORIDA POWER AND LIGHT ——— 800-226-3545

INSTALLATION NOTES:

NOT APPLICABLE	APPLICABLE	
☐	■	1. CONTRACTOR TO REHABILITATE ALL MANHOLES ON PIPE BURST SEWERS VIA COATING/LINING PER JEA SPECIFICATION 446-2, UNLESS OTHERWISE NOTED ON THE PLANS.
☐	■	2. CONTRACTOR TO RENEW, REHABILITATE, REPLACE OR REINSTALL AS APPLICABLE ALL SERVICE LATERALS TO R.O.W. LINE.
☐	■	3. CONTRACTOR TO INSTALL SEWER SERVICE PIPING A MINIMUM OF 60 INCHES BELOW GRADE. WHERE NEW SANITARY SEWER MAIN IS LESS THAN 5 FEET DEEP, THE SEWER SERVICE PIPE SHALL BE INSTALLED AS DEEP AS POSSIBLE.
☐	■	4. WHEN THE DISTANCE BETWEEN A POWER POLE AND THE TRENCH IS LESS THAN THE TRENCH DEPTH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH JEA ELECTRICAL PERSONNEL TO SECURE POWER POLES. THE CONTACTS FOR JEA ARE AS FOLLOWS: NORTHSIDE~EAST of US-1 MIKE CORBITT @ 665-7991 (mobile 662-0635) NORTHSIDE~WEST of US-1 ANDY YEAGER @ 665-7998 (mobile 662-0622) NORTHSIDE~BACKUP ALAN AINSLEY @ 665-7303 (mobile 662-6557) SOUTHSIDE~SOUTH of BEACH BLVD. TOM KERNS @ 665-6847 (mobile 860-1687) SOUTHSIDE~NORTH of BEACH BLVD. DERYL BASFORD @ 665-6855 (mobile 662-0616) SOUTHSIDE~BACKUP EDDIE GALES @ 665-6855 (mobile 662-0616) A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED FOR AN OUTSIDE MEETING WITH JEA ELECTRICAL TO DISCUSS THE REQUIRED WORK. ADDITIONAL TIME WILL BE REQUIRED BY JEA ELECTRICAL FOR ANY REQUIRED WORK TO BE ACCOMPLISHED.
☐	■	5. ALL NEW STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
☐	■	6. THE DESIGN FOR THE PROJECT IS BASED UPON THE "OPEN-CUT" METHOD OF CONSTRUCTION. IF USING ALTERNATIVE MEANS OR METHODS, THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS FOR THAT MEANS OR METHOD.
☐	■	7. THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS AT SERVICE CONNECTIONS. THE MEANS AND METHODS SHALL BE LEFT TO THE DISCRETION OF THE CONTRACTOR, SUBJECT TO THE REQUIREMENTS OF THE CONTRACT SPECIFICATIONS. NO EXISTING ACTIVE SERVICE SHALL BE LEFT INTERRUPTED AT THE END OF THE WORK DAY.
☐	■	8. CONTRACTOR SHALL PROVIDE ADDITIONAL CORPORATION STOPS FOR FILLING AND DRAINING PURPOSES DURING CONSTRUCTION AS NEEDED. CORPORATION STOPS ARE TO BE PLUGGED AND LEFT IN PLACE. INDICATE CORPORATION STOP LOCATIONS ON RECORD DRAWINGS (AS-BUILTS).
☐	■	9. WATER AND SEWER SERVICES SHALL BE TRANSFERRED TO THE NEW MAIN UPON COMPLETION AND F.D.E.P./J.E.A. CERTIFICATION, AND PRIOR TO THE EXISTING MAINS BEING ABANDONED.
☐	■	10. IF EXISTING VALVES ARE IN UNPAVED AREAS AND ARE TO BE TAKEN OUT OF SERVICE, THEY SHALL BE CLOSED AND THE VALVE BOX AND COVER SHALL BE REMOVED. IF THE VALVES ARE UNDER PAVED AREAS, THEY SHALL BE CLOSED, THE VALVE BOX GROUT FILLED AND THE COVER REMOVED.
☐	■	11. CONTRACTOR SHALL REPLACE EXISTING WATER METER BOXES WHEN DEEMED NECESSARY BY THE JEA INSPECTOR.
☐	■	12. CONTRACTOR TO PROVIDE ADDITIONAL DEPTH OF BURY VIA PIPE JOINT DEFLECTION TO ACCOMMODATE VALVE SELECTION PER JEA STANDARDS.
☐	■	13. WATER METERS MAY REQUIRE RELOCATION FOR CONSTRUCTION, CONTRACTOR SHALL CONTACT JEA METER DEPARTMENT AND RELOCATE WATER METERS AS NECESSARY.
☐	■	14. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL OBTAIN ALL GEOTECHNICAL AND TOPOGRAPHIC SURVEY DATA AND LOCATIONS OF ABOVE GROUND AND UNDERGROUND UTILITIES. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED.
☐	■	15. SHEET PILING WILL BE REQUIRED ON ALL EXCAVATIONS DEEPER THAN 16 FEET.

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
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FAX: (904) 646-9485
CA: 0000284 LC: 0000316
Veteran • Servicemember • Resiliency

NO.	BY	DATE	REVISIONS
5			
4			
3			
2			
1			

DESIGNED
DRAWN BY
CHECKED BY
DATE

DESIGN ENGINEER
JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO.
66559

JEA Building Community

JEA STANDARD
GENERAL NOTES LEGEND, AND SHEET INDEX
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS 15
SHEET NO. 1
DRAWING NO. 15

PROJ. NO. 19-239-01-040
DATE: JANUARY 2017
SCALE: AS NOTED

T:\2019\19-239\19-239-01 ~ Reynolds Work\19-239-01-040 Wildlight Parkway Ph 1B\LandDev\Design\Plots\19-239-01-040 JEA GN.dwg Current Layout Tab = 12 JEA GENERAL NOTES LEGEND AND SHEET INDEX Mon Jun 03, 2024 ~ 17:23

T:\2019\19-239\19-239-01 ~ Reynolds Work\19-239-01-040 Wildlight Parkway Ph 1B\LandDev\Design\Plots\19-239-01-040 JEA GN.dwg PLOTTED: Jun. 3, 24 ~ 5:23 PM, BY: Jon-Michael Bertram

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY

CONFLICTING UTILITY	POTABLE WATER			WASTEWATER GRAVITY AND FORCE MAIN			RECLAIMED WATER			VACUUM SEWERS		
	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*
POTABLE WATER	3' NOTE 1	12"	3' NOTE 2	6' to 10'	12" NOTE 5	6' NOTE 2	3'	12"	6' NOTE 2	3' to 10'	12"	3' NOTE 2
RECLAIMED WATER	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2
WASTEWATER (GRAVITY AND FORCE MAIN)	6' to 10'	12"	6' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
VACUUM SEWERS	3' to 10'	12"	3' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
RIGHT OF WAYS	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
PERMANENT STRUCTURES (SIGNS, POLES, ETC.)	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
STORM SEWERS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
GAS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
TREES	3'-6" NOTE 8	N/A	N/A	3'-6" NOTE 8	N/A	N/A	3'-6" NOTE 8	N/A	N/A	3'-6" NOTE 8	N/A	N/A
ALL OTHER UTILITIES	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2

NOTES:

1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTH, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE MINIMUM JOINT SPACING REQUIRED FROM CROSSING FROM OTHER UTILITIES WHILE STILL MAINTAINING MINIMUM VERTICAL SEPARATION.
3. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURES.
5. WATER MAIN SHOULD CROSS ABOVE OTHER PIPES WHENEVER POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER UTILITY PIPING, THE MINIMUM SEPARATION SHALL BE 12 INCHES.
6. REFER TO POTABLE WATER PIPING- SECTION 350, III.4.11.

SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS

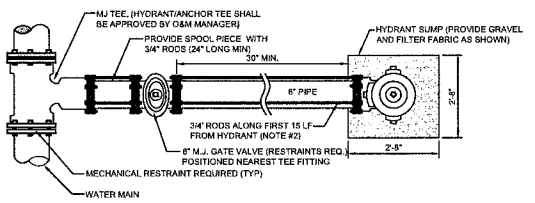
JANUARY 2023 — PLATE W-10

WATER MAIN AND NON WATER MAIN SEPARATION REQUIREMENTS - NOTES

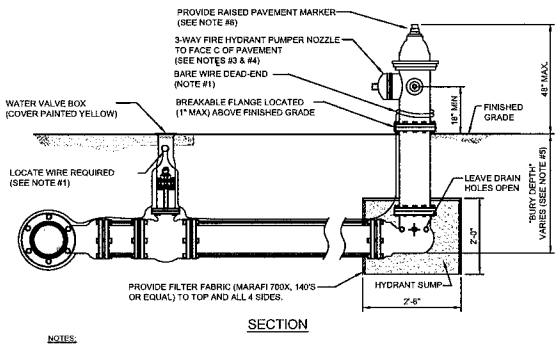
1. IT IS REQUIRED THAT "WATER MAINS" BE INSTALLED, CLEANED, DISINFECTED AND HAVE A SATISFACTORY BACTERIOLOGICAL SURVEY PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS, CHAPTER 62-555, F.A.C. AND LATEST JEA WATER AND SEWER STANDARDS. FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT HAVE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER. IN ADDITION, THE PHRASE "RECLAIMED WATER" REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE)
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLE TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE
6. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

NOTES ON UTILITY SEPARATION REQUIREMENTS

JANUARY 2023 — PLATE W-11



PLAN



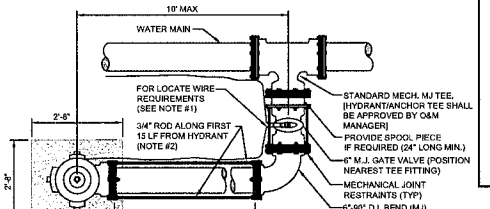
SECTION

NOTES:

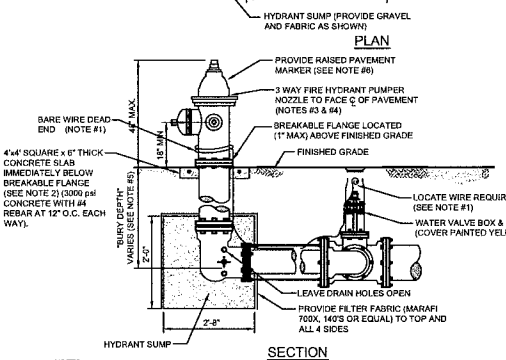
1. LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE LEAVING ENOUGH SLACK TO REACH 4" ABOVE FINAL GRADE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN. SEE SECTION 350, LOCATE WIRE INSTALLATION PARAGRAPH.
2. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK AND NOT WITHIN SWALE/DITCH AREAS. THE DISTANCE RANGE FROM EDGE OF ADJACENT PAVEMENT, BACK OF CURB AND FACE OF SIDEWALK SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA AND APPLICABLE PERMITTING AGENCIES. DISTANCE SHALL BE MEASURED TO THE CLOSEST PART OF THE FIRE HYDRANT (I.E. THE PUMPER NOZZLE). THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA. FOR OTHER LOCATION LIMITATIONS SEE PLATES W-10 AND W-11. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 or EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED RED.
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BY JEA, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT INSTALLATION USING MECHANICAL JOINT TEE

JANUARY 2023 — PLATE W-13



PLAN



SECTION

NOTES:

1. LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE LEAVING ENOUGH SLACK TO REACH 4" ABOVE FINAL GRADE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN. SEE SECTION 350, LOCATE WIRE INSTALLATION PARAGRAPH.
2. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK. ALL HYDRANTS SHALL BE LOCATED NO LESS THAN THREE (3) FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB OF THE ADJACENT ROADWAY AND NO LESS THAN THREE (3) FEET FROM ANY PHYSICAL FEATURE WHICH MAY OBSTRUCT ACCESS OR VIEW OF ANY HYDRANT UNLESS OTHERWISE APPROVED BY THE JEA. THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY JEA. FOR OTHER LOCATION LIMITATIONS SEE PLATES W-10 AND W-11. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 or EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED RED.
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BY JEA, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT INSTALLATION LIMITED SPACE

JANUARY 2023 — PLATE W-14

ETM — England-Thims & Miller, Inc.
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TEL: (904) 642-8990 FAX: (904) 646-9485
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THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

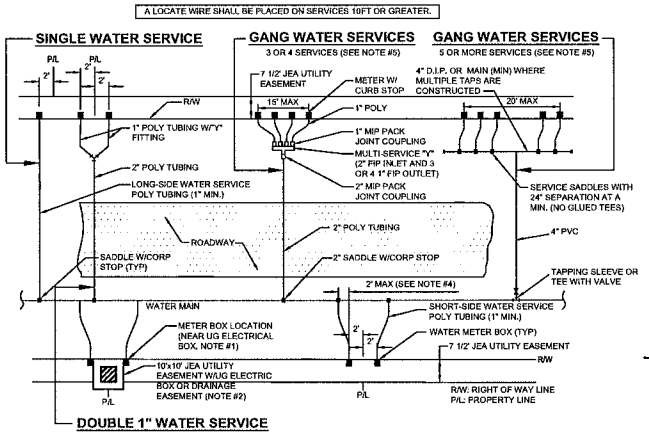
DESIGN ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 85551
PREPARED:
DRAWN BY:
CHECKED BY:
DATE:

JEA — Building Community

JEA STANDARD
WATER AND RECLAIMED DETAILS
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS: 5
SHEET NO.:
PROJ. NO.: 19-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED
DRAWING NO.: 16A

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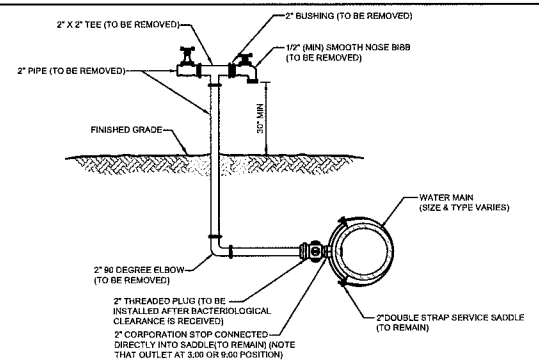


NOTES

1. THE SKETCHES ABOVE INDICATE TYPICAL WATER SERVICE AND METER BOX LOCATIONS. ACTUAL LOCATIONS OF BOXES MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS ENCOUNTERED. TYPICALLY, THE METER BOX SHALL LOCATED AT THE R/W LINE BUT INSIDE THE 7 1/2' ELECTRIC EASEMENT
2. UNLESS SPECIFIED OTHERWISE BY THE APPLICABLE COUNTY (NASSAU, CLAY OR ST. JOHNS COUNTY), THE METER BOX SHALL BE LOCATED IN THE JEA 7 1/2' UTILITY EASEMENT, AND TWO FEET INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FOUR FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF TWO FEET), UNLESS APPROVED OTHERWISE BY JEA. THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF THE METER BOX IS APPROVED BY JEA TO BE LOCATED IN A DRIVEWAY OR SIDEWALK, THEN THE CONSTRUCTION SHALL MEET STANDARD DETAIL NUMBERS W-3&4, AT A MINIMUM (SEE W-3 AND W-4 FOR THE REQUIREMENTS OF SPECIAL ORDER POLYMER BOX AND TOP). SET TOP OF BOX AT FINISHED GRADE. IF AN UNAPPROVED METER BOX IS IDENTIFIED BY JEA, THEN THE CONTRACTOR OR CUSTOMER SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS LOCATED IN THE SIDEWALK OR DRIVEWAY OR THE COST TO PROVIDE THE CORRECT METER BOX. JEA SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION
3. IF DRAINAGE OR OTHER EASEMENT LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.
4. FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE (PERPENDICULAR TO THE MAIN)BETWEEN THE SERVICES SADDLE AND THE METER BOX SHALL BE 2 FEET MAXIMUM. FOR DOUBLE 1" SERVICES, THE 2" POLY MAIN SHALL BE LOCATED CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX (W/ PIG TAIL) TO THE MAIN (DEAD END) SHALL BE TAPED WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY JEA. THIS WILL ASSIST IN LOCATING EXISTING SERVICE LINES IN THE FUTURE.
5. GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, A DUCTICLE IRON PIPE (D.I.P.) WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CORP STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG SIDE SERVICES WHERE SHOWN ON THE DRAWINGS (TAPS STAGGERED AND AT 2 FEET ON CENTER-MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED, THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN PVC CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" DIP, 4" PIPE, 4"X1" SADDLES AND 1" CORP STOPS (NO GLUED TEE FITTINGS). THE 4" OR LARGER D.I.P. WATER MAIN MUST BE SIZED AND DESIGNED BY THE P.E. ENGINEER.
6. DOUBLE 1" WATER SERVICES IS ALLOWED FOR SHORT SIDE OR LONG SIDE SERVICES AND WHERE SHOWN ON THE DRAWINGS
7. A 1" IRRIGATION SERVICE MAYBE TAPPED INTO THE (1" MIN) DOMESTIC WATER SERVICE LINE (WHICH SERVES THE SAME CUSTOMER) UTILIZING A 1" BRONZE "Y" FITTING (IN AREAS WHERE NO RECLAIMED WATER IS AVAILABLE).
8. No 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
9. RECLAIMED METER BOXES OR SERVICES SHALL BE CONSTRUCTED SIMILAR TO THE ABOVE AND SHALL BE LOCATED, AT A MIN. OF 10' FROM THE POTABLE WATER SERVICE, AND/OR BOX, AND NOT ALLOWED IN CONCRETE OR ASPHALT UNLESS APPROVED OTHERWISE BY JEA
10. SERVICE SIZE SHALL BE SAME AS THE METER SIZE

WATER OR RECLAIM SERVICE INSTALLATIONS 2" AND SMALLER METER

JANUARY 2023 PLATE W-1

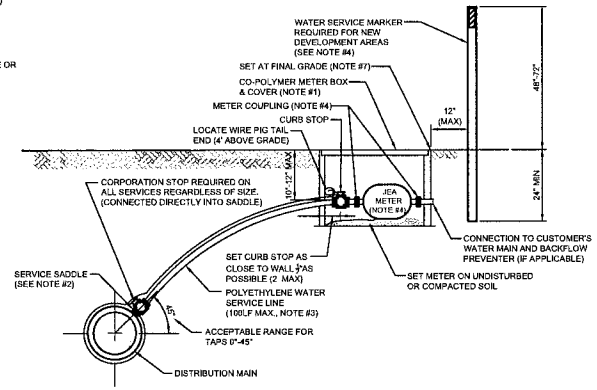


NOTES

1. LOCATION OF SAMPLE POINT RIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON TRAFFIC AREAS)
2. ALL PIPE & FITTING SHALL BE GALVANIZED MATERIAL OR PVC (S-40)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTING (AS NOTED) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED
4. THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICES AS OUTLINED BY THE JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS

2" TEMPORARY SAMPLE TAP FOR STUB OUT

JANUARY 2023 PLATE W-26

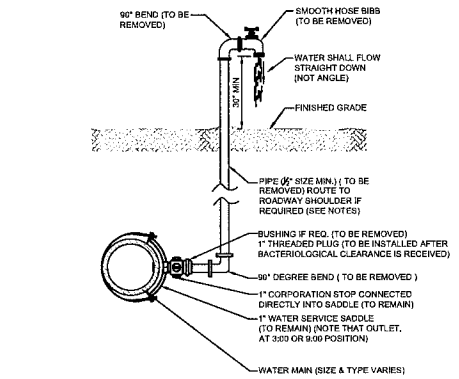


NOTES

1. SEE PLATE W-1 FOR METER LOCATION REQUIREMENTS
2. SINGLE BAND SADDLES SHALL BE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED. BRASS SADDLES MAY BE UTILIZED ON NEW 1 INCH AND SMALLER WATER SERVICES WHICH ARE INSTALLED ON A DRY 10 INCH OR SMALLER PVC WATER MAIN.
3. NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY J.E.A. CONSTRUCT POLY LINE WITH 24" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (1" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS APPROVED OTHERWISE BY JEA
4. INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E. IF NO METER IS INSTALLED). WATER SERVICES SERVING VACANT LOTS (SERVICE NOT IN USE), SHALL INCLUDE A "W" CUT INTO THE CURB (CLOSEST TO THE METER BOX), AND PAINTED BLUE (PAINTED PURPLE FOR RECLAIMED WATER). IN ADDITION, FOR NEW DEVELOPMENT AREAS WHERE THE WATER SERVICE IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED BLUE OR PURPLE FOR RECLAIMED WATER). THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (HEX ON BARREL TYPE).
5. NO 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.
7. METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (I.e. NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).
8. LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. SEE PLATE W-44.

WATER SERVICE DETAIL- 2" AND SMALLER METER

JANUARY 2023 PLATE W-2

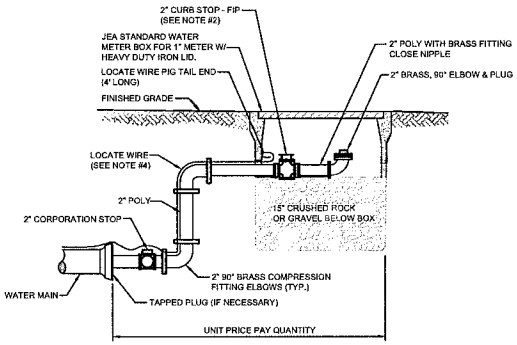


NOTES

1. LOCATION OF SAMPLE POINT RIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED), AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED
3. PIPE AND FITTINGS SHALL BE PVC (SCH. 40) OR GALV. MATERIAL
4. THE USE OF THE ABOVE CONSTRUCTION FOR A TEMPORARY SAMPLE POINT SHALL BE LIMITED TO AREAS WHERE A SAMPLE TAP BY ALTERNATIVE METHODS (SEE W-24) IS NOT FEASIBLE OR IF DIRECTED OTHERWISE BY JEA
5. THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICIES AS AS OUTLINED BY JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS

TEMPORARY SAMPLE TAP

JANUARY 2023 PLATE W-25



NOTES

1. PIPE SHALL BE POLYETHYLENE. FITTINGS SHALL BE BRASS
2. THE 2" CURB STOP SHALL BE ALL BRONZE. FITTINGS SHALL BE BRASS.
3. ANY RECLAIMED WATER VALVE SHALL HAVE RECLAIMED EMBLEM.
4. LOCATE WIRE FOR 10' OR GREATER IN LENGTH
5. CANNOT BE PLACED UNDER CONCRETE OR PAVEMENT
6. PLACE 2 FEET PAST LAST WATER MAIN SERVICE CONNECTION

FLUSHING VALVE BELOW GRADE

JANUARY 2023 PLATE W-28

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 86559

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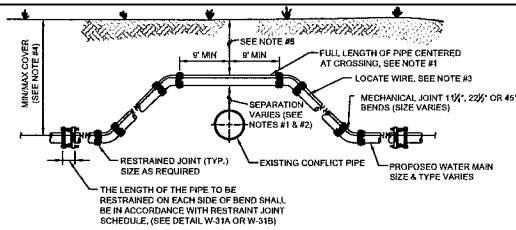
JEA Building Community

JEA STANDARD
WATER AND RECLAIMED DETAILS
RIVERBLUFF PARKWAY PHASE 1

PROJ. NO. 19-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED

NO. SHEETS 6
SHEET NO. 2
DRAWING NO. 168

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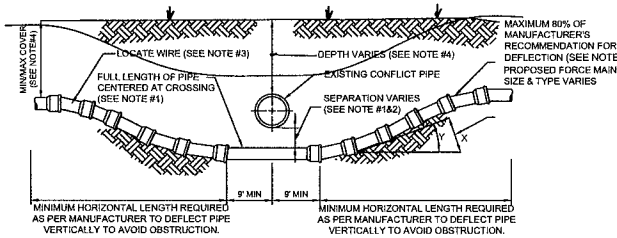
CASE "A" CROSSING

NOTES:

1. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.
2. FOR MINIMUM VERTICAL SEPARATION REQUIREMENTS SEE DETAIL (W-10 AND W-11).
3. LOCATING WIRE REQUIRED; SEE DETAIL W-44
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA
6. IF UTILITY CONFLICT IS LOCATED IN A NON-TRAFFIC AREA (NO TRAFFIC LOADS) AND THE NEW PIPE IS D.I.P., THEN THE MINIMUM COVER MAY BE REDUCED TO 24 INCHES (ONLY IN THE AREA OF THE CONFLICT)

ADJUSTMENT OVER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2023 — PLATE W-32



CASE "B" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSING.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
3. LOCATING WIRE REQUIRED. SEE DETAIL W-44.
4. THE COVER OVER ALL PIPING LESS THAN 24" SIZE SHALL BE A MINIMUM OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS WITH A MAXIMUM COVER OF 60" UNLESS APPROVED OTHERWISE BY JEA. COVER FOR PIPING 24" SIZE AND LARGER SHALL BE MINIMUM OF 36" (PAVED AND UNPAVED) AND MAXIMUM OF 84" UNLESS APPROVED OTHERWISE BY JEA. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.
5. JEA ONLY ALLOWS 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION FOR JOINT DEFLECTION. BENDING THE PIPE BARREL IS NOT ALLOWED. UNLESS OTHERWISE APPROVED BY JEA, THE MAXIMUM ARE LISTED IN TABLE BELOW. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN THESE JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20LF PIPE LENGTH

MAXIMUM ALLOWED OFFSET FOR PIPE BY JOINT DEFLECTION

PVC PIPE

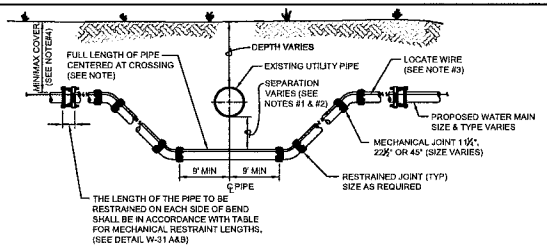
PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
2	30	7°	158 FT
4	10	2.4°	460 FT
6	10	2.4°	460 FT
8	10	2.4°	460 FT
10	10	2.4°	460 FT
12	8.5	2°	564 FT
14 - 24	5	1.2°	960 FT
30 - 48	3.25	0.8°	1477 FT

DUCTILE IRON PIPE (Mechanical Joint)

PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
-	-	-	-
4	27	6.5°	177 FT
6	24	5.7°	200 FT
8 - 12	17.5	4.2°	273 FT
14 - 16	12	2.9°	400 FT
18 - 20	10	2.4°	477 FT
24 - 30	8	1.9°	600 FT
36	7	1.7°	687 FT
42 - 48	6.7	1.6°	716 FT

ADJUSTMENT UNDER EXISTING UTILITIES PIPE JOINT DEFLECTION

JANUARY 2023 — PLATE W-40



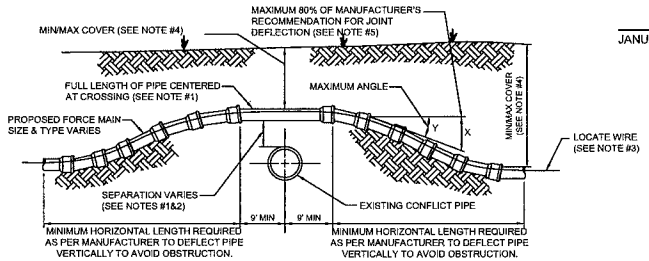
CASE "B" CROSSING

NOTES:

1. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557
2. FOR MINIMUM VERTICAL SEPARATION REQUIREMENTS SEE DETAILS (W-10 AND W-11)
3. LOCATING WIRE REQUIRED. SEE DETAIL W-44
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREA, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA
5. IN LOCATIONS WHERE WATER/RECLAIM MAINS CROSS UNDER A BOX-CULVERT, OR 36-INCH DIAMETER AND LARGER STORM WATER MAIN, JEA WILL REQUIRE DIP TO BE UTILIZED FOR THE MAIN

ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2023 — PLATE W-34



CASE "A" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSING
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-10 & W-11).
3. LOCATING WIRE REQUIRED. SEE DETAIL W-44
4. THE COVER OVER ALL PIPING LESS THAN 24" SIZE SHALL BE A MINIMUM OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS WITH A MAXIMUM COVER OF 60" UNLESS APPROVED OTHERWISE BY JEA. COVER FOR PIPING 24" SIZE AND LARGER SHALL BE MINIMUM OF 36" (PAVED AND UNPAVED) AND MAXIMUM OF 84" UNLESS APPROVED OTHERWISE BY JEA. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557
5. JEA ONLY ALLOWS 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION FOR JOINT DEFLECTION. BENDING THE PIPE BARREL IS NOT ALLOWED. UNLESS OTHERWISE APPROVED BY JEA, THE MAXIMUM ARE LISTED IN TABLE BELOW. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN THESE JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20LF PIPE LENGTH

MAXIMUM ALLOWED OFFSET FOR PIPE BY JOINT DEFLECTION

PVC PIPE

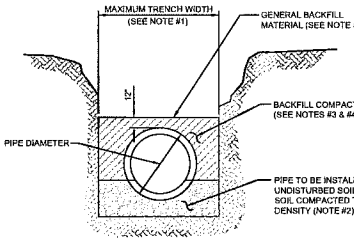
PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
2	30	7°	158 FT
4	10	2.4°	460 FT
6	10	2.4°	460 FT
8	10	2.4°	460 FT
10	10	2.4°	460 FT
12	8.5	2°	564 FT
14 - 24	5	1.2°	960 FT
30 - 48	3.25	0.8°	1477 FT

DUCTILE IRON PIPE (Mechanical Joint)

PIPE SIZE (IN.)	(X) MAX. OFFSET (IN.)	(Y) ANGLE AT ONE BELL	RESULTING RADIUS OF CURVE WITH 20FT. LENGTHS
-	-	-	-
4	27	6.5°	177 FT
6	24	5.7°	200 FT
8 - 12	17.5	4.2°	273 FT
14 - 16	12	2.9°	400 FT
18 - 20	10	2.4°	477 FT
24 - 30	8	1.9°	600 FT
36	7	1.7°	687 FT
42 - 48	6.7	1.6°	716 FT

ADJUSTMENT OVER EXISTING UTILITIES PIPE JOINT DEFLECTION

JANUARY 2023 — PLATE W-41



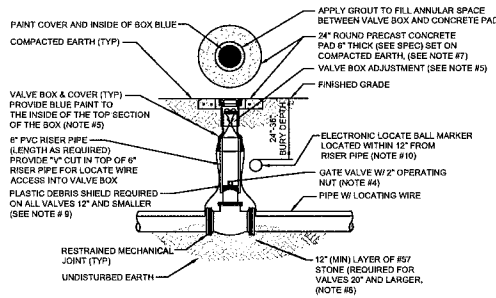
TYPICAL TRENCH

NOTES:

1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE, OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SECTION (SECTION #901, PARAGRAPH #4) TO DETERMINE MAXIMUM PAY LINE WIDTHS
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557.
5. SEE " EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS

OPEN CUT TRENCH FOR PRESSURE PIPE

JANUARY 2023 — IN CITY RIGHT OF WAY — PLATE W-42



NOTES:

1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING (SEE DETAILW-44)
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/ADJACENT(ASPHALT IF NO CURB) TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED BLUE WATER/PURPLE RECLAIMED
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 24" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "WATER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A ⅛" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED
8. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES 20" AND LARGER. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO ½ THE OVERALL HEIGHT OF THE VALVE.
9. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC BOXLOK OR APPROVED EQUAL
10. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1403XR FOR WATER AND 1405XR FOR RECLAIMED WATER)

WATER VALVE INSTALLATION DETAIL

JANUARY 2023 — PLATE W-18

ETM
Engineering • Testing & Mapping, Inc.
LEED AP, Green Professional
14550 Myrtle Creek Road
Jacksonville, FL 32258
PH: (904) 642-8990
FAX: (904) 642-4665
CA - 0002364 LC - 0000319
VISION • EXPERIENCE • RESULTS

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGNER:
DRAWN BY:
CHECKED BY:
DATE:

DESIGN ENGINEER
JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO.
66559

JEA
Building Communities

JEA STANDARD
WATER AND RECLAIMED DETAILS
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS	8
SHEET NO.	3
DRAWING NO.	160
PROJ. NO.	19-239-01-040
DATE:	JANUARY 2023
SCALE:	AS NOTED

T:\2019\19-239\19-239-01 - Royster Work\19-239-01-040 Midtight Parkway Ph 1B\Landdev\Design\Plots\19-239-01-040 JEA W3ET.dwg Current Layout Tab = JEA W3ET03 Mon Jan 03, 2024 - 17:24

PVC PIPE RESTRAINT NOTES.

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.
3. BENDS AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF FITTING
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM PER THE DETAILS, L=I IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. L=I IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
7. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (OR 18 & 20 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE. AFTER THE RESTRAINT IS INSTALLED. OVERNORMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 36C & 36D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	66
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	68	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	97	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

REDUCERS SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x16	35
20x16	65
20x12	117
24x20	36
24x18	80
24x16	101
30x24	76
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	138

TEES SEE NOTE 5 RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6	10
	4 < LESS	F.O.
6	6	20
	6 < LESS	F.O.
10	10	45
	8	13
	6 < LESS	F.O.
12	12	62
	10	32
	8 < LESS	F.O.
16	16	94
	12	39
	10	5
	10 < LESS	F.O.
20	20	125
	16	75
	12	14
	10 < LESS	F.O.
24	24	124
	20	84
	16	36
	12 < LESS	F.O.
30	30	159
	24	104
	20	60
	16	16
	16 < LESS	F.O.
36	36	192
	30	142
	24	83
	20	33
	16 < LESS	F.O.
42	42	223
	36	178
	30	124
	24	59
	20	5
	16 < LESS	F.O.
48	48	253
	42	209
	36	162
	30	104
	24	34
	20 < LESS	F.O.

F.O. = FITTING ONLY

PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2023 PLATE W-31A

DUCTILE IRON PIPE RESTRAINT NOTES.

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: DUCTILE IRON PIPE (WITHOUT POLY WRAP), SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE. FOR D.I.P. W/POLY WRAP, USE RESTRAINT JOINT SCHEDULE FOR PVC PIPE
3. BENDS AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF FITTING
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM, PER THE DETAILS, L=I IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. L=I IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO D.I.P. TRANSITIONS: THE D.I.P. PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN)

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 36C & 36D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	17	7	4	2	11	3	30
6	24	15	6	3	15	4	42
8	31	13	8	3	20	5	55
10	36	15	8	4	25	6	65
12	42	18	9	5	27	7	77
14	48	20	10	5	31	7	87
16	53	22	11	6	35	8	97
18	58	24	12	6	39	9	107
20	63	27	13	6	42	10	118
24	63	27	13	7	49	12	118
30	75	31	15	8	59	14	141
36	86	36	17	9	68	17	163
42	95	40	19	10	76	19	183
48	117	43	21	11	84	21	203

REDUCERS SIZE (IN.)	L (FT.)
6x4	22
8x6	23
8x4	39
10x8	22
10x6	40
12x10	23
12x8	41
16x12	42
16x10	58
20x16	22
20x16	42
20x12	74
24x20	36
24x16	81
24x16	64
30x24	50
30x20	77
36x30	50
36x24	89
42x36	48
42x30	88
48x42	48
48x36	88

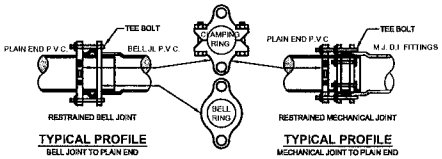
TEE SEE NOTE 5 RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6	6
	4 < LESS	F.O.
8	8	19
	6 < LESS	F.O.
10	10	29
	8	9
	6 < LESS	F.O.
12	12	40
	10	21
	8 < LESS	F.O.
16	16	60
	12	25
	10	3
	8 < LESS	F.O.
20	20	78
	16	48
	12	9
	10 < LESS	F.O.
24	24	79
	20	54
	16	23
	12 < LESS	F.O.
30	30	101
	24	68
	20	36
	16	4
	12 < LESS	F.O.
36	36	122
	30	90
	24	53
	20	21
	16	1
	12 < LESS	F.O.
42	42	141
	36	113
	30	78
	24	38
	20	3
	16	1
	12 < LESS	F.O.
48	48	160
	42	133
	36	103
	30	66
	24	22
	20 < LESS	F.O.

F.O. = FITTING ONLY

DUCTILE IRON PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2023 PLATE W-31B

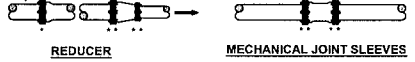
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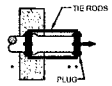
TYPICAL PROFILE BELL JOINT TO PLAIN END W/MECHANICAL RESTRAINERS

SECTION

TYPICAL PROFILE MECHANICAL JOINT TO PLAIN END W/MECHANICAL RESTRAINERS



REDUCER **MECHANICAL JOINT SLEEVES**

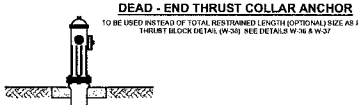


NO. OF TIE RODS REQUIRED

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

DEAD - END THRUST COLLAR ANCHOR

TO BE USED INSTEAD OF TOTAL RESTRAINED LENGTH (OPTIONAL) SIZE AS PER THRUST BLOCK DETAIL (W-36) SEE DETAILS W-36 & W-37



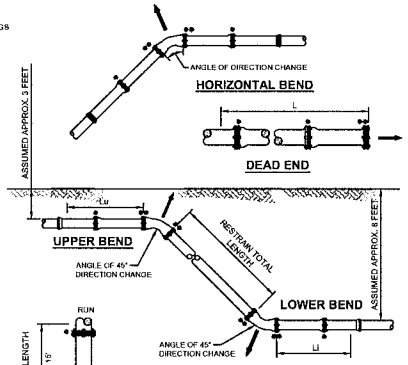
FIRE HYDRANT LATERAL

GENERAL NOTE

1. PAY ITEM " " DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIS.
2. PAY ITEM " " DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE.
3. ⟶ INDICATES DIRECTION OF THRUST FORCE.

MECHANICAL RESTRAINT DETAILS - I

JANUARY 2023 PLATE W-31C

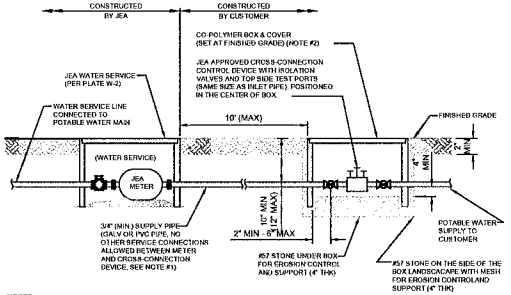


NOTES

1. TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN.)
2. PAY ITEM "" DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIC.
3. PAY ITEM "" DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE

MECHANICAL RESTRAINT DETAILS - II

JANUARY 2023 PLATE W-31D

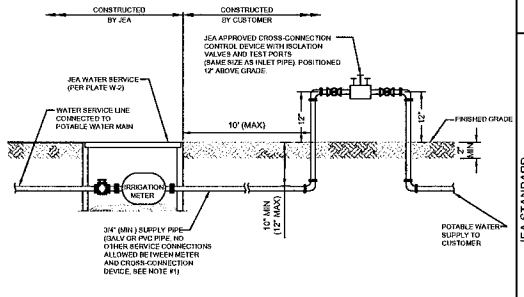


NOTES

1. THE POTABLE WATER CUSTOMER IS REQUIRED TO INSTALL AND MAINTAIN A JEA APPROVED CROSS-CONNECTION DEVICE ON THEIR POTABLE WATER SERVICE LINE. OPERATION AND MAINTENANCE OF THIS CROSS-CONNECTION DEVICE SHALL COMPLY WITH JEAS CROSS-CONNECTION CONTROL PROGRAM AND ASSOCIATED OPERATIONS POLICIES. ALL REDUCED PRESSURE ASSEMBLIES SHALL BE MOUNTED ABOVE GRADE.
2. ONLY DOUBLE CHECK VALVE ASSEMBLIES MAY BE INSTALLED BELOW GROUND. THESE DEVICES MAY BE INSTALLED IN A TYPICAL 1" (CO-POLYMER) METER BOX WITH SOLID LID (GENERIC LID WITH NO "JEA" LOGO, SEE ALSO W-3). THE SIZE OF BOX SHALL BE 12"x20", AT A MINIMUM. IT SHALL BE NOTED THAT IF THE HIGH MEAN GROUND WATER LEVEL FALLS INSIDE THIS BOX, THEN THE CROSS-CONNECTION CONTROL DEVICE MUST BE INSTALLED ABOVE GROUND. ACCEPTABLE DOUBLE CHECK VALVE ASSEMBLIES (BRONZE BODY WITH TWO CHECK VALVES, TWO BALL VALVES AND UNION CONNECTIONS BETWEEN BALL VALVES AND THE DEVICE) INCLUDE: WATTS U007M2QT, WILKINS 950XLTU OR JEA APPROVED EQUAL.
3. BACKFLOW PREVENTION DEVICES REQUIRED WHEN:
   IRRIGATION SYSTEMS - REQUIRED ON IRRIGATION SYSTEMS AT THE CONNECTION TO POTABLE SYSTEM.
   RESIDENTIAL SYSTEMS - REQUIRED ON WATER SERVICE IF RECLAIMED SERVICE WATER AVAILABLE TO SITE
   COMMERCIAL SITES - REQUIRED ON ALL WATER SERVICES
   INDUSTRIAL SITES - REQUIRED ON BOTH WATER AND RECLAIMED SERVICE ON, WATER SERVICE EVEN IF NO RECLAIMED
4. JEA IRRIGATION SERVICE CONNECTIONS REQUIRE ABOVE GRADE REDUCED PRESSURE BACKFLOW PREVENTERS. (SEE PLATE W-15A)

RECLAIM CROSS CONNECTION CONTROL DEVICE

JANUARY 2023 PLATE W-15



NOTES

1. WATER SERVICE CONNECTIONS REQUIRE ABOVE GRADE REDUCED PRESSURE BACKFLOW PREVENTERS. (SEE PLATE W-15)
2. BACKFLOW PREVENTION DEVICES REQUIRED WHEN:
   IRRIGATION SYSTEMS - REQUIRED ON IRRIGATION SYSTEMS AT THE CONNECTION TO POTABLE SYSTEM.
   RESIDENTIAL SYSTEMS - REQUIRED ON WATER SERVICE IF RECLAIMED SERVICE WATER AVAILABLE TO SITE
   COMMERCIAL SITES - REQUIRED ON ALL WATER SERVICES
   INDUSTRIAL SITES - REQUIRED ON BOTH WATER AND RECLAIMED SERVICE CONNECTIONS.
3. RESIDENTIAL IRRIGATION SERVICES MAY UTILIZE AN ALTERNATE BACKFLOW PREVENTER LOCATION IF THE FOLLOWING CONDITIONS EXITS
   3 a. CUSTOMER HAS SUBMITTED A COMPLETED "CUSTOMER AFFIDAVIT" FORM AND
   3 b. THERE ARE NO ADDITIONAL CONNECTIONS BETWEEN THE METER AND THE BACKFLOW PREVENTER, AND
   3 c. THE ALTERNATE BACKFLOW LOCATION IS EASILY ACCESSIBLE TO JEA AND BACKFLOW TESTERS

CROSS CONNECTION CONTROL DEVICE

JANUARY 2023 JEA IRRIGATION SERVICE CONNECTIONS PLATE W-15A

Englewood-Tilting & Mitchell, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
TEL: (904) 642-8990
FAX: (904) 642-4165
CA: 00002644 LC: 0000315

ETM

NO.	BY	DATE	REVISIONS
4			
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DESIGNER:
DRAWN BY:
CHECKED BY:
DATE:

DESIGN ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 66591

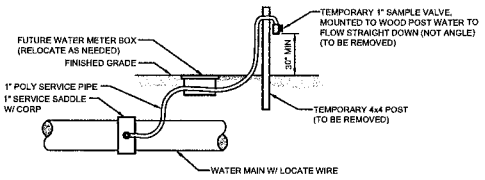
JEA Building Community

JEA STANDARD WATER AND RECLAIMED DETAILS

RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS: 8
PROJ. NO.: 19-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED
SHEET NO.:
DRAWING NO. (SD)

T:\2019\19-239\19-239-01 - Bayview Work\19-239-01-040 Midlight Factory Ph 1B\LandDev\Design\Plots\19-239-01-040 JEA W31.dwg Current Layout Tab = JEA W31-04 Mon Jun 03, 2024 - 17:24



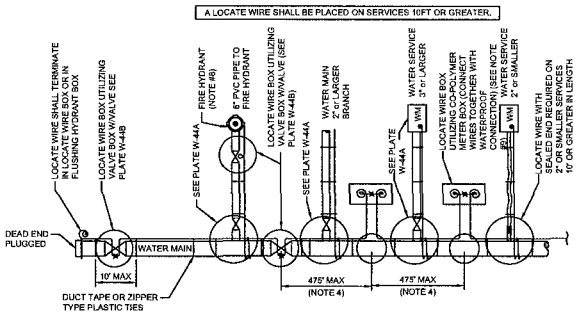
TEMPORARY SAMPLE TAP UTILIZING A NEW 1" WATER SERVICE

NOTES:

1. LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROAD SHOULDERS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED
3. THE CONTRACTOR SHALL UTILIZE THE ABOVE ALTERNATIVE METHODS FOR CONSTRUCTION OF TEMPORARY SAMPLE POINTS IN ALL AREAS, WHERE POSSIBLE
4. THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICIES AS OUTLINED BY THE JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS.

TEMPORARY SAMPLE TAP ALTERNATIVE METHOD A

JANUARY 2023 PLATE W-24



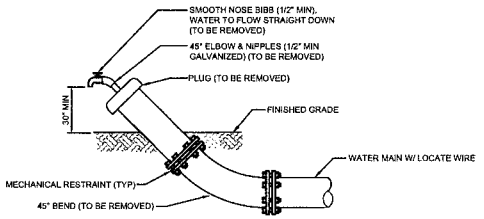
LOCATE WIRE SYSTEM

NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1 00 OR 11 00 POSITION, IF POSSIBLE)
2. SECURE LOCATING WIRE TO PVC & D.I.P. WATER MAIN BY UBE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.
3. THE ENTIRE LOCATING SYSTEM SHALL BE SUBJECTED TO TESTING TO DETERMINE ITS RELIABILITY WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT, UNLESS APPROVED OTHERWISE BY JEA.
4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT 475' INTERVALS. SEE DETAIL PLATE W-44B. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED
5. REFER TO SECTION 350 FOR LOCATE WIRE SPECIFICATIONS
6. "X" INDICATES THAT THE WIRES ARE CONNECTED TOGETHER WITH A WATERPROOF CONNECTION (SEE DETAIL W-44B)
7. "@" INDICATES A WIRE PIG-TAIL (4' LONG)
8. FOR FIRE HYDRANT LOCATE WIRE REQUIREMENTS AND EXCLUSIONS, SEE PLATES W-12,13 AND 14
9. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES
10. FOUR LANES OF TRAFFIC (HAVING TWO LANES OF TRAFFIC IN EACH DIRECTION) OR GREATER THE LOCATE WIRE AND VALVE BOX SHALL BE OFF-SET TO THE RIGHT-OF-WAY

LOCATE WIRE CONSTRUCTION FOR WATER MAINS

JANUARY 2023 PLATE W-44



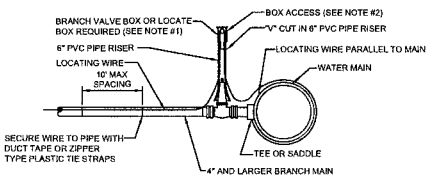
TEMPORARY SAMPLE TAP UTILIZING PLUG AT FLUSHING LOCATION

NOTES:

1. LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROAD SHOULDERS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED
3. THE CONTRACTOR SHALL UTILIZE THE ABOVE ALTERNATIVE METHODS FOR CONSTRUCTION OF TEMPORARY SAMPLE POINTS IN ALL AREAS, WHERE POSSIBLE
4. THE CONTRACTOR SHALL COMPLY WITH ALL JEA RULES AND POLICIES AS OUTLINED BY THE JEA'S ENVIRONMENTAL RESPONSE COORDINATOR (ERC) AND OTHER ASSOCIATED JEA STANDARDS

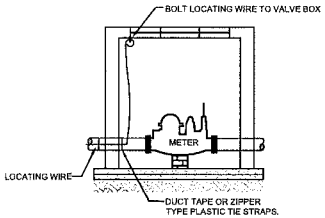
TEMPORARY SAMPLE TAP ALTERNATIVE METHOD B

JANUARY 2023 PLATE W-24A



BRANCH FORCE MAIN

(2" AND LARGER WATER MAIN OR 3" AND LARGER WATER SERVICE PIPE)



CONNECTION AT LARGE METER BOX

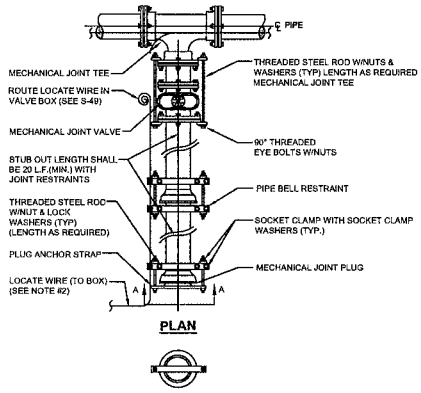
(3" OR LARGER SERVICE)

NOTES:

1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE W-18)
3. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE AND LOCATE POINTS.

LOCATE WIRE FOR BRANCH MAIN

JANUARY 2023 PLATE W-44A



PLAN

SECTION "A-A"

NOTES:

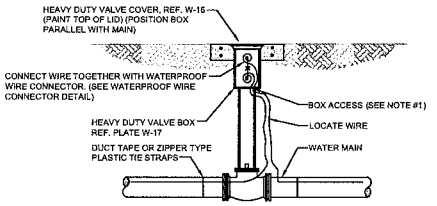
1. IN LIEU OF BELL/ROD RESTRAINTS, MECHANICAL JOINT RESTRAINTS MAY BE USED.
2. LOCATING WIRE REQUIRED, UTILIZING A LOCATE WIRE BOX INSTALLED AT PLUG LOCATION
3. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

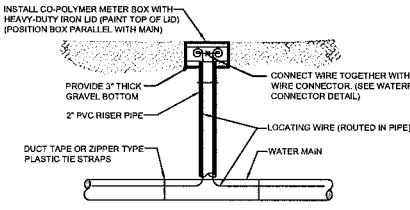
4. THE LOCATION OF THE DEAD END PLUG SHALL NOT BE UNDER PAVEMENT, IF POSSIBLE. THE STUB OUT SHALL EXTEND BEYOND THE INTERSECTION AREAS OR ROAD CROSSING BY 10 FEET (MIN.) WHERE POSSIBLE.

