

PETITION TO ESTABLISH
KINGS CREEK II
COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED TO:
THE CITY OF JACKSONVILLE, FLORIDA



PREPARED BY:



2005 Pan Am Circle Ste 300
Tampa, FL 33607-6008
Office: (813) 873-7300 Fax: (813) 873-7300
FEBRUARY 5, 2025
1st REVISION JUNE 6, 2025
2nd REVISION JULY 28, 2025

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**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: A Petition to Establish Kings Creek II Community Development District

**PETITION TO ESTABLISH
KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, EPG JAX, LLC, hereinafter "Petitioner," hereby petitions the City Council of the City of Jacksonville, according to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District concerning the land described herein. In support of this petition, Petitioner states:

1. **Location and Size.** The proposed District is located entirely within the City of Jacksonville, Florida. **Exhibit A** depicts the general location of the proposed District, which covers approximately 1151.39 acres of land. The District is generally located east of Lem Turner Road and south of Lannie Road in Jacksonville, Florida. The metes and bounds sketch and legal description of the external boundaries of the District and a corresponding map of such are outlined in **Exhibit B**.

2. **Excluded Parcels.** No land within the proposed district's external boundaries will be excluded.

3. **Landowner's Consent.** The petitioner has obtained written consent from the owners of one hundred percent of the real property located within the District to establish the District. Documentation of this consent is contained in **Exhibit C**.

4. **Initial Board Members.** The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Nicholas Dister
EPG JAX, LLC
Eisenhower Management, Inc. Manager
Vice President

Name: Carlos de la Ossa
Eisenhower Property Group
Director of CDD/HOA Operation

Name: Keith Hyatt

Name: Jennifer Goldyn
Inframark LLC
District Manager

Name: Dan Pickett

All the above-listed persons are residents of the State of Florida and citizens of the United States of America. As noted in more detail above, some of the above-listed persons are officers and/or employees of the Petitioner or a landowner, as defined in Sections 112.312 or 112.3143, Florida Statutes.

5. Name. The proposed name of the District is Kings Creek II Community Development District.

6. Future Land Uses. There are approximately 621 residential units planned for development within the District. The future general distribution, location, and extent of the land uses proposed for the District are identified in Exhibit D. Exhibit D indicates that most of the proposed District is designated as MU. In contrast, a portion of Parcel 2 is designated LDR, and Parcel 3 is defined as RR. While the Petitioner does not yet have a site plan prepared identifying the location of any particular lots and/or product types, the Petitioner is aware of the current zoning requirements (e.g., land use for Parcels 2 and 3 (RE 019233-0100, RE 019596-0355), and PUD conditions outlined in Ordinance 2023-658-E) for all of the lands within the proposed District, and will ensure that all development is consistent with all zoning and other development requirements.

7. Major Water and Wastewater Facilities. The major trunk water mains, sewer interceptors, and outfalls in the immediate vicinity of the District are depicted in **Exhibit E**. In addition, **Exhibit F** contains a copy of the letter of availability issued by JEA confirming the availability of potable water, sanitary sewer mains, and reclaimed water services for the development of all of the lands within the proposed District.

8. District Facilities and Services. **Exhibit G** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire, or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities (and an annual outlay of such costs) are also shown in **Exhibit G**. At present, these improvements are estimated to be made, constructed, and installed in three (3) phases over the period from 2025 through 2027. Actual construction timetables and expenditures will likely vary in part due to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates, and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. The District may elect to finance an amenity clubhouse, parks, and other open facilities that can be used for recreational purposes. Accordingly, the District is requesting the exercise of special powers pursuant to Section 190.012(2)(a), Florida Statutes.

9. Statement of Estimated Regulatory Costs. **Exhibit H** is the statement of estimated regulatory costs ("SERC") prepared per Section 120.541, Florida Statutes requirements. The SERC is based on presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Inframark, LLC, c/o Brian K. Lamb. See **Exhibit I** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Inframark LLC
c/o Brian K Lamb
2005 Pan Am Circle Ste 300
Tampa, Florida 33607
Brian.Lamb@inframark.com

11. The Petitioner has reviewed this petition's contents and executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is included in **Exhibit J.**

12. Pursuant to Section 190.005(2)(e), Florida Statutes, the City must review the petition against the factors set forth in Section 190.005(1)(e), Florida Statutes.

13. Accordingly, this petition to establish Kings Creek II Community Development District should be granted for the following reasons:

- a.** Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.
- b.** The land area within the proposed District is part of a planned community. It is sufficiently large, compact, and contiguous to be developed as one functional and interrelated community.
- c.** The establishment of the District will prevent the general body of taxpayers in the City of Jacksonville from bearing the burden for installing the infrastructure and maintaining the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose

- government. As proposed, establishing the District in conjunction with a comprehensively planned community allows for more efficient use of resources.
- d.** The District's community development services and facilities will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District's establishment will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.
 - e.** The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville to:

- a.** Schedule a public hearing per the requirements of Section 190.005(2)(b), Florida Statutes (2020).
- b.** Grant the petition and adopt an ordinance establishing the District according to Chapter 190, Florida Statutes.
- c.** Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational cultural, and educational uses as authorized and described by Section 190.012 (2)(a), Florida Statutes (2020); and
- d.** Grant such other relief as deemed appropriate under the circumstances.

Respectfully resubmitted, this 28th day of June 2025



Brian K. Lamb
c/o Inframark LLC
Agent for the Developer
2005 Pan Am Circle, Ste 300
Tampa, FL 33607
(813) 8730-7300 (Phone)
(813) 873-7070 (Facsimile)