PLUGGED DEAD END USING MECHANICAL RESTRAINTS

JANUARY 2023 PLATE W-37



LOCATE WIRE BOX UTILIZING VALVE BOX



LOCATE WIRE BOX UTILIZING METER BOX

LOCATE WIRE BOX

JANUARY 2023 PLATE W-44B

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

DESIGNER
DRAWN BY:
CHECKED BY:
DATE:

DESIGN ENGINEER
JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO.
85539

JEA Building Communities

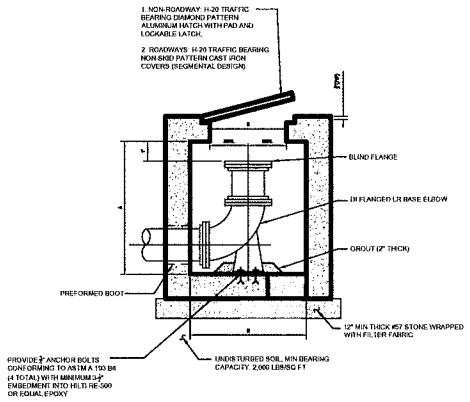
JEA STANDARD
WATER AND RECLAIMED DETAILS

RIVERBLUFF PARKWAY PHASE 1

PROJ. NO. 19-238-01.040
DATE: JANUARY 2023
SCALE: AS NOTED

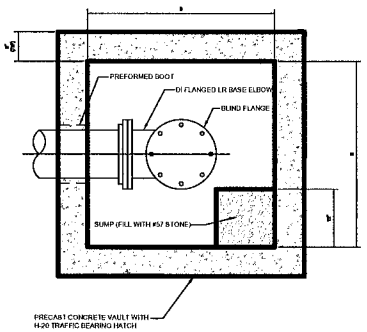
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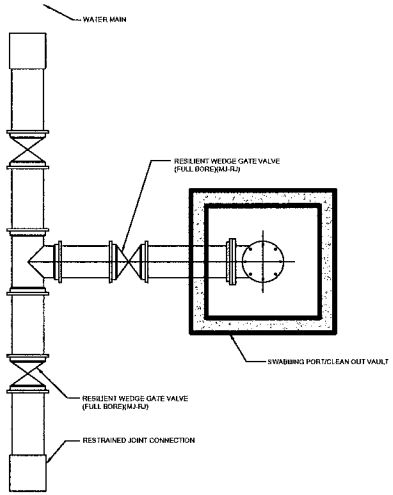
SWABBING PORT AND CLEAN OUT VAULT DETAIL - SECTION

JANUARY 2023 PLATE W-45



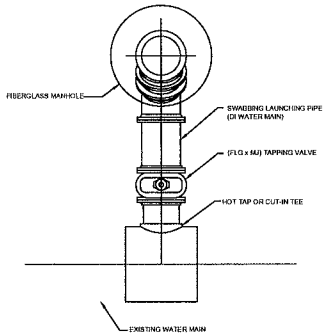
SWABBING PORT AND CLEAN OUT VAULT DETAIL - - PLAN

JANUARY 2023 PLATE W-45A



SWABBING LAUNCHING STATION DETAIL FOR NEW WATER MAIN UP TO 24"

JANUARY 2023 PLATE W-45B

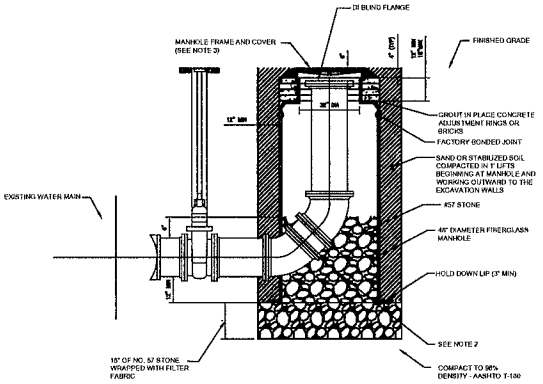


NOTES:

1. FOR HOT TAP CONNECTIONS ON EXISTING WATER MAINS 10" DIAMETER AND GREATER, DIAMETER OF TAPPING VALVE AND PIG LAUNCHING PIPE SHALL BE ONE NOMINAL SIZE LESS THAN EXISTING WATER MAIN.

SWABBING PIG LAUNCHING STATION DETAIL FOR WATER MAINS UP TO 24" - PLAN

JANUARY 2023 PLATE W-45C



NOTES:

1. PROVIDE ALL MATERIALS IN ACCORDANCE TO JEA WATER AND WASTEWATER STANDARD SPECIFICATIONS.
2. USE TWO VERTICAL 45 DEGREE MJ BENDS OR LONG RADIUS 90 DEGREE MJ BEND
3. PROVIDE STANDARD JEA FRAME AND COVER.
4. RESTRAIN ALL JOINTS

RETROFIT SWABBING LAUNCHING STATION DETAIL FOR WATER MAINS UP TO 24" - SECTION

JANUARY 2023 PLATE W-45D

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00003584 LC - 0000015

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.			

DESIGN BY: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO 68539

DESIGNER:
DRAWN BY:
CHECKED BY:
DATE:

JEA Building Community

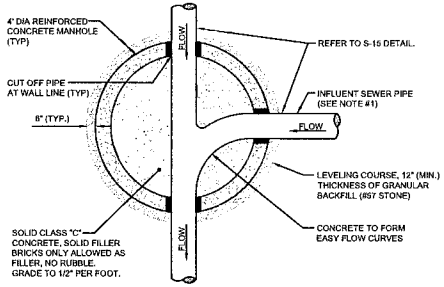
JEA STANDARD
WATER AND RECLAIMED DETAILS

RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS 6
SHEET NO. 6
DRAWING NO. 15F

PROJ. NO. 15-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED

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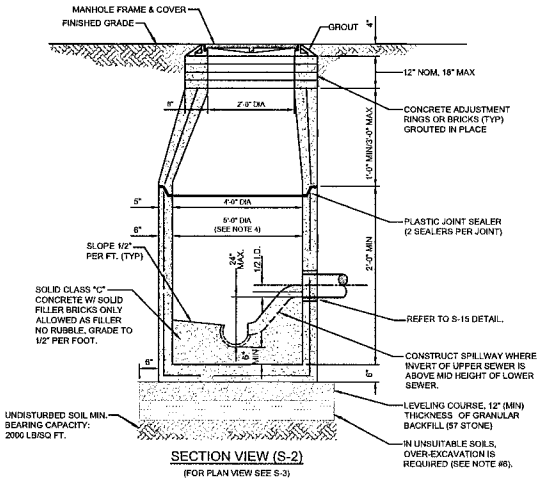


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE BETWEEN 90° - 180° UNLESS OTHERWISE APPROVED BY JEA.

PLAN VIEW (S-3)

(FOR SECTION VIEW SEE S-2)



SECTION VIEW (S-2)

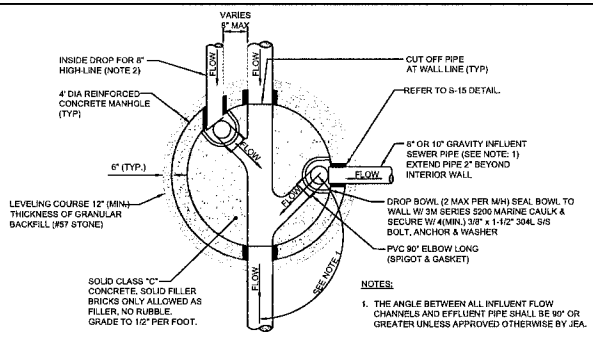
(FOR PLAN VIEW SEE S-3)

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTING RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALTY LINER IS TO BE INSTALLED ON INSIDE SURFACE OF MANHOLE, THE BITUMINOUS WATERPROOFING MATERIAL SHALL BE OMITTED ON THE INSIDE.
4. JUNCTION MANHOLE (CLOSEST TO WETWELL) SHALL BE 5' DIA WITH SPECIALTY LINER.
5. ALL MANHOLE JOINTS BELOW THE TOP COVER SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (WITH PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL. SEE PLATE S-17.
6. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

SANITARY SEWER TYPE "A" MANHOLE 8"-21" SEWERS

JANUARY 2023 — PLATES S-2, S-3

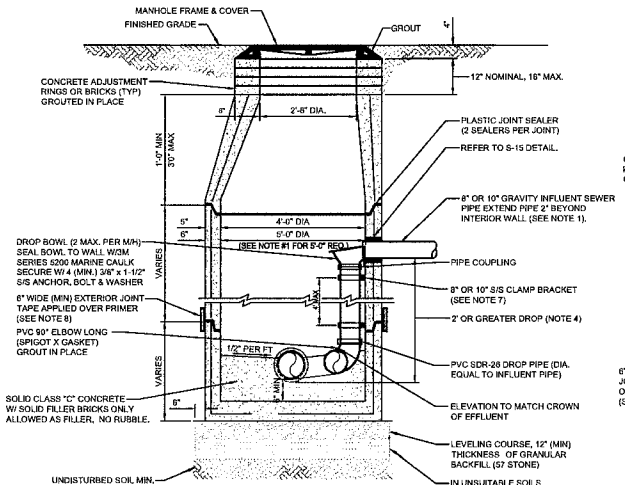


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE 90° OR GREATER UNLESS APPROVED OTHERWISE BY JEA.
2. THE 8" HIGH-LINE, WHERE UTILIZED, SHALL ENTER THE MANHOLE ON-CENTER OR OFF-CENTER AS SHOWN ABOVE.

PLAN VIEW (S-5)

(FOR SECTION VIEW SEE S-4)



SECTION VIEW (S-4)

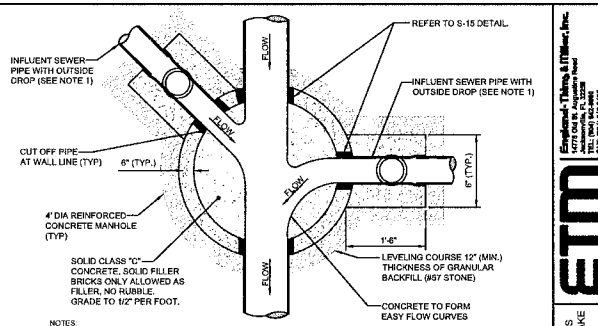
(FOR PLAN VIEW SEE S-5)

NOTES:

1. THIS ASSEMBLY IS FOR 8" OR 10" GRAVITY INFLUENT LINES ONLY. NO DROPS ALLOWED FOR FORCE MAINS. MAXIMUM OF 2 INSIDE DROP BOWLS PER MANHOLE. A 5'-0" DIA MANHOLE (6" THICK WALLS) IS REQUIRED IF TWO INSIDE DROPS ARE CONSTRUCTED WITH ONE OR BOTH BEING 10" SIZE. DROP BOWL BY RELINER OR APPROVED EQUAL REQUIRED. THE INSIDE DROP FOR AN 8" HIGH-LINE SHALL BE CONSTRUCTED SIMILAR TO ABOVE (SEE PLATE S-5)
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF ADJUSTMENT RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. TYPE "D" MANHOLE MUST BE USED FOR 2' OR GREATER INFLUENT PIPE DROPS
5. THE DROP BOWL ASSEMBLY SHALL BE INSTALLED PRIOR TO APPLICATION OF SPECIALTY LINING MATERIAL
6. A TYPE "D" MANHOLE SHALL BE UTILIZED WHEN THREE OR MORE (2' OR GREATER) DROPS ARE INVOLVED OR WHEN INFLUENT PIPES AREA LARGER THAN 10" IN SIZE
7. ADJUSTABLE CLAMPING BRACKET (MIN. 2 PER DROP BOWL ASSY.) 1-1/2" WIDE, 11 GA. W/ 3/8" DIA. 16-8 PINCH BOLTS AND NUTS. SECURE TO MH WALL WITH (2) 3/8" X 1" BOLT, ANCHOR & WASHER PER BRACKET ASSY. ALL 304 OR 316 STAINLESS STEEL MATERIALS
8. ALL MH JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL
9. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE)

SANITARY SEWER TYPE "B" MANHOLE 8"-10" SEWERS

JANUARY 2023 — PLATES S-4, S-5

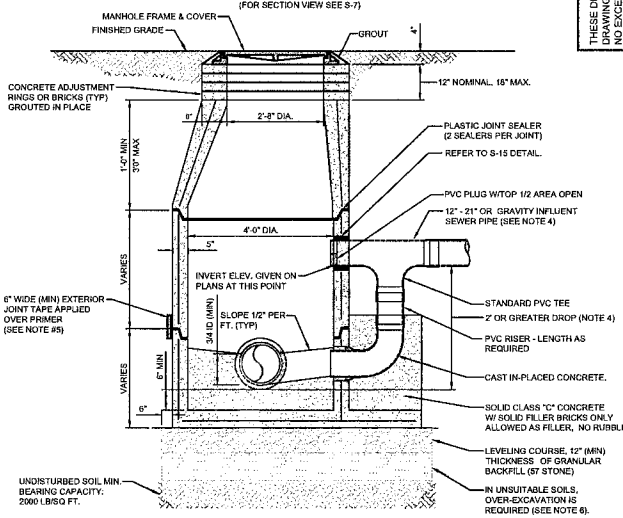


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE 90° OR GREATER UNLESS APPROVED OTHERWISE BY JEA.
2. THE INTERIOR AND EXTERIOR OF THE MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE GIVEN 2 COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALTY LINER IS TO BE INSTALLED ON INSIDE OF MANHOLE, THE BITUMINOUS WATERPROOFING MATERIAL SHALL BE OMITTED ON THE INSIDE
4. TYPE "D" MANHOLES SHALL BE USED FOR 12" OR LARGER INFLUENT PIPES W/ 2' OR GREATER INFLUENT DROP.

PLAN VIEW (S-8)

(FOR SECTION VIEW SEE S-7)



SECTION VIEW (S-7)

(FOR PLAN VIEW SEE S-8)

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALTY LINER IS TO BE INSTALLED ON INSIDE SURFACE OF MANHOLE, THE BITUMINOUS WATERPROOFING SHALL BE, OMITTED ON INSIDE.
4. TYPE "D" MANHOLE SHALL BE USED FOR 12" OR LARGER INFLUENT PIPES W/ 2' OR GREATER INFLUENT DROP
5. ALL MH JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE)

SANITARY SEWER TYPE "D" MANHOLE 12"-21" SEWERS

JANUARY 2023 — PLATES S-7, S-8

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000264 LC - 0000319

NO.	BY	DATE	REVISIONS
4			
3			
2			
1			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGNED: DESIGN ENGINEER
DRAWN BY:
CHECKED BY: JOHN ZACHARY BRECHT
DATE: FLORIDA REGISTRATION NO. 65559

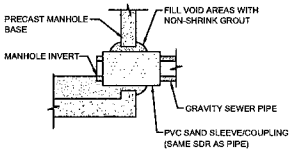
JEA Building Communities

JEA STANDARD SANITARY SEWER DETAILS

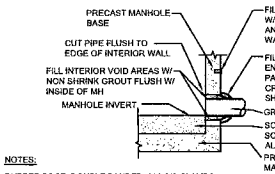
RIVERBLUFF PARKWAY PHASE 1

PROJ. NO. 19-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED
NO. SHEETS 5
SHEET NO. 1
DRAWING NO. 17A

T:\2019\19-239\19-239-01 - Bayview Work\19-239-01-040 Wildlight Parkway Ph 1B\LandDev\Design\Plots\19-239-01-040 JEA SSET.dwg Current Layout Tab = JEA SANDI Mon Jun 03, 2024 - 17:28



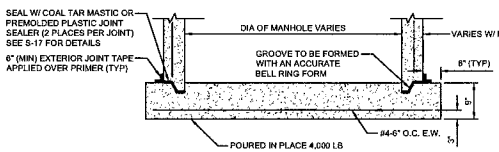
PVC SAND SLEEVE
(FOR EXISTING AND NEW M/H CONSTRUCTION)



NOTES:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

RUBBER BOOT
(FOR NEW M/H CONSTRUCTION ONLY, MAXIMUM DEPTH 15FT)

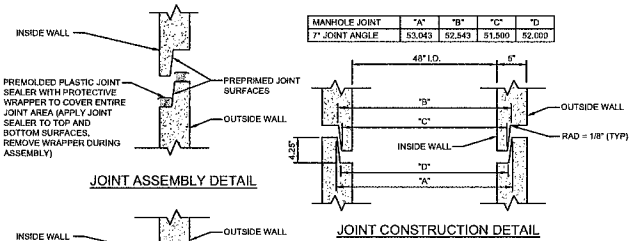


NOTES:

THE USE OF THE POURED IN PLACE MANHOLE BOTTOM SHALL BE MINIMIZED AND SHALL BE SPECIFICALLY APPROVED BY JEA PRIOR TO CONSTRUCTION.

MANHOLE BOTTOM

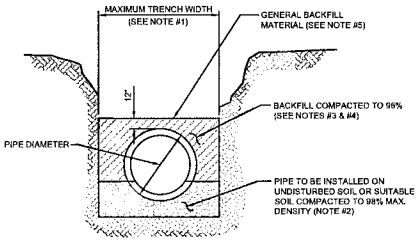
MANHOLE PIPE CONNECTION DETAIL
JANUARY 2023 PLATE S-15



MANHOLE JOINT 7° JOINT ANGLE	"A"	"B"	"C"	"D"
	53.043	52.543	51.500	52.000

JOINT ASSEMBLY DETAIL
JOINT CONSTRUCTION DETAIL
COMPLETED JOINT DETAIL

PRECAST SEWER MANHOLE JOINT DETAIL
JANUARY 2023 PLATE S-17

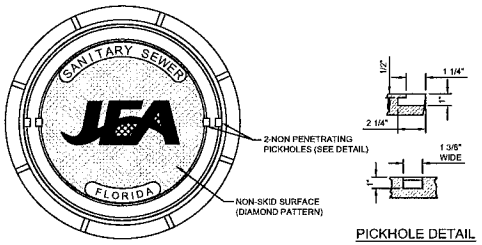


TYPICAL TRENCH

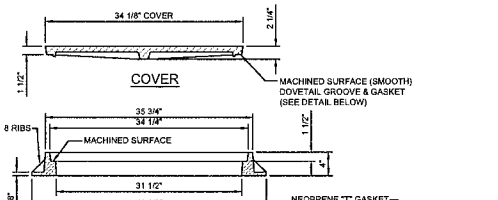
NOTES:

1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE, OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SECTION (SECTION #901, PARAGRAPH #4)) TO DETERMINE MAXIMUM PAYLINE WIDTHS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557
5. SEE " EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS AND EXCEPTIONS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS

OPEN CUT TRENCH FOR PRESSURE PIPE
JANUARY 2023 IN CITY RIGHT -OF-WAY PLATE W-42



PICKHOLE DETAIL

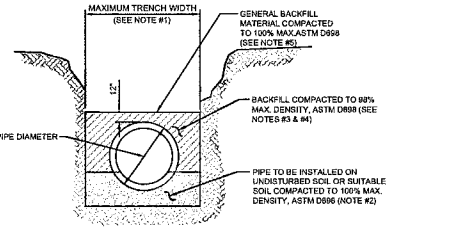


COVER
RING
GROOVE & GASKET DETAIL

NOTES:

1. MATERIAL: ASTM A-48 CLASS 35B GRAY IRON.
2. RING WEIGHT 230 LBS APPROX.
3. COVER WEIGHT 230 LBS. APPROX.
4. ALL DIMENSIONS ARE SHOWN IN INCHES.
5. FOR MANHOLES WHICH WILL BE MAINTAINED BY JEA (INCLUDING UTILITY DEDICATION PROJECTS), THE COVER SHALL INCLUDE THE "JEA" LOGO AND A NEOPRENE GASKET
6. FOR MANHOLES WHICH WILL BE MAINTAINED BY PARTIES OTHER THAN JEA (SUCH AS PRIVATE SEWER COLLECTION SYSTEMS, PRIVATE (FORCE MAIN) PUMP OUT BOX AND SYSTEMS NOT MAINTAINED BY JEA), THE COVER SHALL INCLUDE "SANITARY SEWER" GENERIC LETTERING (NO "JEA" LOGO OR NEOPRENE GASKET).

SANITARY SEWER MANHOLE FRAME AND COVER
JANUARY 2023 PLATE S-1

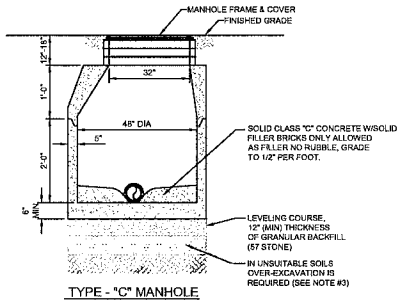


TYPICAL TRENCH

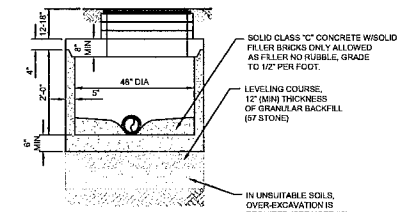
NOTES:

1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE, OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS. REFER TO THE MEASUREMENT AND PAYMENT SECTION (SECTION #901, PARAGRAPH #4)) TO DETERMINE MAXIMUM PAYLINE WIDTHS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 100% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D698.
5. SEE " EXCAVATION AND EARTHWORK", SECTION 408 FOR ADDITIONAL REQUIREMENTS AND EXCEPTIONS INCLUDING REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS, DEWATERING, COMPACTION REQUIREMENTS AND DENSITY TESTING OF COMPACTED SOILS

OPEN CUT TRENCH FOR PRESSURE PIPE
JANUARY 2023 IN STATE ROAD RIGHT -OF-WAY PLATE W-42A



TYPE - "C" MANHOLE



TYPE - "C" MANHOLE WITH FLAT TOP

SECTION VIEWS

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND INTERIOR OF ADJUSTMENT RINGS SHALL BE GIVEN TWO COAT OF BITUMINOUS WATERPROOFING MATERIAL.
3. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 95%, ASTM D1557) OR OVER EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

SANITARY SEWER TYPE "C" MANHOLE 8"-21" SEWERS
JANUARY 2023 PLATE S-6

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

NO.	BY	DATE	REVISIONS
4			
3			
2			
1			

ETM — England-Thims & Miller, Inc. — 14775 Old St. Augustine Road, Jacksonville, Florida 32258 — TELE: (904) 642-8990 — FAX: (904) 646-9485 — CA - 0000264 LC - 0000315

DESIGN ENGINEER: JOHN ZACHARY BRECHT — FLORIDA REGISTRATION NO. 66559

DESIGNED:
DRAWN BY:
DATE:
CHECKED BY:
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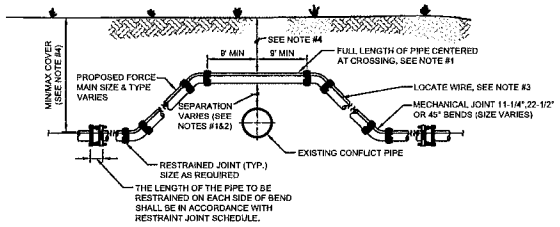
JEA — Building Communities

JEA STANDARD SANITARY SEWER DETAILS

RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS: 5
SHEET NO.: 2
DRAWING NO.: 178
PROJ. NO.: 19-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED

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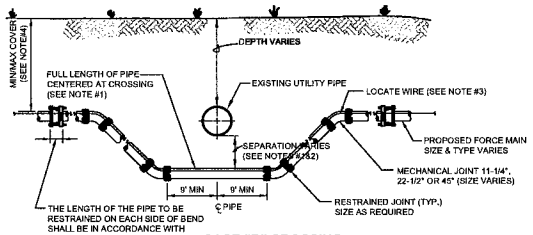
CASE "A" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27)
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557

ADJUSTMENT OVER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2023 PLATE S-39



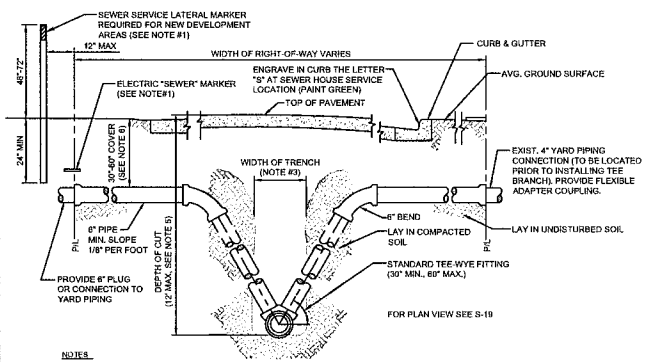
CASE "B" CROSSING

NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27)
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557

ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS

JANUARY 2023 PLATE S-41

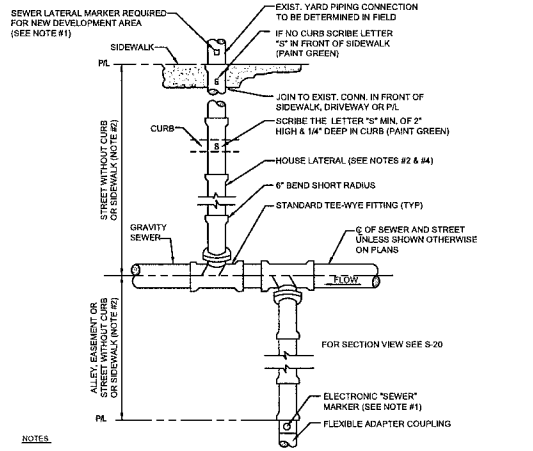


NOTES:

1. TO MARK THE LOCATION OF THE 6" PLUG FOR NEW SERVICE. FOR PROJECTS WHERE NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER IS REQUIRED FOR ALL LATERALS WHICH ARE"NOT" IN USE". FOR NEW DEVELOPMENT AREAS WHERE THE SEWER LATERAL IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED GREEN) SHALL BE INSTALLED. WHERE REQUIRED BY JEA OR NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER SHALL BE INSTALLED TO MARKER SHALL ALSO BE INSTALLED
2. THE MINIMUM SIZE OF ALL HOUSE LATERALS SHALL BE 6 INCHES. THE MAXIMUM LENGTH OF A HOUSE LATERAL SHALL BE 60 FEET (LENGTH BETWEEN SEWER MAIN OR MANHOLE TO CUSTOMERS PROPERTY LINE)
3. SEE MEASUREMENT AND PAYMENT SECTION FOR MAXIMUM PAYMENT WIDTHS
4. ALL GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTING) SHALL BE PVC SDR-26
5. UNLESS APPROVED OTHERWISE BY A JEA O&M MANAGER, NO GRAVITY SEWER MAIN WITH SEWER SERVICE LATERALS SHALL BE CONSTRUCTED WITH A "DEPTH OF CUT" GREATER THAN 12 FEET
6. SEWER SERVICE LATERALS ASSOCIATED WITH GRAVITY SEWER MAINS WHICH ARE DEEPER THAN 12 FEET, MUST BE ROUTED TO A GRAVITY SEWER HIGH-LINE, A MANHOLE OR OTHER JEA APPROVED METHOD
7. THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER. WHERE POSSIBLE (CONTINGENT UPON MEETING THE CUSTOMER'S ON-SITE CONDITIONS AND LOCAL CONSTRUCTION STANDARDS) A LATERAL REQUIRING MORE THAN 60" OF COVER MUST BE APPROVED, PRIOR TO CONSTRUCTION, BY JEA

HOUSE LATERAL - SECTION VIEW

JANUARY 2023 PLATE S-20

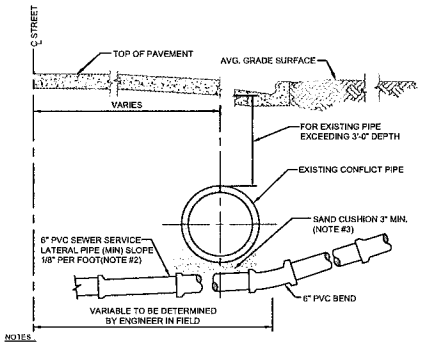


NOTES:

1. TO MARK THE LOCATION OF THE 6" PLUG FOR NEW SERVICE. FOR PROJECTS WHERE NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER IS REQUIRED FOR ALL LATERALS WHICH ARE"NOT" IN USE". FOR NEW DEVELOPMENT AREAS WHERE THE SEWER LATERAL IS "NOT IN USE", A LANDSCAPE TIMBER OR 3x3 MIN. P.T. POST (TOP PAINTED GREEN) SHALL BE INSTALLED. WHERE REQUIRED BY JEA OR NO CONCRETE CURB EXIST, AN ELECTRONIC "SEWER" MARKER SHALL BE INSTALLED TO MARKER SHALL ALSO BE INSTALLED
2. THE MINIMUM SIZE OF ALL HOUSE LATERALS SHALL BE 6 INCHES. THE MAXIMUM LENGTH OF A HOUSE LATERAL SHALL BE 60 FEET (LENGTH BETWEEN SEWER MAIN OR MANHOLE TO CUSTOMERS PROPERTY LINE)
3. NO SEWER SERVICE CONNECTIONS PERMITTED ON GRAVITY SEWER PIPE WHICH ARE 15" AND LARGER
4. ALL GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTING) SHALL BE PVC SDR-26.

HOUSE LATERAL - PLAN VIEW

JANUARY 2023 PLATE S-19

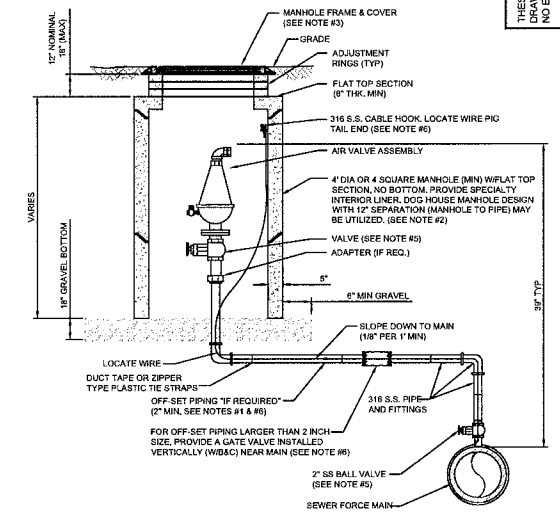


NOTES:

1. ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS WITH EXISTING UTILITIES.
2. FLATTER SLOPE MUST BE PRE-APPROVED BY JEA O&M MANAGER (ONLY) PRIOR TO CONSTRUCTION
3. THE SOILS BETWEEN THE NEW MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D 1557.

HOUSE LATERAL UNDER CONFLICT PIPE

JANUARY 2023 PLATE S-24



NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS). IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER: PIPING SHALL BE 316 STAINLESS STEEL SCH.40, STD GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER: PIPING SHALL BE 316 STAINLESS STEEL SCH. 10 (MIN), WELDED OR PVC OR-16 PIPE AND FITTINGS-RESTRAINED
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER. PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
5. FOR A 2" AIR VALVE, PROVIDE 2" STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE

AIR VALVE ASSEMBLY INSIDE MANHOLE

JANUARY 2023 PLATE S-29

ETM Engineered Tubing & Machining, Inc.
4747 Atlantic Boulevard
Jacksonville, FL 32207
PH: (904) 642-9466
FAX: (904) 642-9468
CA - 0005364 LC - 0005016

NO.	BY	DATE	REVISIONS
4			
3			
2			
1			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGNER:
DRAWN BY:
CHECKED BY:
DATE:

DESIGN ENGINEER
JOHN ZACHARY BIRCHT
FLORIDA REGISTRATION NO.
68559

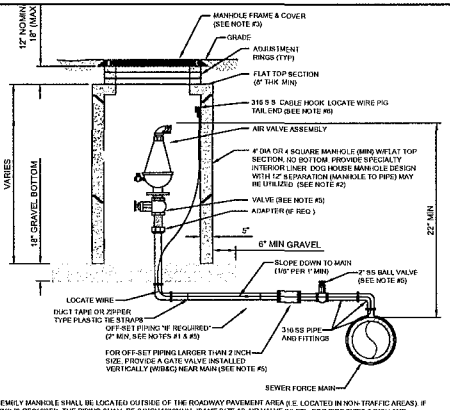
JEA Building Community

JEA STANDARD
SANITARY SEWER DETAILS

RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS	PROJ. NO.	19-239-01-040
5	DATE:	JANUARY 2023
SHEET NO. 3	SCALE:	AS NOTED
DRAWING NO. TYC		

T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-040 Wildlight Parkway Ph 1B\LandDev\Design\Plots\19-239-01-040 JEA SDET.dwg Current Layout Tab = JEA SHEET Mon Jan 03, 2024 - 17:25

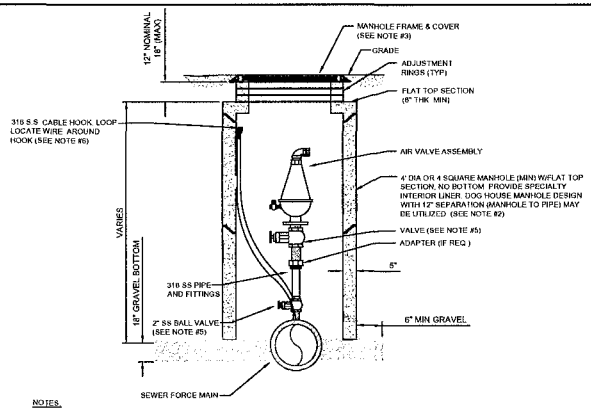


NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS). IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER, PIPING SHALL BE 316 S.STAINLESS STEEL SCH 40, STD GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER, PIPING SHALL BE 316 S.STAINLESS STEEL SCH 10 (MIN), WELDED OR PVC OR-18 PIPE AND FITTINGS RESTRAINED
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS
5. FOR A 2" AIR VALVE, PROVIDE 2" S.TAINLERS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE.

OPTIONAL LOW PROFILE AIR VALVE ASSEMBLY INSIDE MANHOLE

JANUARY 2023 — PLATE S-29A



NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS)
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS
5. FOR A 2" AIR VALVE, PROVIDE 2" STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE.

AIR VALVE ASSEMBLY INSIDE MANHOLE IN ROW

JANUARY 2023 — PLATE S-29B

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos 38C & 38D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS 90° BENDS L (FT.)	45° BENDS L (FT.)	22 1/2° BENDS L (FT.)	11.25° BENDS L (FT.)	VERTICAL OFFSETS 45° BENDS (SEE NOTE 4) UPPER L (FT.)	LOWER L (FT.)	VALVES OR DEAD ENDS L (FT.)
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	68
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	87	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

REDUCERS SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	33
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x16	35
20x12	66
20x12	117
24x20	56
24x16	89
24x16	101
30x24	78
30x20	121
30x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

TEES SEE NOTE 5 RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6	10
	4 < LESS	F.O.
6	6	28
	6 < LESS	F.O.
10	10	45
	8	13
	6 < LESS	F.O.
12	12	62
	10	32
	8 < LESS	F.O.
16	16	84
	12	39
	10	5
	10 < LESS	F.O.
20	20	125
	16	76
	12	14
	10 < LESS	F.O.
24	24	124
	20	84
	16	36
	12 < LESS	F.O.
30	30	159
	24	104
	20	60
	16	5
	16 < LESS	F.O.
36	36	182
	30	142
	24	83
	20	33
	16 < LESS	F.O.
42	42	223
	36	176
	30	124
	24	59
	20	5
	16 < LESS	F.O.
48	48	253
	42	209
	36	162
	30	104
	24	34
	20 < LESS	F.O.

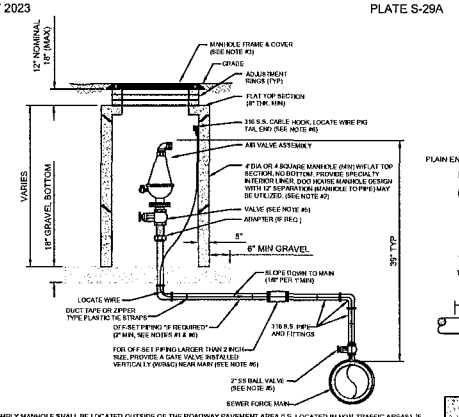
F.O. = FITTING ONLY

PVC PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 6 FEET COVER ON BOTTOM PER THE DETAILS, (I) IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. L(IN) IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN)
7. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERHOMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

PVC PIPE RESTRAINT JOINT SCHEDULE

JANUARY 2023 — PLATE S-38A

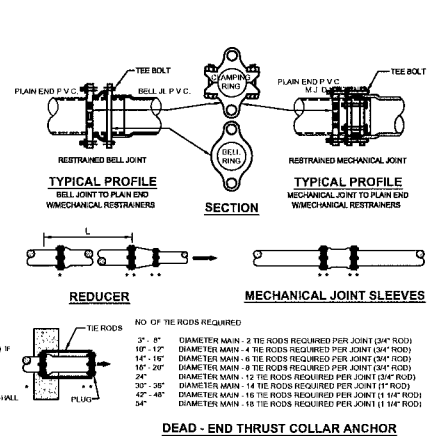


NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA (I.E. LOCATED IN NON-TRAFFIC AREAS). IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER, PIPING SHALL BE 316 S.STAINLESS STEEL SCH 40, STD GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER, PIPING SHALL BE 316 S.STAINLESS STEEL SCH 10 (MIN), WELDED OR PVC OR-18 PIPE AND FITTINGS RESTRAINED.
2. THE CONCRETE MANHOLE SHALL INCLUDE A POLYURETHANE SPECIALTY LINER (PER SPEC SECTION 446) TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE JEA STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT (REMOVE GASKET IF NECESSARY FROM THE UNDER SIDE OF STANDARD JEA COVER). THE COVER (WHEN FLIPPED OPEN) MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2" MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGE GATE VALVE (WHEEL OPERATOR) OR PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
5. FOR A 2" AIR VALVE, PROVIDE 2" S.TAINLERS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2" SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING. ALSO, FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. LOCATE WIRE SHALL HAVE ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE.

AIR VALVE ASSEMBLY INSIDE MANHOLE

JANUARY 2023 — PLATE S-29



NO. OF TIE RODS REQUIRED

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN - 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN - 14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN - 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN - 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

DEAD - END THRUST COLLAR ANCHOR

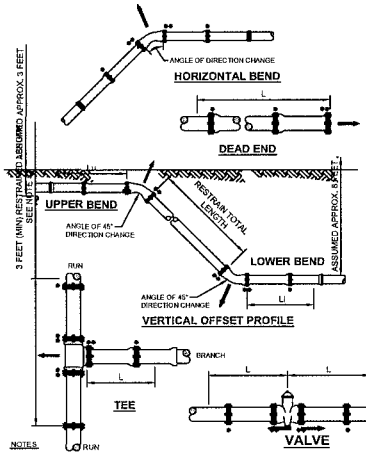
TO BE USED INSTEAD OF TOTAL RESTRAINED LENGTH (OPTIONAL) SIZE AS PER THRUST BLOCK DETAIL (W-38). SEE DETAILS W-36 & W-37

GENERAL NOTE:

1. PAY ITEM " " DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIS
2. PAY ITEM " " DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE
3. ⟶ INDICATES DIRECTION OF THRUST FORCE

MECHANICAL RESTRAINT DETAILS - I

JANUARY 2023 — PLATE S-38C

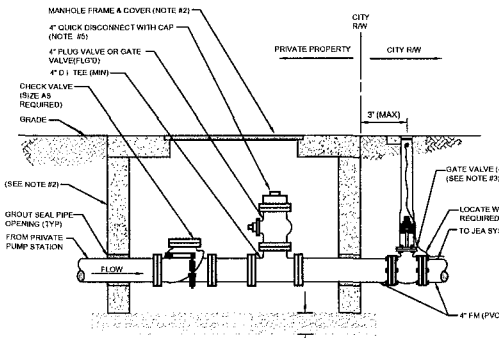


NOTES:

1. TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 6 FEET (MIN.). THE PROJECT ENGINEER CAN INCREASE THIS LENGTH TO REDUCE THE NUMBER OF RESTRAINS REQUIRED. ANY CHANGES TO THIS TABLE MUST BE SUMMITTED TO JEA FOR APPROVAL.
2. PAY ITEM *** DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BASIC.
3. PAY ITEM *** DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE

MECHANICAL RESTRAINT DETAILS - II

JANUARY 2023 — PLATE S-38D



NOTES:

1. SEWER PUMP-OUT BOX SHALL BE CONSTRUCTED ON PRIVATE PROPERTY AND LOCATED AT THE R/W LINE. THE PREFERRED CONSTRUCTION LAYOUT IS SHOWN ABOVE
2. ASSEMBLY TO BE ENCLOSED WITHIN A 48"x48" (MIN) PRECAST CONCRETE BOX WITH OPEN BOTTOM W/H-20 TRAFFIC LOADING COVER OR TYPE "C" MANHOLE OPEN BOTTOM WITH FRAME AND COVER (NON-JEA LOGO TYPE COVER).
3. A JEA APPROVED GATE VALVE (4" MIN) SHALL BE PROVIDED AT THE R/W LINE FOR ALL FORCE MAIN PIPING WHICH EXCEEDS 15' LINEAR FEET WITHIN THE CITY R/W AREA. THE GATE VALVE AT THE R/W LINE IS NOT REQUIRED WHERE THE CONNECTION (CONNECTION AT JEA MAIN) IS LOCATED ON THE SAME SIDE OF THE STREET AS THE PUMP-OUT BOX (SHORT-SIDE SERVICE) AND CONSIST OF 15 LINEAR FEET OR LESS WITHIN THE CITY R/W AREA.
4. NO CONNECTIONS PERMITTED INTO JEA FORCE MAINS WHICH ARE GREATER THAN 12" WITHOUT PRIOR JEA APPROVAL.
5. QUICK DISCONNECT WITH CAP SHALL BE ALUMINUM AND BE POSITIONED DIRECTLY UNDER MANHOLE LID FOR ACCESS

PRIVATE PUMP OUT ASSEMBLY

JANUARY 2023 — PLATE S-46

ETM
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
LC# 0000284 • LCE# 0000016

NO.	BY	DATE	REVISIONS
4			
3			
2			
1			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGNED
DRAWN BY:
DATE:
CHECKED BY:
DATE:

DESIGN ENGINEER: JOHN ZACHARY BREGUET
FLORIDA REGISTRATION NO. 68599

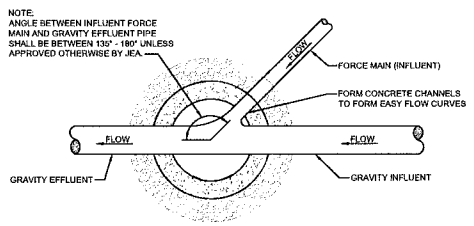
JEA Building Community

JEA STANDARD SANITARY SEWER DETAILS

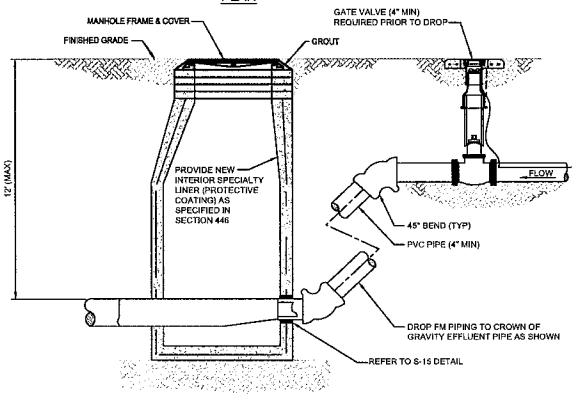
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS 6
SHEET NO. 1
DRAWING NO. 17D
PROJ. NO. 15-259.01-040
DATE: JANUARY 2023
SCALE: AS NOTED

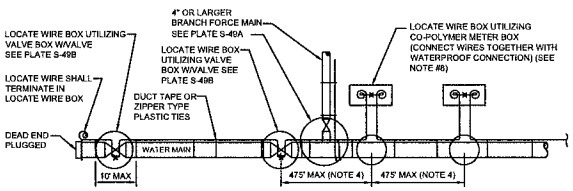
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PLAN



SECTION



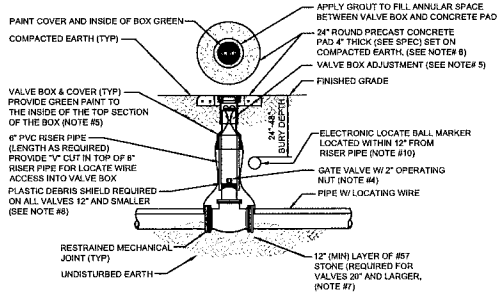
LOCATE WIRE SYSTEM

NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE)
2. SECURE LOCATING WIRE TO PVC FORCE MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.
3. THE ENTIRE LOCATING SYSTEM SHALL BE SUBJECTED TO TESTING TO DETERMINE ITS REUABILITY. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT, UNLESS APPROVED OTHERWISE BY JEA.
4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT 475' INTERVALS. SEE DETAIL PLATE S-49B. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.
5. LOCATING WIRE SHALL BE 12 GAUGE COPPER WIRE WITH .03 INCHES (MINIMUM) HDPE INSULATION THICKNESS, 0.141 INCHES (MINIMUM) O.D. RATED BREAK LOAD 250LBS., UF RATED (DIRECT BURIAL), GREEN COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE COPPER CODED STEEL AS SPECIFIED IN SPEC. SECTION 750.
6. ✕ INDICATES THAT THE WIRES ARE CONNECTED TOGETHER WITH WATERPROOF CONNECTION (SEE DETAIL W-49B)
7. ⓟ INDICATES A WIRE PIG-TAIL (24" LONG)
8. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES
9. FOUR LANES OF TRAFFIC (HAVING TWO LANES OF TRAFFIC IN EACH DIRECTION) OR GREATER THE LOCATE WIRE AND VALVE BOX SHALL BE OFF-SET TO THE RIGHT-OF-WAY

LOCATE WIRE CONSTRUCTION FOR FORCE MAINS

JANUARY 2023 PLATE S-49

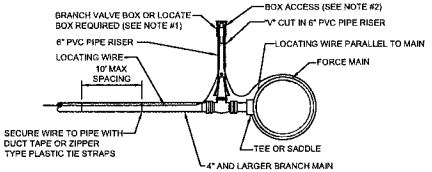


NOTES:

1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING (SEE DETAIL S-49).
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST(ASPHALT IF NO CURB) ADJACENT TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED GREEN.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 24" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "SEWER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A 1/8" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
8. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES 20" AND LARGER. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO 1/2 THE OVERALL HEIGHT OF THE VALVE.
9. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC, BOXLOK OR APPROVED EQUAL.
10. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1404XR FOR SEWER).

SEWER VALVE DETAIL

JANUARY 2023 PLATE S-30



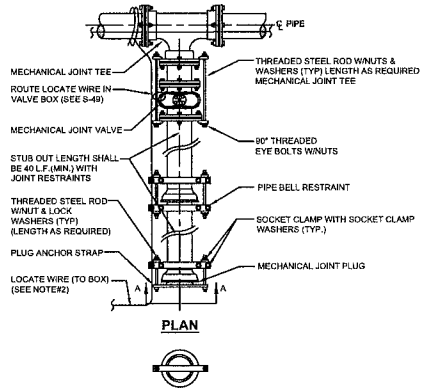
BRANCH FORCE MAIN
(4" AND LARGER SEWER MAIN)

NOTE:

1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30).
3. LOCATE WIRE BOX SHALL BE INSTALLED OUTSIDE OF SIDEWALKS, DRIVEWAYS AND PAVEMENT.
4. ⓟ INDICATES A WIRE PIG-TAIL (4' LONG)

LOCATE WIRE FOR BRANCH MAIN

JANUARY 2023 PLATE S-49A



PLAN

SECTION "A-A"

NOTES:

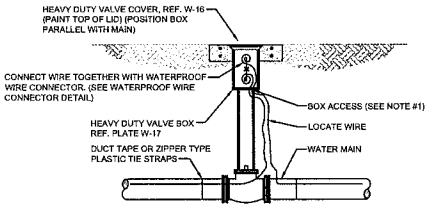
1. IN LIEU OF BELL/ROD RESTRAINTS, MECHANICAL JOINT RESTRAINTS MAY BE USED.
2. LOCATING WIRE REQUIRED. UTILIZING A LOCATE WIRE BOX INSTALLED AT PLUG LOCATION
3. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 6"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

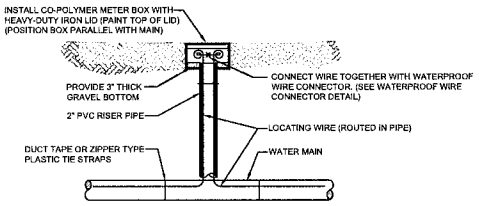
4. THE LOCATION OF THE DEAD END PLUG SHALL NOT BE UNDER PAVEMENT, IF POSSIBLE. THE STUB OUT SHALL EXTEND BEYOND THE INTERSECTION AREAS OR ROAD CROSSING BY 10 FEET (MIN.) WHERE POSSIBLE.

PLUGGED DEAD END USING MECHANICAL RESTRAINTS

JANUARY 2023 PLATE S-44



LOCATE WIRE BOX UTILIZING VALVE BOX



LOCATE WIRE BOX UTILIZING METER BOX

LOCATE WIRE BOX

JANUARY 2023 PLATE S-49B

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 65559

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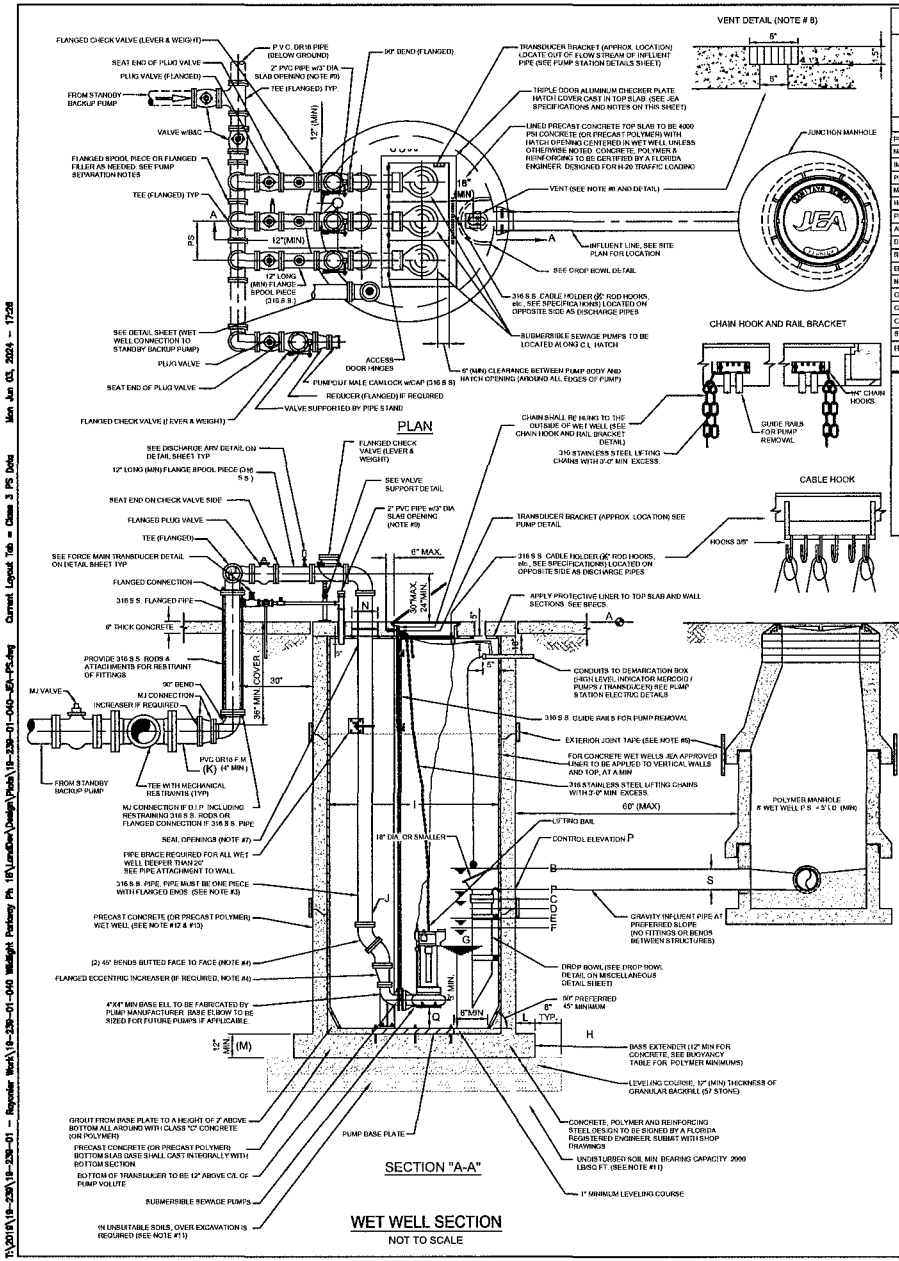
DESIGNED:
DRAWN BY:
CHECKED BY:
DATE:

JEA Building Community

JEA STANDARD
SANITARY SEWER DETAILS
RIVERBLUFF PARKWAY PHASE 1

PROJ. NO. 19-239-01-040
DATE: JANUARY 2023
SCALE: AS NOTED
NO. SHEETS 5
SHEET NO.
DRAWING NO. 1/2

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PUMP STATION INFORMATION
SCHEDULE OF ELEVATIONS

PUMP STATION STREET ADDRESS	TOP ELEV (NOTE 8)	MERCOID LEVEL	ALARM ELEVATION	2ND LAG ON ELEVATION	3rd LAG PUMP ON ELEVATION	LEAD PUMP ON ELEVATION	PUMP OFF ELEVATION	BOTTOM ELEVATION (NOTE 1)	WET WELL DIA.	DISCHARGE PIPE DIA.	DISCHARGE F.M. DIA.	BASE EXTENDER	BOTTOM SLAB THICKNESS (INCHES)	PER HOLE DIA (SEE NOTES)	CONTROL ELEVATION	PUMP SUCTION CLEARANCE (INCHES)	SITE FLOOD ELEVATION (DESIGN NOTE 10)	INFLUENT SIZE	HATCH SIZE (SEE TABLE BELOW)
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P	Q	R	S	
	R + 1.0	P + 0.5'	P - 0.5'	---	P - 1.5'	P - 2.0'	F - 5V	G - 3'	---	---	---	---	---	---	---	---	---	---	
	32.50	18.50	17.50	17.00	16.50	13.50	9.00	6.00	12'	6"	16"	12"	12"	19"	18.00	5"	30'	15"	48" x 72"

ALL PUMPS						
PUMP MANUFACTURER	FLYGT	HYDROMATIC	KSB	MYERS	SHINMAYWA	WILO/EM
MODEL	NP 3201 HT 3~	---	---	---	---	---
IMPELLER	464 / 370mm	---	---	---	---	---
PUMP DISCHARGE	6"W/ 6" ELBOW	---	---	---	---	---
MOTOR (RPM)	1775	---	---	---	---	---
HORSEPOWER (HP)	60	---	---	---	---	---
PHASE/VOLTS/HPS (NOTE #3)	3/460/60	---	---	---	---	---
AIC (NOTE #4)	34.2KA	---	---	---	---	---
DESIGN POINT (GPM) @ TDH (FT)	924 @ 176	---	---	---	---	---
RUNOUT POINT (GPM) @ TDH (FT)	1922 @ 118	---	---	---	---	---
EMERGENCY MAIN	500A	---	---	---	---	---
NORMAL SERICE MAIN	600A	---	---	---	---	---
CB #1 TO PUMP NO. 1	200A (OVERSIZED)	---	---	---	---	---
CB #2 TO PUMP NO 2	200A (OVERSIZED)	---	---	---	---	---
CONTROL PANEL MCB	600A	---	---	---	---	---
STARTER (SIZE & TYPE)	VFD (SI)P	---	---	---	---	---
ELECTRIC SERICE (SIZE & TYPE)	CAPACITY (KW + KVAR)	---	---	---	---	---

PUMP STATION INFORMATION NOTES:

1. "SV" = STORAGE VOLUME PER DESIGN ENGINEER AND SHALL BE DESIGNED FOR 12 MINUTE CYCLE TIME, MINIMUM STORAGE DEPTH SHALL BE 24"
2. IF PUMP MANUFACTURER REQUIRES A GREATER SEPARATION, THAT SEPARATION SHALL BE USED WITH THE ADDITION OF FLANGED FILLERS OR SPOOL PIECES. THE DIFFERENT SEPARATION MUST BE APPROVED BY JEA PRIOR TO CONSTRUCTION AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO JEA
3. ALL PUMP MOTORS SHALL BE 3 PHASE
4. AMPERE INTERRUPTING CAPACITY (AIC) CONTACT THE ELECTRICAL UTILITY COMPANY FOR THIS DATA IF AVAILABLE
5. A MANUAL TRANSFER SWITCH SHALL BE PROVIDED.

POLYMER CONCRETE FLOATATION COLLARS

WET WELL I.D.	DEPTH 0-10FT MIN BASE EXTENDER (IN)	DEPTH 0-10FT MIN WEIGHT OF TOTAL STRUCTURE (LBS)	DEPTH 11-15FT MIN BASE EXTENDER (IN)	DEPTH 11-15FT MIN WEIGHT OF TOTAL STRUCTURE (LBS)	DEPTH 16-20FT MIN BASE EXTENDER (IN)	DEPTH 16-20FT MIN WEIGHT OF TOTAL STRUCTURE (LBS)	DEPTH 21-30FT MIN BASE EXTENDER (IN)	DEPTH 21-30FT MIN WEIGHT OF TOTAL STRUCTURE (LBS)
8'-0"	3	35600	3	37600	2	49000	---	5200
10'-0"	5	57550	5	75000	5	76700	3	91100
12'-0"	8	82900	8	113200	8	134500	7	138000

DISCHARGE PIPE DATA (WITHIN WET WELL)

PIPE SIZE	PIPE HOLE DIA	PUMP SEPARATION	MIN PUMPOUT SIZE	HATCH SIZE (MIN.)
(J)	(N)	(PS)	(PO)	
4"	10"	26"	4"	---
6"	12"	32"	6"	---
FREE STANDING PUMP OUT FOR PIPE SIZES GREATER THAN 6"				
8"	15"	38"	8"	---
10"	17"	44"	10"	---
12"	20"	48"	12"	---
14" & LARGER	---	---	14" & LARGER	---

CONCRETE WET WELL DIMENSIONS

WET WELL I.D.	WALL THICKNESS (MIN)	TOP SLAB THICKNESS (MIN)
10'-0"	1'-0"	1'-0"
12'-0"	1'-0"	1'-0"

POLYMER WET WELL DIMENSIONS

WET WELL I.D.	WALL THICKNESS (MIN)	TOP SLAB THICKNESS (MIN)
10'-0"	0'-6 1/2"	0'-10"
12'-0"	0'-7"	1'-0"

MCC PANEL

THE COMBINED MOTOR CONTROL AND RTV PANEL SHALL BE AS NOTED BELOW. CONTRACTOR SHALL SUBMIT APPLICABLE SHOP DRAWING PACKAGE SEE JEA COM FOR DETAILS.

- ☐ FIXED SPEED PANEL 240/120 VOLT, 3 PHASE, OPEN DELTA, FULL VOLTAGE NOTOR STARTING, 15 STARTS PER HOUR
- ☐ FIXED SPEED PANEL 690 VOLT, 3 PHASE, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- ☐ 10-30 VFD PANEL 460/277 VOLT, 3 PHASE, WYE, FULL VOLTAGE MOTOR STARTING, 15 STARTS PER HOUR
- ■ 30 VFD PANEL 460/277 VOLT, 3 PHASE, WYE, REDUCED VOLTAGE NOTOR STARTING, 10 STARTS PER HOUR

MANUAL TRANSFER SWITCH	
☐ JTD7040MCCC	201 AMP
■ ASCO 4PXA 7201 SERIES	600 AMP

STANDBY BACKUP PUMP

MANUFACTURER	HOLLAND	THOMPSON	XYLEM/GODWIN
MODEL		12JSCG-03835-1SH	
ENGINE H.P.			
MPSHR			
FLOW GPM @TDH			
RPM			
DISCHARGE PIPE SIZE			
SUCTION PIPE SIZE			

GENERATOR

MANUFACTURER	ARISA	CATERPILLAR	CUMMINS	GENERAC
MODEL		C9D1000GC		
KW		300		

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH SPECIFICATIONS, SECTION 433, "SUBMERSIBLE SEWAGE PUMPING STATIONS" IN JEA WATER AND SEWER STANDARDS MANUAL.
2. PENETRATION SOIL BORING INFORMATION, TAKEN AT WET WELL LOCATION, SHALL BE SUBMITTED PRIOR TO DESIGN SUBMITTAL. SOIL BORING SHALL BE A MINIMUM OF 15' DEEPER THAN WET WELL BOTTOM OR UNTIL SUITABLE SOIL IS LOCATED UP TO A MAXIMUM OF 25' BELOW WET WELL BOTTOM.
3. ALL PIPING WITHIN AND EXTERNAL OF THE WET WELL SHALL BE FLANGED SCHEDULE 40, 316 STAINLESS STEEL. BUTT WELDING OF ANY PIPING (EXCEPT FOR THE EMERGENCY SUCTION PIPE IN THE WET WELL) IS NOT ALLOWED.
4. DUCTILE IRON FITTINGS (90s, 45s, TEES ETC.) WITHIN AND EXTERNAL OF THE WET WELL SHALL BE FLANGED EPOXY LINED .
5. ALL NUTS, BOLTS AND ACCESSORIES WITHIN AND EXTERNAL OF THE WET WELL SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH A "NEVER SEIZE" TYPE COATING.
6. ALL EXTERIOR JOINTS OF PRECAST CONCRETE AND PRECAST POLYMER WET WELLS SHALL AND MANHOLES BE SEALED WITH A 18" WIDE RUBBERIZED ASPHALT MEMBRANE TAPE. (SEE JEA SPEC).
7. THE VOID AREAS BETWEEN TOP SLAB AND FORCE MAIN PIPE SHALL BE SEALED W/EUCOLASTIC BY EUCLID CITEM CO. OR APPROVED EQUAL SEAL. ALL OTHER OPENINGS IN CONCRETE TOP WITH NON-SHRINK GROUT, EXCEPT AS DESCRIBED IN NOTE #6. PROVIDE INSECT SCREEN SECURED TO TOP.
8. PROVIDE 6" x 6" OPENING THROUGH THE CONCRETE TOP OF THE WET WELL AND INSERT 6" x 6" x 1¼" THICK ALUMINUM GRATE VENT CONSTRUCTED OF 1½" WIDE x ¼" MATERIAL.
9. PROVIDE 2" PIPE (PVC, SCH. 80) THROUGH CONCRETE TOP WITH CAPPED TOP AND OPEN END BOTTOM). SEAL AROUND CONCRETE TOP WITH NON-SHRINK GROUT. IN THE FUTURE, THIS PIPE WILL BE UTILIZED FOR THE CONSTRUCTION OF THE AIR-RELEASE VALVE PIPING. EXTEND 18" ABOVE TOP OF WET WELL.
10. SITE GRADE IS 6" (MIN) BELOW TOP ELEVATION OF PUMP STATION SLAB.
11. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).
12. PRECAST CONCRETE WET WELL SHALL MEET A.S.T.M. C-478 STANDARD, ENTIRE INSIDE SURFACE OF WET WELL & TOP SLAB SHALL BE LINED WITH APPROVED LINER. LINER INSTALLER MUST BE CERTIFIED BY LINER MANUFACTURER. SUBMIT CERTIFICATION WITH SHOP DRAWING SUBMITTAL. SEE SPECIFICATIONS. THE EXCAVATED HOLE SHALL BE DRY (DE-WATERED) DURING THE WET WELL INSTALLATION. (SEE WET WELL DIMENSIONS TABLE)
13. PRECAST POLYMER CONCRETE WET WELL SHALL MEET JEA POLYMER PRECAST STANDARD. THE EXCAVATED HOLE SHALL BE DRY (DE-WATERED) DURING THE WET WELL INSTALLATION. (SEE WET WELL DIMENSIONS TABLE)
14. IF ODOR CONTROL WILL NOT BE INSTALLED UPON COMPLETION THEN CONDUITS AND PIPING SHALL BE STUBBED OUT FOR EACH. SEE STUB OUT DETAIL SHEET
15. IF SOLID MANAGEMENT SYSTEM WILL NOT BE INSTALLED UPON COMPLETION THEN VACUUM PIPING FROM ODDER CONTROL SHALL BE STUB OUT AND A VACUUM PIPE SHALL BE INSTALL TO THE THE WET FROM THE ODDER CONTROL.
16. FLOW METER SHALL BE ULTRASONIC OR MAG METER. ULTRASONIC FLOW METER REQUIRES A FLOW METER PANEL. MAG METER REQUIRES BY PASS PIPING. SEE ULTRASONIC/MAG METER DETAIL ON MISCELLANEOUS DETAILS SHEET.
17. SEE REFERENCE FACILITIES STANDARDS FOR GENERATOR, ATS, BACKFLOW, BOLLARDS AND PAVEMENT SPECIFICATIONS. (HTTPS://WWW.JEA.COM/ENGINEERING_AND_CONSTRUCTION/FACILITIES/)
18. SEE JEA STANDARD SHEETS (AVAILABLE AT JEA.COM) FOR CONSTRUCTION DETAILS OF SPECIFIC COMPONENTS, INCLUDING ELECTRICAL.

CONSTRUCTION NOTES:

1. SLOPE SITE CONCRETE 1" PER 8' TO DRAIN TOWARDS STREET OR OTHER ADJACENT CITY OR JEA OWNED DRAINAGE FACILITY. THE DRIVEWAY SLOPE SHALL BE LESS THEN 6% UNLESS SPECIFICALLY APPROVED BY JEA.
2. CONTRACTOR MUST MAINTAIN LANDSCAPING UNTIL FINAL ACCEPTANCE AND SUPPLY ONE (1) YEAR WARRANTY FROM NURSERY SUPPLYING PLANTS FROM DATE OF ACCEPTANCE.
3. DEMARCATION BOX SHALL BE PLACED AS CLOSE AS POSSIBLE TO WET WELL. IT SHALL BE PLACED AT LEAST 3' FROM WET WELL HATCH AND AT LEAST 5' FROM VENTS. IT SHALL BE PLACED SO AS NOT TO INTERFERE WITH ACCESS TO THE WET WELL OR DISCHARGE APPARATUS, AND DOOR SHALL FACE AWAY FROM WET WELL.
4. SEE GROUNDING PLAN FOR ELECTRICAL SERVICE GROUNDING REQUIREMENTS (SEE JEA COM).
5. CONTRACTOR SHALL KEEP COMPANY SIGN AND PHONE NUMBER ON FENCE UNTIL STATION ACCEPTED.
6. TRANSFORMERS SHALL BE LOCATED ON THE SAME SIDE OF PROPERTY AS METER CAN AND ELECTRICAL PANELS.
7. WET WELL LID SHALL UTILIZE STAPLE ASSEMBLY FOR LOCKING THE WET WELL.

NOTE

CONTRACTOR TO REFERENCE THE LATEST VERSION OF THE FOLLOWING STANDARD DETAIL SHEETS FROM JEA.COM FOR CONSTRUCTION OF THE ELECTRIC COMPONENTS OF THE LIFT STATION:

JEA STANDARD PUMP STATION ELECTRIC DETAILS: ELECTRIC DETAILS, DEMARCATION BOX AND POWER DISTRIBUTION PANEL. SCADA INSTALLATION, PONY PUMP DISTRIBUTED I/O PANEL. SCADA INSTALLATION, GROUNDING PLAN, GROUNDING DETAILS, AND ELECTRIC SINGLE LINE DIAGRAM.

CONTRACTOR TO PROVIDE DETAILS AT JEA PRECONSTRUCTION MEETING TO ADD TO CONSTRUCTION SET. IF CONTRACTOR DOES NOT HAVE THE ABILITY TO PRINT OR DOWNLOAD, CONTRACTOR SHALL CONTACT THE EOR FOR A COPY OF THE DETAILS.

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: JOHN ZACHARY BRECHT, FLORIDA REGISTRATION NO. 65559

NO.	BY	DATE	REVISIONS
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1.	LLOYD HENRY	10/18/2021	NOTICE/BACKUP PUMPS & ELECTRICAL BUILDING

DESIGNED:
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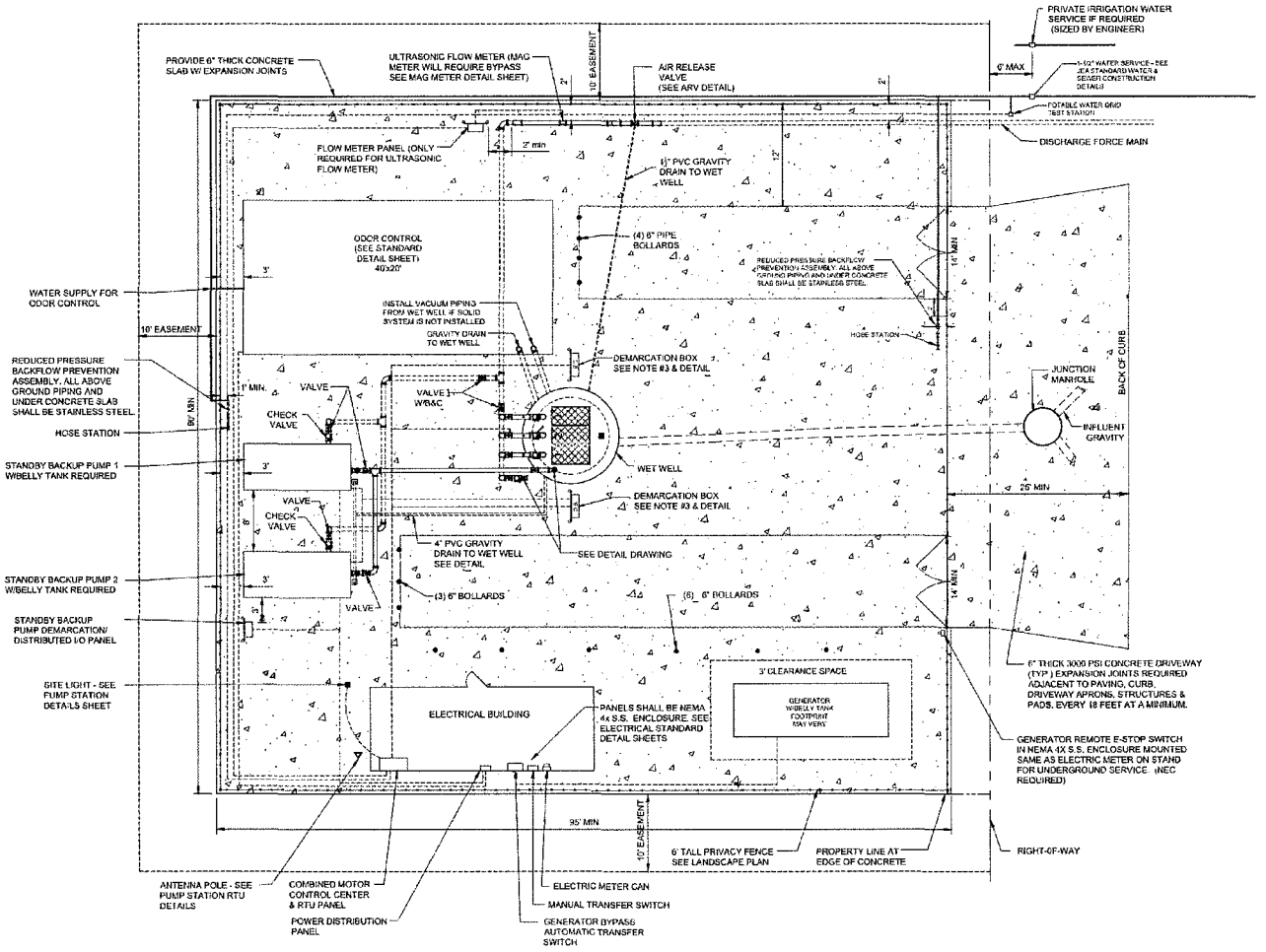
JEA Building Community

JEA STANDARD
CLASS THREE PUMP STATION
FOR PEAK FLOWS BETWEEN 1001-2000 GPM
PLAN AND SECTION
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS
SHEET NO.
DRAWING NO. 18A

PROJ. NO. 19-239-01-040
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SCALE:

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NOTE

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JEA STANDARD PUMP STATION ELECTRIC DETAILS: ELECTRIC DETAILS, DEMARCATION BOX AND POWER DISTRIBUTION PANEL, SCADA INSTALLATION, PONY PUMP DISTRIBUTED I/O PANEL, SCADA INSTALLATION, GROUNDING PLAN, GROUNDING DETAILS, AND ELECTRIC SINGLE LINE DIAGRAM.

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ETM | Engineering, Technology & Management, Inc.
6277 Powers Ave., Jacksonville, Florida 32217
Jacksonville, FL 32256
PHONE: (904) 448-0055
FAX: (904) 448-0440
CA - 0002084 LC - 0000018

NO.	BY	DATE	REVISIONS
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1.	LLOYD HENRY	09/09/2024	NOTES BACKUP PUMPS & ELECTRICAL BUILDING

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGNER:
DRAWN BY:
DATE:
CHECKED BY:
DATE:

DESIGN ENGINEER
JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO.
85559

JEA Building Community

JEA STANDARD
CLASS THREE PUMP STATION
FOR PEAK FLOWS BETWEEN 1001-2000 GPM
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS
SHEET NO.
DRAWING NO. 159

PROJ. NO. 19-239-01-040
DATE:
SCALE:

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LANDSCAPE NOTES:

1. APPROVED CLUSTER NON-SHADE TREES, (PER CITY OF JACKSONVILLE CODE 656.12.11) TO BE PROVIDED AT JEA PUMPING STATIONS. TREES TO BE PLANTED 12' O.C. MULTI-TRUNK VARIETIES TO BE MIN. 8' HEIGHT AND 3 TRUNK MINIMUM TOTALING 2" CALIPER. SINGLE TRUNK TREES TO BE MIN. 10' HEIGHT AND 2" CALIPER AT TIME OF PLANTING.

COMMON NAME	BOTANICAL NAME
YAPOUN HOLLY	ilex vomitoria
JAPANESE PRIVET	ligustrum japonicum
DAHOON HOLLY	ilex cassine
NELLY STEVENS HOLLY	ilex 'nellie r. stevens'
CRAPE MYRTLE	lagerstroemia indica
DOG WOOD	cornus florida
REDBUD	cercis canadensis\

2. ALL SHRUBS SHALL BE EVERGREEN A ROW OF EVERGREEN SHRUBS SHALL BE A MINIMUM 3' TALL AT TIME OF PLANTING, PLANTED AT 3' ON CENTER.

3. APPROVED SHRUBS INCLUDE ANY OF THE FOLLOWING:

COMMON NAME	BOTANICAL NAME
SWEET VIBURNUM	viburnum odoratissium
DWARF WALTERS VUBURNUM	viburnum obuvatum
SAW PALMETTO	serenoa repens
JAPANESE PRIVETT	ligustrum jenonicum
HETZII OR PHTZERANA	juniperus chinensis
DWARF BUFORD HOLLY	ilex cornuta 'Buford'
STAR ANISE	illicium spp.

4. ALL LANDSCAPING SHALL BE CONSISTENT WITH FLORIDA FRIENDLY LANDSCAPE STANDARDS. TREES AND SHRUBS SHALL BE SELECTED FROM THE FLORIDA WATERWISE PLANT LIST AND BE APPROPRIATE TO THE LOCAL SOIL AND LIGHT CONDITIONS.

NOTE: JEA NEIGHBORHOOD PUMP STATION WITHIN DUVAL COUNTY

(A) LANDSCAPE PERFORMANCE STANDARDS (SEC. 656.1223)

THE VISUAL IMPACTS OF THE BELOW GROUND PUMP STATION SITES SHALL BE MITIGATED THROUGH THE USE OF A LANDSCAPING BUFFER OUTSIDE THE SECURITY FENCE. THE BUFFER SHALL BE A MINIMUM OF 5' AT THE STREET FRONTAGE AND A MINIMUM OF 10' ON ALL OTHER SIDES AND SUBJECT TO AND CONSISTING OF THE FOLLOWING:

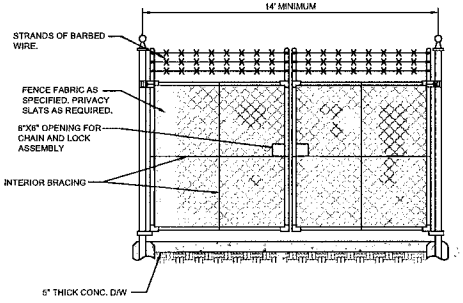
(1) A ROW OF SHADE TREES, BEGINNING AT THE HALFWAY POINT ALONG EACH SIDE FENCE AND ACROSS THE BACK, WITH NO TREES ALLOWED IN THE FRONT OF THE PUMP STATION, PLANTED A MINIMUM OF 25' ON CENTER. AT THE TIME OF PLANTING, THE TREES SHALL BE MINIMUM OF 10' TALL WITH A 2" CALIPER, AND

(2) A ROW OF EVERGREEN SHRUBS SUCH AS VIBURNUM, LIGUSTRUM, HOLLY OR JUNIPER, OR ANY OTHER EVERGREEN SHRUB PERMITTED BY SECTION 656.1223, A MINIMUM OF 3' TALL AT TIME OF PLANTING. PLANTED AT 3' ON CENTER; AND

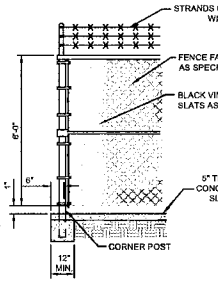
(3) A 6' TALL PRIVACY FENCE WITH BLACK VINYL PRIVACY SLATS AND A MINIMUM 14' WIDE PRIVACY GATE.

(4) THE REQUIRED LANDSCAPING SHALL BE PROPERLY MAINTAINED THROUGH AN IRRIGATION SYSTEM WITH RAIN SENSOR.

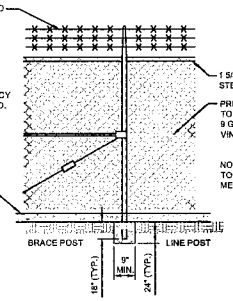
(B) DEVIATIONS FROM THE STANDARDS IN SUBSECTION (A) MUST BE REVIEWED AND APPROVED BY JEA AND BY THE CITY OF JACKSONVILLE LANDSCAPE ARCHITECT.



DOUBLE GATE DETAIL



CORNER POST DETAIL



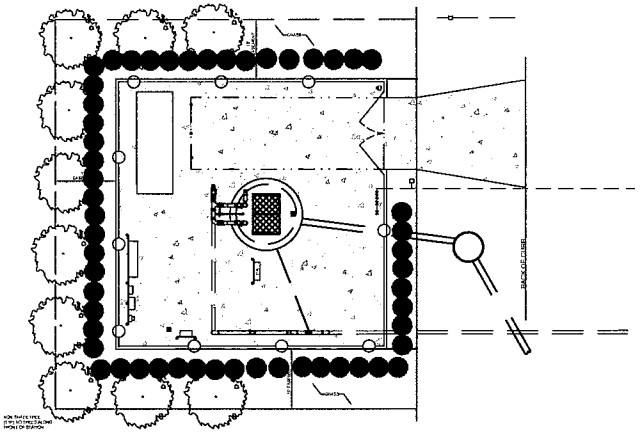
LINE POST DETAIL

FENCE DETAILS

NOT TO SCALE

FENCE NOTES

1. FENCE TO BE INSTALLED AS INDICATED ON SITE PLAN
2. GATE POST TO BE 4" O.D. PVC COATED GALVANIZED STEEL PIPE. CORNER POST TO BE 3" O.D. PVC COATED GALVANIZED STEEL PIPE. LINE POST TO BE 2 1/2" O.D. PVC COATED GALVANIZED STEEL PIPE.
3. ALL FENCE SHALL BE GROUNDED IN ACCORDANCE WITH JEA GROUNDING STANDARDS.
4. BONDING WIRE BETWEEN GATE POST IS NOT REQUIRED WHERE EXISTING ROAD PAVING OR RAILROAD TRACKS WOULD MAKE INSTALLATION IMPRACTICAL
5. ALL FENCING SHALL BE IN ACCORDANCE WITH JEA SPECIFICATION NO. 452.
6. EMBEDDED CONCRETE PORTION OF FENCE POST SHALL HAVE MASTIC SEAL OR EQUAL COATING TO A MINIMUM OF 6" ABOVE FINISH GRADE
7. AN INTERIOR DOUBLE 14' WIDE SLIDING/ROLLING GATE IS AN ACCEPTABLE OPTION
8. FENCE FABRIC SHALL BE KNUCKLED ON TOP AND TWIST ON BOTTOM.
9. ALL FENCING, RAILS, POSTS, BRACKETS, BOLTS ETC. WILL BE PVC COATED
10. CONTACT SECURITYSERVICE@JEA.COM FOR THE LATEST SECURITY FENCE UPDATES

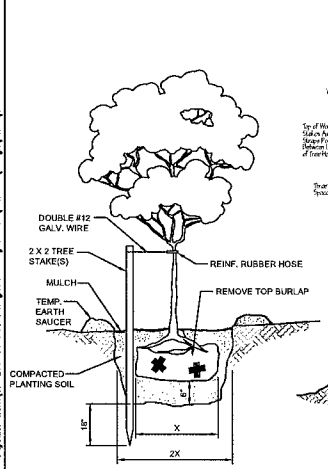


STANDARD PUMP STATION SITE

PLANTING NOTES:

1. JEA IS NOT REQUIRED TO PLANT ANY LANDSCAPING OUTSIDE OF THE PROPERTY LINE. THIS DRAWING REPRESENTS THE MINIMUM AMOUNT OF LANDSCAPING REQUIRED IF LANDSCAPING IS PROVIDED WITHIN THE 10' EASEMENT. HOWEVER, ADDITIONAL PLANTINGS WILL BE ALLOWED IN THE 10' EASEMENT WITH APPROVAL FROM JEA, OR JEA'S REPRESENTATIVE.
2. JEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE MATERIAL OUTSIDE OF THE PROPERTY LINE. IF LANDSCAPING IS REQUIRED BY OTHER GOVERNMENT AGENCIES, THE REQUIRED LANDSCAPING SHALL BE INSTALLED IN THE 10' EASEMENT BY THE DEVELOPER AND MAINTAINED BY THE UNDERLYING LAND OWNER.
3. IT IS NOT THE RESPONSIBILITY OF JEA TO PROVIDE IRRIGATION WITHIN THE 10' EASEMENT. HOWEVER, JEA WILL ALLOW IRRIGATION WITHIN THE EASEMENT WITH THE UNDERSTANDING THAT SUCH IRRIGATION IS MAINTAINED BY THE CONTRACTOR RESPONSIBLE, OR OTHER RESPONSIBLE PARTY, SUCH AS A HOMEOWNERS ASSOCIATION (H.O.A.). IF AN RESPONSIBLE PARTY, OR H.O.A. IS NOT INVOLVED IN THE PUMP STATION SITE, ONLY THEN WILL JEA BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SYSTEM. WHEN IRRIGATION IS REQUIRED BY OTHER GOVERNMENT AGENCIES, THE RESPONSIBLE PARTY WILL PROVIDE AN IRRIGATION SYSTEM WITH A RAIN SENSOR IN ACCORDANCE WITH SPECIFICATIONS SECTION 403. THE TREES SHALL BE IRRIGATED WITH BUBBLERS, THE SHRUBS WITH A MICRO IRRIGATION SYSTEM AND SOD WITH SPRAY HEADS.

   FOR STATION WITHIN DUVAL COUNTY, THE TREES, SHRUBS AND SOD SHALL ALL BE IRRIGATED ON SEPARATED ZONES. SPRAYS, ROTORS OR MICRO IRRIGATION ARE NOT PERMITTED ON SAME ZONE. SEE COJ CODE 656.1212.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND ALL QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
5. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER NURSERY GROWN IN ACCORDANCE TO FLORIDA GRADES AND STANDARDS HANDBOOK.
6. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS OR LARVAE AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
7. ALL PLANTS MUST BE CONTAINER GROWN OR AS INDICATED IN THE PLANT LIST.
8. ALL PLANTS SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
9. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY JEA, AGENCY LANDSCAPE ARCHITECT OR THE ENGINEER.
10. PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS BUILT CONDITIONS ON SITE AND APPROVED BY JEA OR JEA'S REPRESENTATIVE.
11. ALL PROPOSED TREE PLANTING LOCATIONS SHALL BE STAKED OR FLAGGED BEFORE INSTALLATION BY THE LANDSCAPE CONTRACTOR AND APPROVED BY JEA OR JEA'S REPRESENTATIVE.
12. ALL CONTAINER GROWN ROOTBALLS SHALL BE CAREFULLY SCORIED BEFORE SETTING IN PLANT PITS.
13. ALL BACKFILL AROUND PLANT MATERIAL SHALL BE WORKED FIRMLY, TAMPED AND WATERED IN UNDER AND AROUND THE ROOT BALL TO FILL ALL VOIDS.
14. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR TO WORK DONE BY ANY OTHER PARTY, WHICH THE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR CORRECTION OR RELIEF OF SAID RESPONSIBILITY.
15. PLANTING BEDS SHALL BE CUT OR EDGED TO FORM A UNIFORM CLEAN LINE BETWEEN BEDS AND LAWN AREAS.
16. AFTER ALL PLANT MATERIAL IN A PLANT BED AREA HAS BEEN INSTALLED AND APPROVED, THE AREAS BETWEEN PLANTS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. ALL PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM THREE INCH LAYER OF #2 GRADE OR BETTER CYPRESS MULCH, PINE STRAW OR OTHER JEA ACCEPTABLE MATERIAL.
17. PLANT MATERIAL BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED IN THE FOLLOWING PREPARATIONS:
    50% EXISTING CLEAN TOPSOIL — 1/3 TOPSOIL
    50% SOIL MIX — 1/3 PEAT
    1/3 COW MANURE
18. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING PREPARATION FOR PLANTING.
19. ROUGH GRADES WILL BE ESTABLISHED BY THE OWNERS GENERAL CONTRACTOR AT APPROXIMATELY 2 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS AND ABUTMENTS.
20. THE JEA OR JEA'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT OPERATION.
21. IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE. KEEP ALL AREAS OF WORK CLEAN, NEAT, AND ORDERLY AT ALL TIMES.
22. THERE WILL BE SPECIAL CARE TO ALL EXISTING TREES TO BE RETAINED ON SITE TO AVOID CONSTRUCTION DAMAGE.
23. A BACKFLOW PREVENTION SHALL BE INSTALLED AS REQUIRED.
24. AFTER THE LANDSCAPE PLAN IS APPROVED BY THE GOVERNMENTAL AGENCY ANY SUBSEQUENT CHANGES MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

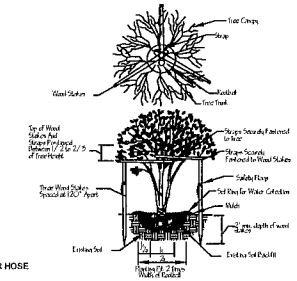


NOTES:

1 STAKE FOR TREES 2" CAL. & LESS
2 STAKES FOR TREES 2 1/2" - 4" CAL.
3 STAKES FOR TREES GREATER THAN 4" CAL.

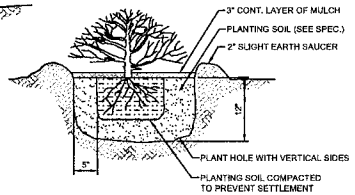
TREE PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING

NOT TO SCALE



NOTE: REMOVE CONTAINER BEFORE PLANTING.

CONTAINER GROWN SHRUB DETAIL

NOT TO SCALE

NOTE

CONTRACTOR TO REFERENCE THE LATEST VERSION OF THE FOLLOWING STANDARD DETAIL SHEETS FROM JEA.COM FOR CONSTRUCTION OF THE ELECTRIC COMPONENTS OF THE LIFT STATION:

JEA STANDARD PUMP STATION ELECTRIC DETAILS: ELECTRIC DETAILS, DEMARCATION BOX AND FENCE DISTRIBUTION PANEL, SCADA INSTALLATION, PONY PUMP DISTRIBUTED 1/0 PANEL, SCADA INSTALLATION, GROUNDING PLAN, GROUNDING DETAILS, AND ELECTRIC SINGLE LINE DIAGRAM.

CONTRACTOR TO PROVIDE DETAILS AT JEA PRECONSTRUCTION MEETING TO ADD TO CONSTRUCTION SET. IF CONTRACTOR DOES NOT HAVE THE ABILITY TO PRINT OR DOWNLOAD, CONTRACTOR SHALL CONTACT THE EOR FOR A COPY OF THE DETAILS.

Singleton Tillman & ETM Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
TEL: (904) 642-8990
FAX: (904) 642-4065
CA: 0000384 LC: 0000018

NO.	BY	DATE	REVISIONS
4.			
3.			
2.			
1.	LLOYD HERRY	10/15/2021	MOVED BACKUP PUMPS & ELECTRICAL BUILDING

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGNED BY: DEREK BROWER
DRAWN BY: JOHN ZACHARY BRECHT
DATE:
CHECKED BY: KEVIN KNIGHTLEMIRE
DATE:
FLORIDA REGISTRATION NO. 66559

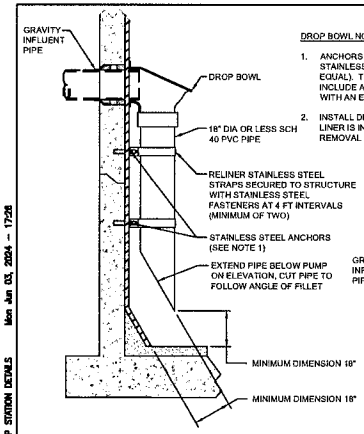
JEA Building Community

JEA STANDARD PUMP STATION LANDSCAPE PLAN

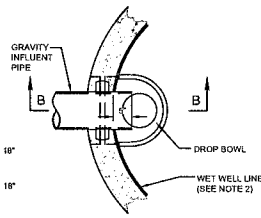
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS
SHEET NO.
PROJ. NO. 19-235-01-040
DATE:
SCALE:
DRAWING NO. 180

T:\2019\19-235\19-235-01 - Bayview Work\19-235-01-040 Wildlight Parkway Ph 1B\LandDev\Design\Plots\19-235-01-040-JEA-PS.dwg Current Layout Tab = PS LS Plan Mon Jan 03, 2022 - 17:26



SECTION "B-B"



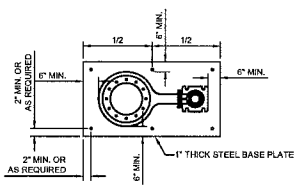
PLAN VIEW

DROP BOWL NOTES:

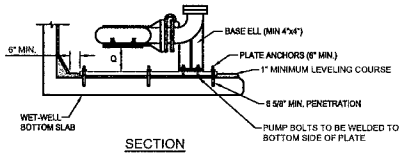
1. ANCHORS TO BE CONSTRUCTED OF 316 STAINLESS STEEL "H.A.S." ROD BY HILTI OR EQUAL). THE ANCHORING SYSTEM SHALL INCLUDE ADHESIVE (HILTI H.V.U. OR EQUAL) WITH AN EMBEDMENT DEPTH OF 4 1/4".
2. INSTALL DROP BOWL AFTER THE WET WELL LINER IS INSTALLED. THIS WILL ENSURE EASY REMOVAL OF THE DROP BOWL (IN THE FUTURE).

DROP BOWL DETAIL

NOT TO SCALE



PLAN



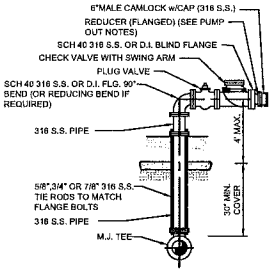
SECTION

BASE PLATE NOTES:

1. PLATE ANCHORS TO BE 3/4" DIAMETER, CONSTRUCTED OF 316 S.S. (H.A.S. ROD) w/ "HVU" ADHESIVE CAPSULE PROVIDING AN EMBEDMENT DEPTH OF 6 5/8". ACCEPTABLE: HILTI OR JEA APPROVED EQUAL.
2. NO EXPANSION ANCHORS ALLOWED.
3. PLATE SIZE: 6" LARGER THAN BASE ELL & PUMP VOLUTE TYP. ALL AROUND.
4. BASE ELL BOLTS AND STUDS TO BE TYPE 316 STAINLESS STEEL. 5. BASE ELL BOLT HEADS SHALL BE WELDED TO UNDER SIDE OF STEEL PLATE.

SUBMERSIBLE PUMP BASE PLATE DETAIL

NOT TO SCALE

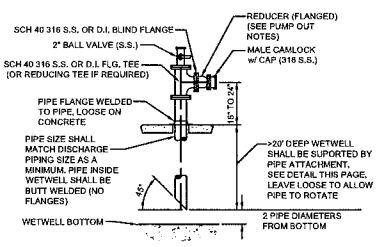


OUTSIDE WETWELL

FOR FLOWS GREATER THAN 1000 GPM OR DISCHARGE PIPING GREATER THAN 6"

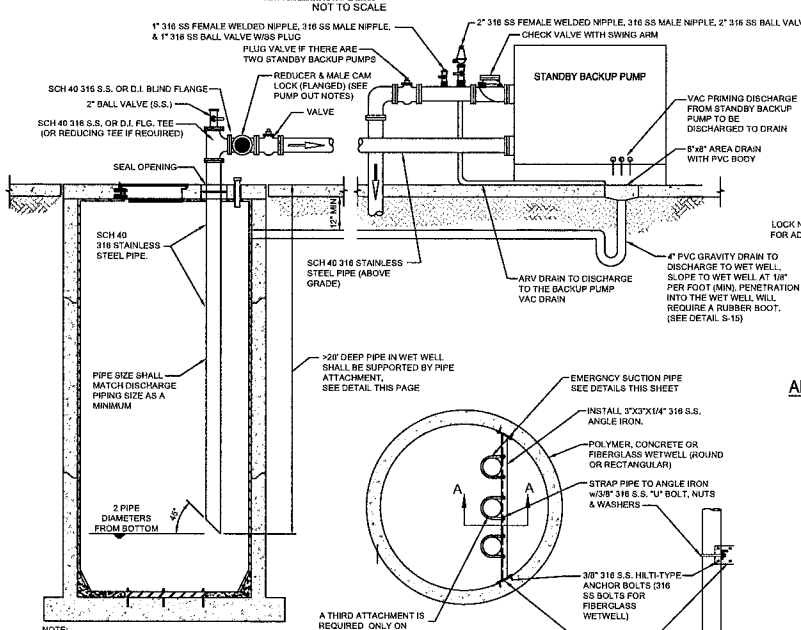
FREE STANDING PUMP OUT DETAIL

NOT TO SCALE



EMERGENCY SUCTION PIPE DETAIL

NOT TO SCALE

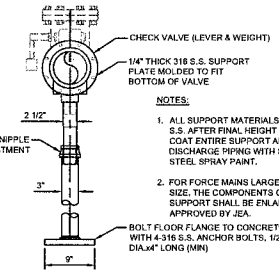


NOTE:
ENGINEER SHALL BE RESPONSIBLE FOR SIZING PIPING FOR NET POSITIVE SUCTION HEAD REQUIRED.

THE ABOVE PIPING IS SHOWN FOR CLARITY, SEE PLAN VIEW FOR PIPE ORIENTATION.

WETWELL CONNECTION TO STANDBY BACKUP PUMP DETAIL

NOT TO SCALE

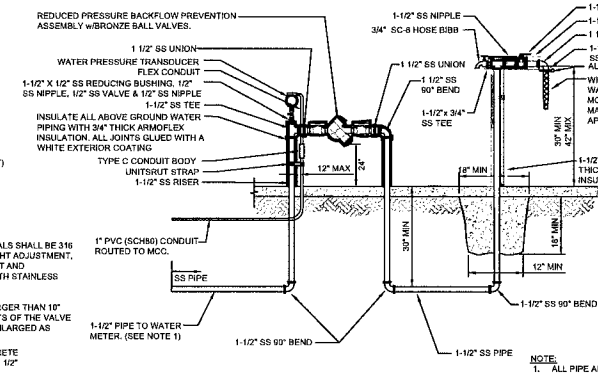


NOTES:

1. ALL SUPPORT MATERIALS SHALL BE 316 S.S. AFTER FINAL HEIGHT ADJUSTMENT, COAT ENTIRE SUPPORT AND DISCHARGE PIPING WITH STAINLESS STEEL SPRAY PAINT.
2. FOR FORCE MAINS LARGER THAN 16" SIZE, THE COMPONENTS OF THE VALVE SUPPORT SHALL BE ENLARGED AS APPROVED BY JEA.

ADJUSTABLE VALVE SUPPORT DETAIL

NOT TO SCALE



NOTE:
1. ALL PIPE ABOVE, UNDER, AND WITHIN 5' OF THE CONCRETE SLAB OR DRIVEWAY, SHALL BE 1-1/2" 316 SS. ALL OTHER WATER SERVICE PIPING SHALL BE 1-1/2" SCHEDULE 80 PVC.

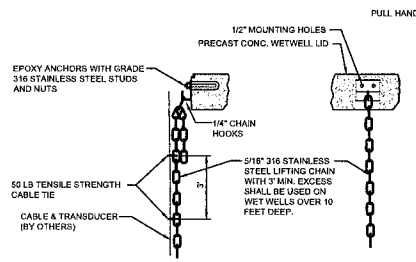
1-1/2" HOSE STATION DETAIL

NOT TO SCALE

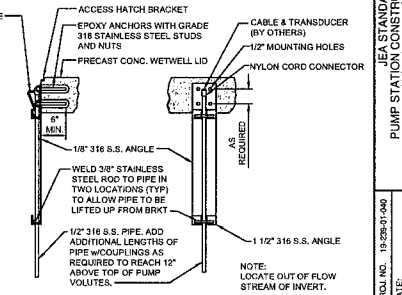
PLAN SECTION 'A-A'

PIPE ATTACHMENT TO WALL DETAIL

REQUIRED FOR ALL PUMPING STATIONS WITH WETWELL 20' DEEP AND GREATER (INSTALLED PRIOR TO SPECIALTY LINER)
NOT TO SCALE



SECTION VIEW FRONT VIEW



SECTION VIEW FRONT VIEW

TRANSDUCER BRACKET DETAIL

NOT TO SCALE

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: JOHN ZACHARY BRECHT, FLORIDA REGISTRATION NO. 66558

NO.	DATE	BY	REVISIONS
4.			
3.			
2.	4-14-25	L.KEHNY	SUCTION PUMP DISCHARGE PIPE BALL VALVES
1.			

ENGINEER: England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA#: 0000384 LC#: 0000316

JEA Building Community

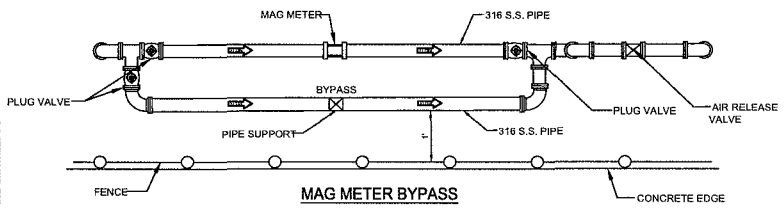
JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
MISCELLANEOUS DETAILS

RIVERBLUFF PARKWAY PHASE 1

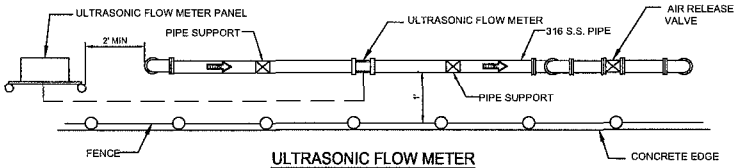
NO. SHEETS	
SHEET NO.	
PROJ. NO.	19-239-01-040
DATE:	
SCALE:	
DRAWING NO.	13A

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

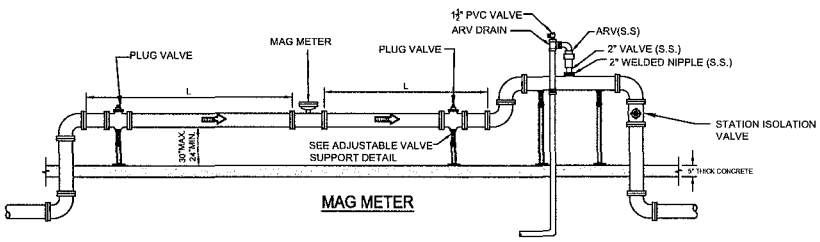
T:\2019\19-239\19-239-01 - Bayview Work\19-239-01-040 Wildlight Parkway Ph 1B\LandDev\Design\Pods\19-239-01-040-JEA-PS-Details.dwg Current Layout Tab = 19A JEA PUMP STATION DETAILS Mon Jun 03, 2024 - 17:26



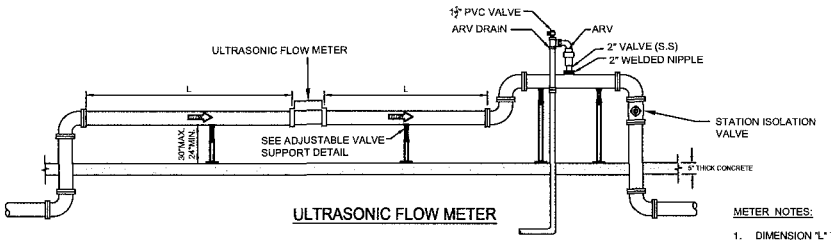
MAG METER BYPASS



ULTRASONIC FLOW METER



MAG METER



ULTRASONIC FLOW METER

METER NOTES:

1. DIMENSION "L" TO BE DESIGNED BY ENGINEER.

MAG METER DETAIL

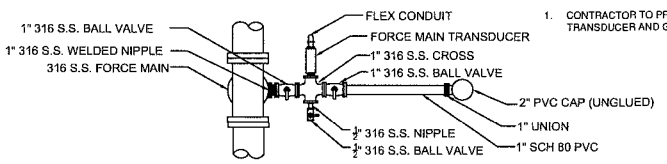
NOT TO SCALE

ULTRASONIC FLOW METER DETAIL

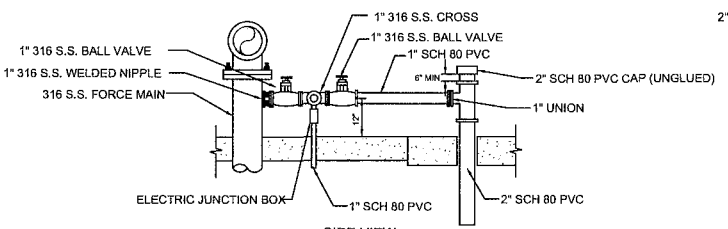
NOT TO SCALE

NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL TRANSDUCER AND GAUGE PER JEA SPECIFICATIONS.



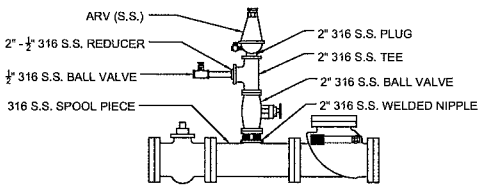
TOP VIEW



SIDE VIEW

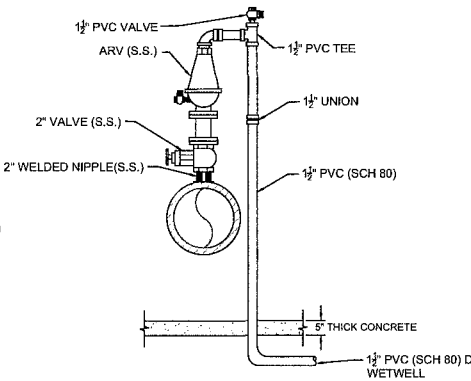
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ARV DRAIN DETAIL

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England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00003364 LC - 0000319

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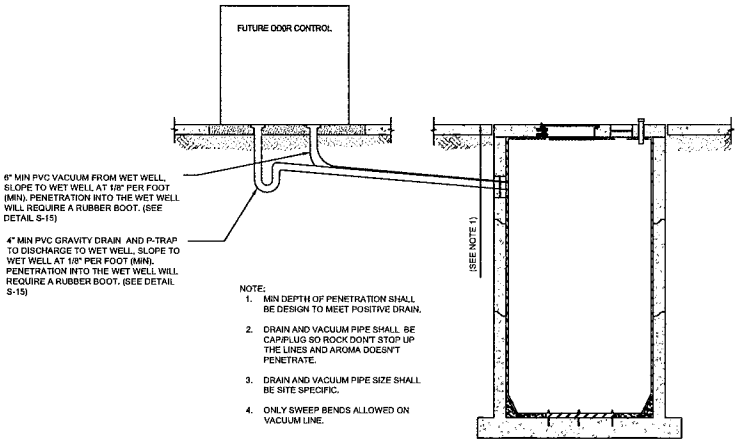
DESIGN ENGINEER
JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO.
68559

JEA Building Community

JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
MISCELLANEOUS DETAILS 2
RIVERBLUFF PARKWAY PHASE 1

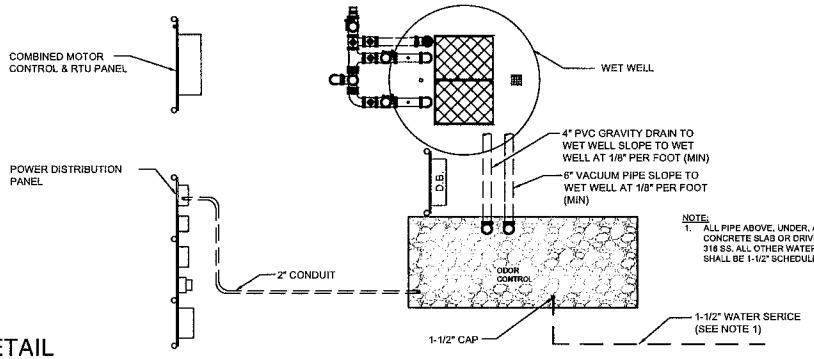
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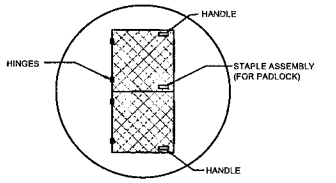
ODOR CONTROL DRAIN AND VACUUM CONNECTION TO WET WELL DETAIL

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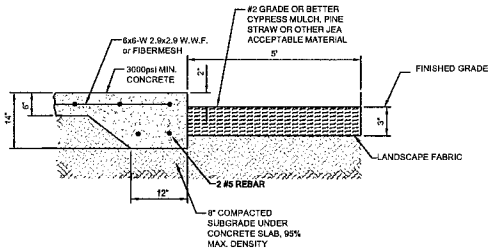
ODOR CONTROL STUB OUT DETAIL

NOT TO SCALE



WET WELL HATCH DETAIL

NOT TO SCALE



CONCRETE SLAB AND GROUND COVER DETAIL

NOT TO SCALE

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ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 86558

DESIGNED:
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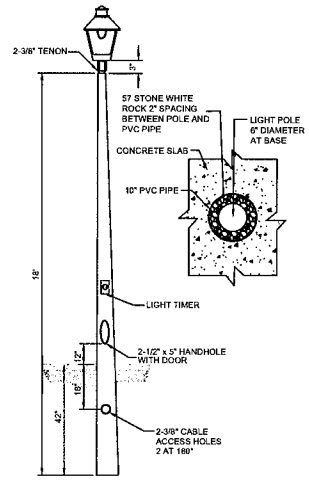
JEA Building Community

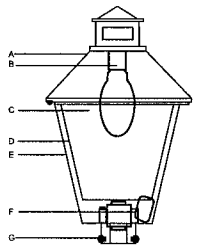
JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
MISCELLANEOUS DETAILS 2
RIVERBLUFF PARKWAY PHASE 1

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A. TOP
HINGED DIE-CAST ALUMINUM TOP WITH CUPOLA COVER.