EXHIBIT A

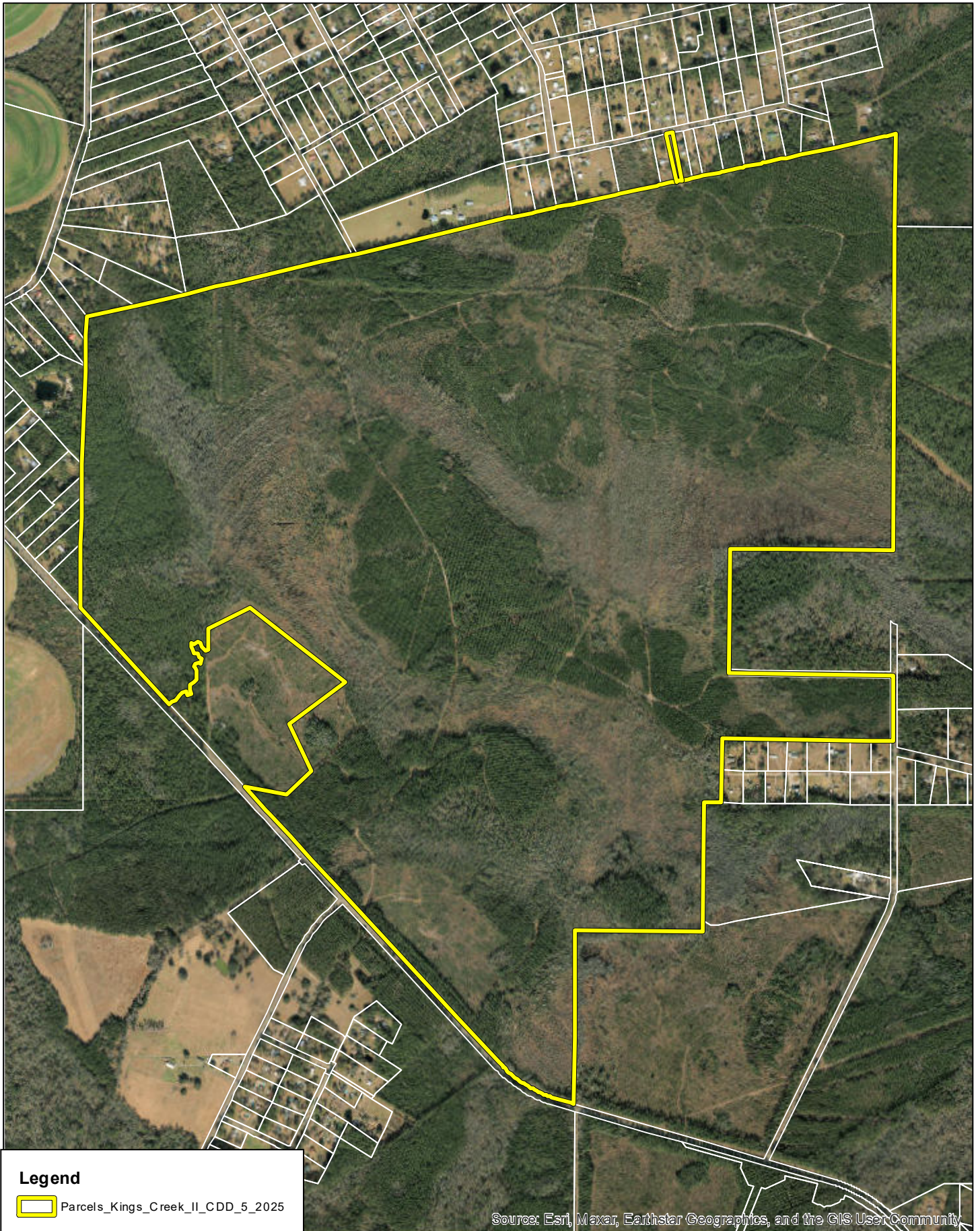
General Location and Aerial Map

This map displays the Kings Creek II CDD area, which is shaded in gray. The map includes major roads such as SR-200, SR-243, SR-295, SR-94, SR-129, SR-1295, SR-1296, SR-1297, SR-1298, SR-1299, SR-1300, SR-1301, SR-1302, SR-1303, SR-1304, SR-1305, SR-1306, SR-1307, SR-1308, SR-1309, SR-1310, SR-1311, SR-1312, SR-1313, SR-1314, SR-1315, SR-1316, SR-1317, SR-1318, SR-1319, SR-1320, SR-1321, SR-1322, SR-1323, SR-1324, SR-1325, SR-1326, SR-1327, SR-1328, SR-1329, SR-1330, SR-1331, SR-1332, SR-1333, SR-1334, SR-1335, SR-1336, SR-1337, SR-1338, SR-1339, SR-1340, SR-1341, SR-1342, SR-1343, SR-1344, SR-1345, SR-1346, SR-1347, SR-1348, SR-1349, SR-1350, SR-1351, SR-1352, SR-1353, SR-1354, SR-1355, SR-1356, SR-1357, SR-1358, SR-1359, SR-1360, SR-1361, SR-1362, SR-1363, SR-1364, SR-1365, SR-1366, SR-1367, SR-1368, SR-1369, SR-1370, SR-1371, SR-1372, SR-1373, SR-1374, SR-1375, SR-1376, SR-1377, SR-1378, SR-1379, SR-1380, SR-1381, SR-1382, SR-1383, SR-1384, SR-1385, SR-1386, SR-1387, SR-1388, SR-1389, SR-1390, SR-1391, SR-1392, SR-1393, SR-1394, SR-1395, SR-1396, SR-1397, SR-1398, SR-1399, SR-1400, SR-1401, SR-1402, SR-1403, SR-1404, SR-1405, SR-1406, SR-1407, SR-1408, SR-1409, SR-1410, SR-1411, SR-1412, SR-1413, SR-1414, SR-1415, SR-1416, SR-1417, SR-1418, SR-1419, SR-1420, SR-1421, SR-1422, SR-1423, SR-1424, SR-1425, SR-1426, SR-1427, SR-1428, SR-1429, SR-1430, SR-1431, SR-1432, SR-1433, SR-1434, SR-1435, SR-1436, SR-1437, SR-1438, SR-1439, SR-1440, SR-1441, SR-1442, SR-1443, SR-1444, SR-1445, SR-1446, SR-1447, SR-1448, SR-1449, SR-1450, SR-1451, SR-1452, SR-1453, SR-1454, SR-1455, SR-1456, SR-1457, SR-1458, SR-1459, SR-1460, SR-1461, SR-1462, SR-1463, SR-1464, SR-1465, SR-1466, SR-1467, SR-1468, SR-1469, SR-1470, SR-1471, SR-1472, SR-1473, SR-1474, SR-1475, SR-1476, SR-1477, SR-1478, SR-1479, SR-1480, SR-1481, SR-1482, SR-1483, SR-1484, SR-1485, SR-1486, SR-1487, SR-1488, SR-1489, SR-1490, SR-1491, SR-1492, SR-1493, SR-1494, SR-1495, SR-1496, SR-1497, SR-1498, SR-1499, SR-1500, SR-1501, SR-1502, SR-1503, SR-1504, SR-1505, SR-1506, SR-1507, SR-1508, SR-1509, SR-1510, SR-1511, SR-1512, SR-1513, SR-1514, SR-1515, SR-1516, SR-1517, SR-1518, SR-1519, SR-1520, SR-1521, SR-1522, SR-1523, SR-1524, SR-1525, SR-1526, SR-1527, SR-1528, SR-1529, SR-1530, SR-1531, SR-1532, SR-1533, SR-1534, SR-1535, SR-1536, SR-1537, SR-1538, SR-1539, SR-1540, SR-1541, SR-1542, SR-1543, SR-1544, SR-1545, SR-1546, SR-1547, SR-1548, SR-1549, SR-1550, SR-1551, SR-1552, SR-1553, SR-1554, SR-1555, SR-1556, SR-1557, SR-1558, SR-1559, SR-1560, SR-1561, SR-1562, SR-1563, SR-1564, SR-1565, SR-1566, SR-1567, SR-1568, SR-1569, SR-1570, SR-1571, SR-1572, SR-1573, SR-1574, SR-1575, SR-1576, SR-1577, SR-1578, SR-1579, SR-1580, SR-1581, SR-1582, SR-1583, SR-1584, SR-1585, SR-1586, SR-1587, SR-1588, SR-1589, SR-1590, SR-1591, SR-1592, SR-1593, SR-1594, SR-1595, SR-1596, SR-1597, SR-1598, SR-1599, SR-1600, SR-1601, SR-1602, SR-1603, SR-1604, SR-1605, SR-1606, SR-1607, SR-1608, SR-1609, SR-1610, SR-1611, SR-1612, SR-1613, SR-1614, SR-1615, SR-1616, SR-1617, SR-1618, 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SR-1730, SR-1731, SR-1732, SR-1733, SR-1734, SR-1735, SR-1736, SR-1737, SR-1738, SR-1739, SR-1740, SR-1741, SR-1742, SR-1743, SR-1744, SR-1745, SR-1746, SR-1747, SR-1748, SR-1749, SR-1750, SR-1751, SR-1752, SR-1753, SR-1754, SR-1755, SR-1756, SR-1757, SR-1758, SR-1759, SR-1760, SR-1761, SR-1762, SR-1763, SR-1764, SR-1765, SR-1766, SR-1767, SR-1768, SR-1769, SR-1770, SR-1771, SR-1772, SR-1773, SR-1774, SR-1775, SR-1776, SR-1777, SR-1778, SR-1779, SR-1780, SR-1781, SR-1782, SR-1783, SR-1784, SR-1785, SR-1786, SR-1787, SR-1788, SR-1789, SR-1790, SR-1791, SR-1792, SR-1793, SR-1794, SR-1795, SR-1796, SR-1797, SR-1798, SR-1799, SR-1800, SR-1801, SR-1802, SR-1803, SR-1804, SR-1805, SR-1806, SR-1807, SR-1808, SR-1809, SR-1810, SR-1811, SR-1812, SR-1813, SR-1814, SR-1815, SR-1816, SR-1817, SR-1818, SR-1819, SR-1820, SR-1821, SR-1822, SR-1823, SR-1824, SR-1825, SR-1826, SR-1827, SR-1828, SR-1829, SR-1830, SR-1831, SR-1832, SR-1833, SR-1834, SR-1835, SR-1836, SR-1837, SR-1838, SR-1839, SR-1840, SR-1841, SR-1842, SR-1843, SR-1844, SR-1845, SR-1846, SR-1847, SR-1848, SR-1849, SR-1850, SR-1851, SR-1852, SR-1853, SR-1854, SR-1855, SR-1856, SR-1857, SR-1858, SR-1859, SR-1860, SR-1861, SR-1862, SR-1863, SR-1864, SR-1865, SR-1866, SR-1867, SR-1868, SR-186