B. SOCKET
VERTICAL: BASE UP STANDARD ON TYPE I.

C. LAMP
70W HIGH PRESSURE SODIUM

D. REFACTOR
INJECTION MOLDED ACRYLIC REFRACTOR PANELS.

E. HOUSING
DIE-CAST ALUMINUM BADE HOUSING.
STANDARD COLOR: BLACK

F. STARTER
PLUG-IN STARTER

G. MOUNTING
SELF-ALIGNING POLE TOP FITTER FOR 2-3/8 O.D. TENONS. SQUARE HEADED 1-1/4" POLYMER COATED MOUNTING BOLTS.

H. TERMINAL BLOCK
TERMINAL BLOCK STANDARD.

I. POLE
FIBERGLASS DIRECT BURIED
A. BLACK

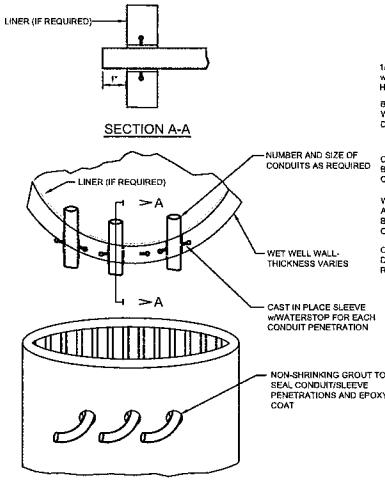
SPECIFICATION:

COOPER LIGHTING
LEXINGTON LXF
CATALOG No.: LWF70SH233U0115
70W HPS REC-HPF 120V PCR, TOOL-LESS

70W
HIGH PRESSURE SODIUM
METAL HALIDE MERCURY

SITE LIGHT DETAIL

NOT TO SCALE

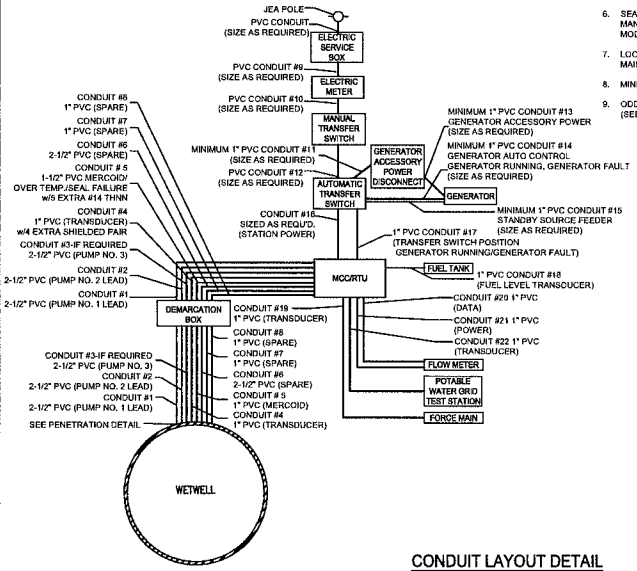


NOTES:

1. CORE BORING FOR CONDUITS SHALL BE ALLOWED FOR EXISTING WET WELLS ONLY.
2. EXTEND CONDUITS AND ARV DRAIN 1" INSIDE WET WELL.
3. FOR POLYMER WET WELLS USE POLYMER GROUT TO SEAL AROUND CONDUIT PENETRATIONS.
4. FOR CONCRETE WET WET WELLS USE NON-SHRINKING GROUT TO SEAL AROUND CONDUIT PENETRATIONS.
   MANUFACTURER: QUIKRETE MODEL: 1595
5. IF INTERIOR OF THE CONCRETE WET WELL IS DAMAGED, REPAIR USING A SPECIAL LINING PRODUCT: SEE SPEC. SECTION #446.
6. SEAL CONDUIT AT THE WET WELL USING DUCT SEAL.
   MANUFACTURER: BLACKBURN
   MODEL: DXS, S-1# DUCT SEAL
7. LOCATE CONDUIT SLEEVE SO AS NOT TO INTERFERE WITH WET WELL MAINTENANCE AND OPERATION.
8. MINIMUM FOUR 1-INCH AND THREE 2-1/2-INCH CONDUITS.
9. ODDER CONTROL VACUUM PIPING WILL REQUIRE A RUBBER BOOT (SEE DETAIL S-15)

WET WELL PENETRATION DETAIL

NOT TO SCALE

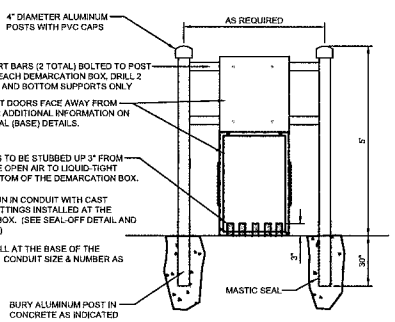


CONDUIT LAYOUT DETAIL

NOT TO SCALE

NOTES:

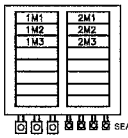
1. MINIMUM SCHEDULE 80 PVC CONDUIT SIZE AS SHOWN. CONDUIT SIZE MUST MEET NEC REQUIREMENTS FOR CONDUIT FILL.
2. ALL CONDUITS THAT RUN STRAIGHT FROM THE MCC TO THE DEMARCATION BOX SHALL BE ALLOWED TWO 90° BENDS. EACH CONDUIT SHALL ENTER THE BOTTOM OF THE CONTROL PANEL SEPARATELY.
3. INSTALL SPARE WIRE FROM DEMARCATION BOX TO MCC AND LABEL AS PER SPECS.
   A) 5-#14 THHN
   B) 4-SHIELDED PAIR
4. SPARE CONDUIT BETWEEN WETWELL AND DEMARCATION BOX TO BE THREADED, CAPPED AND TERMINATED INSIDE BOX.
5. SPARE CONDUIT BETWEEN DEMARCATION BOX AND MCC. CAP OFF BELOW DEMARCATION BOX AND TERMINATE INSIDE THE MCC CABINET
6. CONDUIT BETWEEN DEMARCATION BOX AND WETWELL SHALL HAVE ONLY ONE 90° BEND.
7. INSTALL MALLEABLE SEAL OFFS AT DEMARCATION BOX END FOR CONDUITS BETWEEN DEMARCATION BOX AND MCC.
8. INSTALL END BELLS AND LARGE CABLE HOOKS ON PUMP LEAD CONDUITS.



DEMARCATION BOX DETAILS

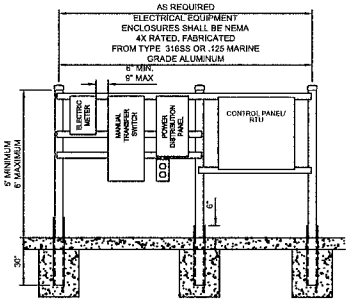
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MOTOR TERMINAL BLOCKS SHALL BE WAGO "POWER CAGE CLAMP" SERIES. CONDUCTOR AMPACITY, VOLTAGE, AND WIRE SIZE SHALL DETERMINE FINAL SELECTION.

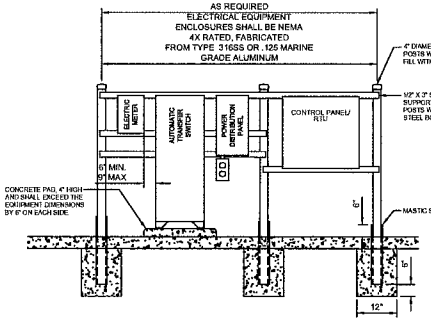


SEAL-OFF DETAIL

SEE DEMARCATION BOX DRAWINGS FOR ADDITIONAL INFORMATION



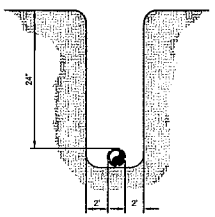
PUMP STATIONS WITHOUT STANDBY GENERATOR



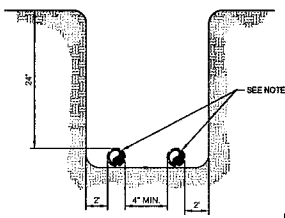
PUMP STATIONS WITH STANDBY GENERATOR

ELECTRICAL EQUIPMENT RACK DETAIL

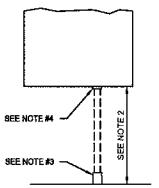
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SINGLE CONDUIT RUN



MULTIPLE CONDUIT RUN



GENERAL ABOVE GROUND CONDUIT RUN SHOWING COUPLING AND CONNECTOR

NOTES:

1. UNDERGROUND CONDUIT SCHEDULE 80 PVC. MANUFACTURER: CARLON
2. CONDUIT ABOVE GROUND TO CABINETS SCHEDULE 80 PVC NEMA TC-2 SUNLIGHT RESISTANT. MANUFACTURER: CARLON
3. UNDERGROUND PVC COUPLED TO ABOVE GROUND PVC WITH A PVC COUPLING. MANUFACTURER: CARLON
4. ABOVE GROUND PVC CONNECTED TO RTU AND MCC USING A PVC CONNECTOR. MANUFACTURER: CARLON

ABOVE AND UNDERGROUND ELECTRICAL RACEWAY DETAILS

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4775 Old Kings Road North, Jacksonville, FL 32219
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CA: 0003344 LC: 0000316

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DESIGN ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 65559

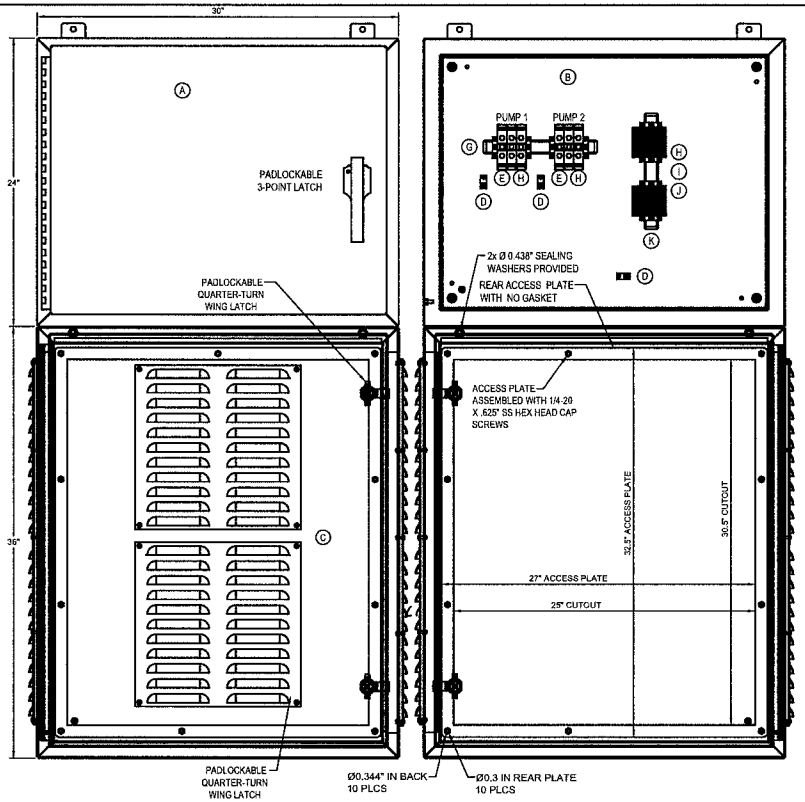
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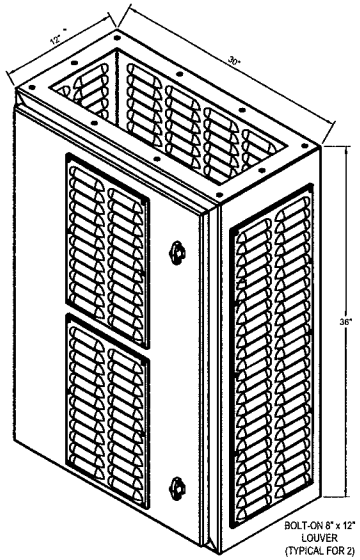
JEA Building Community

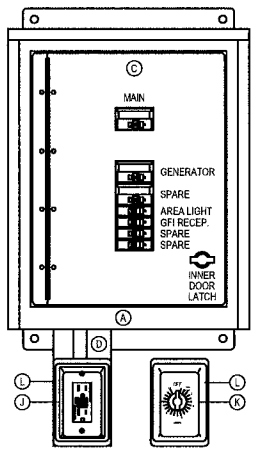
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PUMP STATION CONSTRUCTION DETAILS
MISCELLANEOUS DETAILS
RIVERBLUFF PARKWAY PHASE 1

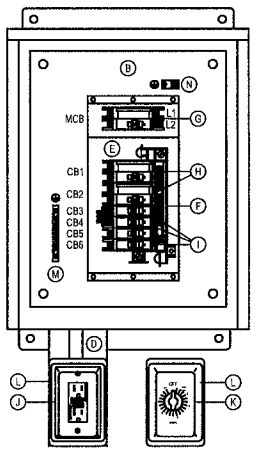
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DEMARCATION BOX and PEDESTAL

ENCLOSURE:
SPN4AL-243012 (24"H x 30"W x 12"D) NEMA 4X RATED, FABRICATED FROM .125 MARINE GRADE ALUMINUM. OUTER DOOR IS FITTED WITH A PADLOCKABLE 3-POINT LATCH.

BACK PANEL:
SPP-3030 (27"H x 27"W) FABRICATED FROM 12ga. CARBON STEEL WITH WHITE POLYESTER POWDER COAT FINISH.

PEDESTAL:
SPN12AL-363012-215 (36"H x 30"W x 12"D) NEMA 12 RATED, FABRICATED FROM .125 MARINE GRADE ALUMINUM. OUTER DOOR IS FITTED WITH TWO PADLOCKABLE QUARTER-TURN LATCHES.

NOTE 1: SELECT APPROPRIATELY SIZED TERMINAL BLOCK BASED ON MOTOR LOAD
NOTE 2: INSERTING MULTIPLE CABLES INTO A SINGLE TERMINAL IS PROHIBITED. USE A SECOND BLOCK AND THE ASSOCIATED ADJACENT JUMPER
NOTE 3: USE PRINTED GUIDE ON TERMINAL BLOCKS TO MEASURE CORRECT CABLE STRIP LENGTH
NOTE 4: ENGINEER APPROVED EQUAL COMPONENT MAY BE SUBSTITUTED

BILLS of MATERIAL

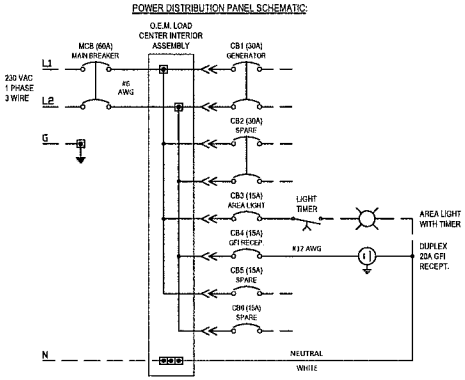
DEMARCATION BOX and PEDESTAL

	QTY	MANUFACTURER	PART NUMBER	DESCRIPTION
A	1	SCHAEFER	SPN4AL-243012	ENCLOSURE, NEMA 4X ALUMINUM, 3-PT.
B	1	SCHAEFER	SPP-2430	MOUNTING PANEL, 12ga. PAINTED STEEL
C	1	SCHAEFER	SPN12AL-363012-215	PEDESTAL, NEMA 12 ALUMINUM, LOUVERS
D	3	PANDUIT	LAM42-14-QY	GROUND LUG, DUAL-RATED, #2-14 AWG
E	6	WAGO	285-135	TERMINAL BLOCK, 1 POLE, 15A
		WAGO	285-150	TERMINAL BLOCK, 1 POLE, 150A
		WAGO	285-195	TERMINAL BLOCK, 1 POLE, 200A
		WAGO	285-1185	TERMINAL BLOCK, 1 POLE, 310A
F	-	WAGO	285-435	ADJACENT JUMPER, 115A
		WAGO	285-450	ADJACENT JUMPER, 150A
		WAGO	285-495	ADJACENT JUMPER, 230A
		WAGO	285-1171	ADJACENT JUMPER, 310A
G	1	WAGO	210-118	2M CARRIER RAIL, STEEL, UNSLOTTED
H	8	WAGO	249-197	TERMINAL END STOP, GRAY
I	24	WAGO	2002-1401	CONTROL TERMINALS, 24A, 600V, SPRING
J	2	WAGO	2002-1492	TERMINAL END / PARTITION PLATE, ORANGE
K	1	WAGO	210-112	2M DIN RAIL, GALVANIZED, SLOTTED

POWER DISTRIBUTION PANEL (AS SHOWN)

	QTY	MANUFACTURER	PART NUMBER	DESCRIPTION
A	1	SCHAEFER	SPLRHCSSS-20168	ENCLOSURE, NEMA 12GR, 316 SS, 3-PT.
B	1	SCHAEFER	SPP-2016	MOUNTING PANEL, 14ga. PAINTED STEEL
C	1	OEM	-	HINGED INNER DOOR, .125 ALUMINUM
D	1	OEM	GFI MOUNT	TO RIGIDLY MOUNT EXTERNAL DEVICES
E	1	OEM	BREAKER MOUNT	TO RAISE CBs FLUSH WITH INNER DOOR
F	1	SQUARE D	QOM2610L100	100 AMP LOAD CENTER INTERIOR ASSY.
G	1	SQUARE D	QOU260	MCB MAIN CIRCUIT BREAKER, 2 POLE, 60A
H	2	SQUARE D	QO230	CB1-CB2 GEN. BREAKER, 2 POLE, 30A
I	4	SQUARE D	QO115	CB3-CB6 CONTROL BREAKER, 1 POLE, 15A
J	1	HUBBELL	GF20WLA	DUPLEX GFCI RECEPTACLE, 20A
K	1	INTERMATIC	FF30MC	SPRING-WOUND TIMER, 30 min. NO HOLD
L	1	INTERMATIC	WP1030C	SINGLE GANG WEATHER-PROOF COVER, CLEAR
M	1	SQUARE D	PK9GTA	EQUIPMENT GROUND BAR, 9 POINT
N	1	PANDUIT	LAM42-14-QY	GROUND LUG, DUAL-RATED, #2-14 AWG

POWER DISTRIBUTION PANEL SCHEMATIC:



POWER DISTRIBUTION PANEL (TYPICAL 240VAC - 1 PHASE SHOWN)

ENCLOSURE:
SPLRHCSSS-20166 (20"H x 16"W x 8"D) NEMA 12/3R RATED, FABRICATED FROM TYPE 316 STAINLESS STEEL. OUTER DOOR IS FITTED WITH A PADLOCKABLE 3-POINT LATCH.

BACK PANEL:
SPP-2016 (17"H x 13"W) FABRICATED FROM 14ga. CARBON STEEL WITH WHITE POLYESTER POWDER COAT FINISH.

HINGED INNER DOOR:
FABRICATED FROM .125 ALUMINUM WITH CONTINUOUS HINGE AND TWIST LATCH.

240 VAC DISTRIBUTION PANEL NOTES:

1. POWER DISTRIBUTION PANEL 120/240V 1 PHASE WITH 60A 2-POLE MAIN BREAKER.
2. PANEL OUTER DOOR SHALL BE HINGED AND PADLOCKABLE.
3. ALL LIVE PARTS SHALL BE ENCLOSED FOR PERSONNEL SAFETY AND EQUIPMENT PROTECTION.
4. GROUNDING TERMINAL SHALL BE PROVIDED IN THE ENCLOSURE
5. THE ENCLOSURE SHALL BE NEMA 3R RATED.
6. IF ENCLOSURE IS FABRICATED WITHIN AN AUTHORIZED PANEL SHOP, .125 MARINE GRADE ALUMINUM SHALL BE USED.
7. IF ENCLOSURE IS PURCHASED FROM AN AUTHORIZED DISTRIBUTOR, TYPE 316 STAINLESS STEEL MAY ALSO BE USED.
8. THE LOAD CENTER MOUNTING BASE PLATE SHALL BE UL LISTED, RATED AT 240 VOLTS / 200 AMPS MINIMUM.
9. THE LOAD CENTER BUS MATERIAL SHALL BE ALUMINUM OR TIN-PLATED ALUMINUM.
10. THE LOAD CENTER SHALL HAVE EIGHT SPACES.
11. BREAKERS MAY BE SNAP-IN; JEA DETERMINED LOCATIONS WITH HIGH-VIBRATION REQUIRE BOLT-IN TYPE BREAKERS.
12. PANEL SHALL CONTAIN TWO 2-POLE 30-AMP BREAKERS: (1) GENERATOR USE, (1) SPARE.
13. PANEL SHALL CONTAIN FOUR 1-POLE 15-AMP BREAKERS: (1) LIGHT, (1) GFI, (2) SPARES.
14. PANEL SHALL HAVE A 20-AMP OUTDOOR RATED GFCI RECEPTACLE AND SPRING-WOUND COMMERCIAL RATED LIGHT TIMER.
15. GFCI AND TIMER SHALL BE MOUNTED ACCORDING TO N.E.C. STANDARDS.
16. GFCI AND TIMER SHALL BE RIGIDLY MOUNTED ON THE EXTERIOR OF THE PANEL USING TYPE 316 SS OR ALUMINUM BRACKETS.

480 VAC DISTRIBUTION PANEL NOTES:

1. STANDARD PANEL: 3 KVA TRANSFORMER 480V-120/480V WITH 2-POLE 20-AMP MAIN BREAKER.
2. PANEL WITH ODOR CONTROL: 5 KVA TRANSFORMER 480V-120/480V WITH 2-POLE 30-AMP MAIN BREAKER.
3. PANEL WITH GENERATOR: 10 KVA TRANSFORMER 480V-120/480V WITH 2-POLE 60-AMP MAIN BREAKER.
4. PANEL OUTER DOOR SHALL BE HINGED AND PADLOCKABLE.
5. ALL LIVE PARTS SHALL BE ENCLOSED FOR PERSONNEL SAFETY AND EQUIPMENT PROTECTION.
6. GROUNDING TERMINAL SHALL BE PROVIDED IN THE ENCLOSURE
7. THE ENCLOSURE SHALL BE NEMA 3R RATED.
8. IF ENCLOSURE IS FABRICATED WITHIN AN AUTHORIZED PANEL SHOP, .125 MARINE GRADE ALUMINUM SHALL BE USED.
9. IF ENCLOSURE IS PURCHASED FROM AN AUTHORIZED DISTRIBUTOR, TYPE 316 STAINLESS STEEL MAY ALSO BE USED.
10. THE LOAD CENTER MOUNTING BASE PLATE SHALL BE UL LISTED, RATED AT 240 VOLTS / 200 AMPS MINIMUM.
11. THE LOAD CENTER BUS MATERIAL SHALL BE ALUMINUM OR TIN-PLATED ALUMINUM.
12. THE LOAD CENTER SHALL HAVE EIGHT SPACES.
13. BREAKERS MAY BE SNAP-IN; JEA DETERMINED LOCATIONS WITH HIGH-VIBRATION REQUIRE BOLT-IN TYPE BREAKERS.
14. PANEL SHALL CONTAIN TWO 2-POLE 30-AMP BREAKERS: (1) GENERATOR USE, (1) SPARE.
15. PANEL SHALL CONTAIN FOUR 1-POLE 15-AMP BREAKERS: (1) LIGHT, (1) GFI, (2) SPARES.
16. PANEL SHALL HAVE A 20-AMP OUTDOOR RATED GFCI RECEPTACLE AND SPRING-WOUND COMMERCIAL RATED LIGHT TIMER.
17. GFCI AND TIMER SHALL BE MOUNTED ACCORDING TO N.E.C. STANDARDS.
18. GFCI AND TIMER SHALL BE RIGIDLY MOUNTED ON THE EXTERIOR OF THE PANEL USING TYPE 316 SS OR ALUMINUM BRACKETS.

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

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DESIGNED BY: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 66559
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Building Community

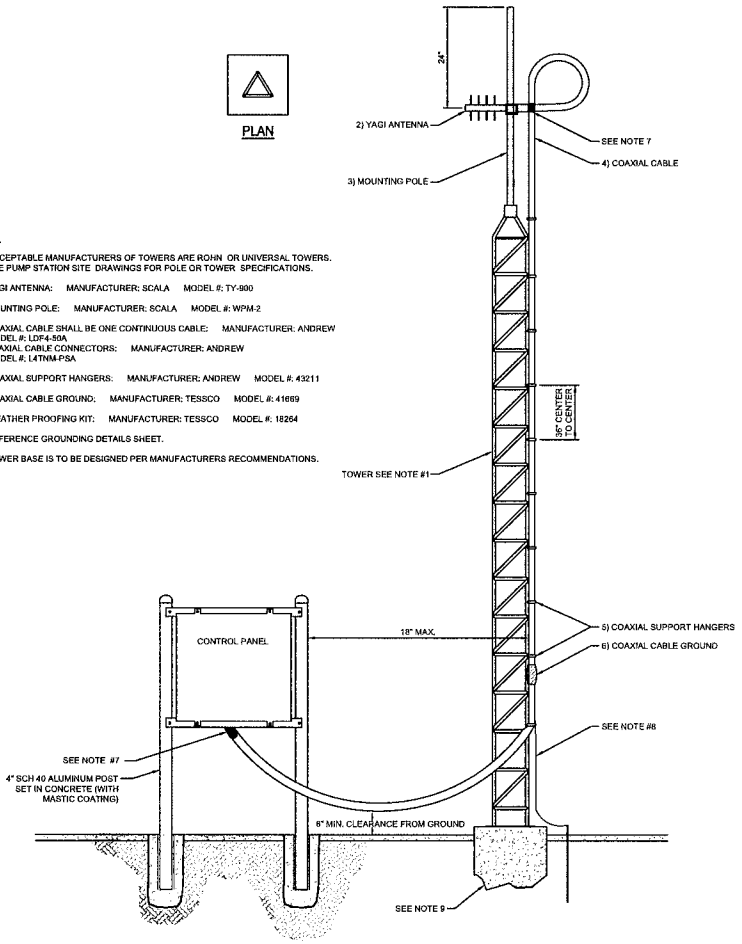
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JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
DEMARCATION BOX & POWER DISTRIBUTION PANEL
RIVERBLUFF PARKWAY PHASE 1

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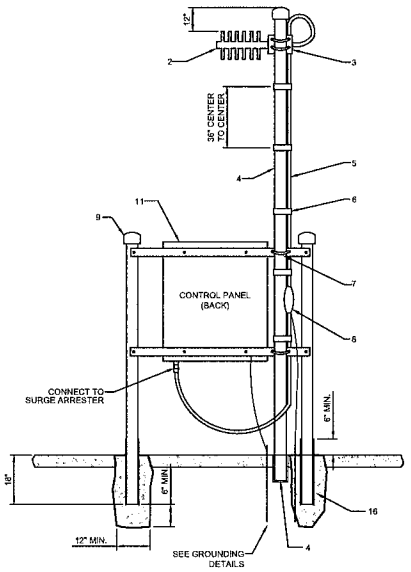


NOTES:

1. ACCEPTABLE MANUFACTURERS OF TOWERS ARE ROHN OR UNIVERSAL TOWERS. SEE PUMP STATION SITE DRAWINGS FOR POLE OR TOWER SPECIFICATIONS.
2. YAGI ANTENNA: MANUFACTURER: SCALA MODEL #: TY-900
3. MOUNTING POLE: MANUFACTURER: SCALA MODEL #: WPM-2
4. COAXIAL CABLE SHALL BE ONE CONTINUOUS CABLE: MANUFACTURER: ANDREW MODEL #: LDF4-50A
   COAXIAL CABLE CONNECTORS: MANUFACTURER: ANDREW MODEL #: L4TNM-PSA
5. COAXIAL SUPPORT HANGERS: MANUFACTURER: ANDREW MODEL #: 43211
6. COAXIAL CABLE GROUND: MANUFACTURER: TESSCO MODEL #: 41669
7. WEATHER PROOFING KIT: MANUFACTURER: TESSCO MODEL #: 18264
8. REFERENCE GROUNDING DETAILS SHEET.
9. TOWER BASE IS TO BE DESIGNED PER MANUFACTURERS RECOMMENDATIONS.

ALTERNATE POLE SCADA INSTALLATION DETAIL

FOR POLE HEIGHTS 20 FEET AND ABOVE
NOT TO SCALE



SCADA INSTALLATION DETAIL

FOR POLE HEIGHTS LESS THAN 20 FEET
NOT TO SCALE

NOTES:

1. SEE PUMP STATION SITE DRAWINGS FOR POLE OR TOWER SPECIFICATIONS.
2. YAGI ANTENNA, COMES W/ MOUNTING HARDWARE(MAST SHALL BE SLEEVED THRU CONCRETE TO ALLOW ROTATION (DO NOT USE WOOD POLE MOUNT)
   MANUFACTURE: SCALA
   MODEL NUMBER: TY-900
3. COAX CONNECTOR
   MANUFACTURE: WIRELESS SOLUTIONS
   MODEL NUMBER: NMS0V-1/2
4. 2-½" O.D. SCD, 40 ALUMINUM 20' POLE. POLE SHALL BE SLEEVED THROUGH CONCRETE TO ALLOW FOR ROTATION
5. COAXIAL CABLE SHALL BE ONE CONTINUOUS CABLE
   MANUFACTURER: ANDREW
   MODEL #: LDF4-50A
6. STAINLESS STEEL STRAPS 3' O/C
   MANUFACTURE: WIRELESS SOLUTIONS
   MODEL NUMBER: RM-A300
7. 316 STAINLESS STEEL U-BOLTS
   MANUFACTURE: ANY DOMESTIC BRAND
   MODEL NUMBER: N/A
8. COAXIAL CABLE GROUND
   MANUFACTURER: TESSCO
   MODEL #: 41669
9. 4" PVC CAPS
10. 4" DIA. ALUMINUM POST
11. 1/2"X3" SOLID ALUMINUM SUPPORT BARS (2 TOTAL) BOLTED TO POST W/ 5/8" S.S. ANCHOR BOLTS. DRILL 2 HOLES (AS DIMENSIONED ON DETAIL) IN TOP & BOTTOM SUPPORTS ONLY
12. BURY ALUMINUM POST IN CONCRETE AS SHOWN ON DRAWING.
13. INSTALL RTU MOUNT SO THAT WHEN CABINET IS ATTACHED DOOR IS FACING NORTH UNLESS DOOR HAS SUN SHIELD. IN ALL INSTANCES JEA PREFERS THE DOOR TO FACE NORTH IF POSSIBLE.
14. CABINET SHALL HAVE CLEARANCE TO OPEN DOOR COMPLETELY.
15. SCADA SYSTEM WOOD POLE ALTERNATE DETAIL TO BE USED ONLY WHEN ADDITIONAL ANTENNA HEIGHT IS REQUIRED, AND APPROVED.
16. MASTIC SEAL ALL POSTS WHICH ARE EMBEDDED IN CONCRETE.
17. ALL MATERIALS MUST MEET OR EXCEED JEA SPECIFICATIONS

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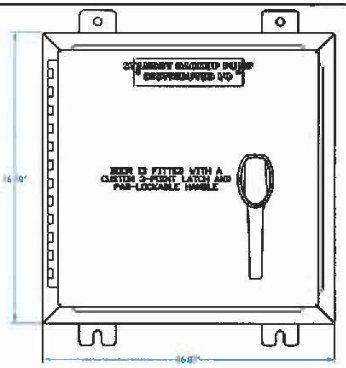
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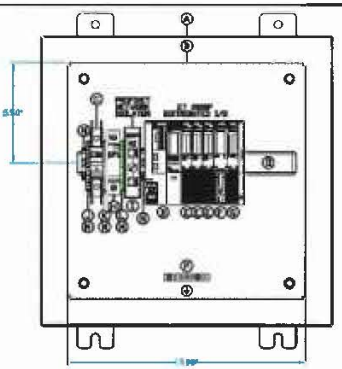
JEA Building Communities

JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
SCADA INSTALLATION
RIVERBLUFF PARKWAY PHASE 1

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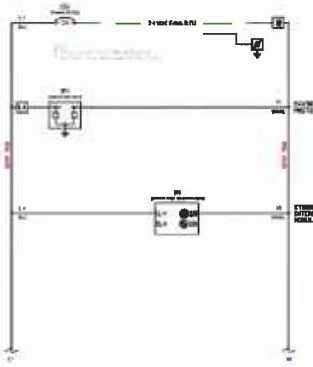
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GENERATOR DISTRIBUTED I/O PANEL - BILL of MATERIAL

ITEM	TAG	PART No.	DESCRIPTION	MANUFACTURER	QTY
A		SPN4AL-16166-V	ENCLOSURE, NEMA 4X, ALUMINUM, WHITE PAINTED FINISH, 3-PT. LATCH	SCHAEFER	1
B		SPP-1616	BACK PANEL, 12ga. CARBON STEEL, WHITE ENAMEL FINISH	SCHAEFER	1
C	CB1	2997362	CIRCUIT BREAKER, UL489 BRANCH RATED, C-CURVE, 1-POLE, 5A	PHOENIX CONTACT	1
D	SM	193-6AA01-7BH0	INTERFACE MODULE, SIPLUS ET200SP DB35-6PN STANDARD	SIEMENS	1
E		6AG1 134-6HF00-7BA0	DIGITAL INPUT MODULE, SIPLUS ET200SP DI 8xDC24VDC ST	SIEMENS	2
		6AG1 193-6EP00-7BA0	BASE MODULE, WHITE	SIEMENS	2
F		6AG1 134-6HD00-7BB1	DIGITAL OUTPUT MODULE, SIPLUS ET200SP RQ 4x120VDC/230VAC/5A ST	SIEMENS	1
		6AG1 193-6EP20-7BB1	BASE MODULE, BLACK	SIEMENS	1
G		6AG1 134-6GB00-7BA1	ANALOG INPUT MODULE, SIPLUS ET200SP AI 4xI 2-/4-WIRE ST	SIEMENS	1
		6AG1 193-6RP00-7BA0	BASE MODULE, WHITE	SIEMENS	1
H	SP1	DS220S-240C	SURGE PROTECTOR, 24VDC	CITEL	1
I	M	2313931	PROFINET NETWORK ISOLATOR	PHOENIX CONTACT	1
J	H	2002-1406	TERMINAL, PUSH-IN, 1-CIRCUIT, YELLOW	WAGO	1
K	L+	2002-1404	TERMINAL, PUSH-IN, 1-CIRCUIT, BLUE	WAGO	1
L	G	2002-1407	TERMINAL, PUSH-IN, 1-CIRCUIT, GREEN/YELLOW, GROUNDING	WAGO	1
M		2002-1492	TERMINAL END PLATE, ORANGE	WAGO	2
N		249-116	END ANCHOR, 6mm, GRAY	WAGO	2
O		210-112	DIN RAIL, GALVANIZED, SLOTTED, 2M	WAGO	1
P		PK3GTA	EQUIPMENT GROUND BAR KIT	PHOENIX CONTACT	1



ENCLOSURE:

SPN4AL-16166-V (16"H x 12"W x 6"D) NEMA 4X RATED, FABRICATED FROM .125 MARINE GRADE ALUMINUM WITH WHITE POLYESTER POWDER COAT FINISH INSIDE AND OUT. DOOR IS FITTED WITH A CUSTOM 3-POINT LATCH AND PAD-LOCKABLE HANDLE.

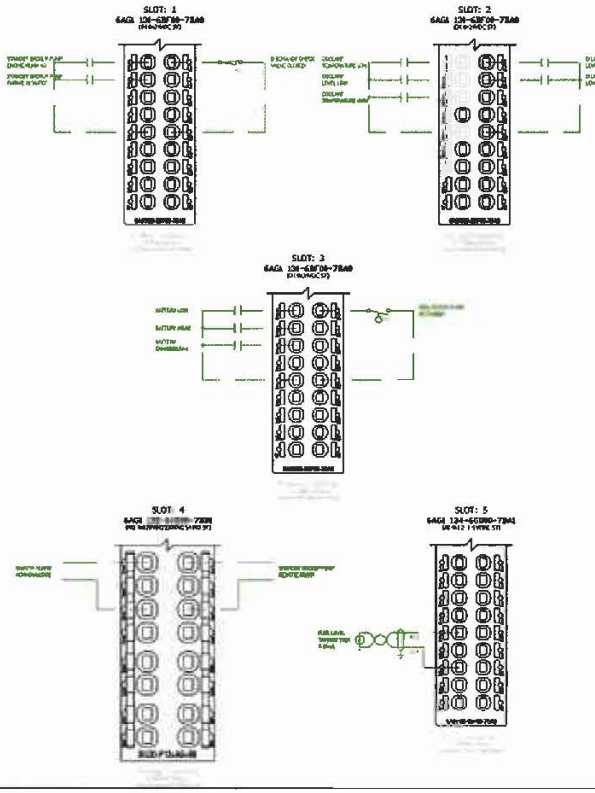
BACK PANEL:

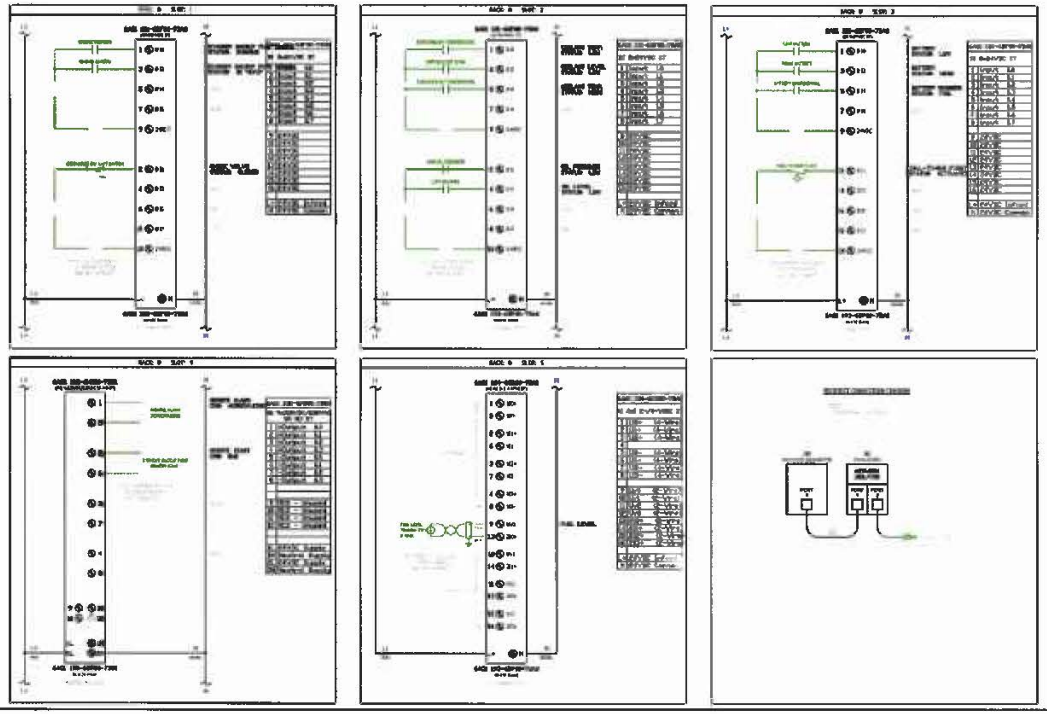
SPP-1616 (13"H x 13"W) FABRICATED FROM 12GA. CARBON STEEL WITH WHITE ENAMEL FINISH.

DRAWING LAYER COLOUR LEGEND

COLOR	NOTES
BLACK	ELECTRICAL SCHEMATIC WIRING DIAGRAMS AND SCHEDS
BLUE	PART IDENTIFICATION
PURPLE	WIRE NUMBERS
GREEN	FIELD DEVICES AND WIRING OUTSIDE ENCLOSURE (BASHED)
RED	FUTURE / OPTIONAL DEVICES AND WIRING
TEAL	DASHBOARD

FIELD WIRING CONNECTION DETAILS





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JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
STANBY BACKUP PUMP DISTRIBUTED I/O PANEL
RIVERBLUFF PARKWAY PHASE 1

JEA Building community

ETM Electromech. Tilbury & Millican, Inc.

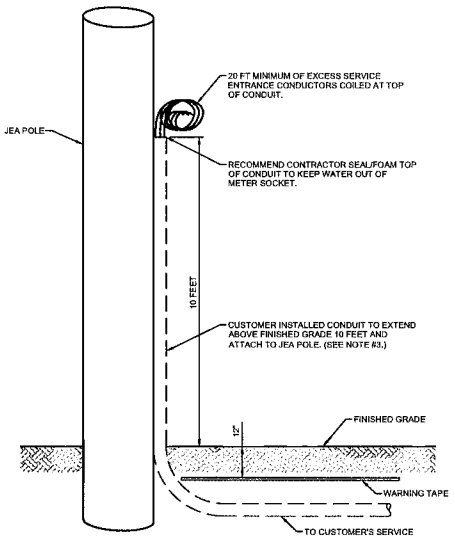
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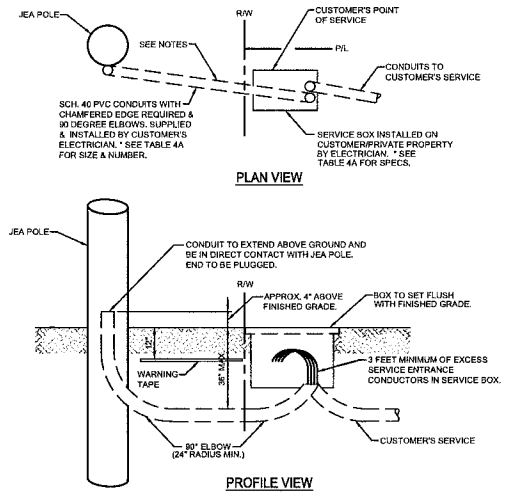


NOTES:

1. 100 AMP MAXIMUM SERVICE SIZE.
2. THE CUSTOMER WILL MAINTAIN THE WARNING TAPE, CONDUIT AND CONDUCTORS SHOWN.
3. THE CUSTOMER MUST PICK A CLEAR SIDE OF THE JEA POLE TO EXTEND UP CONDUIT, CLEAR FROM PHONE OR COMMUNICATION CABLES, OR ANY OTHER EQUIPMENT, FROM FINISHED GRADE TO JEA POINT OF SERVICE. CALL JEA DISTRIBUTION ENGINEER IF LOCATION IS REQUIRED.
4. THE JEA WILL MAKE ALL CONNECTIONS TO CUSTOMER'S SERVICE WIRE ON THE JEA POLE.
5. THE JEA WILL INSTALL CABLE GUARD ON JEA POLE AND COVER CUSTOMER'S SERVICE WIRE AND CONDUIT TO FINISHED GRADE.

COMMERCIAL SERVICE
100AMP MAXIMUM UNDERGROUND SERVICE FROM AN OVERHEAD POLE

NOT TO SCALE



NOTES:

1. THE MINIMUM DISTANCE BETWEEN THE SERVICE BOX AND SERVICE POLE IS 4 FEET.
2. THE CUSTOMER MUST PICK A CLEAR SIDE OF THE JEA POLE FOR THE JEA TO EXTEND UP THE POLE RISER, CLEAR FROM PHONE OR COMMUNICATION CABLES, OR ANY OTHER EQUIPMENT, FROM FINISHED GRADE TO CONNECTIONS TO OVERHEAD FACILITIES. CALL JEA DISTRIBUTION ENGINEER IF LOCATION IS REQUIRED.
3. THE JEA WILL MAINTAIN THE POLE RISER AND CONDUCTOR FROM THE OVERHEAD FACILITIES TO A CUSTOMER-PROVIDED SERVICE BOX.
4. THE JEA WILL MAKE ALL CONNECTIONS TO THE CUSTOMER'S SERVICE WIRE IN THE SERVICE BOX. SAID CONNECTIONS WILL BE THE CUSTOMER'S POINT OF SERVICE.

COMMERCIAL SERVICE
ABOVE 100 AMPS AND MULTI-METERED UNDERGROUND SERVICE FROM AN OVERHEAD POLE

NOT TO SCALE

TABLE 4A
CONDUIT AND SERVICE BOX REQUIREMENTS FOR UNDERGROUND COMMERCIAL SERVICES FROM AN OVERHEAD POLE

SERVICE SIZE	CONDUIT SIZE (From Service Box to JEA Overhead Pole)	SERVICE BOX SIZE
20A - 150A	1-2 in	13" x 24" x 18" d
151A -200A	1-3 in	17" x 30" x 18" d
201A - 399A	1-3 in	24" x 36" x 18" d
400A-600A	400A=1-4 in 401-600A=2-4 in	30" x 48" x 24" d manhole
601A-1400A	601-1000A=2-4 in 1001-1400A=3-4 in	36" x 60" x 36" d manhole

NOTE:

1. ALL CONDUITS TO BE SCHEDULE 40 PVC WITH CHAMFERED EDGES REQUIRED. CONDUIT SIZE AND NUMBER DOES NOT HAVE TO MATCH CUSTOMERS' SERVICE CONDUIT SIZE, TYPE, AND NUMBER.
2. ALL CONDUIT RADIUS TO BE 24 INCH MINIMUM.
3. JEA WILL ALLOW THE OPTION OF PURCHASING THESE BOXES FROM AN ELECTRICAL SUPPLY HOUSE. THESE BOXES MUST MEET THE FOLLOWING SPECIFICATIONS.
4. SERVICE BOX SIZE MAY VARY FOR 3 PHASE APPLICATIONS.
5. CONTACT JEA SERVICE ENGINEER FOR CONDUIT AND BOX LOCATION.

TECHNICAL SPECIFICATIONS

MATERIAL SPECIFICATIONS:

SERVICE BOX

1. TOP: COMPRESSION MOLDED POLYMER CONCRETE WITH MINIMUM THICKNESS OF TWO INCHES.
2. BODY: REINFORCED PLASTIC MORTAR (RPM) CONSISTING OF FIBERGLASS AND ISOPHOLIC RESIN. THE BASE WILL HAVE A FLANGE OF TWO INCHES FROM THE INSIDE WALL.
3. RING: THE RING WILL BE OF POLYMER CONCRETE AND WILL BE PERMANENTLY FUSED TO THE BODY DURING THE CURING PROCESS.

MANHOLE

1. MANHOLE BODY SHALL BE OF ONE PIECE CONSTRUCTION WITH A SOLID COVER.
2. MANHOLE DIMENSIONS SHALL BE 60" L X 36" W X 36"D.

LOAD RATING:

1. LOAD RATING: H-10 (INCIDENTAL TRAFFIC).
2. LOAD RATINGS SHALL BE IN ACCORDANCE WITH ASTM, C-857-87 (STD. PRACTICE FOR MINIMUM STRUCTURAL DESIGN LOADING FOR UG PRECAST CONCRETE UTILITY STRUCTURES) AASHTO AND WESTERN UNDERGROUND COMMITTEE RECOMMENDED GUIDELINES RULE 3.8 DATED 6-15-87.

MISCELLANEOUS REQUIREMENTS:

1. HARDWARE: TWO CAPTIVE STAINLESS PENTA HEAD BOLTS FOR SECURING TOP. BOLT HEADS WILL BE FLUSH WITH TOP OF COVER.
2. IDENTIFICATION: EACH TOP WILL HAVE THE WORD "ELECTRIC" PERMANENTLY MARKED INTO THE TOP.

ELECTRICAL NOTES

1. GROUND WIRE SHALL RUN FROM THE CHASSIS CONTINUOUS THROUGH THE METER CAN TO 2 GROUND RODS SPACED 8 FEET APART AND TERMINATE ON A FENCE POST IN CONCRETE.
2. ELECTRICAL ENCLOSURES SHALL BE ORIENTED SUCH THAT THE FRONT OF THE ENCLOSURE FACES THE INTERIOR OF THE PUMP STATION SITE.
3. QUANTITY AND SIZE OF NEMA 4x 316-STAINLESS STEEL ENCLOSURES AS REQUIRED FOR STATION OPERATION.
4. SERVICE DISCONNECT SHALL BE MANUAL FUSE 3 PHASE-4 WIRE

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DESIGN ENGINEER
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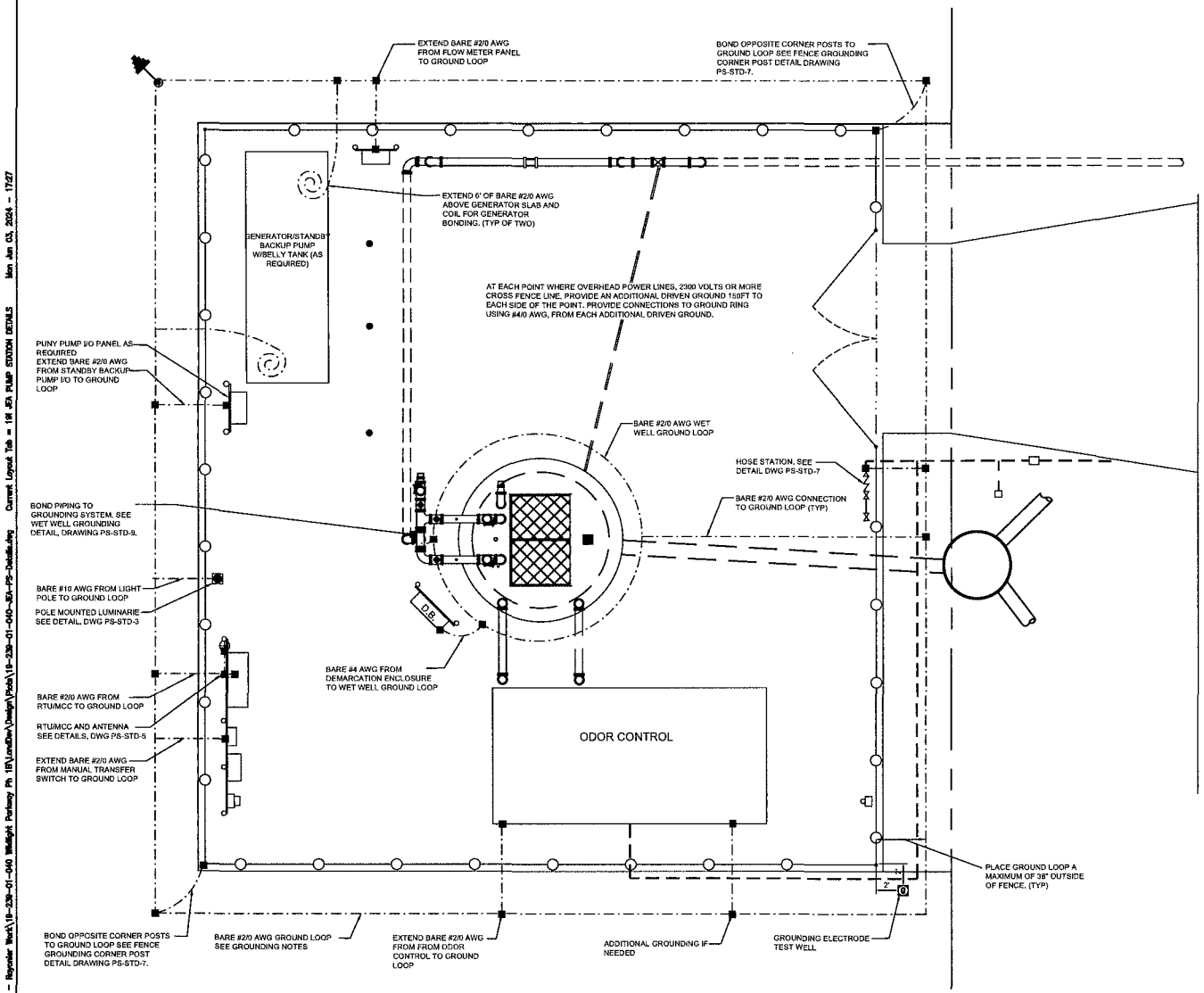
PUMP STATION CONSTRUCTION DETAILS
SERVICE DETAILS
RIVERBLUFF PARKWAY PHASE 1

JEA STANDARD

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PUMP STATION GROUNDING SITE PLAN

NOT TO SCALE

GROUNDING SYMBOL LEGEND

- GROUND CONDUCTOR (SIZE AS REQUIRED BY NOTES)
- EXOTHERMIC OR COMPRESSION CONNECTION
- GROUND ROD AND CONNECTION
- GROUND TEST WELL WITH GROUND ROD
- GROUND CONDUCTOR COILED ABOVE GRADE OR SLAB FOR FUTURE CONNECTION

GROUNDING NOTES:

PROVIDE A COMPLETE ELECTRICAL GROUNDING SYSTEM WITH A MEASURED GROUND RESISTANCE OF 5 OHMS OR LESS.