3

0 1 2 4 6 8 10 12 14 Miles

On File



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

EXHIBIT B

Sketch and Legal Description

Revised May 20, 2025

August 5, 2024

Page 1 of 3

Work Order No. 24-165.01

File No. 130C-34.01B

**Kings Creek II CDD
Parcel 2**

All of fractional Sections 7 and 8, a portion of fractional Sections 17 and 18, and a portion of Sections 19 and 20, all lying in Township 1 North, Range 26 East, Duval County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 20900, page 374, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwestern corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records; thence South $01^{\circ}19'13''$ West, along the Westerly line of said Lot 12, a distance of 981.44 feet to the Southwesterly corner thereof, said corner lying on the Easterly line of said fractional Section 8 (as monumented); thence South $01^{\circ}20'39''$ West, along said Easterly line, 653.71 feet to the Northeasterly corner of said fractional Section 17 (as monumented); thence South $00^{\circ}13'20''$ West, along the Easterly line of said fractional Section 17, a distance of 2650.58 feet to a point lying on the Southerly line of the South one-half of the North one-half of said fractional Section 17 (as monumented); thence South $88^{\circ}38'48''$ West, departing said Easterly line and along said Southerly line, 1900.06 feet to a point lying on the Easterly line of the West 45 acres of the North one-half of the South one-half of said fractional Section 17 (as monumented); thence South $00^{\circ}46'56''$ East, departing said Southerly line and along said Easterly line, 1312.82 feet to a point lying on the Northerly line of the South one-quarter of said fractional Section 17 (as monumented); thence North $88^{\circ}46'51''$ East, departing said Easterly line and along said Northerly line, 1820.72 feet to its intersection with the Westerly right of way line of Eagerton Road, a 66 foot right of way as presently established; thence South $00^{\circ}47'17''$ East, departing said Northerly line and along said Westerly right of way line, 664.12 feet to its intersection with the Northerly line of the South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South $89^{\circ}03'09''$ West, departing said Westerly right of way line and along said Northerly line, 1798.61 feet to a point lying on the Westerly line of said South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South $00^{\circ}46'21''$ East, departing said Northerly line and along said Westerly line, 657.40 feet to a point lying on the Northerly line of said Section 20; thence South $88^{\circ}54'53''$ West, departing said Westerly line and along said Northerly line, 181.84 feet to the Northwestern corner of those lands described and recorded in Official Records Book 14707, page 1126, of said current Public Records (as monumented); thence South $00^{\circ}31'33''$ East, departing said Northerly line, along the Westerly line of said Official Records Book 14707, page 1126, and along the Westerly line of Parcel "B" as described and recorded in Official Records Volume 3728, page 762, of said current Public Records (as monumented), a distance of 1296.21 feet to the Southeasterly corner of the Northwest one-quarter of the Northwest one-quarter of said Section 20 (as monumented); thence South $88^{\circ}32'17''$ West, departing last said Westerly line and along the Southerly line of said Northwest one-quarter of the Northwest one-quarter of Section 20, a distance of 1315.09 feet to the Southwesterly corner thereof (as monumented), said corner lying on the

**Kings Creek II CDD
Parcel 2 (continued)**

Westerly line of said Section 20; thence South 00°07'30" East, along said Westerly line, 1282.90 feet; thence South 00°07'19" East, continuing along said Westerly line, 456.69 feet to its intersection with the Northeasterly right of way line of State Road No. 115 (Lem Turner Road), a variable width right of way as presently established; thence Northwesterly along said Northeasterly right of way line the following 4 courses: Course 1, thence North 74°21'25" West, departing said Westerly line, 15.45 feet to the point of curvature of a curve concave Northeasterly having a radius of 1876.86 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 31°43'00", an arc length of 1038.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°29'55" West, 1025.74 feet; Course 3, thence North 47°21'35" East, along a non-tangent line, 17.00 feet; Course 4, thence North 42°38'25" West, 3711.32 feet; thence South 80°19'41" East, departing said Northeasterly right of way line, 438.86 feet; thence North 46°48'13" East, 351.39 feet; thence North 26°05'37" West, 543.70 feet; thence North 53°48'43" East, 730.24 feet; thence North 52°08'31" West, 1254.26 feet; thence South 62°16'45" West, 488.29 feet to a point lying on the Easterly line of Parcel "B", as described and recorded in Official Records Book 20070, page 1234, of said current Public Records; thence South 00°41'02" West, along said Easterly line, 204.71 feet; thence South 65°18'24" West, departing said Easterly line, 28.87 feet; thence North 37°49'54" West, 35.29 feet; thence North 36°34'37" West, 16.13 feet; thence North 26°40'08" West, 42.45 feet; thence North 82°30'53" West, 32.30 feet; thence South 62°28'13" West, 35.22 feet; thence North 67°13'48" West, 31.99 feet; thence South 07°04'22" West, 40.99 feet; thence South 38°53'25" East, 39.16 feet; thence South 13°53'32" East, 38.72 feet; thence North 87°39'49" East, 34.40 feet; thence South 18°33'59" East, 53.44 feet; thence South 67°31'06" East, 26.13 feet; thence South 10°01'19" West, 45.40 feet; thence North 85°01'30" West, 21.90 feet; thence South 71°49'29" West, 39.58 feet; thence South 10°49'02" West, 28.37 feet; thence South 28°38'15" East, 16.06 feet; thence South 28°35'12" East, 22.38 feet; thence South 18°31'24" East, 31.22 feet; thence South 18°50'39" West, 39.69 feet; thence South 00°08'01" West, 31.68 feet; thence South 36°29'29" West, 27.76 feet; thence South 53°32'16" West, 56.39 feet; thence South 01°03'58" East, 51.33 feet; thence South 11°56'10" East, 40.53 feet; thence South 64°36'35" West, 41.18 feet; thence North 08°03'57" West, 41.80 feet; thence South 75°02'54" West, 44.91 feet; thence South 50°33'40" West, 36.68 feet; thence South 40°24'22" West, 73.48 feet; thence South 80°25'12" West, 39.20 feet; thence South 35°32'04" West, 41.50 feet to a point lying on said Northeasterly right of way line of State Road No. 115; thence North 42°38'25" West, along said Northeasterly right of way line, 1354.77 feet to the Southwesterly corner of said Parcel "B"; thence North 00°46'03" East, departing said Northeasterly right of way line and along the Westerly line of said Parcel "B", 3029.51 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 41 of the William Gibson Grant (as monumented), said Township and Range; thence North 77°30'15" East, along said Southerly line, 8629.00 feet to the Point of Beginning.