GROUNDING COMPONENTS AND MATERIALS SHALL BE NEW AND UNDAMAGED

INSULATED GROUND CONDUCTOR SHALL BE SOFT DRAWN, TIN PLATED, STRANDED COPPER CONFORMING TO THE REQUIREMENTS OF UL 83. INSULATED GROUND CONDUCTOR SHALL BE TYPE TW OR THW, AND GREEN COLORED INSULATION. MINIMUM SIZE FOR INSULATED GROUND CONDUCTORS, REGARDLESS OF APPLICATION SHALL BE #12 AWG

BURIED GROUND LOOP CONDUCTORS

A. GROUND LOOP CONDUCTOR SHALL BE BARE #2/0 AWG, SOFT DRAWN, TIN PLATED STRANDED COPPER CONDUCTOR UNLESS OTHERWISE NOTED.

B. BARE GROUND CONDUCTORS BELOW GRADE, SHALL HAVE A MINIMUM OF 18 INCHES AND A MAXIMUM OF 30 INCHES COVER FROM FINISHED GRADE. BARE GROUND CONDUCTORS UNDER FOUNDATIONS OR SLABS, SHALL HAVE A MINIMUM OF 6 INCHES OF EARTH COVER BETWEEN THE TOP OF CONDUCTOR CONDUCTOR AND THE FOUNDATION OR SLAB

C. BARE GROUND CONDUCTORS THAT PENETRATE THROUGH EXPOSED SLABS OR WET WELL WALL, SHALL GO SO THROUGH A 3/4" x 12" (MIN), SCHED 40 PVC SLEEVE, WITH GROUND WIRE CENTERED IN SLEEVE. FILL TOP OF SLEEVE WITH APPROVED SEALANT TO A DEPTH AT LEAST 3 TIMES THE OUTSIDE DIAMETER OF THE SLEEVE ALL WIRES PROTRUDING TO THE SURFACE SHALL BE TIN PLATED

D. BARE GROUND CONDUCTOR SHALL BE DIRECTLY BURIED IN EARTH, TO WITHIN 24 TO 36 INCHES FROM BASE OF STRUCTURES OR EQUIPMENT IDENTIFIED FOR GROUNDING.

GROUND RODS

A. SHALL BE COPPER CLAD MIN 13MIL, COLD DRAWN CARBON STEEL MANUFACTURED IN ACCORDANCE WITH UL 467 WITH THE COPPER CLADDING BONDED TO THE STEEL ROD BY ELECTROLYTIC OR MOLTEN WELDING PROCESS. GROUND RODS SHALL HAVE A CONICAL TAPER ON PENETRATING END. EACH GROUND ROD SHALL BE 10-FOOT BY 3/4 INCH DIAMETER SECTIONS

B. THERE SHALL BE A MINIMUM OF 2 GROUND RODS THAT SHALL BE DRIVEN TO A MINIMUM OF 90FT EACH IF GROUND RODS ARE UNABLE TO BE DRIVEN 90FT OR 5 OHMS IS NOT ACHIEVED THEN ADDITIONAL GROUND RODS MUST BE DRIVEN TILL THE 5 OHMS IS REACHED. IF AN ADDITIONAL GROUND ROD IS REQUIRED IT MUST BE DRIVEN IN A CORNER THAT DOESN'T HAVE A ROD.

C. GROUND RODS SHALL BE CONNECTED BY COMPRESSION COUPLINGS, SCREW COUPLINGS WILL NOT BE ACCEPTED

5. GROUNDING SYSTEM HARDWARE

A. GROUNDING SYSTEM HARDWARE, INCLUDING CLAMPS, CONNECTORS, BOLTS, WASHERS, AND NUTS, SHALL BE TIN PLATED COPPER

B. SPLICES, JOINTS, AND CONNECTIONS BELOW GRADE SHALL BE EXOTHERMIC OR IRREVERSIBLE COMPRESSION TYPE. THREADED OR BOLTED COUPLINGS ARE NOT ACCEPTABLE EXCEPT WHERE NOTED IN GROUNDING DETAILS

C. PREPARE CONDUCTORS AND CONNECTORS PER MANUFACTURERS REQUIREMENTS. REMAKE CONNECTIONS THAT FAIL MANUFACTURERS RECOMMENDED TESTS.

D. GROUNDING CONNECTIONS SHALL ENCOMPASS 100 PERCENT OF THE GROUND CONDUCTOR AND CONDUCTOR ENDS

E. GROUND LUGS SHALL BE SINGLE OR TWO-HOLE, HEAVY-DUTY, TIN PLATED COPPER BARS CONFORMING TO THE REQUIREMENTS OF IEEE 837 AND UL 467. TWO-HOLE GROUND LUGS SHALL HAVE NEMA CENTERLINE HOLE SPACING. GROUND LUGS USING AN EXOTHERMIC PROCESS SHALL BE SIMILAR TO TYPE LA AS MANUFACTURED BY ERICO

F. MAKE CABLE CONNECTIONS TO BUS BARS USING HIGH-COMPRESSION LUGS. GROUND LUGS USED WITH THE COMPRESSION PROCESS SHALL BE TYPE YGHA AS MANUFACTURED BY BURNDY ELECTRICAL

6. BOND PIPING TO GROUNDING SYSTEM VIA CONNECTION AT THE LAST FLANGE BEFORE PIPES RETURN UNDERGROUND SEE WET WELL GROUNDING DETAIL.

7. GROUNDING BY USE OF ANCHOR BOLTS, AGAINST GASKETS, ON PAINTED OR VARNISHED SURFACES, OR ON BOLTS HOLDING REMOVABLE ACCESS COVERS WILL NOT BE ACCEPTABLE.

8. GROUND RESISTANCE SHALL BE CERTIFIED BY AN INDEPENDENT GROUNDING SYSTEM TESTING ORGANIZATION. TESTING SHALL BE DONE AT EACH TEST WELL USING THE 3-POINT FALL OF POTENTIAL METHOD. THIS DOCUMENT MUST BE SUBMITTED AT THE TIME OF STARTUP FOR FINAL ACCEPTANCE

9. NO CHEMICALS SHALL BE USED TO REDUCE THE RESISTANCE UNLESS APPROVED BY JEA

10. A MINIMUM OF 5 OHMS OF SHALL BE GUARANTEED BY THE CONTRACTOR FOR 3 YEARS FROM THE SITES ACCEPTANCE. IF THE RESISTANCE FAILS IN THIS TIME THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDING ADDITIONAL GROUND RODS AT THE CONTRACTORS EXPENSE.

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FLORIDA REGISTRATION NO. 66559

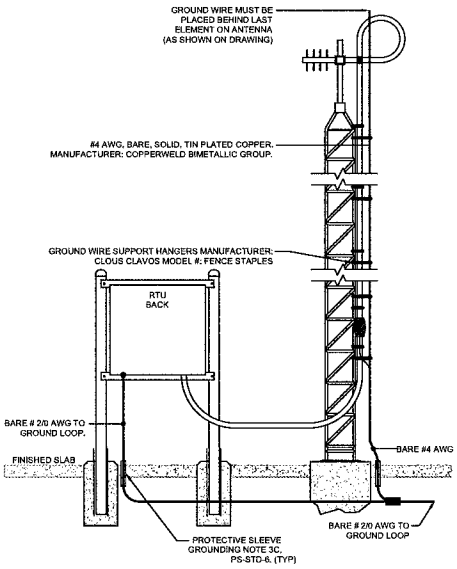
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JEA Building Community

JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
GROUNDING SITE PLAN
RIVERBLUFF PARKWAY PHASE 1

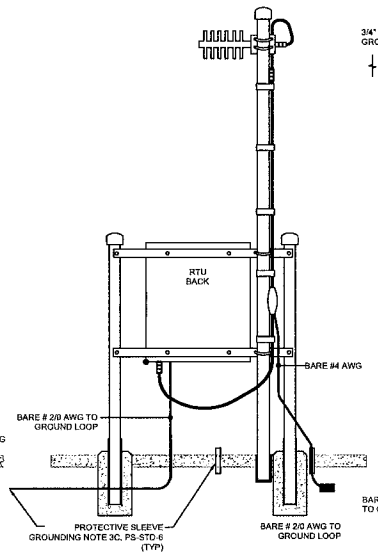
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SHEET NO.	DATE:
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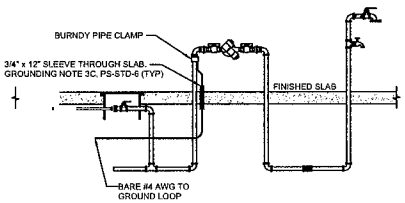
ALTERNATE ANTENNA - GROUNDING DETAIL

FOR POLE HEIGHTS 20 FEET AND ABOVE
NOT TO SCALE



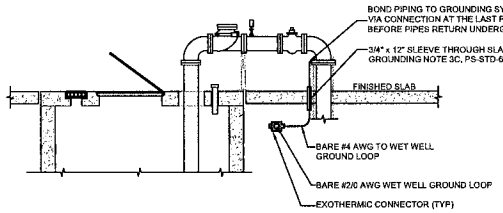
STANDARD ANTENNA - GROUNDING DETAIL

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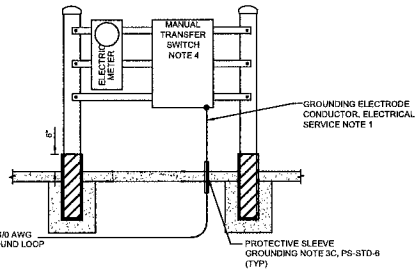
HOSE STATION GROUNDING DETAIL

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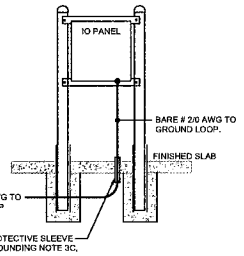
WETWELL GROUNDING DETAIL

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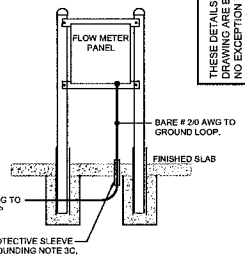
MANUAL TRANSFER SWITCH GROUNDING DETAIL

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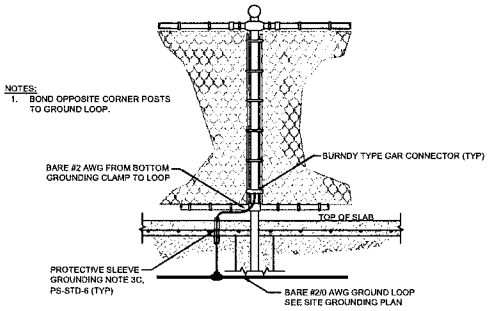
STANDBY BACKUP PUMP I/O GROUNDING DETAIL

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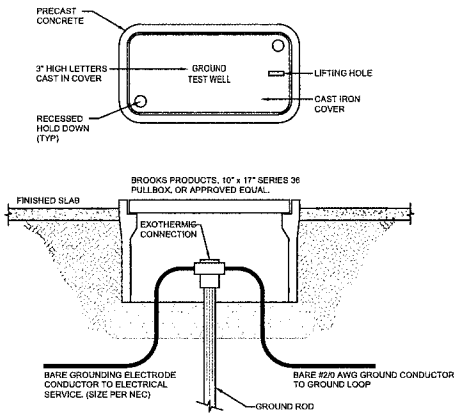
FLOW METER GROUNDING DETAIL

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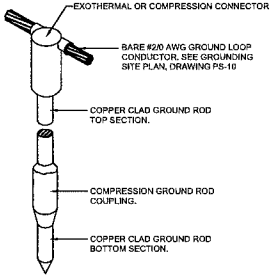
FENCE GROUNDING CORNER POST DETAIL

NOT TO SCALE



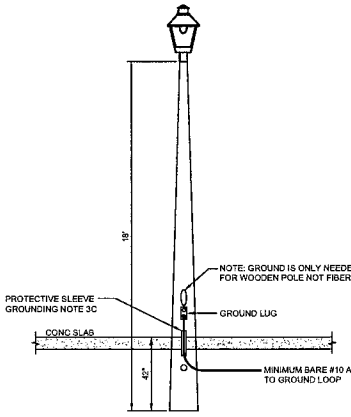
GROUND SYSTEM TEST WELL DETAIL

NOT TO SCALE



TYPICAL GROUND ROD & CONNECTION DETAIL

NOT TO SCALE



SITE LIGHT GROUNDING DETAIL

NOT TO SCALE

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY THE J.E.A. WE TAKE NO EXCEPTION TO THE DESIGN

DESIGN ENGINEER: JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 68559

DESIGNED:
DRAWN BY:
CHECKED BY:
DATE:

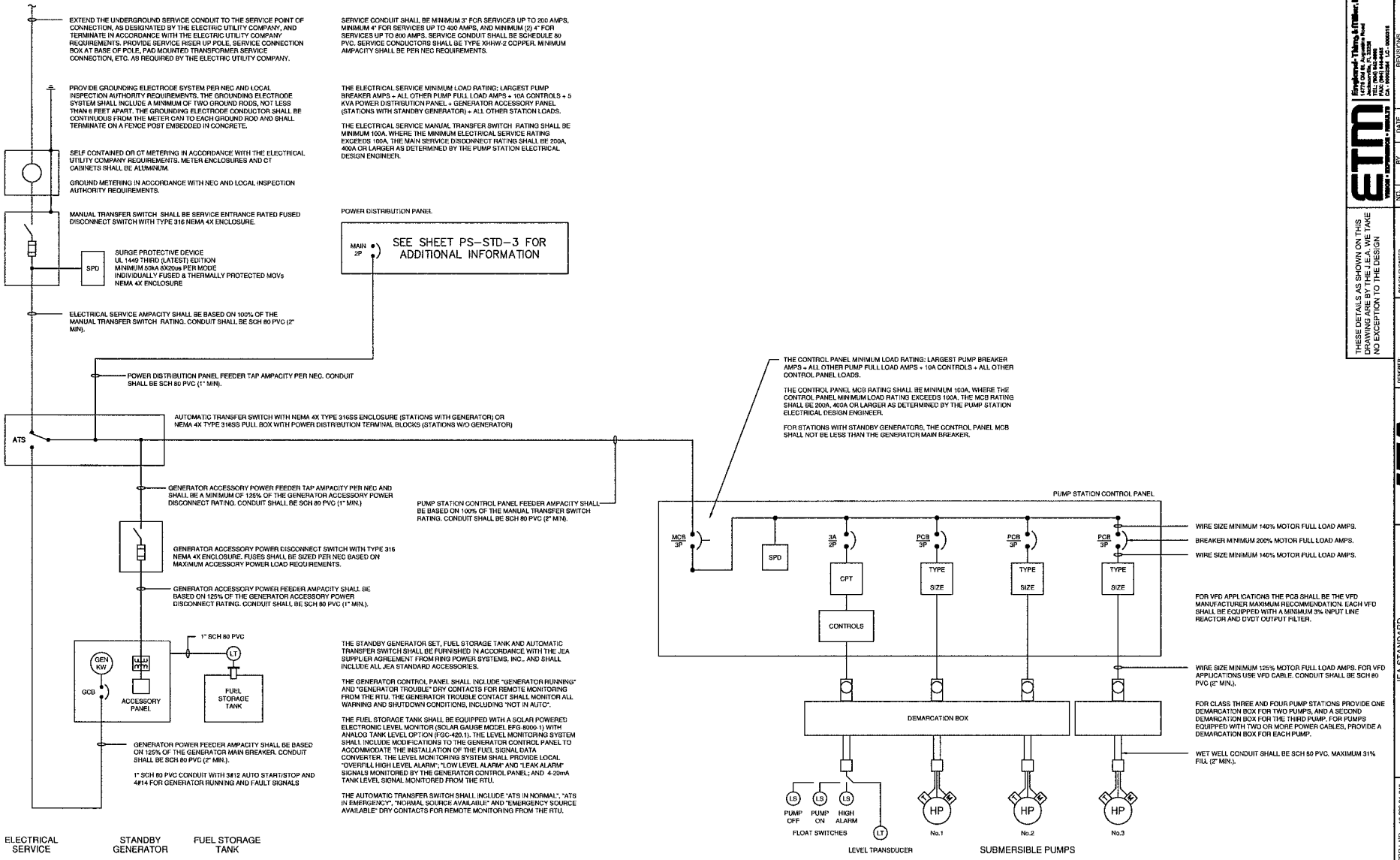
JEA Building Community

JEA STANDARD
PUMP STATION CONSTRUCTION DETAILS
GROUNDING DETAILS
RIVERBLUFF PARKWAY PHASE 1

PROJ. NO. 19-239-01-040
DATE:
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SHEET NO.
DRAWING NO. 19J

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ELECTRIC SINGLE LINE DETAIL DIGRAM

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England-Thims & Miller, Inc.
14775 Old St. Aug. Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA: 0002584 LC: 0000316

NO.	BY	DATE	REVISIONS
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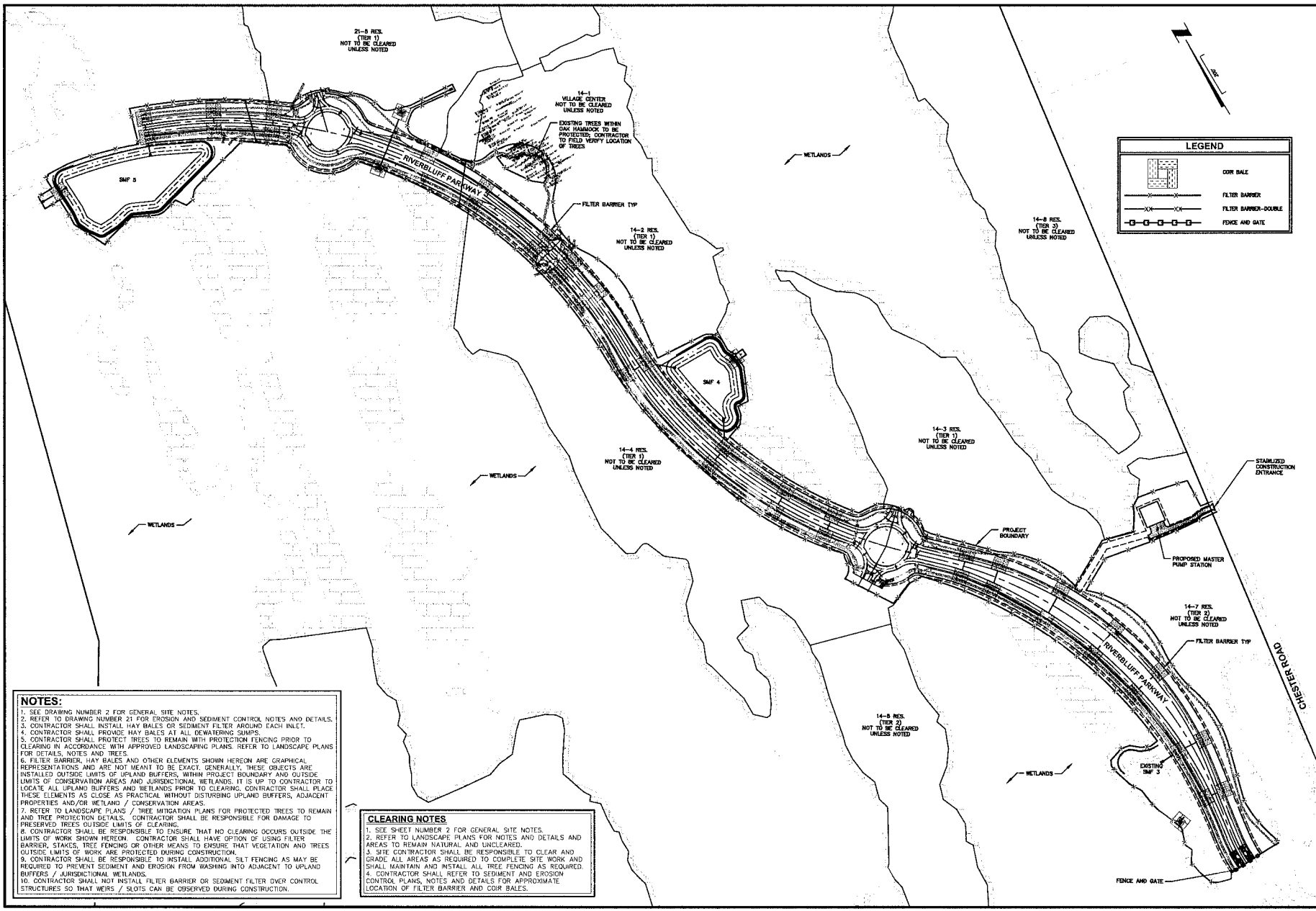
DESIGNED
DRAWN BY:
CHECKED BY:
DATE:
DESIGN ENGINEER
JOHN ZACHARY BRECHT
FLORIDA REGISTRATION NO. 86559

JEA Building Community

PUMP STATION CONSTRUCTION DETAILS
ELECTRIC SINGLE LINE DIAGRAM
RIVERBLUFF PARKWAY PHASE 1

NO. SHEETS
SHEET NO.
DRAWING NO. 19K
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NOTES:

1. SEE DRAWING NUMBER 2 FOR GENERAL SITE NOTES.
2. REFER TO DRAWING NUMBER 21 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
3. CONTRACTOR SHALL INSTALL HAY BALES OR SEDIMENT FILTER AROUND EACH INLET.
4. CONTRACTOR SHALL PROVIDE HAY BALES AT ALL DEWATERING SUMPS.
5. CONTRACTOR SHALL PROTECT TREES TO REMAIN WITH PROTECTION FENCING PRIOR TO CLEARING IN ACCORDANCE WITH APPROVED LANDSCAPING PLANS. REFER TO LANDSCAPE PLANS FOR DETAILS, NOTES AND TREES.
6. FILTER BARRIER, HAY BALES AND OTHER ELEMENTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS AND ARE NOT MEANT TO BE EXACT. GENERALLY, THESE OBJECTS ARE INSTALLED OUTSIDE LIMITS OF UPLAND BUFFERS, WITHIN PROJECT BOUNDARY AND OUTSIDE LIMITS OF CONSERVATION AREAS AND JURISDICTIONAL WETLANDS. IT IS UP TO CONTRACTOR TO LOCATE ALL UPLAND BUFFERS AND WETLANDS PRIOR TO CLEARING. CONTRACTOR SHALL PLACE THESE ELEMENTS AS CLOSE AS PRACTICAL WITHOUT DISTURBING UPLAND BUFFERS, ADJACENT PROPERTIES AND/OR WETLAND / CONSERVATION AREAS.
7. REFER TO LANDSCAPE PLANS / TREE MITIGATION PLANS FOR PROTECTED TREES TO REMAIN AND TREE PROTECTION DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PRESERVED TREES OUTSIDE LIMITS OF CLEARING.
8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO CLEARING OCCURS OUTSIDE THE LIMITS OF WORK SHOWN HEREON. CONTRACTOR SHALL HAVE OPTION OF USING FILTER BARRIER, STAKES, TREE FENCING OR OTHER MEANS TO ENSURE THAT VEGETATION AND TREES OUTSIDE LIMITS OF WORK ARE PROTECTED DURING CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ADDITIONAL SILT FENCING AS MAY BE REQUIRED TO PREVENT SEDIMENT AND EROSION FROM WASHING INTO ADJACENT TO UPLAND BUFFERS / JURISDICTIONAL WETLANDS.
10. CONTRACTOR SHALL NOT INSTALL FILTER BARRIER OR SEDIMENT FILTER OVER CONTROL STRUCTURES SO THAT WEIRS / SLOTS CAN BE OBSERVED DURING CONSTRUCTION.

CLEARING NOTES

1. SEE SHEET NUMBER 2 FOR GENERAL SITE NOTES.
2. REFER TO LANDSCAPE PLANS FOR NOTES AND DETAILS AND AREAS TO REMAIN NATURAL AND UNCLEARED.
3. SITE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAR AND GRADE ALL AREAS AS REQUIRED TO COMPLETE SITE WORK AND SHALL MAINTAIN AND INSTALL ALL TREE FENCING AS REQUIRED.
4. CONTRACTOR SHALL REFER TO SEDIMENT AND EROSION CONTROL PLANS, NOTES AND DETAILS FOR APPROXIMATE LOCATION OF FILTER BARRIER AND COIR BALES.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 86259

REVISIONS:

ETM NO.	19-239-01-040
DRAWN BY:	TS
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	JUNE 2024

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ETM
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SEDIMENT AND EROSION CONTROL PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

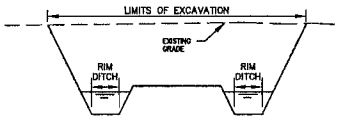
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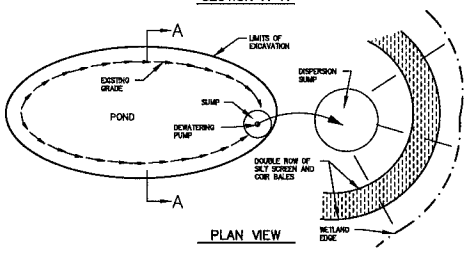
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SEDIMENT AND EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS REQUIRED, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON SEDIMENT FILTER DETAIL (SEE DETAIL THIS SHEET). THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE COIR SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. COIR BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE GIVEN TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. IT MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE, AFTER THE COIR BALE OR FILTER BARRIERS, AND OR SILT FENCES ARE NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
20. STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS REQUIRED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THIS EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES AND REGULATIONS.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.P.) CHAPTER 8.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAILS (THIS SHEET) FOR TYPICAL CONSTRUCTION.
25. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
26. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
27. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
28. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED AND MULCHED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR SHALL USE ADDITIONAL MEASURES TO STABILIZE DISTURBED AREAS THROUGH COMPACTION, SILT SCREENS, COIR BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
29. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION, AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
30. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
31. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SURVIND FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
32. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS AND PRESERVATION EASEMENTS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER THE CONTRACT DOCUMENTS AND MEETING THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, NASSAU COUNTY AND NPDES FINAL STABILIZATION REQUIREMENTS.
34. THESE PLANS INCLUDING THE POLLUTION PREVENTION PLAN INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 8. CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS, AND FINES.
35. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS. (FOR ANY CONSTRUCTION NOT COVERED BY THE OWNER'S "NOTICE OF INTENT" PERMIT)

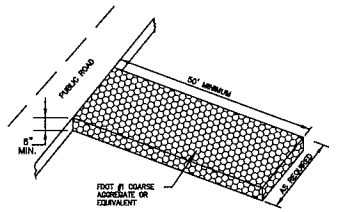


SECTION A–A

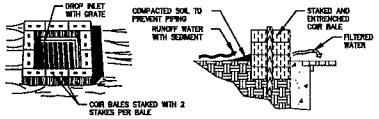


PLAN VIEW

TEMPORARY DEWATERING DETAIL
N.T.S.



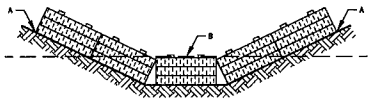
STABILIZED CONSTRUCTION ENTRANCE
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SPECIFIC APPLICATION

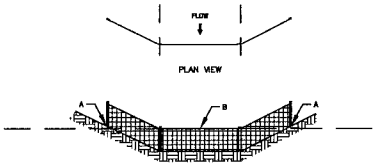
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

COIR BALE DROP INLET SEDIMENT FILTER
N.T.S.



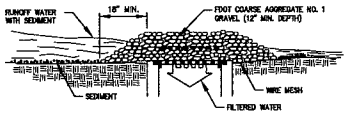
POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF COIR BALE IN A DRAINAGE WAY
N.T.S.



POINTS A SHOULD BE HIGHER THAN POINT B

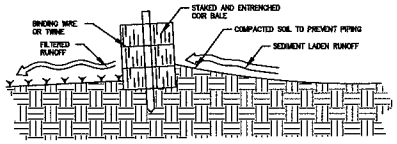
PROPER PLACEMENT OF A FILTER BARRIER IN DRAINAGE WAY
N.T.S.



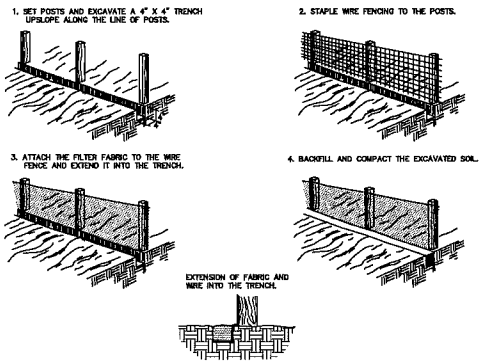
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

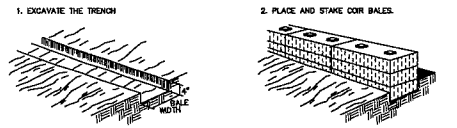
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER
N.T.S.

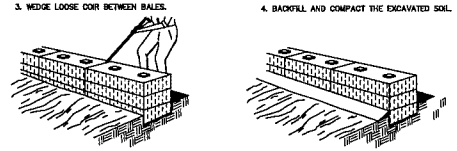


CROSS-SECTION OF A PROPERLY INSTALLED COIR BALE
N.T.S.

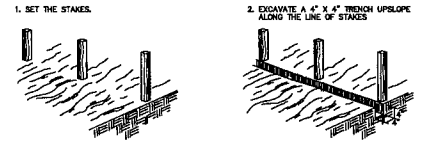


CONSTRUCTION OF SILT FENCE
N.T.S.





CONSTRUCTION OF A COIR BALE BARRIER
N.T.S.



CONSTRUCTION OF A FILTER BARRIER
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66553

PLOTTED: June 3, 2024 – 2:28 PM, BY: Jon-Michael Baroch

REVISIONS:

ETM NO.	19-239-01-040
DRAWN BY:	TS
DESIGNED BY:	JMB
CHECKED BY:	JZB
DATE:	JUNE 2024

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ETM
VISION • EXPERIENCE • RESULTS

SEDIMENT AND EROSION CONTROL DETAILS

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
21

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Wildlight Parkway Ph 1B\Landscape\Design\Plans\19-239-01-040-Sec-Details.dwg

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
RIVERBLUFF PARKWAY PHASE 1
NASSAU COUNTY, FLORIDA

OWNER/DEVELOPER NAME AND ADDRESS:

RAYDIENT PLACES + PROPERTIES
1 RAYDIENT WAY
WILDLIGHT, FL 32097
(844) 877-8263

DESCRIPTION:

THIS PROJECT WILL CONSIST OF:

CONSTRUCTION OF A ROADWAY DEVELOPMENT, CONSTRUCTION WILL CONSIST OF INSTALLATION OF UNDERGROUND UTILITIES, CLEARING, GRADING, STORMWATER MANAGEMENT FACILITIES, ROADWAYS, AND ASSOCIATED CONSTRUCTION.

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING; EXCAVATION FOR THE SEDIMENTATION POND, STORM SEWER, UTILITIES, AND BUILDING FOUNDATION; CONSTRUCTION OF CURB AND GUTTER, ROAD, AND PARKING AREAS; AND PREPARATION FOR FINAL PLANTING AND SEEDING.

GENERALIZED RUNOFF CURVE NUMBERS (REFER TO DRAINAGE CALCULATIONS FOR ACTUAL CURVE NUMBER FOR EACH BASIN)

1. PRE-CONSTRUCTION = 79±
2. DURING CONSTRUCTION = 84±
3. POST-CONSTRUCTION = 89±

SOILS:
* SEE ATTACHED FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED DWG. No. SA – 7C FOR POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.

* SEE ATTACHED DWG. No. 20 AND 21 FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS

SITE AREA:
1. TOTAL AREA OF SITE = 48.11 AC±
2. TOTAL AREA TO BE DISTURBED = 48.11 AC±

NAME OF RECEIVING WATERS: HEADWATERS OF ST MARYS RIVER & LOFTON CREEK

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. DWG. No. 20 AND 21 HAVE BEEN PREPARED TO INSTRUCT THE CONTRACTOR IN PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS REQUIREMENTS" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

AREAS WHICH ARE NOT DEVELOPED BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

REFER TO " CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.P. DREDGE/FILL PERMIT #_____
C.O.E. DREDGE/FILL PERMIT #_____
S.J.R.W.M.D. M.S.S.W. PERMIT #_____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____

TITLE: _____
CORPORATE OFFICER, GENERAL PARTNER, PROPRIETOR, EXECUTIVE OFFICER, OR RANKING ELECTED OFFICIAL

DATE: _____

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND COIR BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PARKING AREAS
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

NOTE: VERTICAL CONSTRUCTION OF THE BUILDING WILL BE TAKING PLACE DURING ALL THE SEQUENCE STEPS LISTED ABOVE

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND COIR BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN (DRAWING NO. 20)

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL PLAN AND AS REQUIRED TO MEET THE SEDIMENT AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. COIR BALE BARRIER: COIR BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF COIR BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

CONTRACTOR'S REQUIREMENTS

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT –LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP IS USUALLY INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA WITH THE FOLLOWING LIMITATIONS:
   A. THE SEDIMENT TRAP MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE VELOCITY OF FLOW AT DESIGN CAPACITY OF THE OUTLET WILL EXCEED THE PERMISSIBLE VELOCITY OF THE RECEIVING CHANNEL OR AREA.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

Concrete	Fertilizers	Wood
Asphalt	Petroleum Based Products	Masonry Blocks
Tar	Cleaning Solvents	Roofing Materials
Detergents	Paints	Metal Studs

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF:

GOOD HOUSEKEEPING
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS
CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL

INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT. THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.50 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM SHALL BE COMPLETED BY THE INSPECTOR
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED.
  THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

* IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUND-WATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DEWATERING

PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND CANALS) OR STORM WATER SYSTEMS, THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

SIGNATURE	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	RESPONSIBLE FOR/DUTIES
		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER: 86539

PLOTTED: June 3, 2024 – 5:29 PM, BY: John-Michael Bongon

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

England, Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
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FBPE - 3364 LC - 0000316
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STORMWATER POLLUTION PREVENTION PLAN
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
22

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Wildlight Parkway Ph 1B\Landdev\Design\Plans\19-239-01-040-SWPPP.dwg

RIVERBLUFF PARKWAY PHASE 1

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1.0 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OF 0.50 INCHES OR GREATER.

INSPECTOR: _____

INSPECTOR'S QUALIFICATIONS:

_____

_____

_____

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE _____

RIVERBLUFF PARKWAY PHASE 1

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE _____

RIVERBLUFF PARKWAY PHASE 1

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE _____

RIVERBLUFF PARKWAY PHASE 1

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

_____

_____

_____

_____

_____

_____

_____

_____

REASONS FOR CHANGES:

_____

_____

_____

_____

_____

_____

_____

_____

_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____

DATE: _____

DRAWING NUMBER 23

SWPPP CONTRACTOR CERTIFICATIONS

RIVERBLUFF PARKWAY PHASE 1 FOR RAYDIENT PLACES + PROPERTIES

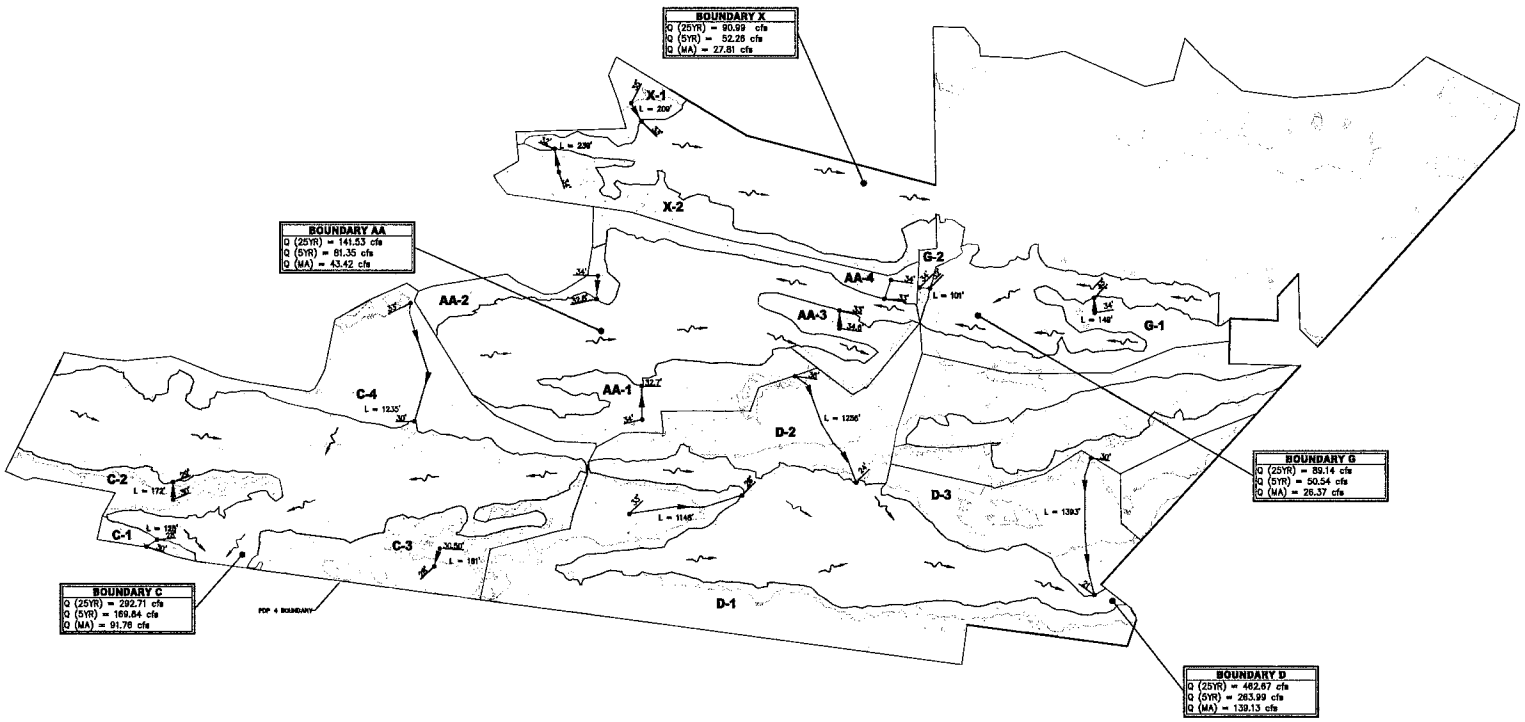
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FAX: (904) 646-9485
REG - 2584 LC - 0000315

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66559



Basin Name	Basin Area (ac.)	CN	"c"	Tc (min)	K'
Basin C1	3.38	79	0.25	18	256
Basin C2	18.91	79	0.25	31	256
Basin C3	36.83	82	0.36	20	256
Basin C4	53.97	82	0.37	51	256
Basin D1	90.35	80	0.28	37	256
Basin D2	47.24	80	0.25	34	256
Basin D3	42.14	79	0.26	40	256
Basin G1	23.97	79	0.25	26	256
Basin G2	4.33	79	0.25	17	256
Basin X1	8.94	79	0.25	24	256
Basin X2	27.69	81	0.33	44	256
Basin AA1	29.81	81	0.32	95	256
Basin AA2	11.29	80	0.30	26	256
Basin AA3	13.56	83	0.33	29	256
Basin AA4	14.14	80	0.28	27	256

LEGEND

- FLOW ARROW
- DRAINAGE BASIN DIVIDE
- To PATH
- EXISTING WETLANDS

600'

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN ZACHARY BRECHT
P.E. NUMBER: 66555

PLOTTED: June 3, 2024 - 2:29 PM, BY: Jon-Michael Brecht

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: TS
DESIGNED BY: JMB
CHECKED BY: JZB
DATE: JUNE 2024

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REG. - 2584 LC - 0000316

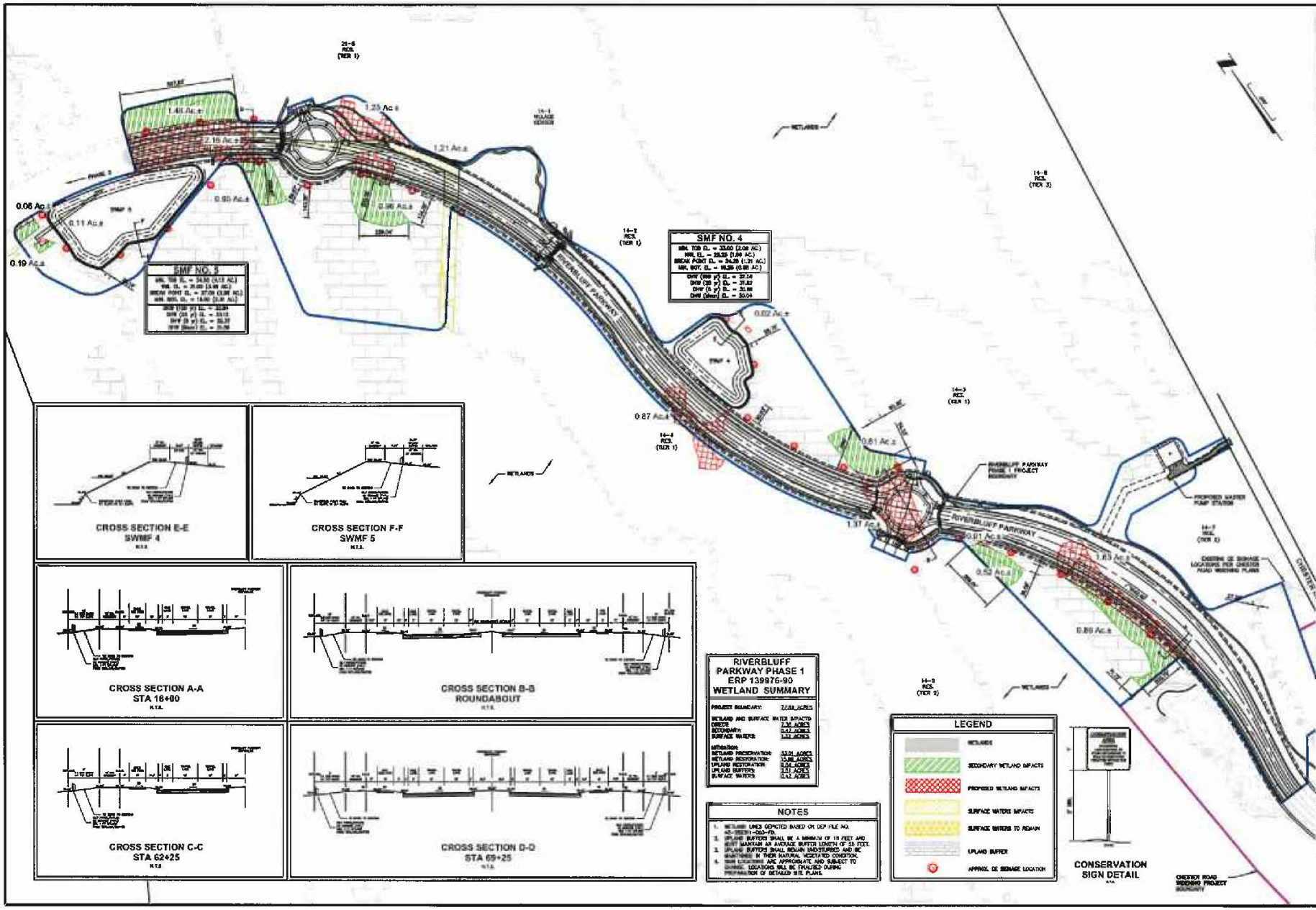
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PRE DEVELOPMENT DRAINAGE PLAN

RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
24

T:\2019\19-239\19-239-01 - Raydient West\19-239-01-040 Wildlight Parkway Ph 1B\Landdev\Design\Vista\19-239-01-040 PRE-DEV.dwg



CROSS SECTION E-E
SWMF 4
N.T.S.

CROSS SECTION F-F
SWMF 5
N.T.S.

CROSS SECTION A-A
STA 16+00
N.T.S.

CROSS SECTION B-B
ROUNDABOUT
N.T.S.

CROSS SECTION C-C
STA 62+25
N.T.S.

CROSS SECTION D-D
STA 65+25
N.T.S.

RIVERBLUFF PARKWAY PHASE 1
ERP 139976-90
WETLAND SUMMARY

PROJECT BOUNDARY:	7.69 ACRES
WETLAND AND SURFACE WATER IMPACTS	
DIRECT:	2.34 ACRES
SECONDARY:	0.42 ACRES
SURFACE WATERS:	1.33 ACRES
MITIGATION:	
WETLAND PRESERVATION:	33.01 ACRES
WETLAND RESTORATION:	15.96 ACRES
UPLAND RESTORATION:	8.04 ACRES
UPLAND BUFFERS:	2.01 ACRES
SURFACE WATERS:	0.41 ACRES

NOTES

1. WETLAND LINES DEPICTED BASED ON DEP FILE NO. 16-282391-003-EI.
2. UPLAND BUFFERS SHALL BE A MINIMUM OF 15 FEET AND MUST MAINTAIN AN AVERAGE BUFFER LENGTH OF 25 FEET.
3. UPLAND BUFFERS SHALL REMAIN UNDISTURBED AND BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION.
4. TREE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. LOCATIONS WILL BE FINALIZED DURING PREPARATION OF DETAILED SITE PLANS.