Containing 1150.70 acres, more or less.

**Kings Creek II CDD
Parcel 3**

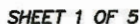
A portion of Lot 10, as depicted on Subdivision of Part of the William A. Ogilvie Estate, recorded in Plat Book 9, page 10, of the current Public Records of Duval County, Florida, being a portion of Section 41 of the William Gibson Grant, Township 1 North, Range 26 East, Duval County, Florida, being Parcel G, as described and recorded in Official Records Book 20900, page 374, of said current Public, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records, said corner lying on the Southerly line of said Section 41; thence South $77^{\circ}30'15''$ West, along said Southerly line, 2314.05 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $77^{\circ}30'15''$ West, along said Southerly line of Section 41, a distance of 60.00 feet to Southeasterly corner of those lands described and recorded in Official Records Book 17017, page 1486, of said current Public Records; thence North $12^{\circ}29'45''$ West, departing said Southerly line and along the Easterly line of last said lands, 497.51 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of Parete Road South, a 60 foot right of way as presently established; thence North $77^{\circ}34'25''$ East, along said Southerly right of way line, 60.00 feet to the Northwestern corner of those lands described and recorded in Official Records Book 18642, page 2224, of said current Public Records; thence South $12^{\circ}29'45''$ East, departing said Southerly right of way line and along the Westerly line of last said lands, 497.44 feet to the Southwesterly corner thereof and the Point of Beginning.

Containing 0.69 acre, more or less.

ALL OF FRACTIONAL SECTIONS 7 AND 8, A PORTION OF FRACTIONAL SECTIONS 17 AND 18, A PORTION OF SECTIONS 19 AND 20, AND A PORTION OF SECTION 41 OF THE WILLIAM GIBSON GRANT, ALL LYING IN TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 41 AS BEING NORTH 77°30'15" EAST.

REVISED MAY 20, 2025 TO AMEND MAP AND
LEGAL DESCRIPTION.
REVISED DECEMBER 13, 2024 TO AMEND MAP AND
LEGAL DESCRIPTION.
REVISED AUGUST 22, 2024 TO UPDATE MAP NAME.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



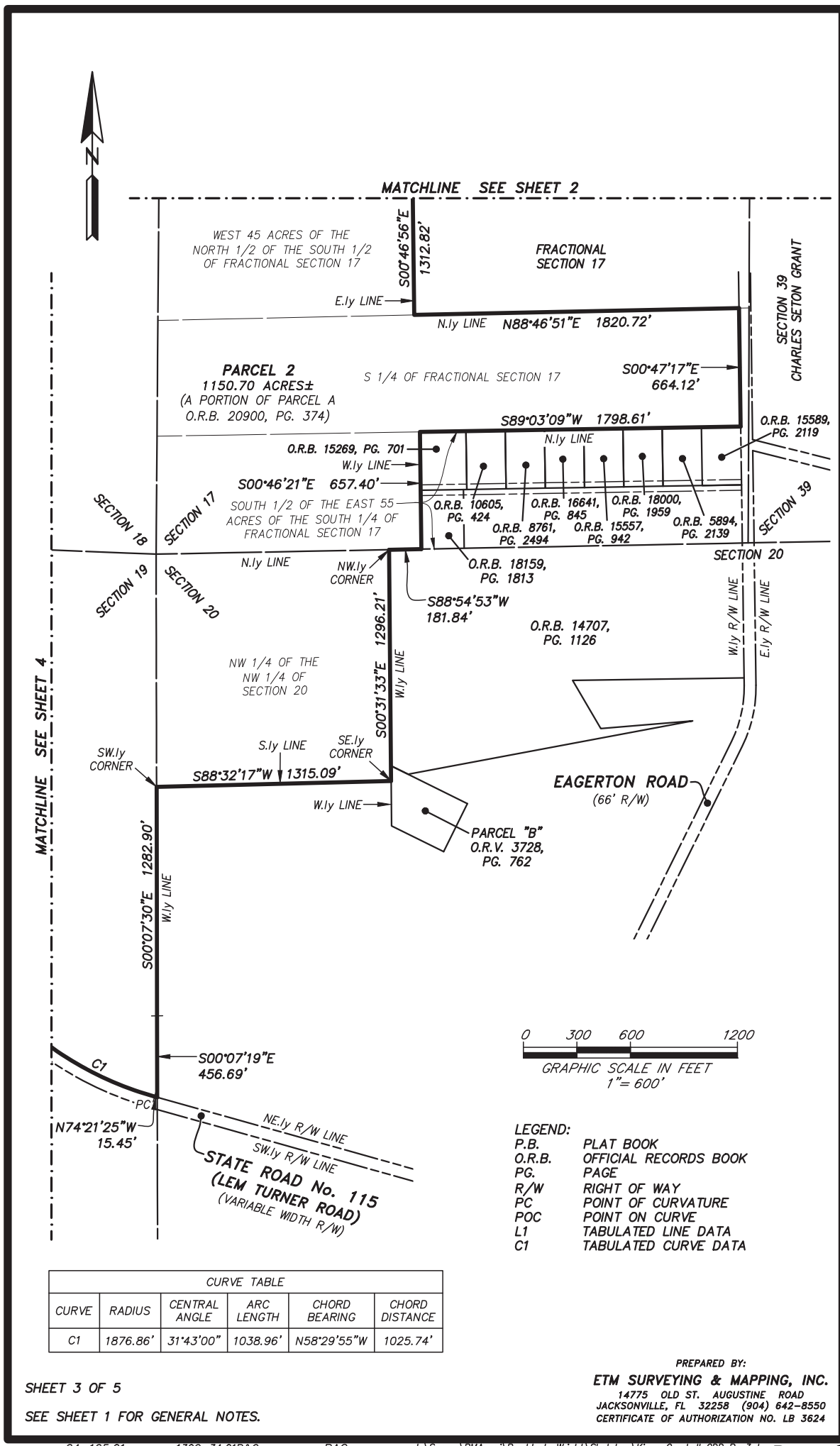
Certificate of Authorization No: LB 3624