LEGEND

- WETLANDS
- SECONDARY WETLAND IMPACTS
- PROPOSED WETLAND IMPACTS
- SURFACE WATERS IMPACTS
- SURFACE WATERS TO REMAIN
- UPLAND BUFFER
- APPROX. DE SIGNAGE LOCATION

CONSERVATION SIGN DETAIL
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY DEWOLF
P.E. NUMBER 90108

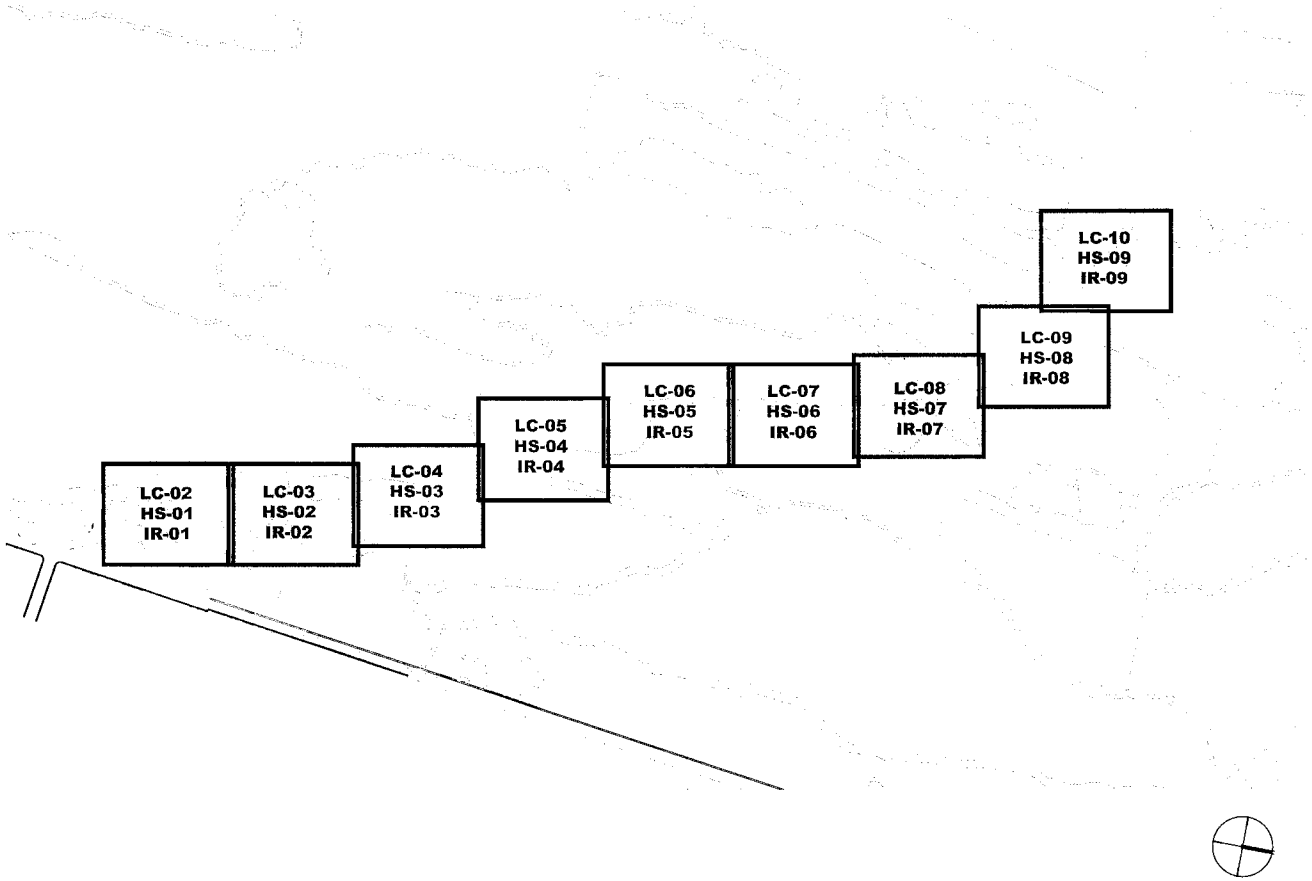
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Environmental • Planning & Wildlife, Inc.
14279 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 642-8906
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EOR - FLA. C.A. #00070

WETLAND RESOURCE MAP
RIVERBLUFF PARKWAY PHASE 1
FOR
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
25

RIVERBLUFF PARKWAY PHASE 1

LANDSCAPE ARCHITECTURE DOCUMENTS



INDEX PLAN

LANDSCAPE SHEET INDEX:

SHEET NO.:	DRAWING DESCRIPTION
LC-01	LANDSCAPE COVER SHEET
LC-02	LANDSCAPE CODE SUMMARY
LC-03	LANDSCAPE PLAN
LC-04	LANDSCAPE PLAN
LC-05	LANDSCAPE PLAN
LC-06	LANDSCAPE PLAN
LC-07	LANDSCAPE PLAN
LC-08	LANDSCAPE PLAN
LC-09	LANDSCAPE PLAN
LC-10	LANDSCAPE PLAN
LC-11	LANDSCAPE SPECIFICATIONS AND NOTES
LC-12	LANDSCAPE SCHEDULE AND NOTES
HS-01	HARDSCAPE PLAN
HS-02	HARDSCAPE PLAN
HS-03	HARDSCAPE PLAN
HS-04	HARDSCAPE PLAN
HS-05	HARDSCAPE PLAN
HS-06	HARDSCAPE PLAN
HS-07	HARDSCAPE PLAN
HS-08	HARDSCAPE PLAN
HS-09	HARDSCAPE PLAN
HS-10	HARDSCAPE DETAILS
HS-11	HARDSCAPE NOTES AND SCHEDULE
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION PLAN
IR-05	IRRIGATION PLAN
IR-06	IRRIGATION PLAN
IR-07	IRRIGATION PLAN
IR-08	IRRIGATION PLAN
IR-09	IRRIGATION PLAN
IR-10	IRRIGATION CODE SUMMARY AND NOTES

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PLANS PREPARED UNDER THE DIRECTION OF:
JONATHAN FRANCIS KORMAN
FLA. NUMBER: 6667257

REVISIONS:

ETM NO. 19-239-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: KM.S.
DATE: JUNE 2024

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ETM VISION + EXPERIENCE = RESULTS

LANDSCAPE COVER SHEET
RIVERBLUFF PARKWAY PHASE 1
RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-00

PLOTTED: June 12, 2024 - 3:39 PM, BY: Ian Kerman

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Midtgt Parkway Ph 1B\Landscape\Plot\LC-19-239-01-040 PLOT.dwg

LANDSCAPE CODE SUMMARY

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
Section 37.05. - LANDSCAPING		
37.05.B	All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better according to the current edition of "Grades and Standards for Nursery plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.	YES
37.05.B.1	The minimum number of trees required by this section shall be either qualifying existing trees preserved on-site or more than one species listed in Tables 37-1 or 37-2, new landscaping should not include more than fifty (50) percent of any one genus or twenty-five (25) percent of any one species. All trees shall be planted in a minimum dimension of ten (10) feet. This minimum planting area must be free of all pavement and vehicle overhang in order to prevent possible tree damage.	YES
37.05.B.2	Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.	YES
37.05.B.3	Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.	YES
37.05.B	All tree planted shall be staked or guyed for a period of at least six (6) months in accordance with the adopted planting detail.	YES
37.05.C.1	One and two-family dwellings. Each single-family and two-family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing canopy trees, sabal palms and pine trees may be used to satisfy this requirement, in whole or in part, provided that they have a minimum caliper of four (4) inches DBH. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section. The foregoing represent the entire requirement applicable to individual one and two-family dwellings.	N/A N/A
37.05.C.2	Multi-family, mobile home park and travel trailer parks. In addition to the use buffer and perimeter landscaping adjacent to a right-of-way requirements found in this section, each multi-family, mobile home park and travel trailer park must plant or preserve an additional one tree for every two (2) dwelling units. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section.	N/A
37.05.C.3	Non-residential developments. In addition to the buffer and perimeter landscaping adjacent to a right-of-way requirements found in this section, each commercial and/or industrial development must provide a minimum of ten (10) percent of the lot or parcel as pervious green space planted with one or more species of tree listed in Tables 37-1 or 37-2 for every five hundred (500) square feet of such green space.	N/A
37.05.D	The use of a wall or fence is permitted provided the wall or fence is located on the inner most boundary (behind the vegetation as viewed from outside the development) of the perimeter landscaping adjacent to rights-of-ways/streets, required uncomplimentary land use buffer or other landscaped area.	N/A

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.D.1	A1A/S.R. 200, U.S. Highway 1 and U.S. 301. A strip parallel to the right-of-way line having an average width of twenty-five (25) feet and a minimum width of ten feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one (1) species listed in Tables 37-1 or 37-2. Planted trees are not meant to be spaced evenly but rather randomly distributed by species.	N/A
37.05.D.2	Other arterial and collector roadways. All other arterial and collector roadways, as identified by the comprehensive plan, shall provide a strip parallel to the right-of-way line having an average width of fifteen (15) feet and a minimum width of seven and one-half (7½) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one species listed in Tables 37-1 or 37-2. Planted trees are not meant to be spaced evenly but rather randomly distributed by species within the largest open spaces.	N/A
37.05.D.3	Local streets. A strip parallel to the street line having a minimum width of ten (10) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of two (2) canopy trees per one hundred (100) linear feet of property frontage and three (3) understory trees per one hundred (100) linear feet of property frontage. The canopy trees shall consist of more than one species listed in Tables 37-1 or 37-2.	YES
37.05.D.5	Except for one- and two-family dwellings, all off-street parking areas, drive aisles, and paved storage areas lying within fifty (50) feet of, and visible from any street right-of-way, the perimeter landscaping requirement of this section shall also include shrubs	N/A
37.05.D.6	Dumpsters and mechanical equipment shall be screened through the use of a wall, which is one hundred (100) percent opaque in conjunction with landscaping. Minimum landscaping shall include one (1) shrub every two (2) feet. The shrub shall be maintained at a minimum of four (4) feet in height. One (1) canopy tree or understory tree per ten (10) linear feet of wall or fence unless said fence or wall is less than eight (8) feet in length. Where a transformer pad is located along a public right-of-way, it shall be screened using a hedge meeting the standards of section 37.05.B.2 of this Code along the sides visible from the right-of-way.	N/A
37.05.D.7	Use of understory trees (ref. Table 37-4 LDC) are permitted in lieu of native canopy trees listed in Table 37-1 and 37-2 as determined to be practical by the director of planning and economic opportunity or designee because of overhead utility lines or other overhead restrictions that cannot otherwise be mitigated through design modifications. Understory trees may be permitted at a rate of one (1) tree for every fifteen (15) feet of sidefot frontage along the right-of-way or street. At the time of planting, Crape Myrtles shall be a minimum of eight (8) feet in height and measure three (3) caliper inches if a single trunk or an aggregate of six (6) inches if a multi-trunk.	YES
37.05.D.10	Back flow preventer(s) and fill stations shall generally be to the side or rear of a building. Where they cannot be placed at the side or rear of a building, it shall be screened from public rights-of-way through the use of shrubs planted as a hedge meeting the standards of section 37.05.B.2 of the Code.	YES

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.E.1	At the intersection of two (2) streets, all landscaping within that area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System shall be installed and maintained below three (3) feet in height or above eight (8) feet in height.	YES
37.05.E.2	When a driveway intersects a right-of-way, clear unobstructed cross visibility shall be provided within the site triangle formed by such intersection. The sight triangle shall be measured from the point of intersection, fifteen (15) feet along the access way and then fifteen (15) feet along the right-of-way, with the third side being a line connecting the two (2) points. Cross visibility within the sight triangle shall be unobstructed between the height of three (3) feet and eight (8) feet measured from the ground line. Trees and palms shall have their foliage trimmed in a manner that no limbs or foliage will extend in to the cross visibility area. To ensure proper visibility at the intersection of access ways with public rights-of-way, excluding properly trimmed trees as previously stated; only ground cover type plants shall be allowed within a sight triangle.	YES
37.05.F.1	Except for one- and two-family dwellings, all off-street parking areas shall contain interior landscaping islands at a ratio of one (1) island for each ten (10) parking spaces. Rows of parking spaces abutting a sidewalk adjacent to a building are exempt from required landscape islands except for terminal islands at the end of each row.	YES
37.05.F.2	Each separate interior landscaped island shall contain a minimum of one hundred sixty-six (166) square feet and shall be at least ten (10) feet wide as measured from back of curb. A minimum of one (1) canopy tree shall be planted in each interior landscaping island.	N/A
37.05.H.2	Fifty (50) percent of the plants used in all vehicular use area landscape designs should be drought tolerant and located in groupings according to zones designated by the water requirements.	N/A
37.05.K	The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and carrying out those activities necessary to keep the plant material in a healthy and growing condition, maintain visual clearance and allow passage of vehicles and pedestrians on public roads and non-exclusive easements.	YES
37.05.K.1	Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.	YES
37.05.K.2	All buffer areas required as part of a development plan, whether in common or private ownership, shall be the responsibility of that development's property owners' association. Where there is no property owners' association, such landscaped areas shall be the responsibility of the property owner.	YES
37.05.K.3	Trees on developed properties may be pruned to maintain shape and promote their shade-giving qualities. They should be pruned to remove diseased or dying portions in areas where falling limbs could be a hazard to people or property. Lower limbs may be removed to provide clearance. In addition, trees located in association with vehicular use areas shall also be pruned to allow a seven-foot clearance from ground level to avoid potential for damage or injury to pedestrians and cleared to thirteen (13) above pavement level for vehicles. However, the excessive pruning or pollarding of trees into round balls of crown or branches resulting in an unnecessary reduction of shade is prohibited and may require supplemental plantings. All pruning shall be done following the American National standard for Tree Care Operations "Tree, Shrub and Other Woody Plant Maintenance - Standard Practices."	YES

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.H.3	Turf grass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as berms, slopes and swales, where turf grass is used as a design outlier or other similar practical use.	YES
37.05.H.4	All planting areas shall be mulched with approximately three (3) inches of organic mulch, such as pine bark or shredded hardwood chips.	YES
Section 37.06. - BUFFERS BETWEEN CERTAIN USES		
37.06.4.a	Medium and fast growing canopy trees shall be chosen from Table 37-1 having a dense, evergreen crown to provide maximum visual separation between abutting properties.	YES
37.06.4.b	Shrubs shall be spaced to provide a natural appearance and inhibit free movement of pedestrian traffic except at a mutually agreed upon pedestrian connection. Where screening is proposed consisting of a fence or wall, shrubs are not required.	YES
37.06.4.c	Where screening is required, it shall consist of one or more of the following materials: A five (5) foot masonry wall stuccoed on the side facing the abutting property. A solid six (6) foot fence constructed of resistant materials such as vinyl, cypress or pressure treated wood. Existing dense vegetation; A berm three (3) feet in height located entirely within the buffer and having the requisite number of shrubs planted along the crown.	N/A

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
LANDSCAPE ARCHITECT

REVISIONS:

ETM NO. 19-239-01-040
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DESIGNED BY: JFK
CHECKED BY: K.M.S.
DATE: JUNE 2024

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CA #: 00000696 LC: 0000016

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LANDSCAPE CODE SUMMARY

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-01

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KEY MAP

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
LARGE TREES					
	MG-4	RED MAPLE	ACER RUBRUM	12' HT. MIN.	FULL, MATCHED
	MV	DIRECT SKY	TILIA CORDATA 'DIRECT SKY'	12' HT. MIN.	FULL, MATCHED
	PC-1	BLACK PINE	PINUS THUNBERGII	12' HT. MIN.	FULL, MATCHED
	PP	LONGLEAF PINE	PINUS PALUSTRIS	12' HT. MIN.	FULL, MATCHED
	QS	SHUMARD RED OAK	QUERCUS SHUMARDII	12' HT. MIN.	FULL, MATCHED
MEDIUM TREES					
	OV-3	YOSHINO FLOWERING CHERRY	PRUNUS X YEDOENSIS 'YOSHINO'	10' HT. MIN.	FULL, MATCHED
	OV-2	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	10' HT. MIN.	FULL, MATCHED
	LIA-4	EAGLESTON HOLLY	ILEX X 'EAGLESTON'	10' HT. MIN.	FULL, MATCHED
	IC	DAHOON HOLLY	ILEX CASSINE	10' HT. MIN.	FULL, MATCHED
	CC	EASTERN REDBUD	CERCIS CANADENSIS	10' HT. MIN.	FULL, MATCHED
SHRUBS					
	NCD-3	DWARF CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NCD-3'	3 GAL.	FULL, MATCHED
	HYS-2	PURPLE STANDARD INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PURPLE STANDARD'	3 GAL.	FULL, MATCHED
GROUNDCOVER					
	MISCA	DWARF CHASTE TREE	VITEX AGNUS-CASTUS 'MONK'	3 GAL.	FULL, MATCHED
	LIRIOPE	LIRIOPE	LIRIOPE MUSCARI	1 GAL.	FULL, MATCHED
	SOD-B	BAHIA SOD	PASPALUM NOTATUM	SOD	FULL, MATCHED

RIVERBLUFF PARKWAY PHASE 1 PLANTING AREAS - SEE NOTES 396,648 SF

NOTE:
ADDITIONAL LANDSCAPING ALONG RIVERBLUFF PARKWAY TO BE PROVIDED WHEN ADJACENT PROPERTIES ARE DEVELOPED.

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0' 15' 30' 1"=30'-0" 60'

LANDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER LC-02

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CHECKED BY:	K.M.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

KEY MAP

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	AR-3	RED MAPLE
	MG-4	SOUTHERN MAGNOLIA
	MV	SWEET BAY
	PE-3	SLASH PINE
	PP	LOBLOLLY PINE
	QB	CHUMARD RED OAK
	QV-3	SOUTHERN LIVE OAK
	UA-4	WINGED ELM
MEDIUM TREES		
	IC	ENGLESTON HOLLY
SMALL TREES		
	CC	EASTERN REDBUD
	IG	DAHOON HOLLY
	LIVE-2	WHITE STANDARD TRUNK CRAPE MYRTLE
SOD/SEED		
	BODA	BAHIA GRASS

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 — 200,048 SF

NOTE:

ADDITIONAL LANDSCAPING ALONG RIVERBLUFF PARKWAY TO BE PROVIDED WHEN ADJACENT PROPERTIES ARE DEVELOPED.

0' 15' 30' 60'
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JONATHAN FRANCIS KORMAN
LA. NUMBER: 6667357

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LANDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-03

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SEE SHEET LC-04
SEE SHEET LC-03
SEE SHEET LC-05
SEE SHEET LC-04
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12
RIVERBLUFF PARKWAY
(1) QS
(2) QV-3
(3) AR-3
(4) QS
(9,017 sf) SOD-B
(12,765 sf) SOD-B
(3,920 sf) SOD-B
(1) CC
(3) PP
(2) IC
(1) QV-3
(1) MG-4
(1) AR-3
(5) AR-3
(18,248 sf) SOD-B
(2) LNS-2
(2) MV
(16,192 sf) SOD-B
(5) MG-4
(2) PE-3
(1) PE-3
KEY MAP
N.T.S.
LC-04
PLANT SCHEDULE
SYMBOL CODE COMMON NAME
LARGE TREES
AR-3 RED MAPLE
MG-4 SOUTHERN MAGNOLIA
MV SWEET BAY
PE-3 PLUMB PINE
PP LOBLOLLY PINE
QS SHUMARD RED OAK
QV-3 SOUTHERN LIVE OAK
UA-4 WINGED ELM
MEDIUM TREES
IG EAGLESTON HOLLY
SMALL TREES
CC EASTERN REDBUD
IG DAHOON HOLLY
LNS-2 WHITE STANDARD CRAPE MYRTLE
SOD/SEED
SOD-B BAHIA GRASS
FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 290,048 SF
NOTE:
ADDITIONAL LANDSCAPING ALONG RIVERBLUFF PARKWAY TO BE PROVIDED WHEN ADJACENT PROPERTIES ARE DEVELOPED.
0' 15' 30' 60'
1"=30'-0"
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LA. NUMBER: 6667357
LANDSCAPE PLAN
RIVERBLUFF PARKWAY PHASE 1
RAYDIENT PLACES + PROPERTIES
DRAWING NUMBER
LC-04
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KEY MAP

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	AR-3	RED MAPLE
	MG-4	SOUTHERN MAGNOLIA
	MV	SWEET BAY
	PE-3	SLASH PINE
	PP	LOBLOLLY PINE
	QS	THURMARD RED OAK
	QV-3	SOUTHERN LIVE OAK
	UA-4	WINGED ELM
MEDIUM TREES		
	IC	EAGLESTON HOLLY
SMALL TREES		
	CC	EASTERN REDBUD
	IC	DAHOON HOLLY
	LNS-2	WHITE STANDARD CRAPE MYRTLE
SODSEED		
	SOD-B	BAHIA GRASS

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 — 206,048 SF

NOTE:

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RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-05

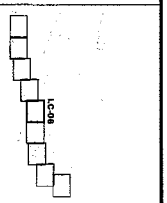
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KEY MAP

N.T.S.



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	QV-3	SOUTHERN LIVE OAK
	QS	SWAMP CHESTNUT OAK
	PP	LONGLEAF PINE
	PE-3	PLANTATION PINE
	MV	BYRD'S MAY
	MG-4	SOUTHERN MAGNOLIA
	AR-3	RED MAPLE
MEDIUM TREES		
	UA-4	WINGED ELM
	IC	CRAPE MYRTLE
SMALL TREES		
	IE	DAHOON HOLLY
	CC	EASTERN REDBUD
	LAR-2	WAX MYRTLE/SWEET BAY
SCREENED HEDGE	HEDGE	SWEET OLIVE
		FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12
		100,145 SF

NOTE:
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LANDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

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DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
LA. NUMBER: 6667357

KEY MAP
N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	AR-3	RED MAPLE
	MG-4	SOUTHERN MAGNOLIA
	MY	DWARF SAW PALMETTO
	PK-3	PERSIMMON
	QV-3	SOUTHERN LIVE OAK
	QS	SWAMP CHESTNUT OAK
	FP	LONGLEAF PINE
	PK-3	PERSIMMON
	QM	TURKEY OAK
	IC	EASTERN REDBUD
MEDIUM TREES		
	IC	EASTERN REDBUD
	CC	CAROLINA LAUREL CHERRY
	WH-S	WAX MYRTLE
	ILX-3	DAHOON HOLLY
SHRUBS		
	ILX-3	DAHOON HOLLY
	WH-S	WAX MYRTLE
	SABAL PALMETTO	SABAL PALMETTO
GROUNDCOVER		
	PICEA	PICEA
	SABAL PALMETTO	SABAL PALMETTO
		ENTIRE PLANTING AREAS - SEE NOTES, SHEET LC-12
		SOD - ZOYSIA

NOTE:
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LANDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER LC-07

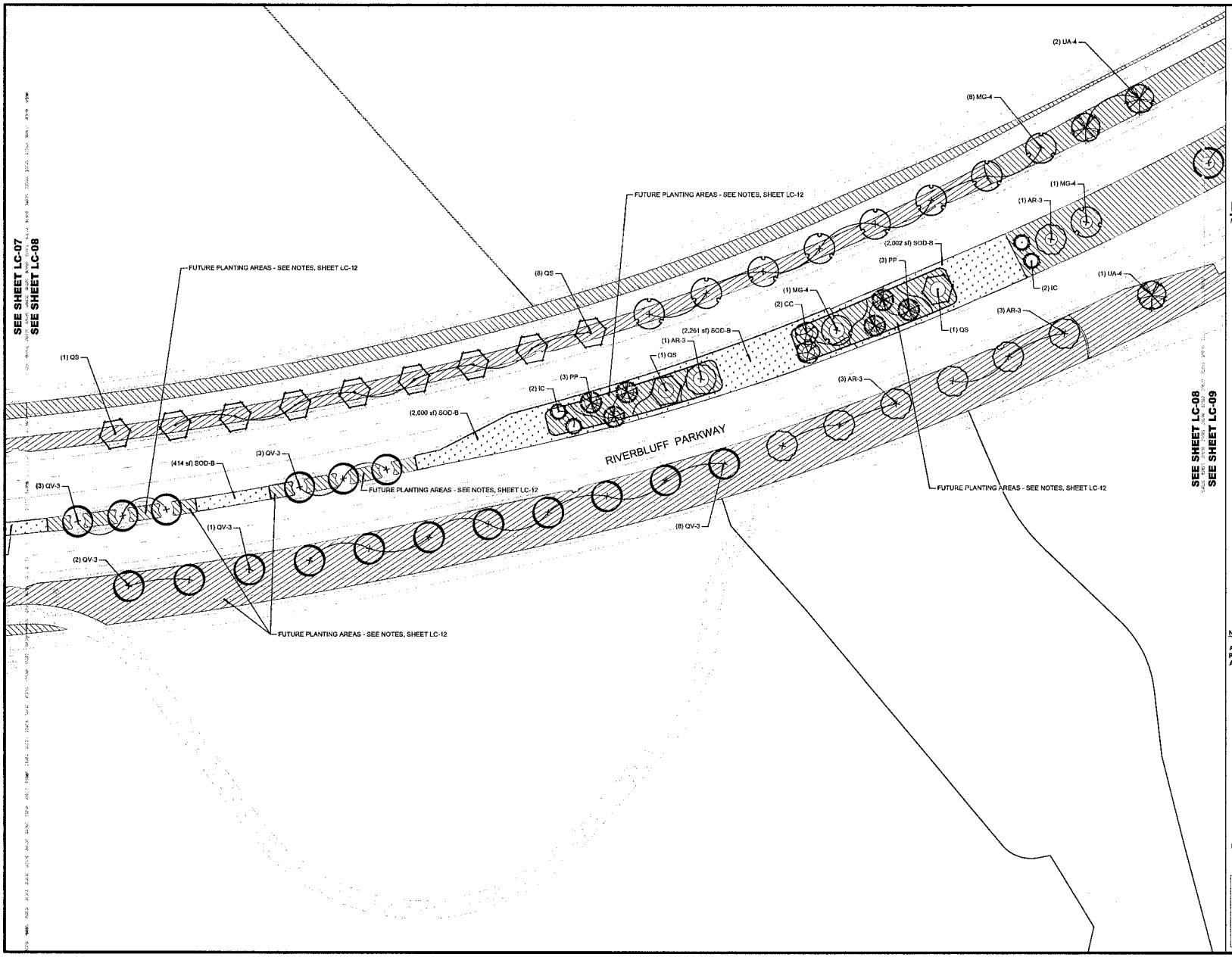
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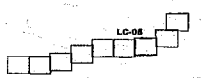
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L.A. NUMBER: 6667357





KEY MAP

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	AR-3	RED MAPLE
	MG-4	SOUTHERN MAGNOLIA
	NV	SWEET BAY
	PI-3	PLAIN PINE
	PP	LONGLEAF PINE
	QS	STANDARD RED OAK
	QV-3	SOUTHERN LIVE OAK
	UA-4	WINGED ELM
MEDIUM TREES		
	IC	EAGLESTON HOLLY
SMALL TREES		
	CC	EASTERN REDBUD
	IX	DAHOON HOLLY
	LIN-2	WHITE STANDARD CRAPE MYRTLE
SODSEED		
	SOD-B	BAHIA GRASS

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 — 206,049 SF

NOTE:

ADDITIONAL LANDSCAPING ALONG RIVERBLUFF PARKWAY TO BE PROVIDED WHEN ADJACENT PROPERTIES ARE DEVELOPED.

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LANDSCAPE PLAN

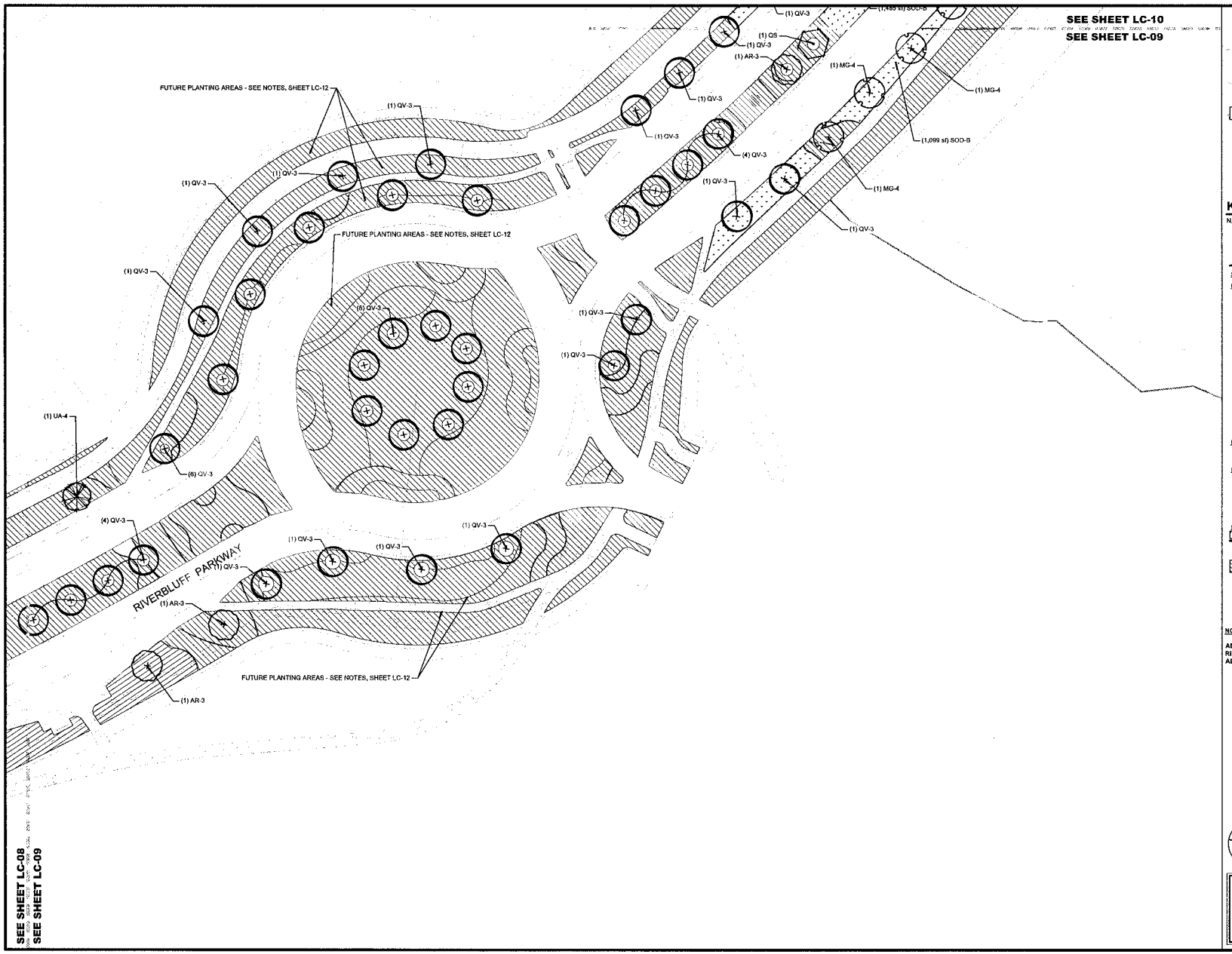
RIVERBLUFF PARKWAY PHASE 1

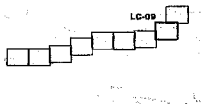
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KEY MAP

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	AR-3	RED MAPLE
	MG-4	SOUTHERN MAGNOLIA
	MV	SWEETBAY
	PE-2	PLAIN PINE
	PP	LONGLEAF PINE
	QM	SHUMARD RED OAK
	QV-3	SOUTHERN LIVE OAK
	UA-4	WINGED ELM
MEDIUM TREES		
	IC	EAGLESTON HOLLY
SMALL TREES		
	CC	EASTERN REDBUD
	IC	DAHOON HOLLY
	LNN-2	WHITE STANDARD CRAPE MYRTLE
SOD/SEED		
	SOD-5	BAHIA GRASS

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 — 258,048 SF

NOTE:

ADDITIONAL LANDSCAPING ALONG RIVERBLUFF PARKWAY TO BE PROVIDED WHEN ADJACENT PROPERTIES ARE DEVELOPED.

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LA. NUMBER: 6667357

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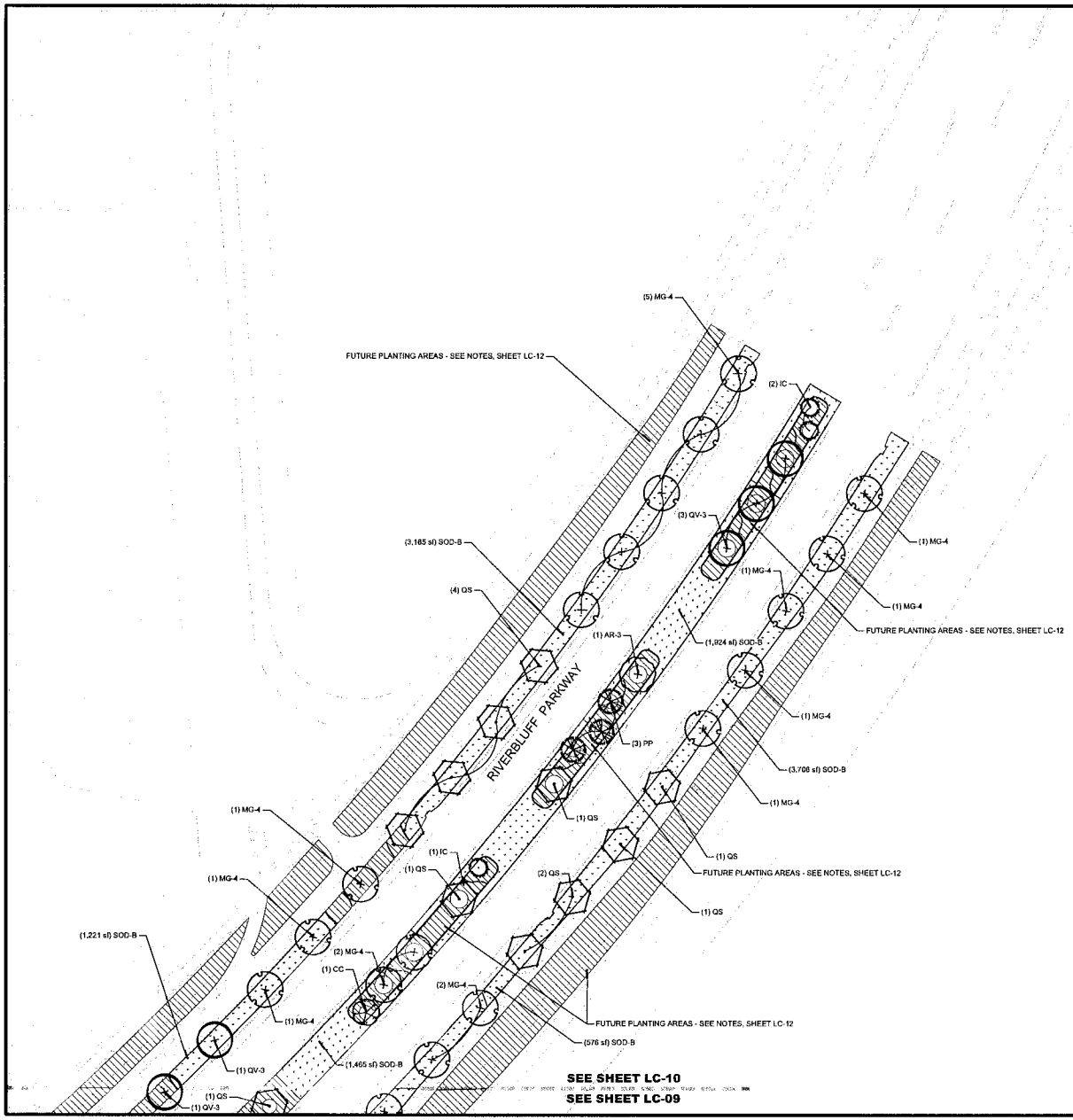
LANDSCAPE PLAN

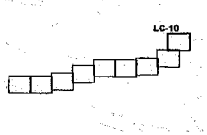
RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-09

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KEY MAP

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	AR-3	RED MAPLE
	MG-4	SOUTHERN MAGNOLIA
	NV	SWEETBAY
	PE-3	SLASH PINE
	PP	LOBLOLLY PINE
	QS	SWAMP RED OAK
	QV-3	SOUTHERN LIVE OAK
	UA-4	WINGED ELM
MEDIUM TREES		
	IC	EAGLESTON HOLLY
SMALL TREES		
	CC	EASTERN REDBUD
	ID	DAHOON HOLLY
	LAGI-2	WHITE STANDARD TRUNK CRAPE MYRTLE
SODDED		
	SOD-B	BAHIA GRASS

FUTURE PLANTING AREAS - SEE NOTES, SHEET LC-12 — 258,048 SF

NOTE:

ADDITIONAL LANDSCAPING ALONG RIVERBLUFF PARKWAY TO BE PROVIDED WHEN ADJACENT PROPERTIES ARE DEVELOPED.

0' 15' 30' 60'
1"=30'-0"

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PLANS PREPARED UNDER THE DIRECTION OF:

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LA. NUMBER: 6667357

REVISIONS:

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LANDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-10

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LANDSCAPE SPECIFICATIONS:

PART 1 GENERAL NOTES

1.1 Scope. This section includes all planting of shrubs, trees, ground covers, and other supplementary work shown on the drawings and specified herein, complete.

1.2 Applicable Documents. The following publications, specifications, and standards of the issues listed in this paragraph (including the amendments and addenda designated), but referred to hereinafter by basic designation only, form a part of this specification to the extent required by the references thereto.

1.3 Publication of Reference. Publications as herein listed shall be held in basic reference:
- 1.3.1 Grades and Standards for Nursery Plants, Parts I and II, State Department of Agriculture and/or State Plant Board of Florida, Seagle Building, Gainesville, Florida.
- 1.3.2 State of Florida Fertilizer Law, Office of the Secretary of State, Tallahassee, Florida.
- 1.3.3 American Standard for Nursery Stock (ANSI Z60.1-). American Association of Nurserymen.
- 1.3.4 Tree Care Operations (ANSI Z133.1-)
- 1.3.5 Guideline Specifications to Sodding, America Sod Producers Association (ASPA).

1.4 Substitutions of Plant Material. If a plant is found to be unavailable, submit proof of non-availability and a proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. No substitutions will otherwise be authorized. To prove non-availability, The Contractor must provide at least five (5) letters from growers or dealers from the States of Florida and Georgia explaining the non-availability of the plant material. Substitutions made without prior approval may be rejected after planting and any replacement of materials will be at the contractors expense.

1.5 On-Site Conditions and Adjustments. The locations of plants, as shown on the plans, are approximate. Planting shall be adjusted to fit actual as-built conditions on the site, including but not limited to separation from hardscapes and utilities as governed by municipal codes. Any changes in locations caused thereby shall be made without additional cost to the Owner, Owner's Representative, or Landscape Architect. The Contractor shall immediately notify the Owner's Representative when conditions detrimental to plant growth are encountered, such as rubble fill, lime rock, or obstructions; and when field conditions are different than portrayed on the plans prior to planting. The Owner or Owner's Representative may adjust the layout or location of specified plant materials to avoid these areas without additional costs.

1.6 Coordination of Plantings. Coordinate all landscape work with the Owner's Representative and other contractors. Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise directed by the Owners Representative.

1.7 Fine Grading. Provide fine grading necessary to establish finish grade in all landscape areas. Fine grading shall include only minor grading to correct random or infrequent grade irregularities of 12" or less; unless otherwise noted on plans.

1.8 Liability of Contractor. The contractor shall be liable for any and all damages to property that result from his performance, including damage to preserved trees. He shall, without extra cost, mitigate or restore to original condition any areas and/or construction damaged, defaced, disturbed, or destroyed by him or his workmen.

1.9 Tree Tagging. A tree tagging trip may be requested by Owner's Representative prior to approval of plant material. Landscape contractor shall be responsible for providing transportation and accommodations if necessary.

1.10 Interior Materials. Contractor shall be responsible for rejecting interior materials. Materials in a damaged or unhealthy state may be rejected by the Owners Representative if necessary.

1.11 Onsite Debris. Contractor shall be responsible for removing and disposing of offsite all stones over 1" in diameter, sticks, roots, and other extraneous matter in planted areas to a depth of 2'. If debris is excessive and results from construction waste please contact owners representative for appropriate actions.

PART 2 SUBMITTALS

2.1 Soil Testing for Plant Material. The Contractor shall be responsible for testing soils in planted areas to confirm that soil is suitable for healthy plant growth.

2.2 Seed Certification. All seed must comply with regulatory agencies for fertilizer and herbicide composition.

2.3 Inspection Certificates, Manufacturer's Data. Upon request of Owners representative copies of inspection certificates or manufacturer's data shall be provided for any material used onsite; in addition to existing materials found onsite.

PART 3 MATERIALS

3.1 General Plant Materials Requirements. Provide state inspected, nursery grown plants, unless otherwise specified. Conform to the plant schedule, "Florida Department of Agriculture Grades and Standards for Nursery Plants", local landscape ordinance, and, where applicable, to ANSI Z60.1 All plant materials shall be nursery grown, Florida No.1 stock. Any material not consistent with Florida Number 1 standards may be rejected after planting and replacement of materials will be at the contractors expense. All materials shall be healthy, vigorous, free of diseases and insects, pruned for best shape without appearance of "de-horning", and without symptoms of nutritional deficiency. Furnish plants grown under climatic conditions similar to those in the locality of the project. All plants must be true of variety, cultivars, and/or species. Plants must measure according to sizing requirements detailed on the drawings. Plants must be naturally bushy, dense, in good foliage, well branched, and of good appearance. The nursery/nurseries from which they are derived shall be under regulatory inspection by the Florida State Department of Agriculture and/or the Florida State Plant Board or an equivalent agency, if derived from outside the State of Florida. Plants entering from outside the State of Florida must bear the entry certificate of the State Department of Agriculture of the State of Florida. All plant materials will be subject to approval of the Owner or Owner's Representative for quality, size and color.

3.2 Soil Additives. Contractor shall be responsible for adding peat, humus, fertilizer, manure, pH adjusters or any other commercially accepted soil additive to insure normal, healthy plant growth.

3.3 Balled and Burlapped Trees. Ensure that field grown material follows local industry standards for root pruning, digging, balling and burlapping, etc. All balled and burlapped materials must be hardened off before shipment. All materials are subject to approval by the Owners Representative prior to shipping to project site.

3.4 Spaded Trees. Trees shall have been spaded from a commercial nursery field that has been inspected by The Department of Agriculture and Consumer Services within the last 6 months. The Contractor shall provide a copy of the most recent Nursery, Stock dealer and Special Inspection Report for verification upon Owners Representative request. Ball size shall be at least one size greater than recommended by ANSI Z60.1, American Standard for Nursery Stock, unless otherwise specified. Spaded material is subject to approval and tagging by the Owner's Representative prior to shipping to project site.

3.5 Container Plants. Provide container grown plants with sufficient roots to hold the container soil together after removal from the container. Root bound plants and plants with inadequate root systems are not acceptable.

3.6 Surface Mulch. Plans shall specify mulch type. Mulch shall be in a non-decomposed state; not more than one (1) season old.

3.7 Herbicides, Insecticides. Chemical sprays, dusts, or gaseous compounds used on or around plant materials, including but not limited to trees, shall be approved for such uses by the environmental protection agency and the Florida department of agriculture and consumer services. Such materials as may be used shall not constitute a hazard to human health or interfere with site working conditions and habitation.

3.8 General Seed Requirements. Where seeding may be required on the plans, the seed required shall comply with all minimum provisions of the Florida seed certification and testing law. Noxious weed seeds shall be non-existent and foreign materials shall not exceed two percent. All disturbed areas not shown as sodded shall be seeded.

3.9 General Sod Requirements. See plan for specified sod. All sod shall be healthy, strongly rooted and not less than two (2) years old, free of weeds and undesirable native grasses in 16" x 24" pads, 1-1/2" thick. Sod shall conform to "nursery grown" grade as established by American Sod Producers Association (ASPA). Sod shall be considered free of weeds if less than 5 weeds are found per 100 square feet of area. Brown, dry, irregularly smooth, and/or un-fresh sod will be rejected.

PART 4 PLANTING PROCEDURES

4.1 General. Prior to commencement of any work, the landscape contractor shall inspect the site, locate planting areas, placement of guying devices, locate electrical cables, conduits, and other underground and above utilities so that proper precautions and procedures may be followed during and throughout construction. The contractor shall become familiar with other job trade activity which has an impact upon his work or upon which his work has an impact and shall arrange to carefully coordinate his work with other trades through the owner's representative on-site. All planting practices listed herein shall insure healthy plant growth.

4.2 Layout. The location of plants and planting beds, as shown on these plans, are approximate. The locations and bed lines shall be staked on the project site by the contractor and approved by the owner's representative before any plant pits or beds are dug. The contractor is responsible for verifying that proper setbacks, as defined by local codes and rules, are provided between trees and their proximity to utilities and hardscapes. Unless otherwise noted, no tree shall be planted closer than four feet to a hardscape surface. The owner's representative may adjust plant material locations to meet field conditions. Contractor shall make minor adjustments without additional cost to the owner.

4.3 Finish Grades. The landscape contractor is responsible for all fine grading and preparation for planting. Finish grades (top of soil) for all sod areas after settlement shall be one-half inch below the top of abutting curbs, walks, walls and abutments. The finish grade of all plant beds prior to mulching shall be three inches below finish grade of sod, abutting curbs, walks and walls. Three inches of mulch shall be added after planting.

4.4 Planting Seasons/Times. The planting of plant materials and lawns may proceed at any time, period, or season agreed upon by the contractor and the owner or owner's representative.

4.5 Plant Pits. The contractor shall excavate plant pits, unless otherwise approved, according to the drawings.

4.6 Setting Plants. Each plant shall be established in a manner consistent with plant details. All plants shall be set plumb and straight. Plants shall be established to a depth that is not greater than that at which they grew when in the nursery container or field. All back fill shall be tamped and worked firmly under and around the root ball to fill all voids.

4.7 Soil Preparation for Trees, Shrubs and Groundcover. All areas to be planted shall be prepared in a manner to insure normal, vigorous and healthy growth of plant material.

4.8 Staking. All trees are to be staked unless otherwise instructed by owner or owner's representative. Refer general staking details on the drawings. Materials used shall insure healthy plant growth.

4.9 Mulching. All plant beds and plant saucers shall be uniformly covered with a four-inch (4") layer of mulch. Hedges shall be mulched the full width of the hedge bed. Contain mulch within landscape borders.

4.10 Sod. All areas to be either seeded, sprigged, or sodded shall be prepared in a manner to insure normal, vigorous and healthy growth.

- 4.10.1 Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions with topsoil as required to meet finish grades. In areas to be sodded, allow for sod thickness.
- 4.10.2 Sod Installation. Lay sod in straight, parallel rows to form a solid mass with tightly fitted joints, without overlap. Stagger strips to offset joints. Work topsoil into minor cracks. On 1:3 slopes or greater, lay sod with long dimension of pads parallel to contours and stake sod as necessary to stabilize. Drive sod stakes flush with top of sod.
- 4.10.3 Sprigging and Seeding. Sprigging/seeding shall be done in a manner to insure a quick grow in period achieving a uniform green lawn prior to final acceptance.

PART 5 MAINTENANCE

5.1 Plant Material. Maintain all plant materials until final acceptance. Maintenance shall include all required watering, cultivation, weeding, mowing, pruning, wound dressing, immediate replacement of dead and unacceptable material, straightening plants which lean or sag, adjustments of plants which are planted too low, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all planting under this contract.

5.2 Lawn. Maintain lawns until final acceptance. Reset settled or eroded sod areas to proper grade. Fill open joints with topsoil. Keep sod free of insects and disease.

PART 6 FINAL INSPECTION AND ACCEPTANCE

6.1 Final Cleanup. Upon final completion of work and before inspection and acceptance, all aspects of the project site shall be thoroughly and completely cleaned of debris, stains, materials, defacements, and temporary facilities. Likewise, any repairs, which are the obligation of this contractor, shall be completed.

6.2 Initial Inspection and Acceptance. Inspection shall be made by the owner or owner's representative within (10) ten days of written notification from the contractor that installation is complete. If all work and materials meet specifications project will be accepted as is. Materials and work not in compliance with specifications shall be rejected by owners representative and replaced by the contractor within (15) fifteen days of notification by owner's representative. Notification will graphically depict all rejected material on plans. Upon replacement of all rejected work and materials by the contractor the owner's representative shall conduct a final inspection within ten (10) days of written notification from the contractor that all rejected work has been replaced according to specifications. Approval will be granted upon the acceptance of all replaced material noted on plans. After final acceptance, the landscape contractor will not be responsible for damage to work resulting from neglect by owner, damage by others; abnormal weather conditions such as floods, excessive wind, severe freezing or abnormal rains; or other activities clearly beyond the landscape contractor's control.

PART 7 GUARANTEE

7.1 Guarantee. All plant materials and trees installed by the contractor shall be guaranteed for 365 days from the date of final inspection and acceptance. The contractor shall replace at no additional cost to the owner, all plant materials which die and/or which are not healthy and in a good growing condition during the guarantee period. Replacement of such material shall occur within ten (10) days from owner's written notification to the contractor. The 365 day guarantee period for replaced plant materials shall commence on the date of acceptance of the replaced item or items of plant material. The contractor shall not be required to replace, repair, or restore any portion of the work that is damaged, defaced, disturbed, and/or destroyed by others after final acceptance.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LANDSCAPE ARCHITECT THAT THEY ARE USING THE MOST CURRENT PLAN SET FOR BIDDING AND INSTALLATION. FAILURE TO VERIFY CURRENT PLAN SET COULD RESULT IN CORRECTIVE WORK, INCLUDING DESIGN REVISIONS AND PERMITTING FEES TO BE PERFORMED AT THE CONTRACTORS EXPENSE.

NASSAU COUNTY CODE REQUIREMENTS:

PROTECTED TREE PRESERVATION/REPLACEMENT
Not required. The Development area is under an active silviculture permit

PERIMETER LANDSCAPING
Not required. These phases of the Development do not abut any perimeter R.O.W

INTERIOR LANDSCAPING
Each separate interior landscaped island shall contain a minimum of one hundred sixty-six (166) square feet and shall be at least ten (10) feet wide as measured from back of curb. A minimum of one (1) canopy tree shall be planted in each interior landscaping island.

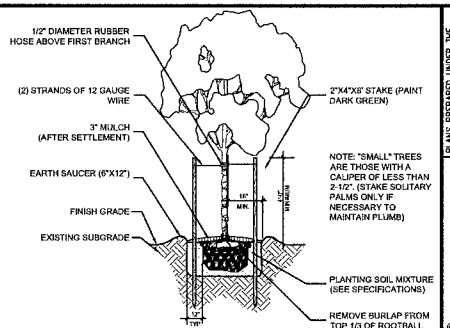
Fifty (50) percent of the plants used in all vehicular use area landscape designs should be drought tolerant and located in groupings according to zones designated by the water requirements.

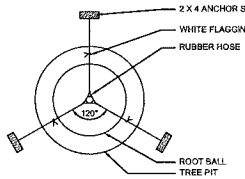
DEVELOPMENT BUFFERS
Not required: adjacent properties are considered in use

UPLAND BUFFERS
Upland buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the upland buffer in violation of Nassau County Comprehensive Plan Policy 1.04a.02 shall be restored. These areas shall be replanted with comparable native vegetative species
as were removed or destroyed. Noxious and non-native invasive plant materials can be removed. Dead vegetation can be removed. Limbing can occur with the buffers, provided that the limbs to be removed are less than three (3) inches in diameter.

ONE AND TWO FAMILY DWELLINGS
One and two-family dwellings. Each single family and two-family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing canopy trees, Sabal Palms and pine trees may be used to satisfy this requirement, in whole or in part, provided that they have a minimum caliper of four (4) inches DBH. When trees are planted to meet the minimum requirement they must be more
than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of that section. The foregoing represent the entire requirement applicable to individual one and two-family dwellings.

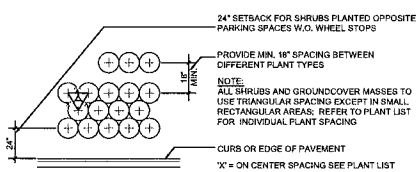
Refer to the Required Lot Tree Table for individual lot planting requirements. Required trees may be preserved or planted. Preserved trees shall be protected according to sec. 37.02, planted trees shall be selected and installed according to sec 37.05.





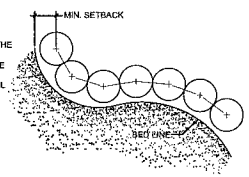
NASSAU COUNTY TREE PLANTING DETAIL

SCALE: NTS



NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL ABOVE.

NOTE:
18" MIN. SETBACK FOR SHRUBS
12" MIN. SETBACK FOR GROUNDCOVERS

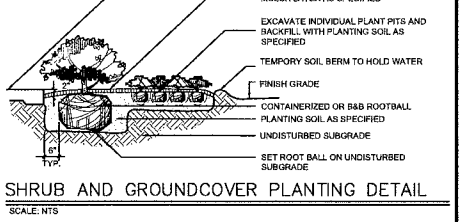


SHRUB AND GROUNDCOVER SPACING DETAIL

SCALE: NTS

NOTE:
WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASS, PREPARE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL AS SPECIFIED.

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE: NTS

Rayland, Thies & Tiller, Inc.
8777 Baypine Rd., Suite 2
Jacksonville, FL 32256
TEL: (904) 642-8990
FAX: (904) 646-8485
REG.: 2544 LC-0000016

ETM
VISION • EXPERIENCE • RESULTS

ETM NO. 19-239-01-040	REVISIONS: 07-26-24 REVISED PER NASSAU COUNTY
DRAWN BY: AA	
DESIGNED BY: JFK	
CHECKED BY: K.M.S.	
DATE: JUNE 2024	

PLANS PREPARED UNDER THE DIRECTION OF:
JONATHAN FRANCIS KORNMAN
LA. NUMBER: 6667357

PLOTTED: June 12, 2024 – 3:44 PM, BY: Ian Korman

LANDSCAPE SPECIFICATIONS AND DETAILS

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-11

T:\2019\19-239\19-239-01 – Raydient Work\19-239-01-040 Wildlight Parkway Ph 1B\Landscape\Plot\LC-19-239-01-040 PLOT.dwg

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
LARGE TREES							
AR-3	56	ACER RUBRUM	RED MAPLE	SIZE AS NEEDED	3" CAL.	14' HT. X 6' SPD.	
MG-4	125	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA	SIZE AS NEEDED	4"CAL.	16' HT. X 6' SPD.	
MV	12	MAGNOLIA VIRGINIANA	SWEET BAY	SIZE AS NEEDED	3" CAL.	12-14' HT. X 5' SPD.	
PE-3	9	PINUS ELLIOTTI	SLASH PINE	SIZE AS NEEDED	3" CAL.	10-12' HT. X 3-4' SPR.	
PP	70	PINUS PALUSTRIS	LONGLEAF PINE	30 GAL.	2" CAL.	8-10' HT. X 3-4' SPD.	
QS	68	QUERCUS SHUMARDII	SHUMARD RED OAK	SIZE AS NEEDED	2" CAL.	10' - 12' HT., X 3' - 4' SPD.	
QV-3	138	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	SIZE AS NEEDED	3" CAL.	12-14' HT. X 5' SPD.	
UA-4	33	ULMUS ALATA	WINGED ELM	SIZE AS NEEDED	4"CAL	14-16' HT X 6' SPD	
MEDIUM TREES							
IE	6	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	SIZE AS NEEDED	3" CAL.	12-14' HT. X 5' SPD.	CLEAR TRUNK
SMALL TREES							
CC	11	CERCIS CANADENSIS	EASTERN REDBUD	SIZE AS NEEDED	2" CAL.	8-10' HT., 4 5' SPRD MIN.	
IC	17	ILEX CASSINE	DAHOON HOLLY	SIZE AS NEEDED	2" CAL.	10-12' HT. X 3-4' SPR.	
LNS-2	8	LAGERSTROEMIA X 'NATCHEZ'	WHITE STANDARD TRUNK CRAPE MYRTLE	SIZE AS NEEDED	2" CAL.	10'-12' HT X 3'-4' SPD	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
SOD/SEED							
SOD-B	182,574 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	SOD			

FUTURE LANDSCAPING SPECIES LIST :

LARGE TREES	Botanical	Common
	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE
	BETULA NIGRA 'HMSII' TM	DURA HEAT RIVER BIRCH
	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA
	MAGNOLIA VIRGINIANA	SWEET BAY
	PINUS ELLIOTTI	SLASH PINE
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	PINUS PALUSTRIS	LONGLEAF PINE
	QUERCUS NUTTALLII	NUTTALL OAK
	QUERCUS SHUMARDII	SHUMARD RED OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	TAXODIUM ASCENDENS 'PENDULUM'	PAND CYPRESS
	ULMUS AMERICANA 'FLORIDANA'	FLORIDA ELM
	ULMUS ALATA	WINGED ELM
MEDIUM TREES	Botanical	Common
	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY
	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA
SMALL TREES	Botanical	Common
	CERCIS CANADENSIS	RED BUD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CHIONANTHUS VIRGINICUS	FRINGE TREE
	ILEX CASSINE	DAHOON HOLLY
	ILEX VOMITORIA 'PENDULA'	WEEPING YAUPON HOLLY
	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE MULTI-TRUNK
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE STANDARD TRUNK
	LAGERSTROEMIA X 'NATCHEZ'	WHITE STANDARD TRUNK CRAPE MYRTLE
	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM
PALM TREES	Botanical	Common
	SABAL PALMETTO	CABBAGE PALMETTO

SHRUB AREAS	Botanical	Common
	ELEGIOTIS ELLIOTTII	ELLIOTS LOVE GRASS
	ENAGROSTIS SPECTABILIS	PURPLE LOVEGRASS
	ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS DWARF
	MORELLA CERIFERA	WAX MYRTLE
	MUHLENBERGIA CAPILLARIS	PINK MUHLY
	ROSA X 'MEIGALPIO'	RED DRIFT ROSE
	SPARTINA BAKERI	SAND CORDGRASS
	STACHYTARPHETA JAMAICENSIS	BLUE PORTERWEED
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
	SERENOA REPENS	SAW PALMETTO
	SALVIA COCCINEA	SCARLET SAGE
	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS
	VIBURNUM ODOVATUM 'MS. SCHILLER'S DELIGHT'	MS. SCHILLER'S DELIGHT WIATER'S VIBURNUM
	ZAMIA FLORIDANA	COONTIE PALM

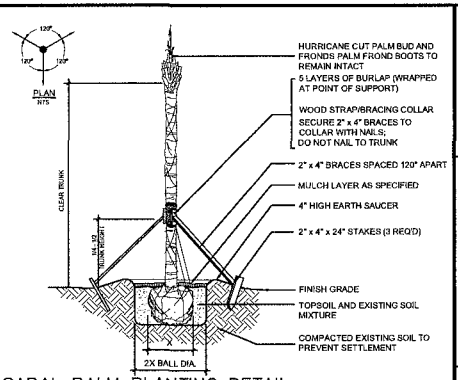
GROUND COVERS	Botanical	Common
	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE
	ARACHIS GLABRATA	PERENNIAL PEANUT
	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED
	DRYOPTERIS LUDOVICIANA	SOUTHERN SHIELD FERN
	DIETES VEGETA	AFRICAN IRIS
	EVOLVULUS GLOMERATUS	BLUE DAZE
	HYPERICUM CENTIFOLIUM VAR. KILIMANJARO	ATLANTIC ST. JOHN'S WORT
	LIRIOPE MUSCARI 'EMERALD GODDESS'	LIRIOPE
	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA
	OSMUNDA CINNAMOMEA	CINNAMON FERN
	TRACHELOSPERMUM ASIATICUM 'ASIATIC'	ASIATIC JASMINE
	TULBAGHIA VIOLACEA	SOCIETY GARLIC
ANNUALS/ PERENNIALS	Botanical	Common
	MULCH 'A' PINE STRAW MULCH	PINE STRAW MULCH
SOD/SEED	Botanical	Common
	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS
	ZOYSIA JAPONICA 'EMERALD'	EMERALD ZOYSIA

NASSAU COUNTY NOTES:

1) ALL PLANTS WILL BE FULLY IRRIGATED AS PER 37.05(D)(1).
2) ALL TREES PLANTED WILL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST 6 MONTHS AS PER 37.05(E)(2).
3) THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS, INCLUDING IRRIGATION, MOWING, TRIMMING, PERTILIZING, & CARRYING OUT THE ACTIVITIES TO KEEP THE PLANT MATERIAL IN A HEALTHY AND GROWING CONDITION, MAINTAIN VISUAL CLEARANCE, & ALLOW PASSAGE OF VEHICLES & PEDESTRIANS ON PUBLIC ROADS & NON-EXCLUSIVE EASEMENTS AS PER 37.05(J).
4) AREAS OF THE LANDSCAPE PLAN SHOWN WITH HATCHING SHALL INCLUDE EMBELLISHED LANDSCAPE MATERIAL. ADDITIONAL DROUGHT-TOLERANT, NATIVE LANDSCAPING SHALL BE ADDED TO THE AREAS ALONGSIDE THE MULTI-USE PATHS AND IN GRASSED AREAS BESIDE THE ROUNDABOUT AND WITHIN PROPOSED MEDIANS TO ENHANCE THE EASTERN GATEWAY TO WILDLIGHT.
5) ONCE ALL UTILITY DESIGNS HAVE BEEN FINALIZED, ADDITIONAL LANDSCAPING AND SPECIES WILL BE ADDED AND A SEPARATE LANDSCAPING PLAN WILL BE REQUIRED. FINAL LANDSCAPE PLANS FOR HATCHED AREAS SHOWN HEREON SHALL BE SUBMITTED WITHIN ONE YEAR OF THE PRESENT SITE ENGINEERING PLAN APPROVAL; SPECIES USED IN THESE AREAS SHALL INCORPORATE ALL SPECIES INCLUDED ON THE FUTURE LANDSCAPING SPECIES LIST INCLUDED IN THE PRESENT APPROVAL.

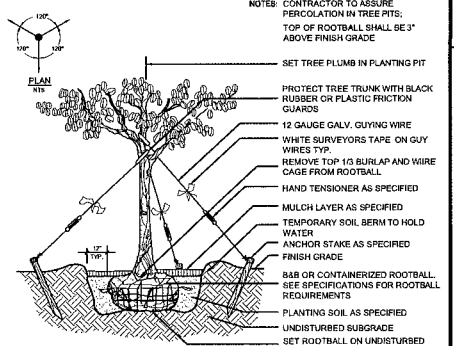
TREES PLANTED

QUANTITY	COMMON NAME	TYPE	NATIVE	PERCENT OF TREES
56	Red Maple	Canopy	Y	10.1%
125	Southern Magnolia	Canopy	Y	22.6%
12	Sweet Bay Magnolia	Canopy	Y	2.2%
9	Slash Pine	Non Canopy	Y	1.6%
70	Long Leaf Pine	Non Canopy	Y	12.7%
68	Shumard Oak	Canopy	Y	12.0%
138	Live Oak	Canopy	Y	25.0%
33	Winged Elm	Canopy	Y	6.0%
6	Eagleston Holly	Non Canopy	Y	1.1%
11	Red Bud	Non Canopy	Y	2.0%
17	Dahoon Holly	Non Canopy	Y	3.1%
9	Crape Myrtle	Non Canopy	N	1.6%
552				100.00%



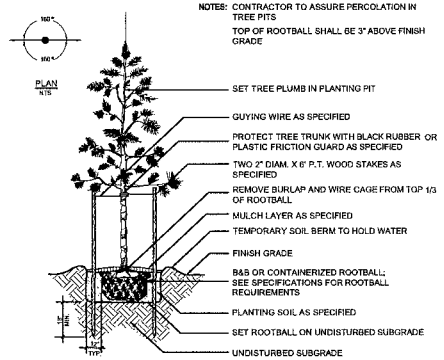
SABAL PALM PLANTING DETAIL

SCALE: NTS



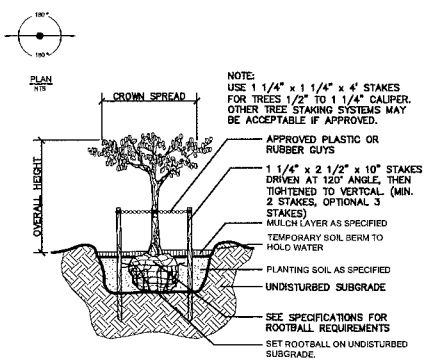
LARGE TREE PLANTING DETAIL (4" CALIPER AND LARGER)

SCALE: NTS



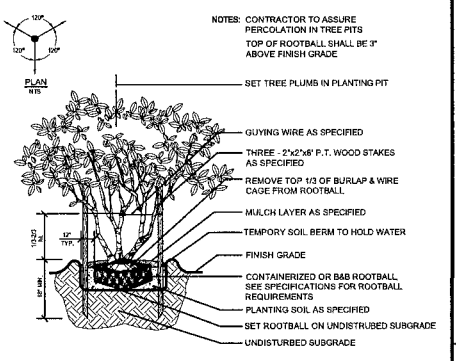
PINE TREE PLANTING DETAIL

SCALE: NTS



SMALL TREE PLANTING DETAIL (1" TO 3-1/2" CALIPER)

SCALE: NTS



MULTI-TRUNK TREE PLANTING DETAIL

SCALE: NTS

PLANS PREPARED UNDER THE DIRECTION OF:
JONATHAN FRANCIS KORMAN
FLA. NUMBER: 66873257

REVISIONS:
07-25-24 REVISED PER NASSAU COUNTY

ETM NO. 19-239-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: KMS
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG. #3544 LC #0000316
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LANDSCAPE SCHEDULE AND NOTES

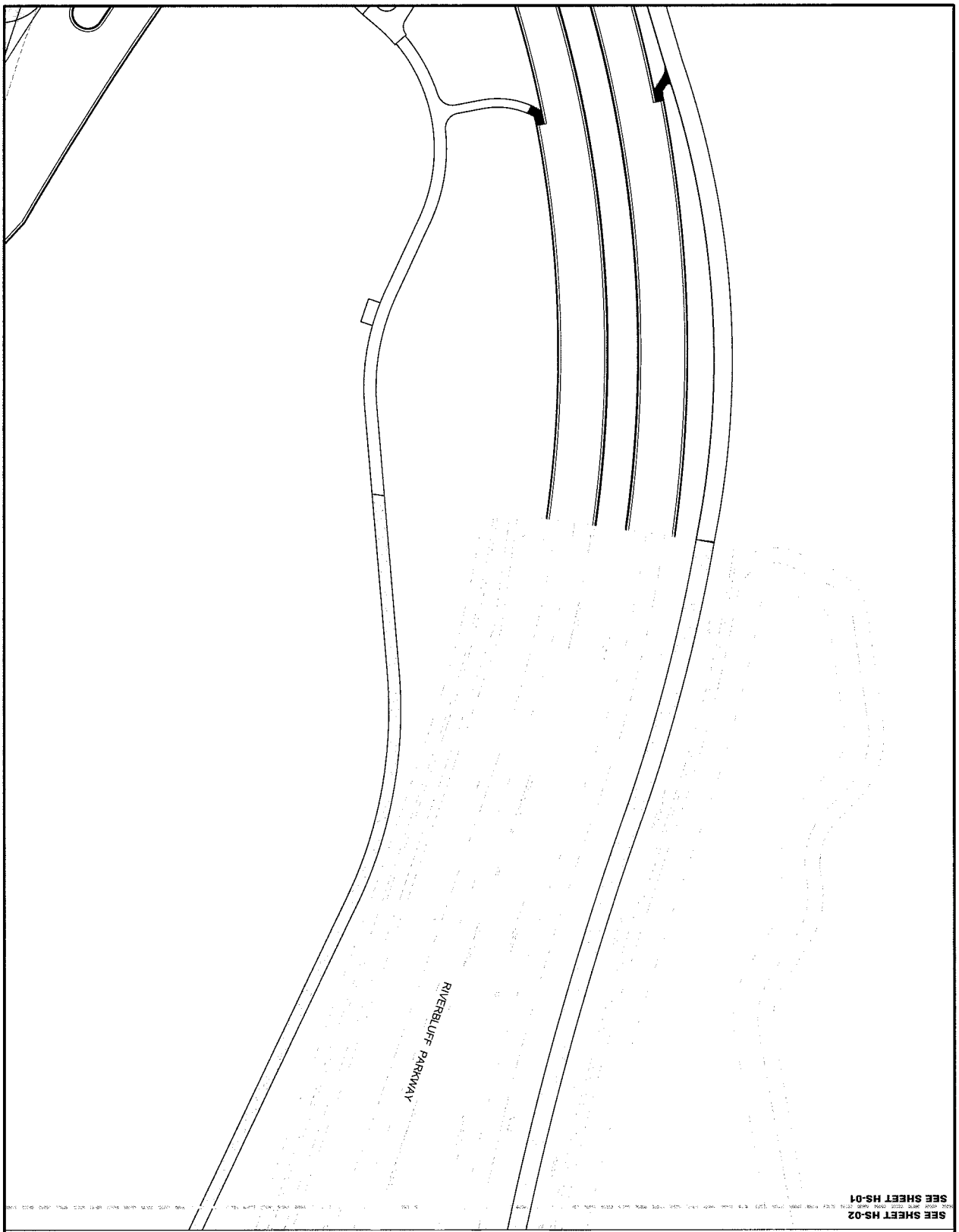
RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
LC-12

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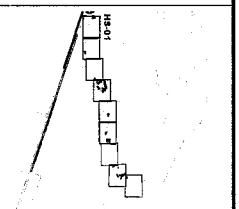
0 15' 30' 60'
1"=30'-0"

Finish Schedule

Hardscape Symbol	Item
A	Bench
B	Detectable Warning Pavers
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vegetated pervious concrete
G	Percolation Jathy concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA concrete panels

KEY MAP

N.T.S.



HS-01 DRAWING NUMBER

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

ETM VISION = EXPERIENCE = RESULTS

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ETM NO.	19-239-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

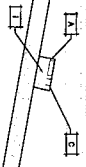
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SEE SHEET HS-01

SEE SHEET HS-02

RIVERBLUFF PARKWAY



SEE SHEET HS-03

SEE SHEET HS-02

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0 15' 30' 1"=30'-0" 60'

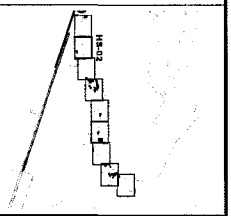
Finish Schedule

Hardscape

Symbol	Item
A	Bench
B	Detectable Warning Plate
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian lobby concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA tactile pavers

KEY MAP

N.T.S.



DRAWING NUMBER **HS-02**

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

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ETM NO.	19-239-01-040
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DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
LA. NUMBER: 6667357

SEE SHEET HS-02

SEE SHEET HS-03

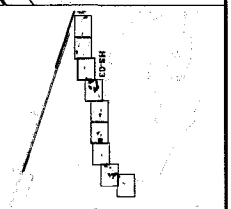
RIVERBLUFF PARKWAY

SEE SHEET HS-04

SEE SHEET HS-03

KEY MAP

N.T.S.



Finish Schedule

Hardscape Symbol	Item
A	Bench
B	Detectable Warning Pavers
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian tabby concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA concrete pavers

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0' 15' 30' 60'
1"=30'-0"

DRAWING NUMBER **HS-03**

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

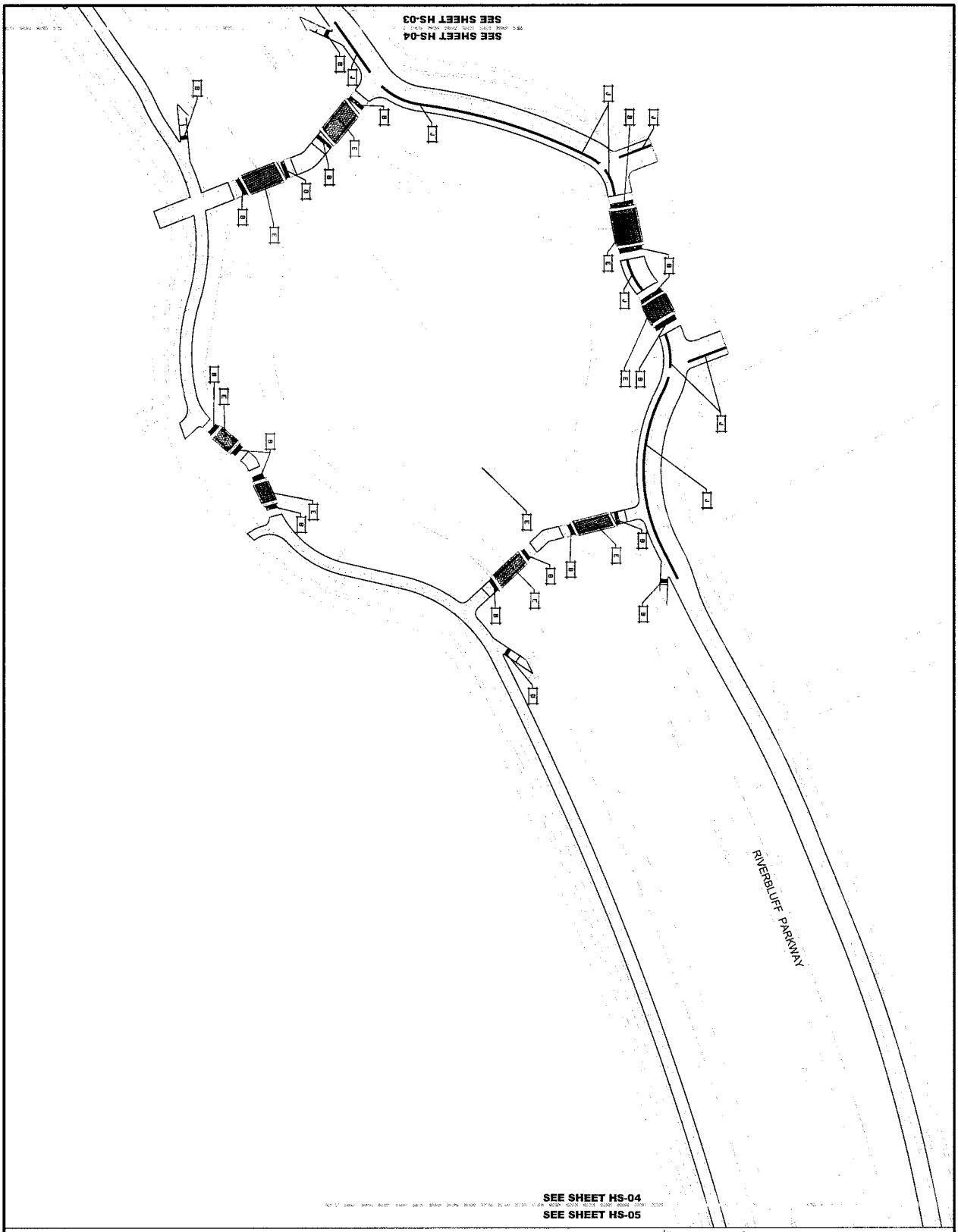
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FAX: (904) 646-9485
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ETM NO.	19-239-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

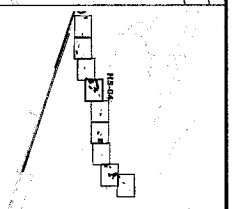


Finish Schedule

Hardscape Symbol	Item
A	Bench
B	Detectable Warning Plate
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian tabby concrete
H	Construct 8" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA concrete pavers

KEY MAP

K.T.S.



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0 15' 30' 60
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DRAWING NUMBER
HS-04

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

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ETM NO.	19-239-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
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REVISIONS:

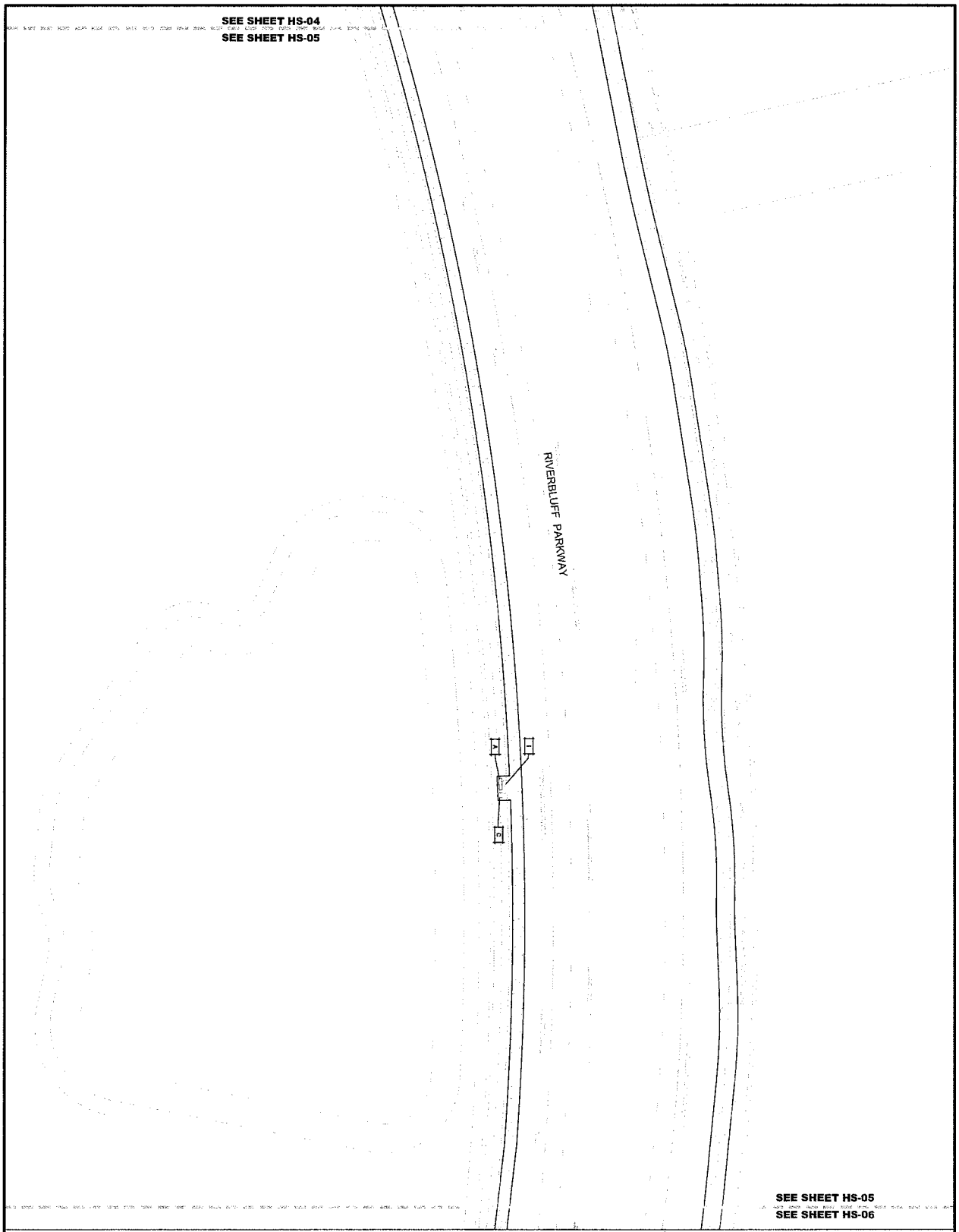
PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

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SEE SHEET HS-04
SEE SHEET HS-05



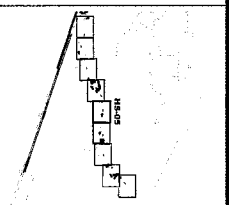
SEE SHEET HS-05
SEE SHEET HS-06

Finish Schedule

Symbol	Hardscape Item
A	Bench
B	Detectable Warning Plates
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular pavers soldier course
G	Pedestrian tabby concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA ceramic pavers

KEY MAP

N.T.S.



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HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER: HS-05

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ETM NO. 19-239-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: K.M.S.
DATE: JUNE 2024

REVISIONS:

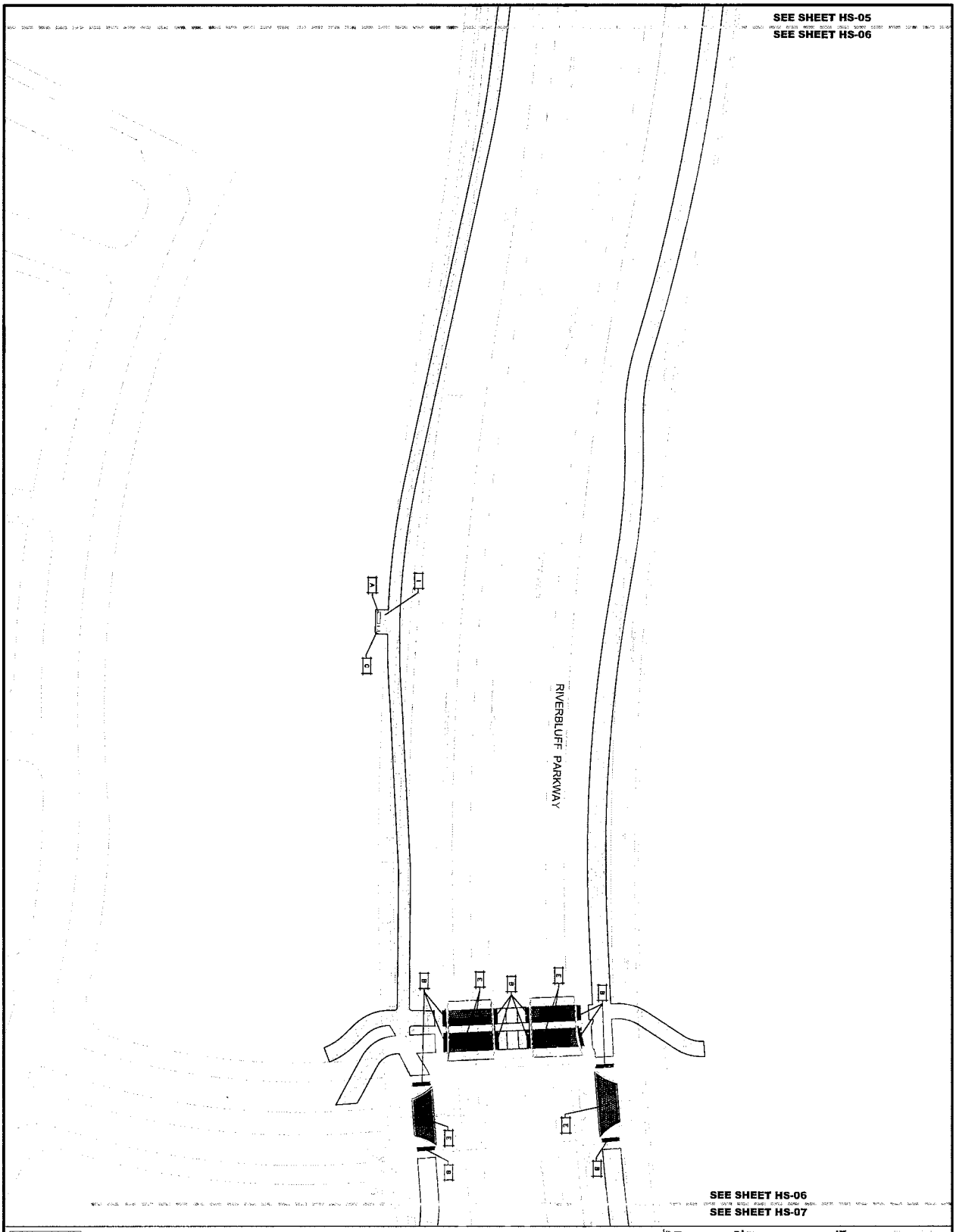
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L.A. NUMBER: 6667357

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SEE SHEET HS-05
SEE SHEET HS-06



SEE SHEET HS-06
SEE SHEET HS-07

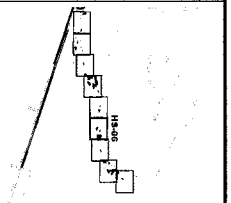
Finish Schedule

Hardscape
Symbol Item

- A Bench
- B Detectable Warning Pavers
- C Bike Rack
- D Pedestrian concrete pavers
- E Vehicular concrete pavers
- F Vehicular paver soldier course
- G Pedestrian belgy concrete
- H Construct 6" x 12" concrete header curb
- I Construct reinforced solid edge
- J ADA ramp/stair pavers

KEY MAP

N.T.S.



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HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

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ETM NO. 19-239-01-040	
DRAWN BY: AA	
DESIGNED BY: JFK	
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DATE: JUNE 2024	

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PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

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SEE SHEET HS-06
SEE SHEET HS-07

RIVERBLUFF PARKWAY

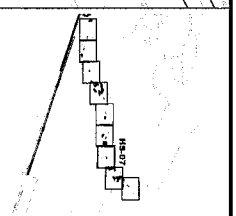
SEE SHEET HS-07
SEE SHEET HS-08

Finish Schedule

Hardscape Symbol	Item
A	Bench
B	Detectable Warning Pavers
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular pavers/color course
G	Pedestrian Tabby concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA wayfinder pavers

KEY MAP

N.T.S.



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HS-07 DRAWING NUMBER

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

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FAX: (904) 646-9485
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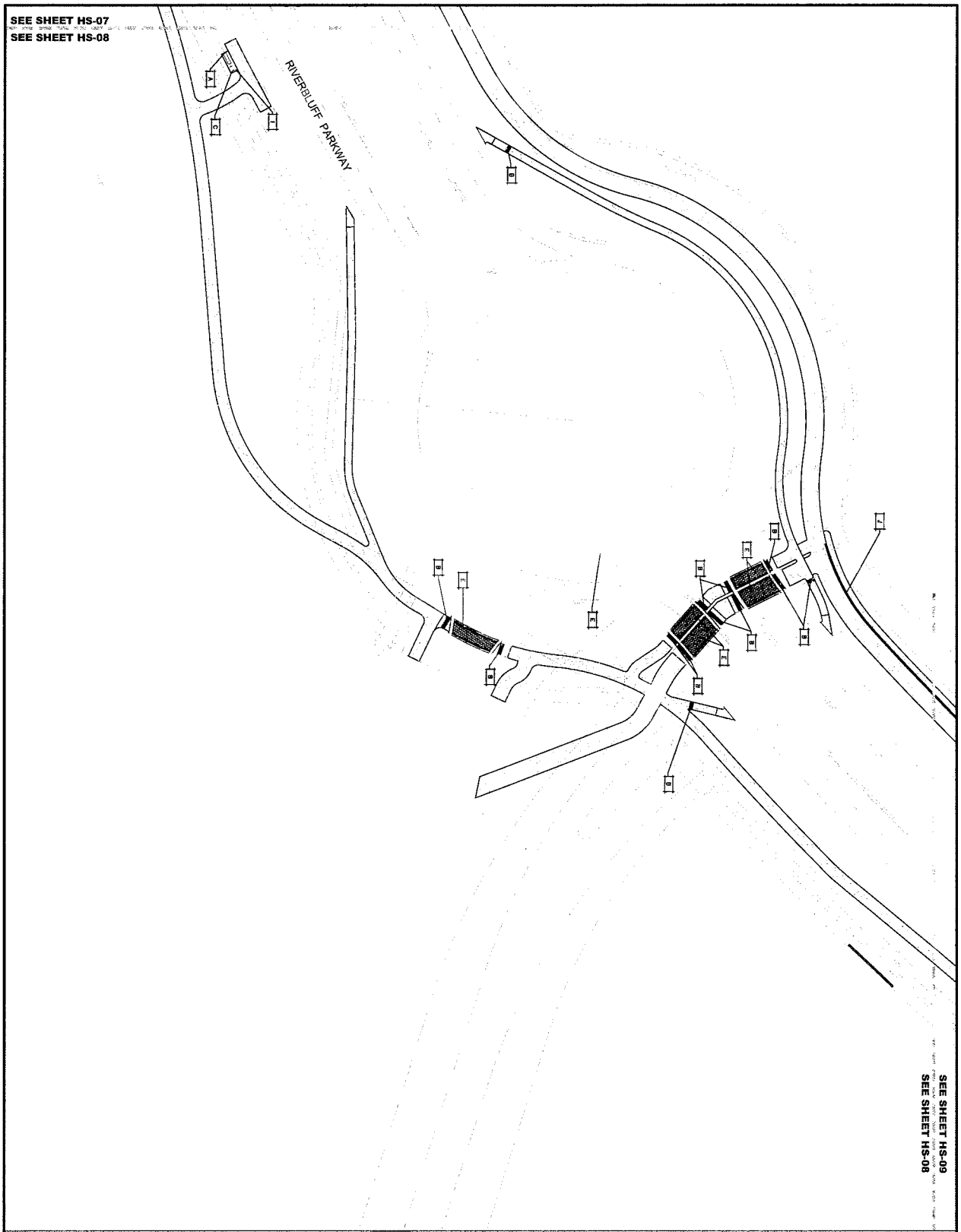
ETM NO.	19-239-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

SEE SHEET HS-07
SEE SHEET HS-08



SEE SHEET HS-09
SEE SHEET HS-08

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0 15' 30' 60'
1"=30'-0"

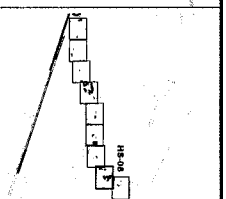
Finish Schedule

Hardscape

Symbol	Item
A	Bench
B	Detectable Warning Plates
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian tabby concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA compliant panels

KEY MAP

N.T.S.



HS-08
DRAWING NUMBER

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

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ETM NO. 19-239-01-040	
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

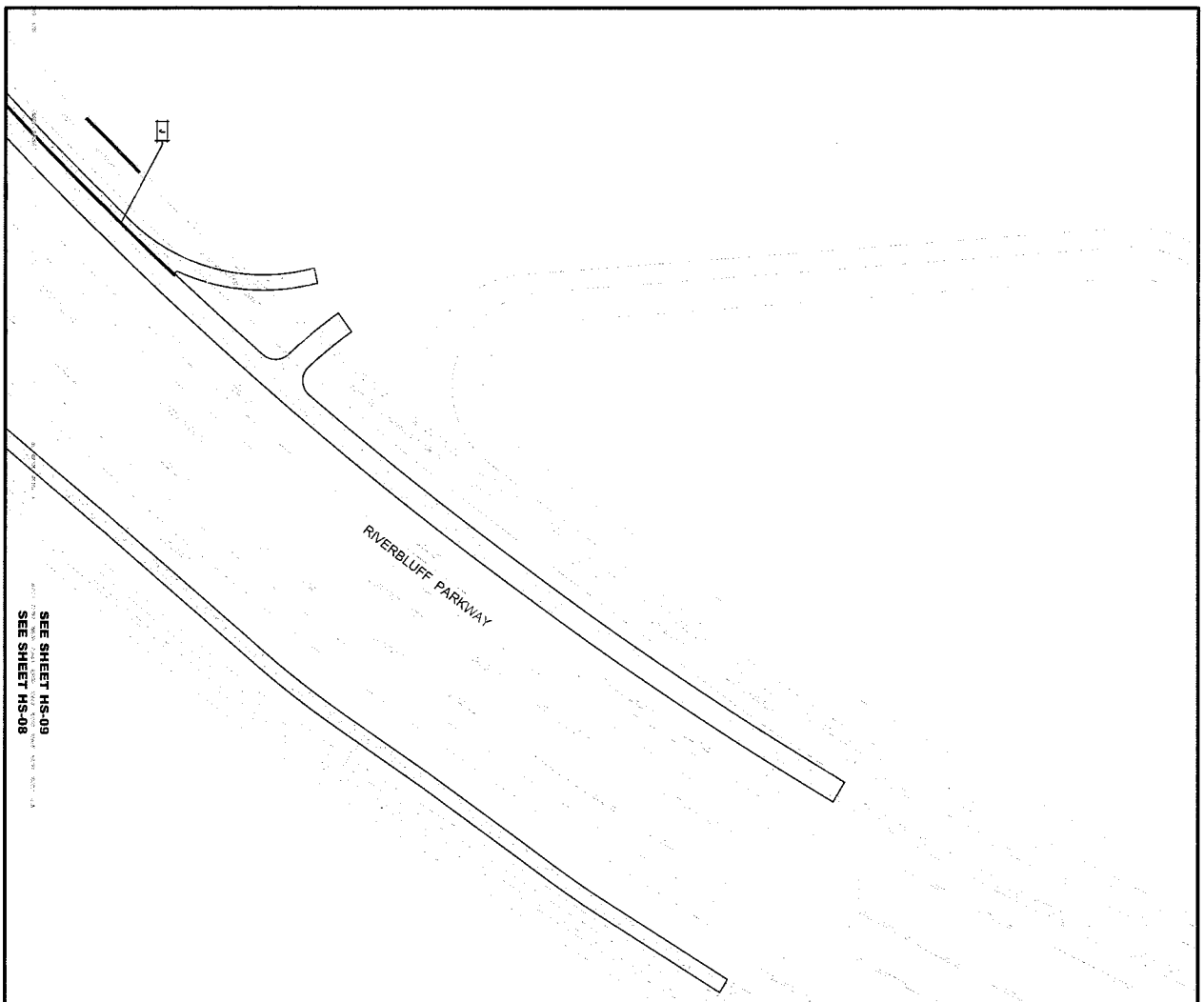
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

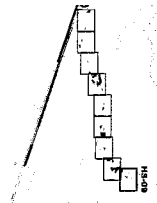
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KEY MAP

N.T.S.



Finish Schedule

Hardscape Symbol	Item
A	Bench
B	Detectable Warning Pavers
C	Bike Rack
D	Pedestrian concrete pavers
E	Vehicular concrete pavers
F	Vehicular paver soldier course
G	Pedestrian Valley concrete
H	Construct 6" x 12" concrete header curb
I	Construct reinforced slab edge
J	ADA compliant panels

0 15' 30' 60'
1"=30'-0"

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HS-09 DRAWING NUMBER

HARDSCAPE PLAN

RIVERBLUFF PARKWAY PHASE 1

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TEL: (904) 642-8990
FAX: (904) 646-9485
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ETM NO.	19-239-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

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GENERAL CONSTRUCTION NOTES:

1. All dimensions are taken from centerline of wall, edge of pavement, face of curb, and/or centerlines of roads at 90 degree angles, unless otherwise noted on plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends.
2. All forms and alignment of paving, pilasters and walls shall be inspected and approved by the owner's representative prior to pouring (give a minimum of 48 hours notice).
3. For site pavement grading and drainage, see civil engineers plans.
4. Contractor shall verify location of all surface and sub-surface utilities prior to construction and shall be held liable for damages incurred.
5. Contractor shall be responsible for verifying all irrigation sleeves in the field with the developer.
6. These notes shall be used in conjuction with the plans and any discrepancies shall be brought to the attention of the owner's representative.
7. Contractor must check all dimensions, framing conditions and site conditions before starting work. Owner's representative shall be notified immediately of any discrepancies or possible deficiencies
8. Do not willfully install or construct items as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any revisions necessary.
9. Conditions not specifically shown shall be constructed similar to the details for the respective materials.
10. The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor. Observation visits to the job site by the owner's representative do not include inspection of construction methods and for safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
11. Contractor shall refer to soils engineer's report for percentages of compaction required for all concrete flatwork and footings.
12. Site furnishings shall be installed per manufacturers recommendations, or as recommended in the drawings. Details provided in the drawings for anchoring of furnishings are provided for intent only. It shall be the contractors responsibility to coordinate with the manufacturer and submit anchoring details for approval by owner's representative prior to installation.
13. All references to 'Gray' concrete shall mean natural concrete with no color additive.
14. All broom finished concrete shall be broomed in the same direction as indicated on the drawings or as directed by the owner. The broom finish appearance shall not deviate substantially from pour to pour or one section of concrete to another.

GENERAL NOTES:

GENERAL CONDITIONS

1. If materials, quantities, strengths or sizes indicated by the drawings or specifications are not in agreement with these notes, the better quality and/or greater quantity, strength or size indicated, specified or noted shall be provided.
2. It is the contractors sole responsibility to determine erection procedure and sequence to insure the safety of the structures and its component parts during erection. This includes, but is not limited to, the addition of temporary bracing, guys or tie-downs as may be necessary. Such material shall be removed and shall remain the poperty of the contractor after completion of the project.
3. All dimensions and elevations shown on the structural drawings shall be verified by the contractor to conform to those shown on the drawings.
4. The contractor shall be held responsible for having visited the site and having familiarized himself with all existing conditions. Any questions or discrepancies found with regard to the drawings shall be brought to the attention of the architect before submitting a proposal. Field measure existing conditions prior to fabrication of materials.

CAST IN PLACE CONCRETE

1. All concrete shall have the following minimum compressive strength at 28 days:
   - Slab on grade, footings 3000 psi
   - Remaining concrete 4000 psi
2. All concrete shall have a stump of 4" plus or minus 1", and have 2 to 4% air entrapment, and a maximum water/cement ratio of 0.58.
3. Concrete mix design shall be in accordance with the Latest Edition of ACI 301 Chapter 3, Method 1 or Method 2, submit backup data as required by Chapter 5 Section 5.3 of the Latest Edition of ACI 318.
4. All reinforcing steel shall be new domestic deformed billet steel conforming to ASTM A-615 Grade 60.
5. All concrete work shall be in accordance with 'The Building Code Requirements for Reinforced Concrete' ACI 318 Latest Edition, and 'Specifications for Structural Concrete for Buildings,' ACI 301.
6. All reinforcing details shall conform to 'Manual of Standard Practice for Detailing Reinforced Concrete Structures' ACI 315 Latest Edition, unless detailed otherwise on the structural drawings.
7. Contractor shall review architectural and civil drawings for size and location of embedded items, sleeves, slab depressions, slopes, etc. required by other trades. These items shall be furnished and installed prior to placement of concrete.
8. Contractor shall verify locations of all openings, sleeves, anchor bolts, inserts, etc. as required by other trades before concrete is placed.
9. Where bar lengths are given on the drawings, the length of any hook, if required, is not included.
10. Contractor shall provide spacers, chairs, bolsters, etc. necessary to support reinforcing steel. Support items which bear on exposed concrete surfaces shall have ends which are plastic tipped or stainless steel.
11. Contractor shall provide ¾ inch chamfer on all exposed corners of columns, beams, and walls unless otherwise indicated on the architectural drawings.
12. Contractor shall furnish 1 ton of #5 reinforcing bars delivered to the job site in standard lengths and fabricated and placed as directed by the architect. The unused material shall be removed and credited to the projet at the contract unit price.
13. The following minimum concrete cover shall be provided for reinforcement:
    3" concrete cast against and permanently exposed to earth.
    2" concrete exposed to earth or weather, #6 through #18 bars.
    1½" concrete exposed to earth or weather, #5 bar and smaller.
14. Contractor shall keep a copy of 'Field Reference Manual' (ACI Publication SP-15, Latest Edition) at the project field office.
15. Minimum lap splices on all reinforcing bar splices shall be 48 bar diameters typ. except where otherwise noted on the drawings. For beams and elevated slabs, lap bottom steel at the support and top steel over the midspan, unless otherwise noted.
16. Testing laboratory shall submit one copy of all concrete test reports directly to the engineer.
17. Along curved wall sections, the rebar spacing specified is a minimum for each face. Provide additional bars as needed to maintain the specified rebar spacing.

DESIGN CRITERIA

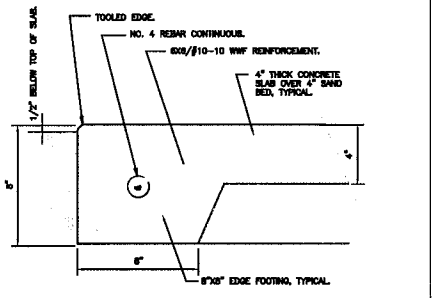
1. All work shall be performed in strict accordance with the requirements of:

   A. General Building Code: Florida Building Code 2023
   B. Concrete:
      Building Code requirements for reinforced concrete (ACI 318-89)
      Specifications for structural concrete for buildings (ACI 301-84.

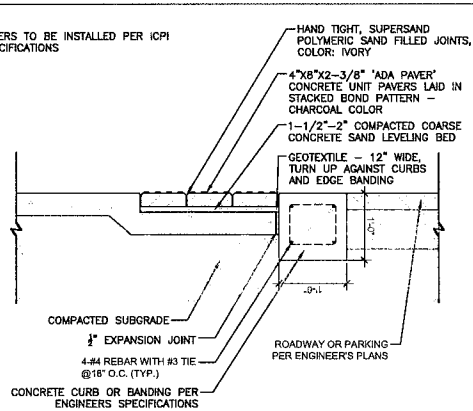
Design Loads

Wind Loads:

Basic Wind Speed = 130 MPH with 3 second gust
Risk Category II
Exposure = C
Internal pressure coefficient: 0.18 fully enclosed structure
Components and cladding (ASD) +25.23 PSF and -33.08 PSF for design wind pressure



1 HS-10 REINFORCED SLAB EDGE CONDITION
SCALE 3"=1'-0"



2 HS-10 ADA DOME PAVERS
1" = 1'-0"

Finish Schedule

Hardscape

Symbol	Item	Color	Finish	Manufacturer	General Notes	Detail Number
A	Bench	FSC-Hardwood Virgin	Galvanized Steel	Streetlite	92", Rough & Ready 6 Benches with Backrest	1/HS-11
B	Detectable Warning Plates	Iron-natural	Non-coated	Neenah Foundry Ameva Furnishings 800-	Sizes vary. Contractor to provide shop drawings for layout to cover full width of each crossing Surface mount per manufactuer's	2/HS-11
C	Bike Rack	Black Powdercoat	N/A	231-1327	specifications	4/HS-11
D	Pedestrian concrete pavers	Natural Gray	Standard	Tremron 904-359-5901	4"x8" Paver	6/HS-11
E	Vehicular concrete pavers	Natural Gray	Standard	Tremron 904-359-5901	4"x8", 80 MM Thick Paver	7/HS-11
F	Vehicular paver soldier course	Natural Gray	Standard	Tremron 904-359-5901	4"x8", 80 MM Thick Paver	3/HS-11
G	Pedestrian tabby concrete	Natural Gray	Tabby	N/A	4" concrete with tabby shell finish	
H	Construct 6" x 12" concrete header curb	Natural Gray	Hand rubbed finish	Supplied by Contractor		
I	Construct reinforced slab edge	Natural Gray	Broom finish	Supplied by Contractor		1/HS-10
J	ADA concrete pavers	Charcoal	N/A	Tremron 904-359-5901	4"x8" ADA Brick Paver	2/HS-10

PLANS PREPARED UNDER THE DIRECTION OF:
JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667257

REVISIONS:
07-25-30 REVISED PER NASSAU COUNTY

ETM NO. 19-239-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: K.M.S.
DATE: JUNE 2024

England, Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
AUS - 264 LC - 0000219

VISION • EXPERIENCE • RESULTS

HARDSCAPE NOTES AND SCHEDULE

RIVERBLUFF PARKWAY PHASE 1

FOR: RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
HS-10

PLOTTED: June 12, 2024 - 3:47 PM, BY: Jon Korman

T:\2019\19-239\19-239-01 - Riverbluff Pkwy Ph 1B\Landscape\Plot\HS-19-239-01-040 PLOT.dwg





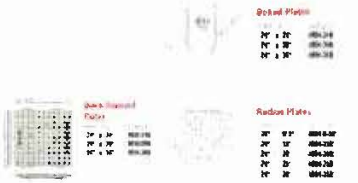
COLOR:
FSC-HARDWOOD VIRGIN



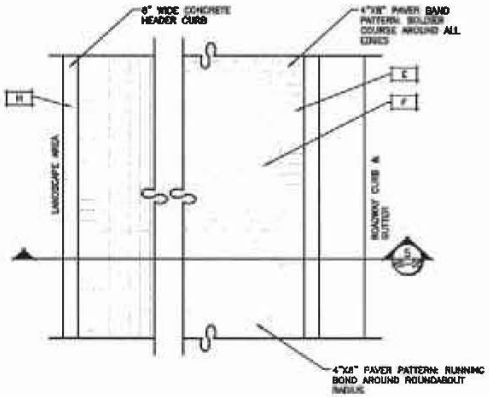
FINISH:
GALVANIZED STEEL

NOTES:
1. STREETLIFE, 92", ROUGH & READY 6 BENCHES WITH BACKREST
2. INSTALLATION TO BE COMPLETED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

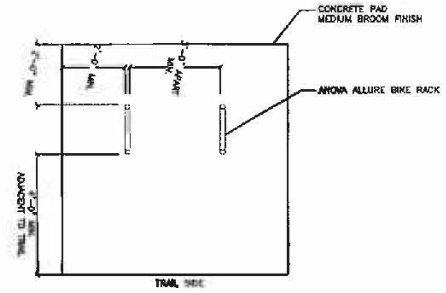
1 BENCH
HS-11 SCALE: NTS

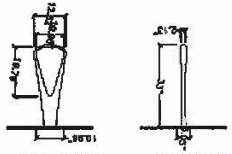


2 DETECTABLE WARNING PLATES
HS-11 SCALE: NTS



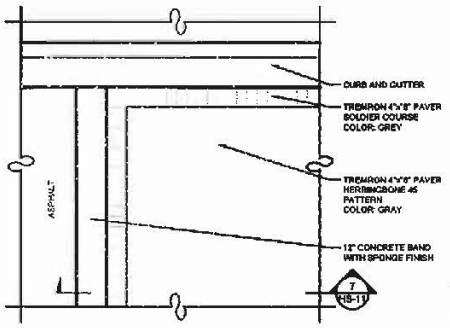
3 VEHICULAR PAVERS – ROUNDABOUT APRONS
HS-11 SCALE: 1/2"=1'-0"



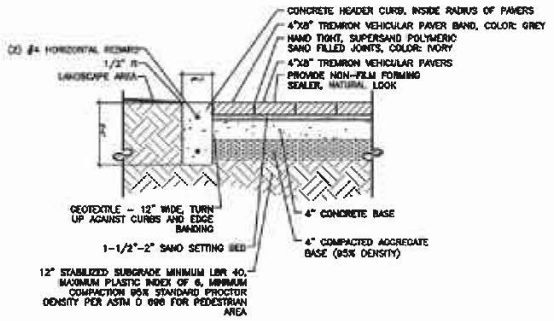


NOTES:
1. BIKE RACK TO HAVE BLACK POWDERCOAT FINISH ON ALL METAL PARTS.
2. PLACE AND SPACE BIKE RACKS IN ACCORDANCE WITH "ESSENTIALS OF BIKE PARKING" GUIDE, ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS (APBP), 2018.
3. INSTALLATION TO BE COMPLETED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

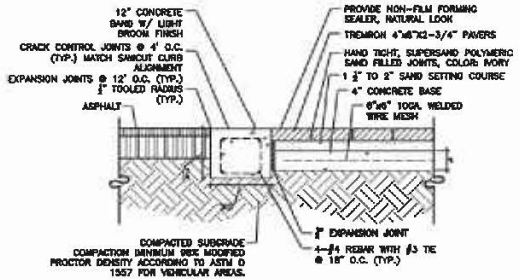
4 BIKE RACK
HS-11 SCALE: 1/2"=1'-0"



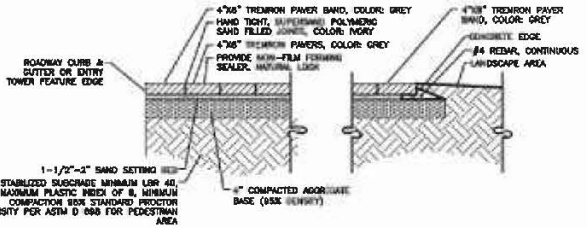
5 VEHICULAR PAVERS – PLAN
HS-11 SCALE: 1/2"=1'-0"



6 VEHICULAR PAVERS SECTION– ROUNDABOUT APRONS
HS-11 SCALE: 1/2"=1'-0"



7 VEHICULAR PAVERS – SECTION
HS-11 SCALE: 1/2"=1'-0"



8 PEDESTRIAN PAVER SECTION
HS-11 SCALE: 1/2"=1'-0"

REVISIONS
07-26-21 REVISED PER NASSAU COUNTY

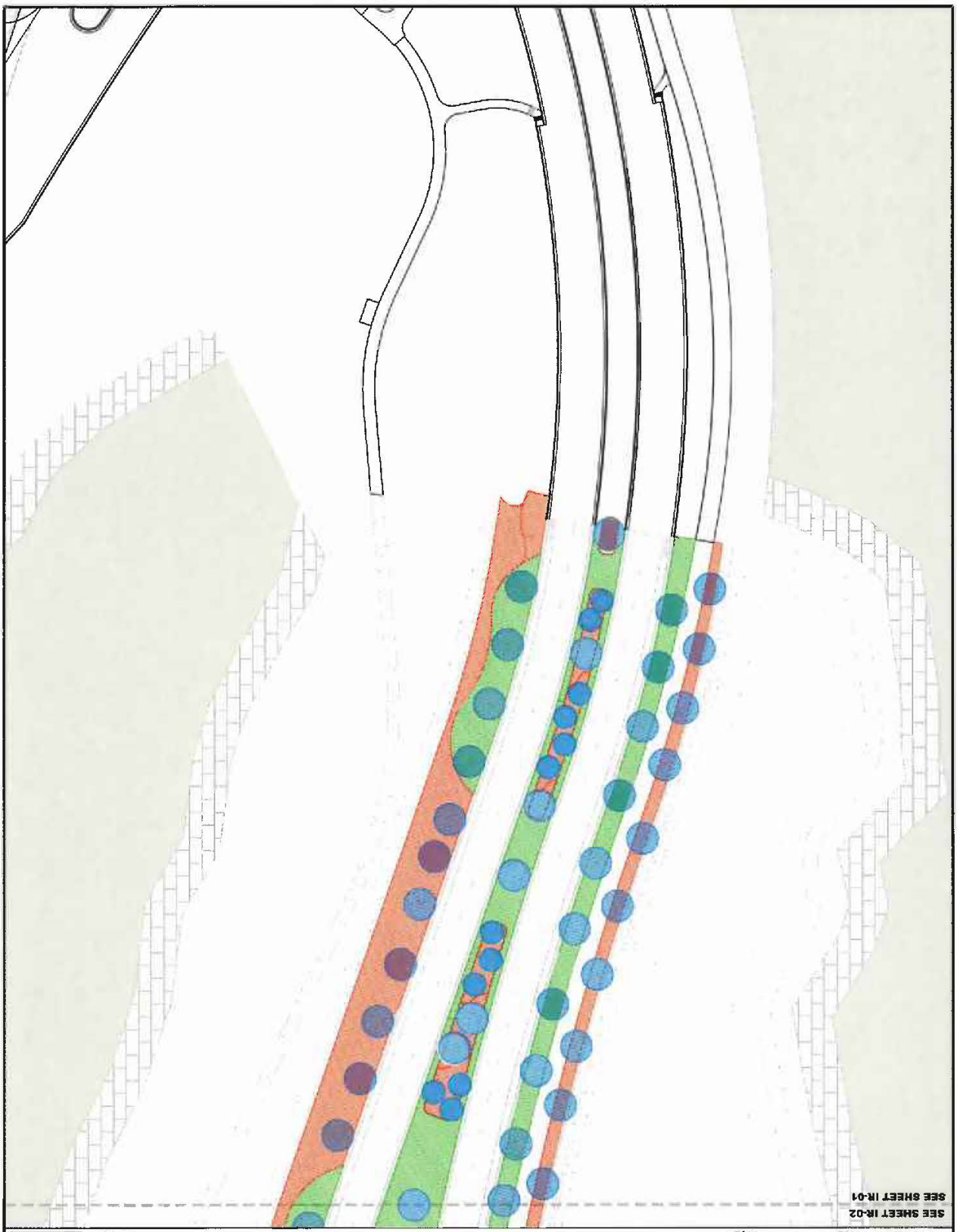
ETM NO. 19-238-01-040
DRAWN BY: AA
DESIGNED BY: JPR
CHECKED BY: KMS
DATE: JUNE 2021

ETM
Stephen B. Tilton, P.E. (FL), Inc.
14776 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
VISION • EXPERIENCE • RESULTS
NEW: JAX LLC 000019

JONATHAN PHARRIS HORNADY
LA, FLORIDA 6667367

HARDSCAPE DETAILS
RIVERBLUFF PARKWAY PHASE 1
FOR: RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
HS-11



KEY MAP

IRRIGATION ZONE ZONES

DRAWING NUMBER
IR-01

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

ETM
VISION + EXPERIENCE + RESULTS

Greyhurst-Tilden & Miller, Inc.
14475 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2544 LC - 0000516

ETM NO. 19-238-01-040
DRAWN BY: AH
DESIGNED BY: JFN
CHECKED BY: TJH,S
DATE: JUNE 2024

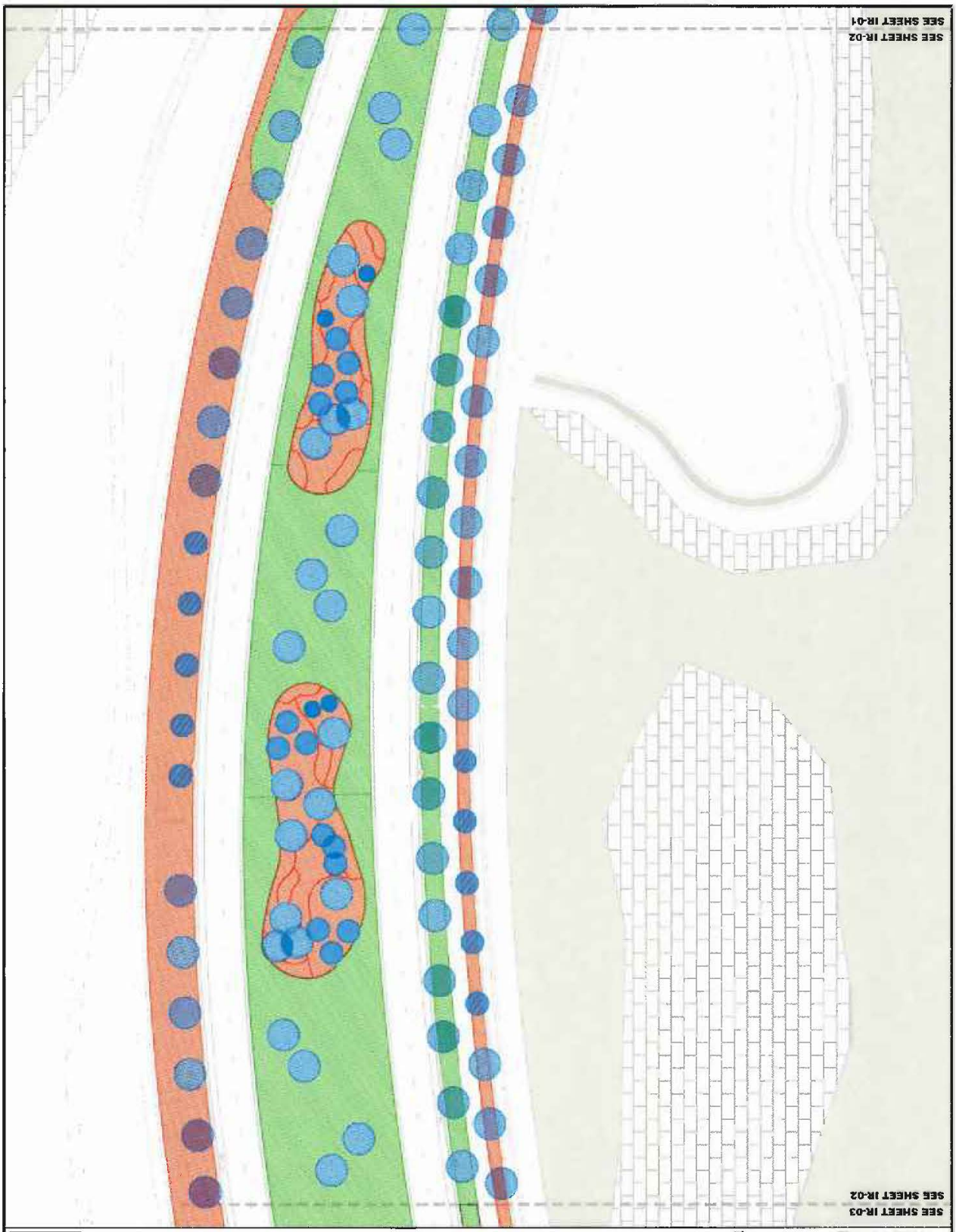
REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS NORMAN
LA NUMBER: 6667257

E:\2019\19-238\19-238-01 - Raydient Work\19-238-01-040 Midlight Parkway Ph 1B\Landscape\Plot\IR-19-238-01-040 PLOT.dwg

PLOTTED: June 18, 2024 - 3:49 PM, BY: Jon Harmon

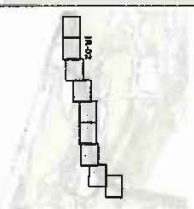


811 Know what's below. Call before you dig.

0 15' 30' 60'
1" = 30'-0"

IRRIGATION USE ZONES:
LOW WATER USE ZONE
MODERATE WATER USE ZONE
HIGH WATER USE ZONE

KEY MAP
N.T.S.