DATE: AUGUST 5, 2024

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6963

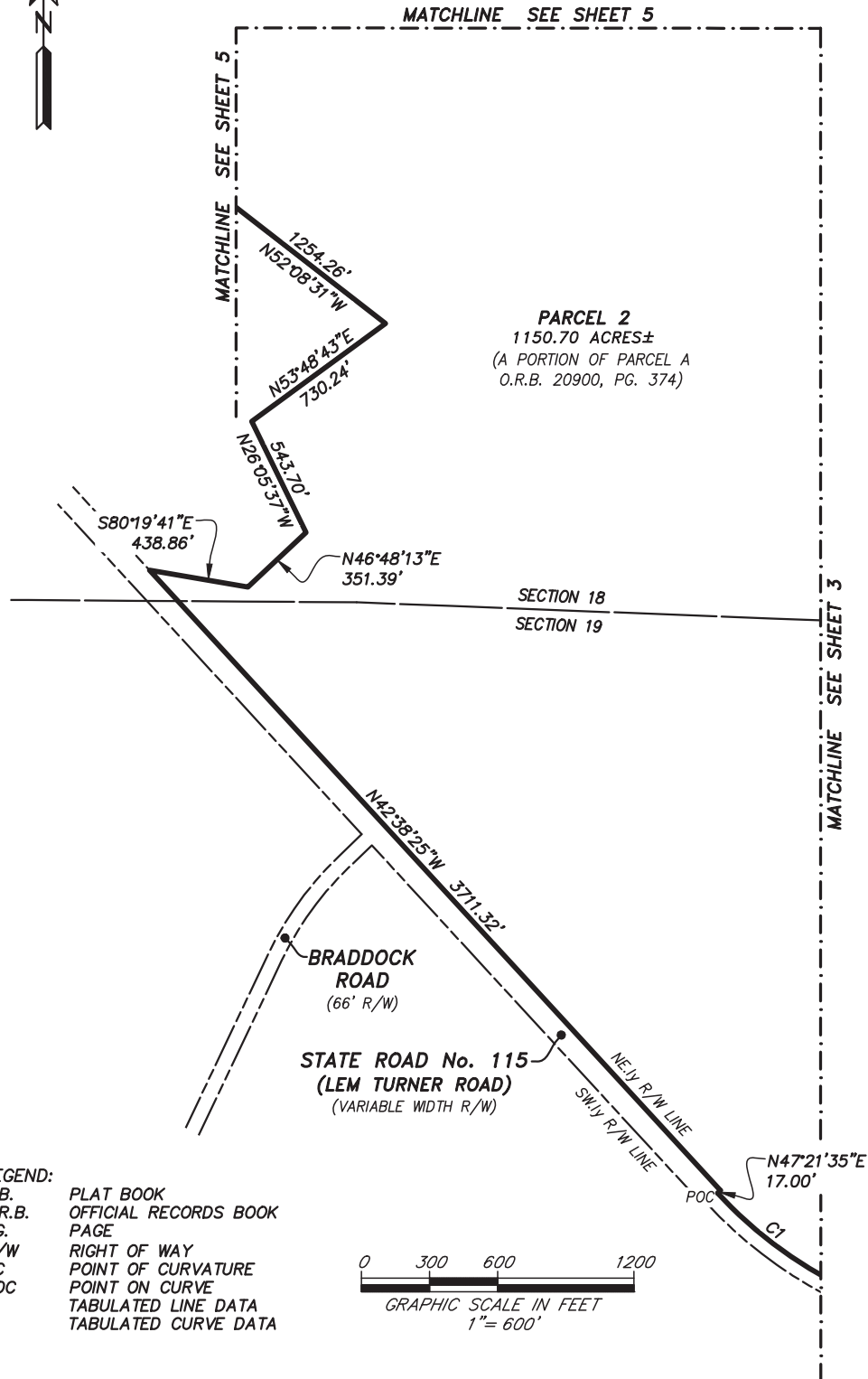


Digitally signed by
Gilmore C Colyer III
Date: Jun 9, 2025



SHEET 3 OF 5

SEE SHEET 1 FOR GENERAL NOTES.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1876.86'	31°43'00"	1038.96'	N58°29'55"W	1025.74'

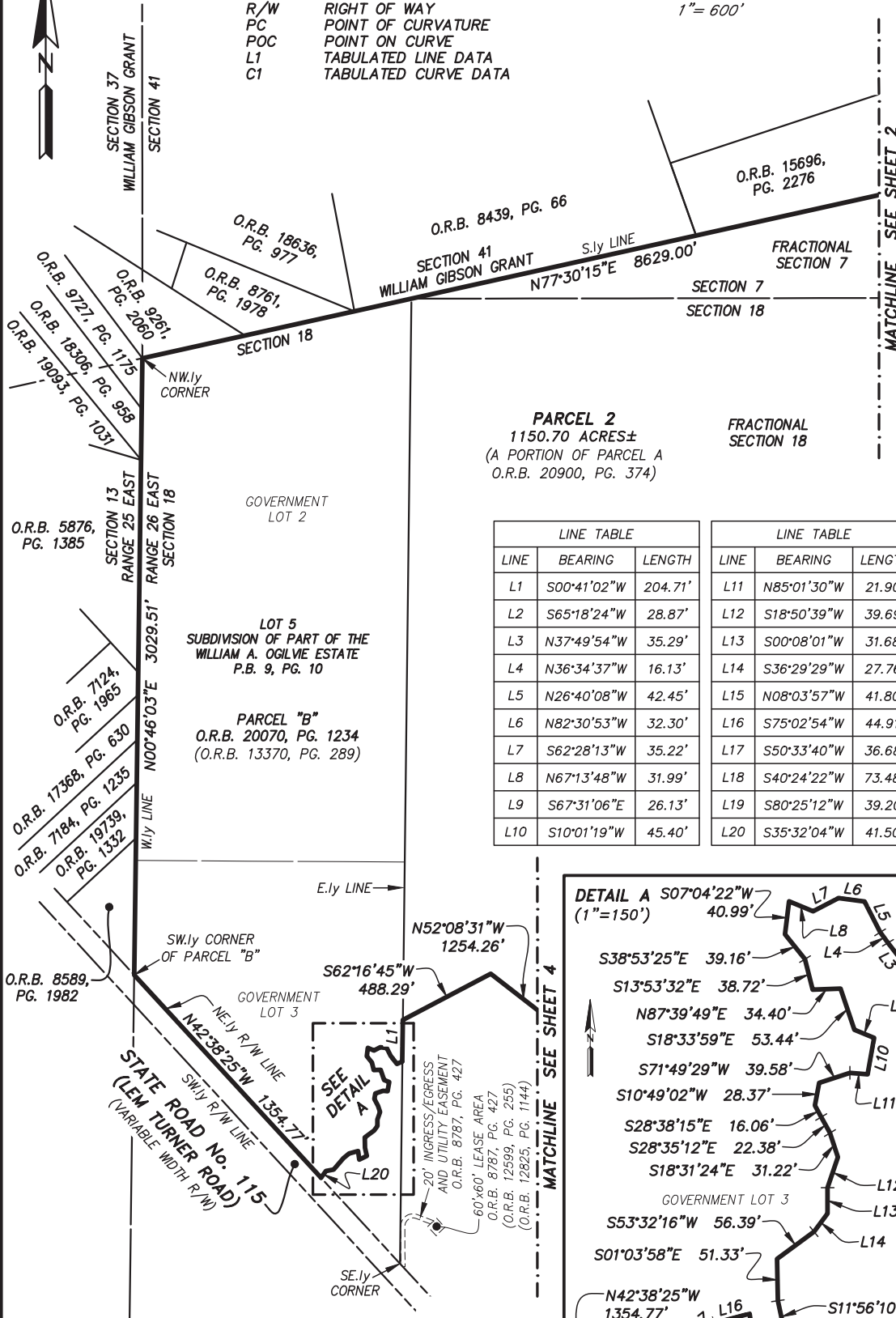
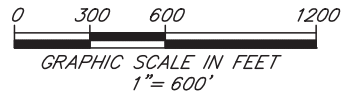
SHEET 4 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



LEGEND:
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
POC POINT ON CURVE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA

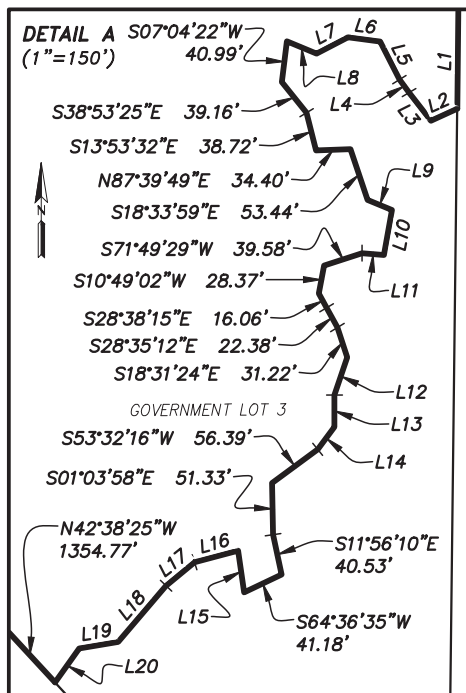


PARCEL 2
1150.70 ACRES±
(A PORTION OF PARCEL A
O.R.B. 20900, PG. 374)

FRACTIONAL
SECTION 18

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°41'02"W	204.71'
L2	S65°18'24"W	28.87'
L3	N37°49'54"W	35.29'
L4	N36°34'37"W	16.13'
L5	N26°40'08"W	42.45'
L6	N82°30'53"W	32.30'
L7	S62°28'13"W	35.22'
L8	N67°13'48"W	31.99'
L9	S67°31'06"E	26.13'
L10	S10°01'19"W	45.40'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N85°01'30"W	21.90'
L12	S18°50'39"W	39.69'
L13	S00°08'01"W	31.68'
L14	S36°29'29"W	27.76'
L15	N08°03'57"W	41.80'
L16	S75°02'54"W	44.91'
L17	S50°33'40"W	36.68'
L18	S40°24'22"W	73.48'
L19	S80°25'12"W	39.20'
L20	S35°32'04"W	41.50'



SHEET 5 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

EXHIBIT C

Landowner Consent


**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
DUVAL COUNTY

On this 21 day of October 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, NICHOLAS J. DISTER, who, after being duly sworn, deposed and say:

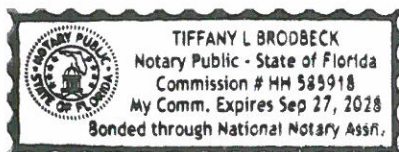
1. Affiant, NICHOLAS J. DISTER, is a Manager of EPG Jax LLC, a Florida Limited Liability Corporation, which is the owner of the following described property located in Duval County, Florida, more fully described in **Exhibit A**
2. Affiant, NICHOLAS J. DISTER, hereby represents that he has full authority to execute all documents and instruments on behalf of EPG Jax, LLC, a Florida Limited Liability Corporation relating to the Petition before the City Council of the City of Jacksonville, in Duval County, Florida, to enact an ordinance to establish the Kings Creek II Community Development District (the "Proposed CDD").
3. The Property described above represents all the real property to be included in the proposed CDD.
4. The Affiant, NICHOLAS J. DISTER, on behalf of EPG Jax, LLC as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the proposed CDD.

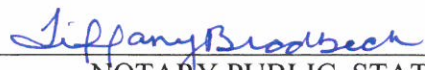
AFFIANT FURTHER SAYETH NOT.



EPG Jax, LLC
By: Eisenhower Management, Inc. - Manager
By: Nicholas J. Dister
Its: Vice President

Sworn to, affirmed, and subscribed before me through ☒ physical presence or ☐ online notarization, this 18 day of OCTOBER 2024, by Nicholas J. Dister, a Manager of EPG Jax, LLC, the owner of properties. He/she ☒ is personally known to me or ☐ has produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA

TIFFANY BRODBECK

(Print, Type or Stamp Commissioned Name of
Notary Public)

Prepared By/Record and Return To:
Jason C. Hill, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Westcor: 22-080411
First Coast Title: 2019-43553
RT#: 807488

NOTE TO CLERK: This deed is being given for nominal consideration in connection with the sale of numerous parcels of land to the Grantee to ensure all property shown by the survey is included in the sale. Only minimum documentary stamps are being paid with the recording of this Quit-Claim Deed.

QUIT-CLAIM DEED
(All Parcels – Survey Legal)

This Quit-Claim Deed is made, executed and delivered this 15th day of December, 2023, between **THOMAS B. HUNTLEY**, Successor Trustee of the **THOMAS H. BRADDOCK, JR. TRUST**, dated 12/6/2005, **THOMAS BRADDOCK ROWE**, **JENNIE B. ROWE**, **ROBERT LEE ROWE III**, **JULIA R. LAWLESS**, **R. LEE ROWE, III**, as trustee of the **THOMAS B. ROWE TRUST**, dated 8/16/2005, **GLENDA HUNTLEY**, and as Trustee of the **JAMES E. HUNTLEY, JR. AND GLENDA N. HUNTLEY REVOCABLE TRUST**, dated 10/21/2020, **LBBJR, LLC**, a Florida limited liability company, **ANDREW MCCULLY LAWLESS, GJLB HUNTLEY, LLC**, a Florida limited liability company, **LBR PARTNERS, LLP**, a Florida limited liability partnership **JEMC HUNTLEY, LLC**, a Florida limited liability company, **BRADDOCK PROPERTIES II LLC**, a Florida limited liability company, **WILLIAM R. BRADDOCK, JR.**, and **MARSHA B. WILLIAMS** (hereinafter collectively referred to as the “Grantors”) each conveying non-homestead property, whose address is 9471 Baymeadows Rd., Suite 203, Jacksonville, FL 32256, and **EPG JAX, LLC**, a Florida limited liability company, whose address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (hereinafter the “Grantee”);

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and its successors and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

See Exhibit “A” attached hereto and by reference made a part hereof.