DRAWING NUMBER
IR-02

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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NCA • 2566 LC • 0000016

ETM NO.	19-238-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.M.S.
DATE:	JUNE 2024

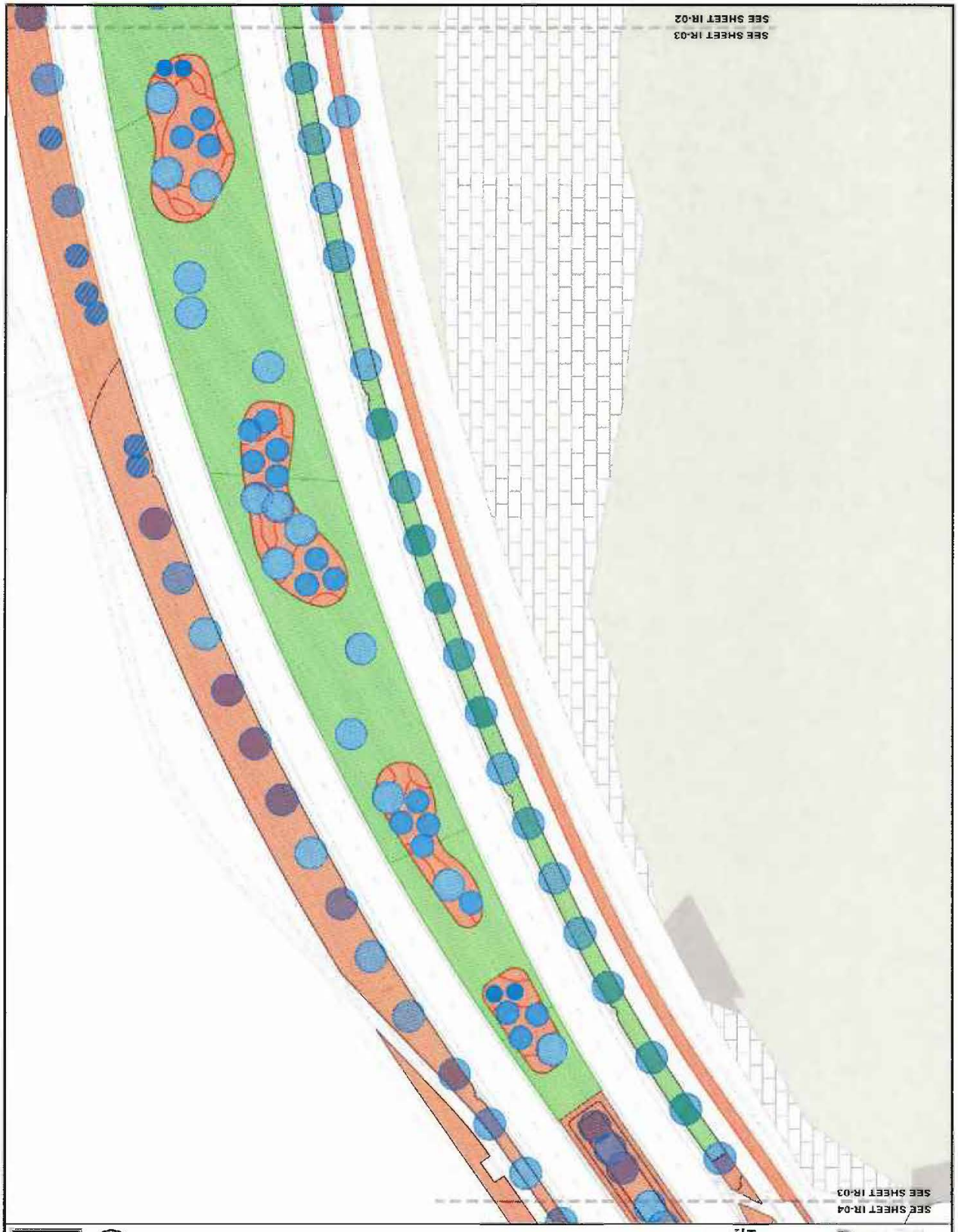
REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

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PLOTTED: June 12, 2024 - 3:49 PM, BY: Jon Korman



811

0 15 30 60

IRRIGATION USE ZONES
LOW WATER USE ZONE
MODERATE WATER USE ZONE
HIGH WATER USE ZONE

KEY MAP
N.T.S.

IR-03	IRRIGATION PLAN
	RIVERBLUFF PARKWAY PHASE 1
	RAYDIENT PLACES + PROPERTIES

ETM
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Greenbrook Tilton, a Tillman, Inc.
14776 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
NCR 2564 LC 0000019

ETM NO. 19-239-01-040	
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DESIGNED BY: JFK	
CHECKED BY: K.M.S.	
DATE: JUNE 2024	

REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

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0 15' 30' 60'
SCALE: 1"=30'-0"

IRRIGATION USE ZONES:
LOW WATER USE ZONE
MODERATE WATER USE ZONE
NON-WATER USE ZONE

N.T.S.

KEY MAP

IR-04

DRAWING NUMBER: IR-04

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

ETM
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England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
NAD - 2544 LC.-0000018

ETM NO.	19-238-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	K.L.S.
DATE:	JUNE 2024

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

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0 15' 30' 60' 1"=30'-0"

IRRIGATION USE ZONES
LOW WATER USE ZONE
MODERATE WATER USE ZONE
HIGH WATER USE ZONE

KEY MAP N.T.S.

IR-05

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER IR-05

ETM VISION • EXPERIENCE • RESULTS

Englemeyer Thomas & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2904 LC - 0000219

ETM NO. 19-236-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: R.M.S.
DATE: JUNE 2024

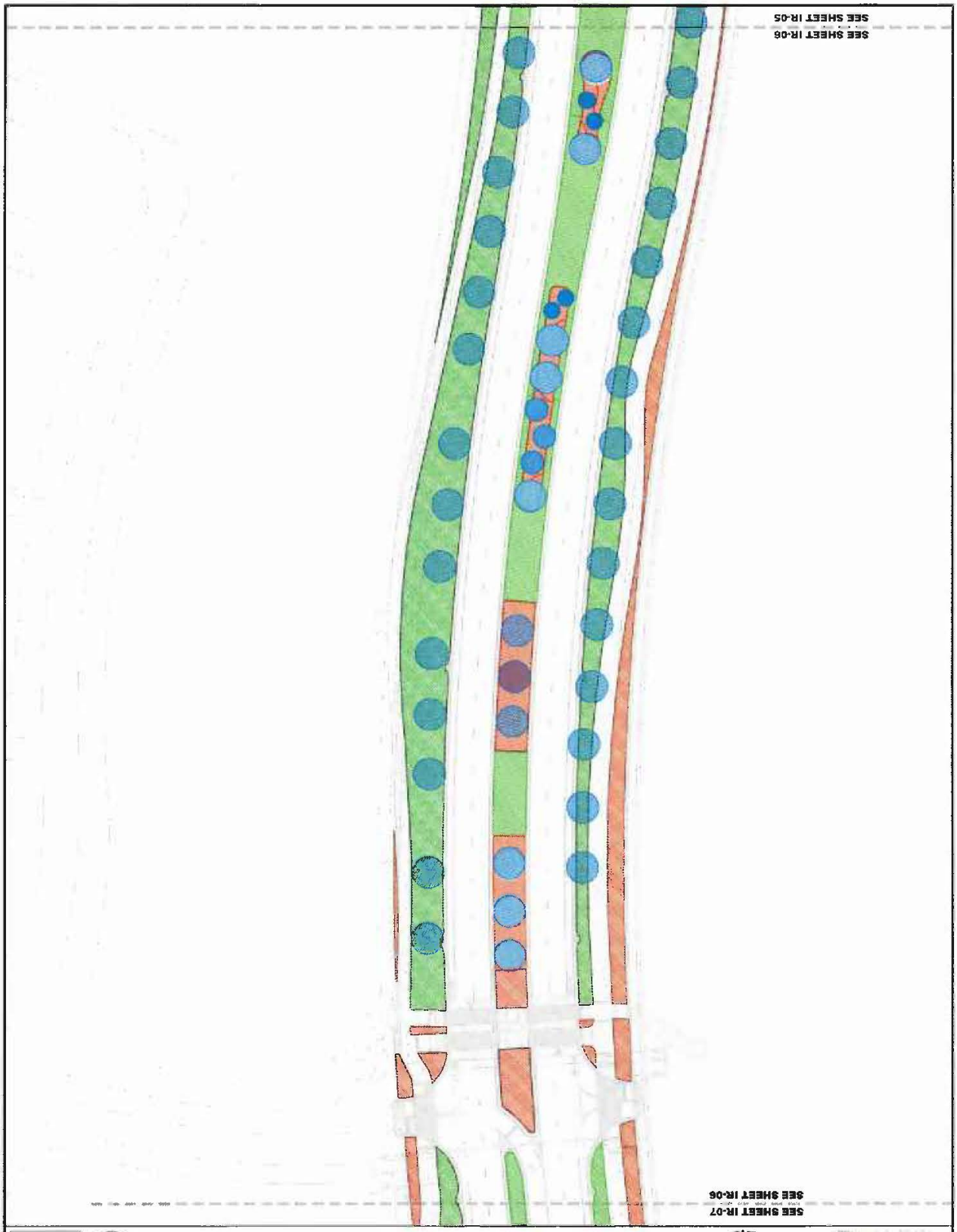
REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

P:\2019\19-230\19-230-01 - Keynote Work\19-236-01-040 Wildlight Parkway Ph 1B\Landscape\Plot\IR-19-236-01-040 PLOT.dwg

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811

1" = 30'-0"

KEY MAP

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER: IR-06

ETM
VISION * EXPERIENCE * RESULTS

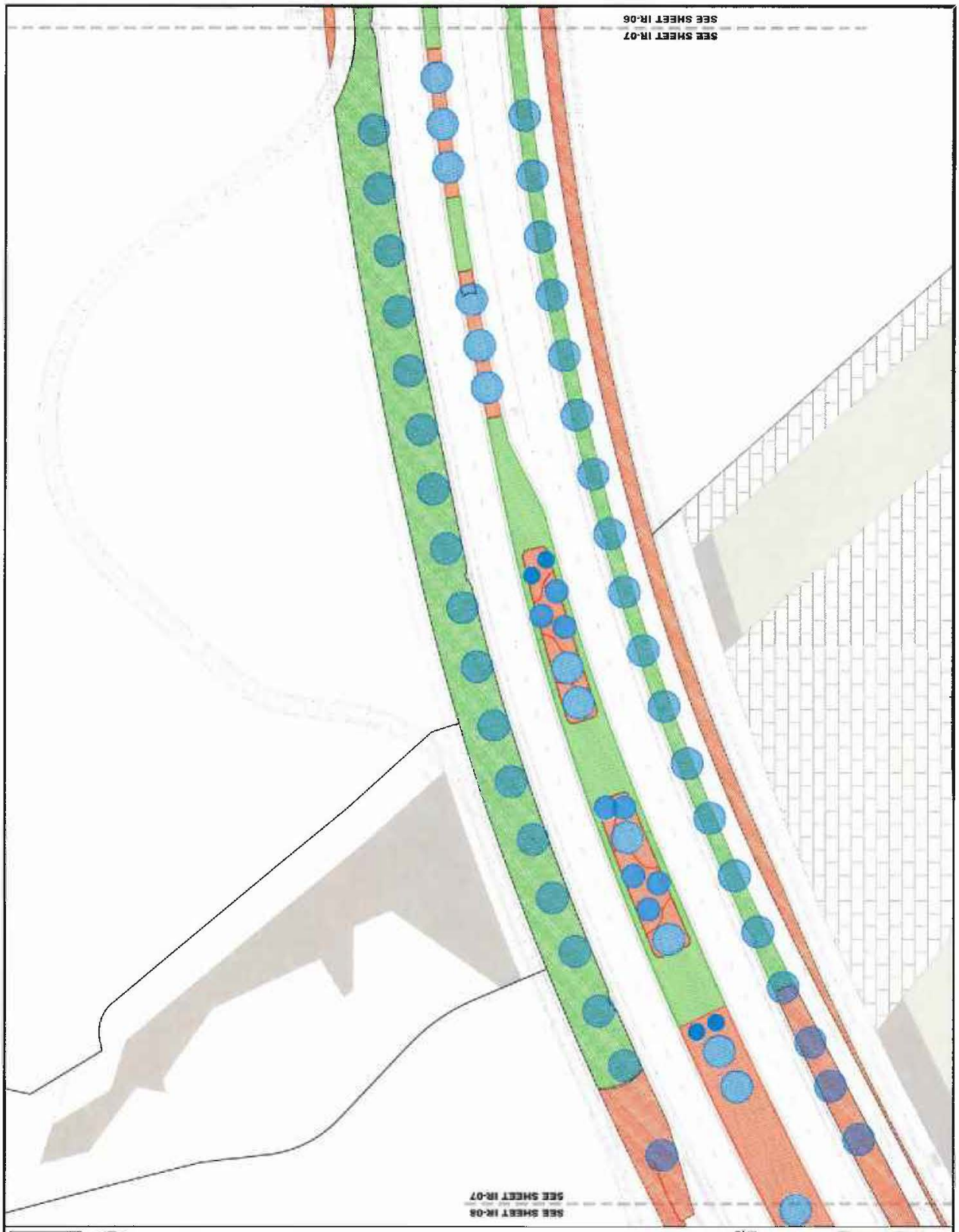
Stephenson, Thibaut & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
EOG - 7584 LC - 0000299

ETM NO. 19-236-01-040
DRAWN BY: AA
DESIGNED BY:
CHECKED BY: K.M.S.
DATE: JUNE 2024

REVISIONS:

PLANS PREPARED UNDER DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667387



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.
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1"=30'-0"
0' 15' 30' 60'

IRRIGATION ZONES

KEY MAP
N.T.S.

DRAWING NUMBER	IR-07
	IRRIGATION PLAN
	RIVERBLUFF PARKWAY PHASE 1
	RAYDIENT PLACES + PROPERTIES

ETM
VISION • EXPERIENCE • RESULTS

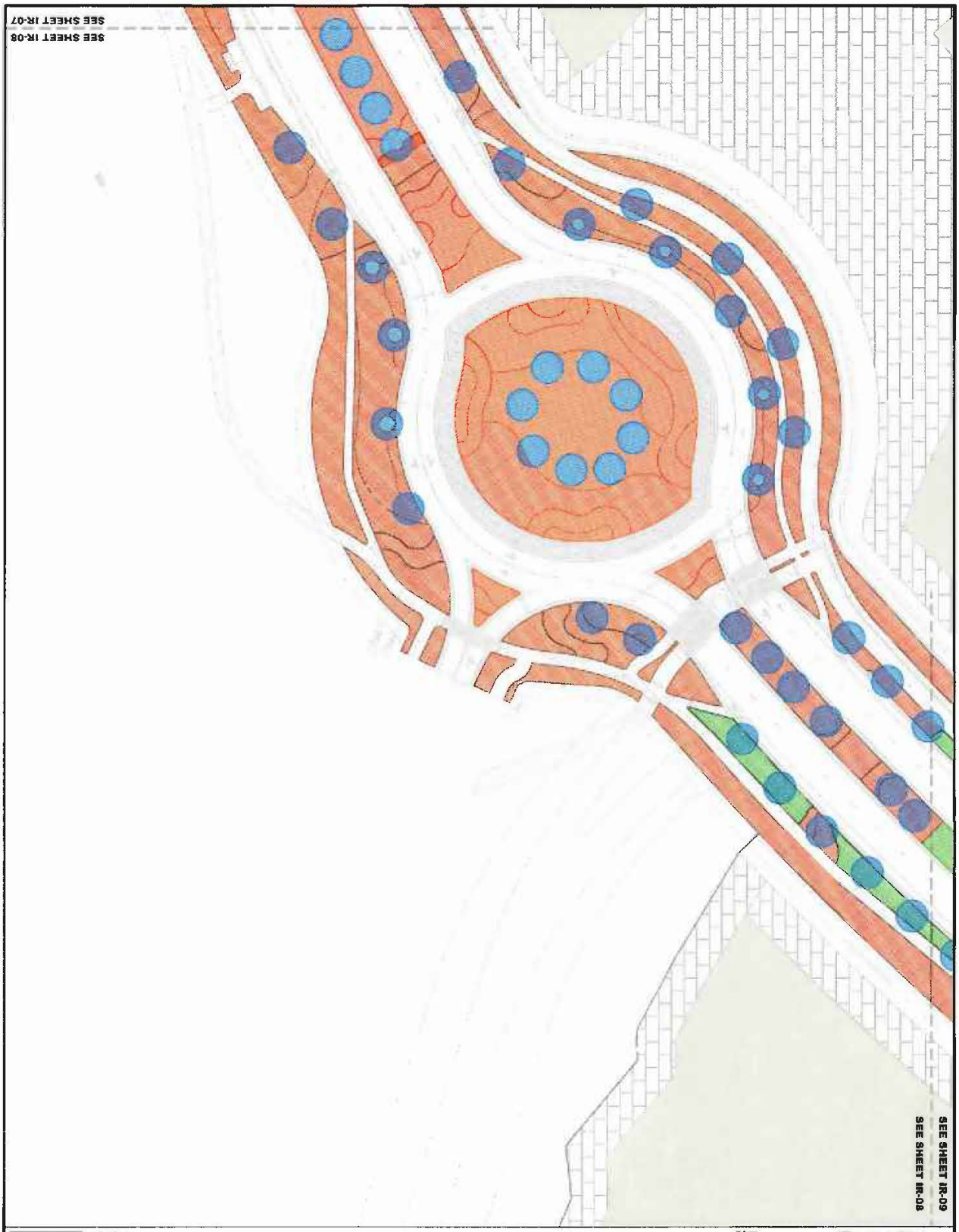
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG. 2584 LC. 0000614

ETM NO.	19-239-01-040
DRAWN BY:	AA
DESIGNED BY:	JFK
CHECKED BY:	KAS
DATE:	JUNE 2024

REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357



KEY MAP

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

IR-08

ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
EOA - FIRM I.D. - 6660

ETM NO. 19-236-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: KAS
DATE: JUNE 2024

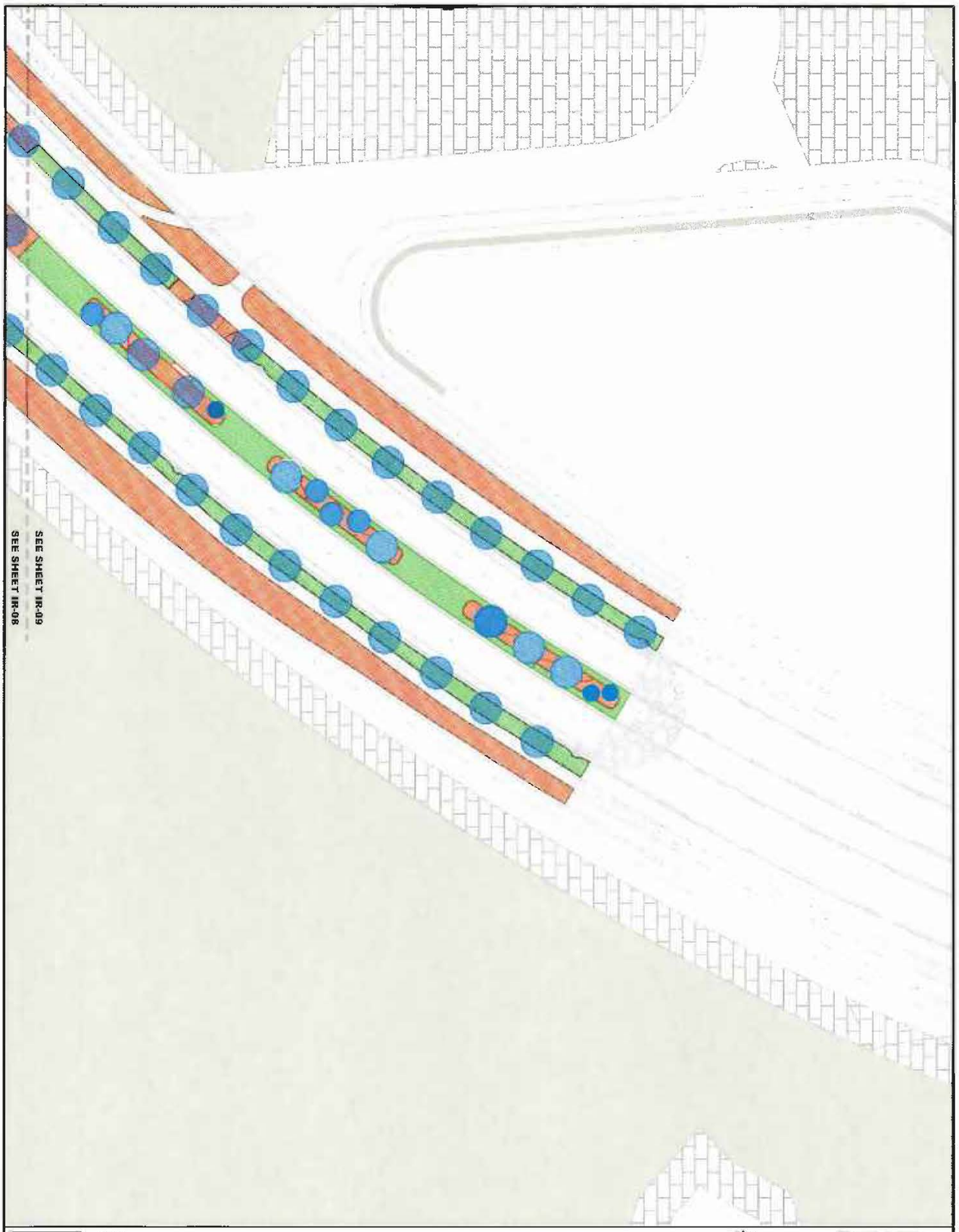
REVISIONS

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667307

T:\2019\19-236\19-236-01 - Raydient Blvd\19-236-01-040 Midlight Parkway Ph 1B\Landscape\Prel\19-236-01-040 PLOT.dwg

PLOTTED: June 12, 2024 - 3:33 PM, EDT Jon Korman

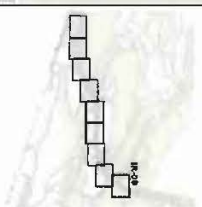


811 SUNSHINE 811 Know what's below. Call or click before you dig. www.callsunshine.com

0 15' 30' 60'
1"=30'-0"

IRRIGATION USE ZONES
LOW WATER USE ZONE
MODERATE WATER USE ZONE
HIGH WATER USE ZONE

KEY MAP
N.T.S.



DRAWING NUMBER
IR-09

IRRIGATION PLAN

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

ETM
VISION • EXPERIENCE • RESULTS

Glatfelter-Thieme & Miller, Inc.
9475 Old St. Augustine Road
Jacksonville, FL 32257
TEL: (904) 642-8990
FAX: (904) 646-9485
NDS - 2544 LC 0000216

ETM NO. 18-238-01-040	
DRAWN BY: AA	
DESIGNED BY: JFK	
CHECKED BY: K.M.S.	
DATE: JUNE 2024	

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
L.A. NUMBER: 6667357

LANDSCAPE CODE SUMMARY

REFERENCE	DESCRIPTION	NOTES/ COMPLIANCE?
37.05.H	Xeriscape. Xeriscaping (waterwise) is landscaping that conserves water and protects the environment and is adaptable to local conditions and which are drought tolerant. Xeriscape techniques maximize the conservation of water use with site appropriate plants, an efficient watering system, proper planning and design, soil analysis, practical use of turf, the use of mulches (which may include the use of solid waste compost) and proper maintenance. The following water efficient principles should be applied to the landscape plan:	YES
37.05.H.1	All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use areas from drought tolerant zones. The zones are as follows: a.High water use zone: A zone containing plants which are associated with moist soils and require supplemental water in addition to natural rainfall to survive. This zone includes most turf grasses. b.Moderate water use zone: A zone containing plants which survive on natural rainfall with supplemental water during seasonal dry periods. c.Low water use zone: A zone containing plants which survive on natural rainfall without supplemental water	YES
37.05.H.2	Fifty (50) percent of the plants used in all vehicular use area landscape designs should be drought tolerant and located in groupings according to zones designated by the water requirements.	YES
37.05.H.3	Turf grass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as berms, slopes and swales, where turf grass is used as a design unifier or other similar practical use.	YES
37.05.H.4	4.All planting areas shall be mulched with approximately three (3) inches of organic mulch, such as pine bark or shredded hardwood chips.	YES

NASSAU COUNTY NOTES:

1) ALL PLANTS WILL BE FULLY IRRIGATED AS PER 37.05(G)(1)

2) ALL PLANTINGS WILL FOLLOW XERISCAPE GUIDELINES AS PER 37.05(H)

3) HIGH USE WATER ZONES TYPICALLY BUT NOT LIMITED TO FEATURE ROTOR IRRIGATION HEADS

4) MODERATE USE WATER ZONES TYPICALLY BUT NOT LIMITED TO FEATURE SPRAY HEAD AND LOW WATER USE ROTORS

5) LOW USE WATER ZONES TYPICALLY BUT NOT LIMITED TO FEATURE DRIP IRRIGATION TUBING AND FLOOD BUBBLERS

6) FINAL LOCATION OF IRRIGATION CONTROLLER AND RAIN SENSOR TO BE DETERMINED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.

7) RECLAIMED WATER LINES FOR IRRIGATION WILL BE INSTALLED AND CONNECTED TO RECLAIMED WATER MAINS ONCE THEY'RE AVAILABLE AS PROVIDED FOR IN DSAP 2 DO DEVELOPMENT CONDITION 11

8) NASSAU COUNTY SHALL REVIEW THE FINAL IRRIGATION PLANS ADJUSTED TO ACCOMMODATE THE ADDITIONAL LANDSCAPING WITHIN ONE YEAR OF THE PRESENT SITE ENGINEERING PLAN.

PLANS PREPARED UNDER THE DIRECTION OF:

JONATHAN FRANCIS KORMAN
LA. NUMBER: 6667357

REVISIONS:
07-25-24 REVISED PER NASSAU COUNTY

ETM NO. 19-239-01-040
DRAWN BY: AA
DESIGNED BY: JFK
CHECKED BY: KJLS
DATE: JUNE 2024

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC-0000216

VISION • EXPERIENCE • RESULTS

IRRIGATION SPECIFICATIONS

RIVERBLUFF PARKWAY PHASE 1

RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
IR-10

PLOTTED: June 12, 2024 - 3:50 PM, BY: Jon Korman

I:\2019\19-239\19-239-01 - Raydient Work\19-239-01-040 Wildlight Parkway Ph 1B\Landscape\Plot\IR-19-239-01-040 PLOT.dwg

EAST NASSAU
STEWARDSHIP DISTRICT

12

57 Homegrown Way Suite 303
Wildlight, FL 32097

East Nassau Stewardship District Field Operations

Date: February 14, 2025

To: ENSD Board of Supervisors

From: Todd Haskett, Field Operations Manager

Re: The Greenery Landscape Replacement Proposal

Attached is a proposal from The Greenery for the replacement of plants along Curiosity Ave. Over the years, the existing plantings have declined due to drainage issues, which have now been resolved. This proposal outlines the recommended replacements to restore and enhance the landscape in this area.

- **The Greenery - $9,977.89**

The 2025 budget includes an allocation of $120,600. To date expenditures for this line item total $55,560. Approving the $9,977.89 expenditure will preserve additional funds for future replacement needs.

Respectfully submitted,

Todd Haskett

Work Order Proposal

Proposal Date: 2/11/2025
Proposal Work Order #: 74756
Prepared By: JASON SANDERS

Property Name: East Nassau Stewardship District
Address: 57 Homegrown Way, Suite 303, Wildlight, FL 32097
Client Contact: Todd Haskett thaskett@ccmcnet.com
Client Phone #: 407-693-1294

Curiosity Plant Replacement

This proposal is for the replacement of missing plant material through the bedding areas along Curiosity Ave as requested by property management.

- Removal of existing declining plant material as outlined below:

1. Plants @ stucco bridge - 5 Muhly grasses
2. Beds near new Del Webb section & pond area (on left) - 7 Schillings
3. Beds at start of 4 o'clock park (left & right sides of street before sidewalk) - 51 Schillings
4. Beds at start of 4 o'clock park (left & right sides of street after sidewalk) - 122 Schillings
5. Beds by pond after 4 o'clock park (left & right sides) - 41 Walter Viburnums & 32 Muhly grasses

- New plant material will be installed matching the same material in the same counts as outlined above
- Irrigation will be tested post installation of the new plant material
- Fresh new pine straw will be added for a bright fresh appearance

Job supervision and clean up are included in this scope of work.

DESCRIPTION	QTY	SIZE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up			**$1,981.54**
Site Prep	1.00	LS	
Disposal/Refuse	1.00	LS	
Soil Amendments	1.00	CY	
Fertilizer	1.00	1 LB	
Planting			**$7,996.35**
Muhly Grass Pink - 1 Gal	39.00	1 Gallon	
Ilex 'Schillings Dwarf' - 3 Gal	180.00	3 Gallon	
Viburnum Walter's - 3 Gal	43.00	3 Gallon	

Pine Straw Mulching	1,000.00	SF	
Enhancement Labor	51.00	HR	
Total for Work Order #74756			**$9,977.89**

TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.

2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.

3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.

4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding, or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.

5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.

6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is $75 per hour. Any irrigation prices included in this bid are an estimation only.

7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.

8. Drainage. Any drainage installation is meant to improve conditions but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.

9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.

10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. If the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.

11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

Property Name: East Nassau Stewardship District
Address: 57 Homegrown Way, Suite 303, Wildlight, FL 32097
Client Contact: Todd Haskett thaskett@ccmcnet.com
Client Phone #: 407-693-1294

Proposal Date: 2/11/2025
Proposal Work Order #: 74756
Prepared By: JASON SANDERS

Total: **$9,977.89**
Deposit Amount (50%): **$4,988.94**

By JASON SANDERS
JASON SANDERS
Date 2/11/2025
The Greenery, Inc.

By _____
Date _____

EAST NASSAU
STEWARDSHIP DISTRICT

STAFF
REPORTS D

CCMC

Now this feels like home.®

East Nassau Stewardship District Operation Report

February 14, 2025

East Nassau Stewardship District

RE: Operations Report – January 2025
57 Homegrown Avenue, Unit 303
Wildlight, FL 32097

Below, you will find a summary of operation items for January 2025. Please let me know if you have any questions.

GENERAL OPERATIONS/ADMINISTRATIVE

MAINTENANCE

- Ponds
  - Florida Waterways treated the ponds on 01/17 for shoreline and floating weeds. Exhibit "A."

- Roadways
  - Speed humps were inspected on 01/15 with no issues noted.

- Boardwalks, Sidewalks & Trails
  - Staff completed the monthly inspections of all boardwalks, sidewalks, and trails. See Exhibit "B."

- Drainage Inlets
  - The drain inlet on Saw Palmetto was found to be undermining the roadway adjacent to the inlet. ETM and Chris Hill were contacted to inspect and address. Valencourt was contacted by ETM who took corrective.

LANDSCAPING

- Irrigation Inspections

  - Multiple repairs were made associated with lateral line breaks, broken heads, and valve communication issues, as discussed in the weekly landscape meeting. Inspection reports were not available at the time of this report.
  - Irrigation controllers and water meters were turned off during the freezing temperatures in the first few weeks of January to prevent damage to the irrigation system. No issues were noted upon inspection.

- Landscape Maintenance
  - The Greenery performed routine landscape maintenance throughout the common areas. Roger Kintz 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 – Pond Maintenance Reports

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Wildlight

Customer ID: J19267

Field Biologist: Paul Mosteller

Date of Visit: 1/17/2025

Weather: 63 °F High 0%

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	16
Algae															
Submersed Weeds															
Shoreline Grasses & Brush				x								x	x		
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection										x					
Debris Removal	x	x	x		x	x	x	x	x		x			x	x

Comments: Trash was removed from around the majority of ponds on site. Shoreline grasses were treated on ponds 4, 12, and 13.

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

Customer ID: J19267

Field Biologist: Paul Mosteller

Date of Visit: 1/17/2025

Weather: 63 °F High

0%

Waterway and Ditch Treatments

Site	17	18	19	20	21										
Algae															
Submersed Weeds															
Shoreline Grasses & Brush															
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x	x			x										
Debris Removal			x	x											

Comments:

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	☐ 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:	1/17/2025
Customer ID:	J19267	Weather:	63 °F High
Field Biologist:	Paul Mosteller		0%



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:	1/17/2025
Customer ID:	J19267	Weather:	63 °F High
Field Biologist:	Paul Mosteller		0%



Pond 7



Pond 8



Pond 9



Pond 10



Pond 11



Pond 13

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:	1/17/2025
Customer ID:	J19267	Weather:	63 °F High
Field Biologist:	Paul Mosteller		0%



Pond 14



Pond 16



Pond 17



Pond 18



Pond 19



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	Date of Visit:	1/17/2025
Customer ID:	J19267	Weather:	63 °F High
Field Biologist:	Paul Mosteller		0%



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

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	1/15/2025
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
	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:	1/15/2025
Inspector:	Roger Kintz
Location:	Wildlight Pioneer Park Docks.

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			
	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:	1/15/2025
Inspector:	Roger Kintz
Location:	Dock behind St Clares

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:	1/15/2025
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:	1/15/2025
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:	1/15/2025
Inspector:	Roger Kintz
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:	1/15/2025
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:	1/15/2025
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
	Issue		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:	1/15/2025
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	
	Ok			

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:	1/15/2025
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
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Corrected.		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:	1/15/2025
Inspector:	Roger Kintz
Location:	Waterbug 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
	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.

EXHIBIT “C”

The Greenery – Landscape Reports

Dear Todd Haskett & Roger Kintz,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
Kyle Sanders, CRM



Client Communication Report

CCR1725

Reported On:
January 07, 2025

Report By:
Kyle Sanders

Property Size:
212.45 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Weeds need treatment around Skinner Commercial area. Front and rear.
2. Weeds along Daydream need treatment.
3. Weeds in Sweet Grass need to be removed.
4. Broken irrigation head on Ponder Circle near the bench along trail area.
5. Broken head irrigation head along verge at trash can and light.
6. Weeds need treatment on Julep St.
7. Crack weeds in alleyways need chemical treatment.
8. Palm Tree along Wildlight Extension at new construction site across from Hamlet.

ACCOMPLISHMENTS

1. Tree and plant material has been installed as per the scope of work.

1. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Weeds need treatment around Skinner Commercial area. Front and rear.



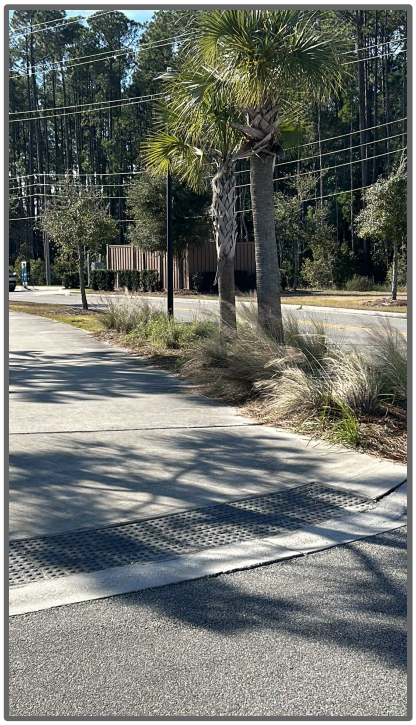


2. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Weeds along Daydream need treatment.





3. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Weeds in Sweet Grass need to be removed.





4. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Broken irrigation head on Ponder Circle near the bench along trail area.



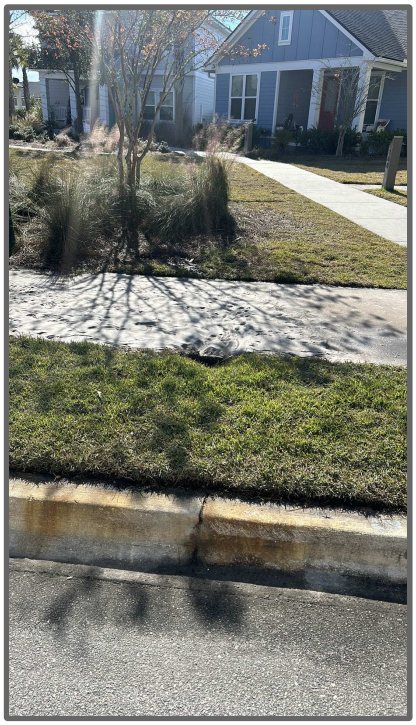


5. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Broken head irrigation head along verge at trash can and light.





6. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Weeds need treatment on Julep St.





7. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders**

Crack weeds in alleyways need chemical treatment.





8. MAINTENANCE ITEM

Created On January 07, 2025 by **Kyle Sanders**

Palm Tree along Wildlight Extension at new construction site across from Hamlet.





1. ACCOMPLISHMENTS

Created On January 07, 2025 by **Kyle Sanders** Created On Site

Tree and plant material has been installed as per the scope of work.



Note Attachments





Enhancing People's Lives Through Beautiful Landscapes

Dear Todd Haskett & Roger Kintz,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

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Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
Kyle Sanders, CRM



Client Communication Report

CCR 1 21 25

Reported On:
January 24, 2025

Report By:
Kyle Sanders

Property Size:
212.45 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

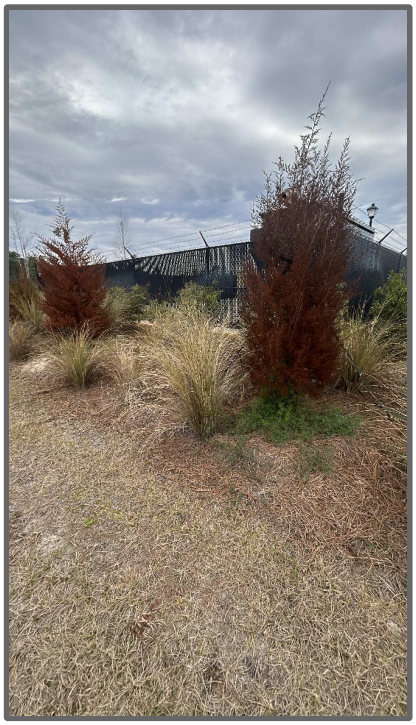
1. Weeds at JEA station at Commerce Park need treatment.
2. Any mounds will be treated over the next few service visits.
3. The tree trunks will have the new suckers cut off over the next few service visits.
4. Erosion issue discovered at Cointoss Park during our CCR ride. This will be filled at our next earliest convenience.
5. Black sooty mold found on a Coontie palm. These will be treated with horticulture oil at our earliest opportunity.

1. MAINTENANCE ITEM

Created On January 21, 2025 by **Kyle Sanders**

Weeds at JEA station at Commerce Park need treatment.



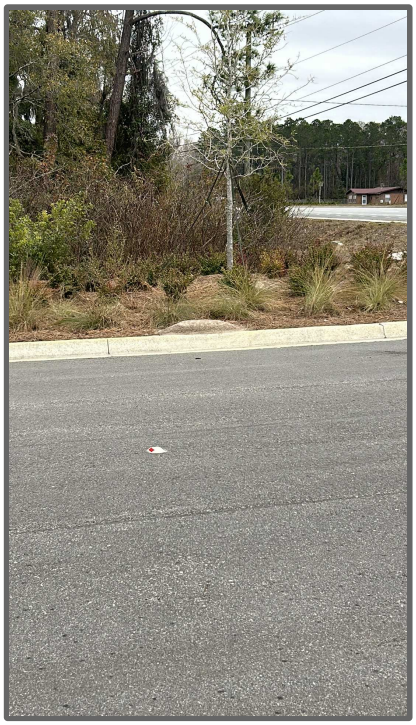


2. MAINTENANCE ITEM

Created On January 21, 2025 by **Kyle Sanders**

Any mounds will be treated over the next few service visits.





3. MAINTENANCE ITEM

Created On January 21, 2025 by **Kyle Sanders**

The tree trunks will have the new suckers cut off over the next few service visits.





4. MAINTENANCE ITEM

Created On January 21, 2025 by **Kyle Sanders**

Erosion issue discovered at Cointoss Park during our CCR ride. This will be filled at our next earliest convenience.





5. MAINTENANCE ITEM

Created On January 21, 2025 by **Kyle Sanders**

Black sooty mold found on a Coontie palm. These will be treated with horticulture oil at our earliest opportunity.







Dear Todd Haskett & Roger Kintz,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

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Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
Kyle Sanders, CRM



Client Communication Report

CCR 1 28 25

Reported On:
January 31, 2025

Report By:
Kyle Sanders

Property Size:
212.45 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Any any mounds seen (previously not treated) will be treated over the next couple weeks.
2. Tree straps will be tightened (or removed if plant material is established) when found moving through the property during service visits.
3. Sucker growth plant material will be removed from other plants when performing maintenance in those areas during our weekly visits.
4. Pine tree sapling will be removed from a Muhly grass during our next visit along Floco Avenue.
5. Weeds in overflow parking areas will be chemically treated to keep weed growth down in customer areas.
6. Publix berm area will be treated over the next few visits to ensure no weed growth along Hwy. 200. (No photo taken as I would be standing in the middle of the road).

ACCOMPLISHMENTS

1. Turf height, edging and general maintenance has been kept to a uniform and neat appearance as per the scope of the contract.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. Plant material that has been removed in some bedding areas along Curiosity Blvd need to be replaced. Proposal will be created per a previous ride for this work.

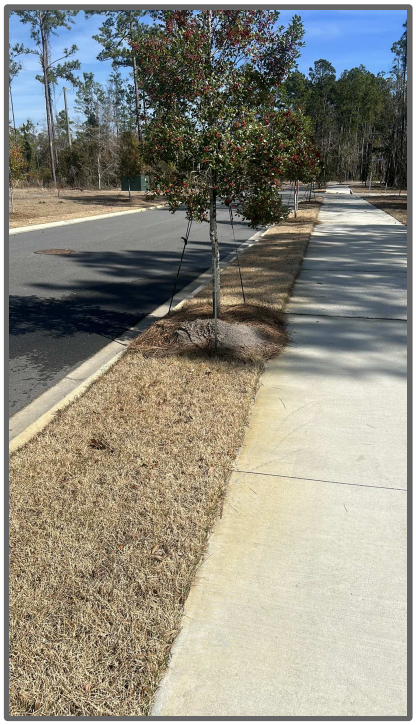
1. MAINTENANCE ITEM

Created On January 31, 2025 by **Kyle Sanders**

Any any mounds seen (previously not treated) will be treated over the next couple weeks.







2. MAINTENANCE ITEM

Created On January 31, 2025 by **Kyle Sanders**

Tree straps will be tightened (or removed if plant material is established) when found moving through the property during service visits.







3. MAINTENANCE ITEM

Created On January 31, 2025 by **Kyle Sanders**

Sucker growth plant material will be removed from other plants when performing maintenance in those areas during our weekly visits.





4. MAINTENANCE ITEM

Created On January 31, 2025 by **Kyle Sanders** Created On Site

Pine tree sapling will be removed from a Muhly grass during our next visit along Floco Avenue.



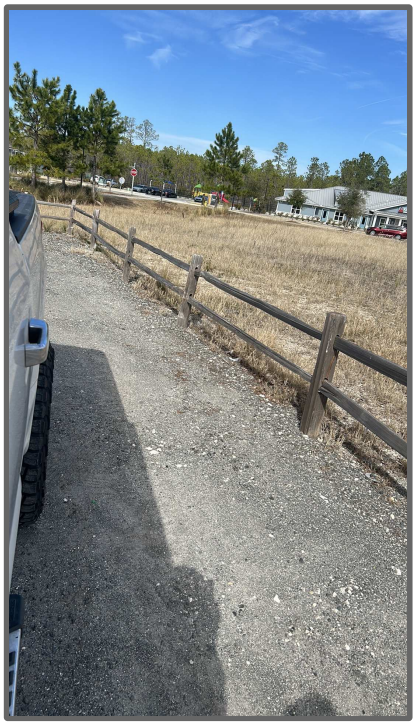


5. MAINTENANCE ITEM

Created On January 31, 2025 by Kyle Sanders Created On Site

Weeds in overflow parking areas will be chemically treated to keep weed growth down in customer areas.





6. MAINTENANCE ITEM

Created On January 31, 2025 by **Kyle Sanders**

Publix berm area will be treated over the next few visits to ensure no weed growth along Hwy. 200. (No photo taken as I would be standing in the middle of the road).



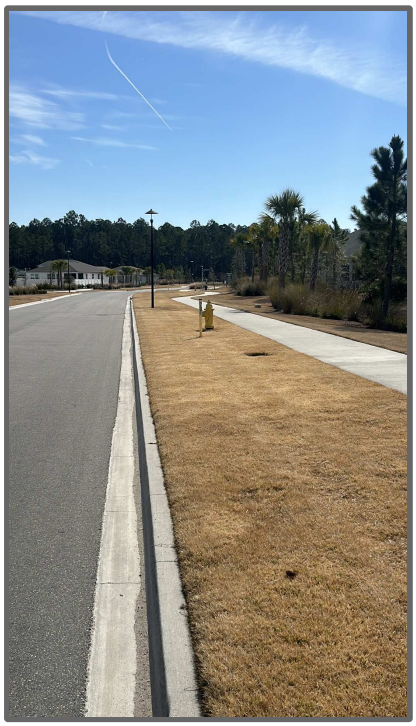
1. ACCOMPLISHMENTS

Created On January 31, 2025 by **Kyle Sanders** Created On Site

Turf height, edging and general maintenance has been kept to a uniform and neat appearance as per the scope of the contract.



Note Attachments





1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On January 31, 2025 by **Kyle Sanders**

Plant material that has been removed in some bedding areas along Curiosity Blvd need to be replaced. Proposal will be created per a previous ride for this work.





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 4, 2024	Continued Meeting	10:00 AM
December 19, 2024 CANCELED	Regular Meeting	12:00 PM
January 16, 2025	Regular Meeting	10:00 AM
February 20, 2025	Regular Meeting	10:30 AM
March 20, 2025	Regular Meeting	10:30 AM
April 17, 2025	Regular Meeting	10:30 AM
May 15, 2025	Regular Meeting	10:30 AM
June 19, 2025	Regular Meeting	10:30 AM
July 17, 2025	Regular Meeting	10:30 AM
August 21, 2025	Regular Meeting	10:30 AM
September 18, 2025	Regular Meeting	10:30 AM