Property Appraiser’s Parcel I.D. Numbers: 019245-0000, 019248-0000, 019250-0500, 019241-0020, 019241-0010, 019236-0010, 019234-0100, 019234-0000, 002476-0000, 019246-0000, 019254-5000, 019235-0000, 019250-0000, 019254-4000, 019254-3000, 019254-0000, 002475-0000, 002477-0010, 019254-2000, 019254-1000, 019255-0005, 002474-0100, 002477-0100, 019252-0000, 002480-0000, 002480-0500, 019437-0010, 019233-0000, 019247-0100, 019247-0200, 019247-0300, 019234-0210, 019234-0250, and 019596-0355

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantors thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its successors and assigns forever.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed Grantors make no representations or warranties, expressed or implied, with respect to title to the Property.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

THOMAS H. BRADDOCK, JR. TRUST,
dated December 6, 2005

Print Name: D. Kent Sausaman

By: Thomas B. Huntley
Name: Thomas B. Huntley
Title: Successor Trustee

Witness #1 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

Address: 9471 Baymeadows Rd., Suite 203
Jacksonville, FL 32256

Print Name: Caleigh Dean

Witness #2 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of December, 2023, by Thomas B. Huntley, as Successor Trustee of the **THOMAS H. BRADDOCK, JR. TRUST**, dated December 6, 2005, on behalf of the Trust. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Print Name: Caleigh Dean
Notary Public, State and County Aforesaid
My Commission Expires: June 15, 2025
Commission Number: HH 111467



[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Rima K Maron
Print Name: RIMA K. MARON

Thomas Braddock Rowe
THOMAS BRADDOCK ROWE

Witness #1 Mailing address:
8429 DRAYTON PARK DR.
JACKSONVILLE FL 32216

Address: 9471 Baymeadows Rd., Suite 203
Jacksonville, FL 32256

Wajid Maron
Print Name: WAGIB MARON

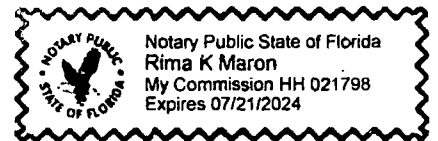
Witness #2 Mailing address:
8429 DRAYTON PARK DR.
JACKSONVILLE FL 32216

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 13 day of December, 2023, by Thomas Braddock Rowe. He
(check one) ☐ is personally known to me, or ☒ has produced a valid driver's license as
identification.

Rima K Maron
Print Name: RIMA K. MARON
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

[Signatures continue next page.]



IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Maria Diaz
Print Name: MARIA DIAZ

Witness #1 Mailing address:
10555 GREENVILLE RD
JAX FL 32256
[Signature]
Print Name: John W. Geer

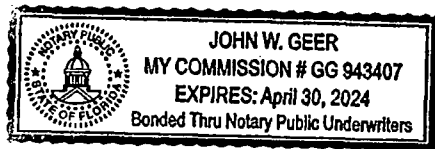
Witness #2 Mailing address:
8204 Hollyhock Road
Salem, FL 32256

Jennie B. Rowe
JENNIE B. ROWE

Address: 9471 Baymeadows Rd., Suite 203
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 14 day of December, 2023, by Jennie B. Rowe. She (check one)
☐ is personally known to me, or ☒ has produced a valid driver's license as identification.



[Signature]
Print Name: John W. Geer
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Rima K. Maron Robert Lee Rowe, III
Print Name: RIMA K-MARON ROBERT LEE ROWE, III, Individually

Witness #1 Mailing address: 8429 DRAYTON PARK DR. Address: 9471 Baymeadows Rd., Suite 203
JACKSONVILLE FL 32216 Jacksonville, FL 32256

Wagib Maron
Print Name: WAGIB MARON

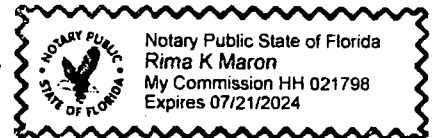
Witness #2 Mailing address:
8429 DRAYTON PARK DR.
JACKSONVILLE FL 32216

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of December, 2023, by Robert Lee Rowe, III. He (check one) ☐ is personally known to me, or ☒ has produced a valid driver's license as identification.

Rima K. Maron
Print Name: RIMA K-MARON
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

[Signatures continue on following pages.]



IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Maria Diaz
Print Name: MARIA DIAZ

Witness #1 Mailing address:
10555 GDOENVILLE RD.
JAX FL - 32256

John W. Geer
Print Name: John W. Geer

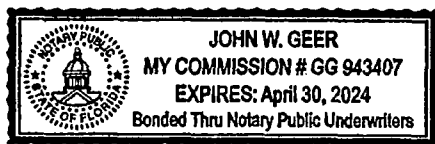
Witness #2 Mailing address:
3204 HOLLYHURST LANE
JACKSONVILLE, FL 32206

Julia Rowe Lawless
JULIA ROWE LAWLESS, Individually

Address: 9471 Baymeadows Rd., Suite 203
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of December, 2023, by Julia R. Lawless, a/k/a Julia Rowe Lawless. She (check one) ☒ is personally known to me or ☐ has produced a valid driver's license as identification.



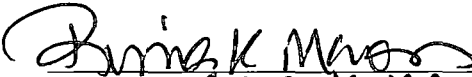
John W. Geer
Print Name: John W. Geer
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____


[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.


Signed, sealed and delivered
in the presence of:

THOMAS B. ROWE TRUST, dated August 16,
2005


Print Name: RIMA K. MARON

By: 
R. Lee Rowe, III, as Trustee

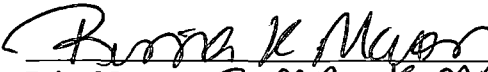
Witness #1 Mailing address: 8429 DAYTON PARK DR. Address: 9471 Baymeadows Rd., Suite 203
JACKSONVILLE FL 32216 Jacksonville, FL 32256


Print Name: NAGIB MARON

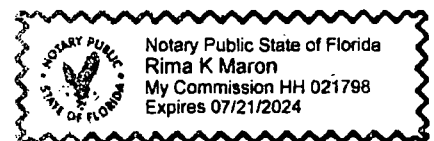
Witness #2 Mailing address: 8429 DAYTON PARK DR.
JACKSONVILLE FL 32216

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 13 day of December, 2023, by R. Lee Rowe, III, as Trustee of the
THOMAS B. ROWE TRUST, dated August 16, 2005, on behalf of the Trust. He (check one) ☐
is personally known to me, or ☒ has produced a valid driver's license as identification.


Print Name: RIMA K. MARON
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

[Signatures continue on following pages.]



IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

**JAMES E. HUNTLEY, JR. AND GLENDA N.
HUNTLEY REVOCABLE TRUST UAD**
10/21/2020

[Signature]
Print Name: D. Kent Sansaman

By: [Signature]
Name: Glenda N. Huntley
Title: Trustee

Witness #1 Mailing address:
1515 Riverside Ave, Ste. A
JACKSONVILLE, FL 32204

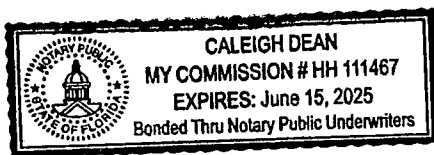
Address: 95050 Sunflower Court
Fernandina Beach, Florida 32034

[Signature]
Print Name: Caleigh Dean

Witness #2 Mailing address:
1515 Riverside Ave, Ste. A
JACKSONVILLE, FL 32204

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of December, 2023, by Glenda N. Huntley, as Trustee of the **JAMES E. HUNTLEY, JR. AND GLENDA N. HUNTLEY REVOCABLE TRUST UAD** 10/21/2020, on behalf of the Trust. She (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



[Signature]
Print Name: Caleigh Dean
Notary Public, State and County Aforesaid
My Commission Expires: June 15, 2025
Commission Number: HH 111467

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

LBBJR, LLC, a Florida limited liability
company

Print Name: D. Kent Sausaman

By: Thomas B. Huntley
Name: Thomas B. Huntley
Title: Manager

Witness #1 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

Address: 2233 Seminole Road, Unit II
Atlantic Beach, Florida 32233

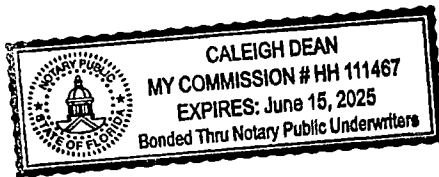
Print Name: Caleigh Dean

Witness #2 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 13th day of December, 2023, by Thomas B. Huntley, as Manager
of **LBBJR, LLC**, a Florida limited liability company, on behalf of the company. He (check one)
☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Print Name: Caleigh Dean
Notary Public, State and County Aforesaid
My Commission Expires: June 15, 2025
Commission Number: HH 111467

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Maria Diaz
Print Name: MARIA DIAZ

Witness #1 Mailing address:
10555 Broomville FL-
JAX, FL 32256

John W. Geer
Print Name: John W. Geer

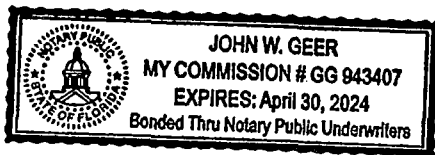
Witness #2 Mailing address:
8204 Holbrook Road
Jacksonville, FL 32256

Andrew McCully Lawless
ANDREW MCCULLY LAWLESS

Address: 9471 Baymeadows Rd., Suite 203
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 14 day of December, 2023, by Andrew McCully Lawless. He
(check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as
identification.



John W. Geer
Print Name: John W. Geer
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GJLB HUNTLEY, LLC, a Florida limited liability
company,

Print Name: D Kent Sausaman

By: Thomas B. Huntley
Name: Thomas B. Huntley
Title: Manager

Witness #1 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

Address: 2233 Seminole Road, Unit 11
Atlantic Beach, Florida 32233

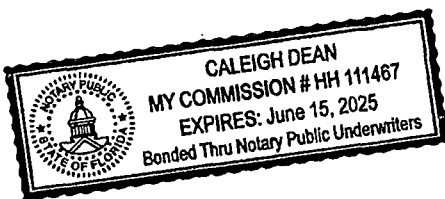
Print Name: Caleigh Dean

Witness #2 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 13th day of December, 2023, by Thomas B. Huntley, the Manager
of GJLB HUNTLEY, LLC, a Florida limited liability company, on behalf of the company. He
(check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as
identification.



Print Name: Caleigh Dean
Notary Public, State and County Aforesaid
My Commission Expires: June 15, 2025
Commission Number: HH 111467

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Gordon H. Moore
Print Name: Gordon H. Moore

Witness #1 Mailing address:
6th Providence Glen Dr,
Chapel Hill, NC, 27514

Leigh Anne King
Print Name: Leigh Anne King

Witness #2 Mailing address:
203 Pleasant Drive
Carboro, NC 27510

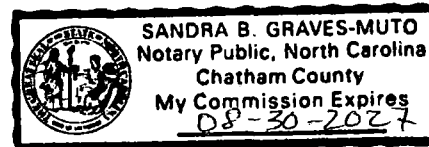
STATE OF NORTH CAROLINA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of December, 2023, by F. Craig Richardson, Jr., as General Partner of **LBR PARTNERS, LLP**, a Florida limited liability partnership, on behalf of the partnership. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

LBR PARTNERS, LLP, a Florida limited liability partnership

By: F. Craig Richardson, Jr.
Name: F. Craig Richardson, Jr.
Title: General Partner

Address: 7955 Little Fox Lane
Jacksonville, Florida 32256



Sandra B. Graves-Muto
Print Name: Sandra B. Graves-Muto
Notary Public, State and County Aforesaid
My Commission Expires: 08-30-2027
Commission Number: 202224500234
Notary

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have hereunto set their seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

JEMC HUNTLEY, LLC a Florida limited
liability company

Print Name: D. Kent Salsaman

By: Thomas B. Huntley
Name: Thomas B. Huntley
Title: Manager

Witness #1 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

Address: 2233 Seminole Road, Unit 11
Atlantic Beach, Florida 32233

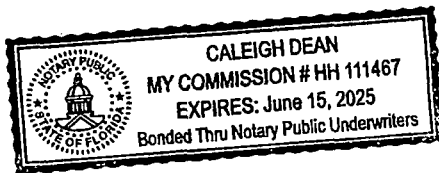
Print Name: Caleigh Dean

Witness #2 Mailing address:

1515 Riverside Ave, Ste. A
Jacksonville, FL 32204

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 13th day of December, 2023, by Thomas B. Huntley, the Manager
of **JEMC HUNTLEY, LLC**, a Florida limited liability company, on behalf of the company. He
(check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as
identification.



Print Name: Caleigh Dean
Notary Public, State and County Aforesaid
My Commission Expires: June 15, 2025
Commission Number: HH 111467

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered in the presence of:

BRADDOCK PROPERTIES II LLC, a Florida limited liability company

By: William R. Braddock, Jr.
Name: William R. Braddock, Jr.
Title: Authorized Member

Address: 63 Appaloosa Ave.
St Augustine, FL 32095

Print Name: Jason C. Hill

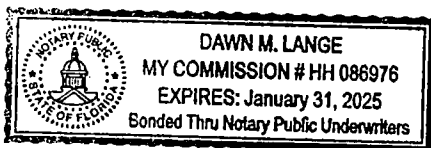
Witness #1 Mailing address:
100 Whetstone Pl, Suite 200
St. Augustine, FL 32086

Print Name: Dawn M. Lange

Witness #2 Mailing address:
100 Whetstone Pl, Suite 200
St. Augustine, FL 32086

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of December, 2023, by William R. Braddock, Jr., the Authorized Member of **BRADDOCK PROPERTIES II LLC**, a Florida limited liability company, on behalf of the company. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Print Name: Dawn M. Lange
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Jason C. Hill

Witness #1 Mailing address:
100 Whetstone Pl. Suite 200
St. Augustine, FL 32086

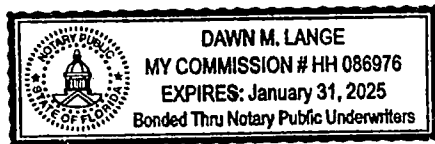
[Signature]
Print Name: Dawn M. Lange

Witness #2 Mailing address:
100 Whetstone Pl. Suite 200
St. Augustine FL 32086

[Signature]
WILLIAM RAY BRADDOCK, JR.
Address: 63 Appaloosa Ave.
St Augustine, FL 32095

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of December, 2023, William Ray Braddock, Jr.. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



[Signature]
Print Name: Dawn M. Lange
Notary Public, State and County Aforesaid
My Commission Expires: January 31, 2025
Commission Number: HH 086976

[Signatures continue on following pages.]

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed in their names, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Tracy M. Alexander Marsha Braddock Williams
Print Name: Tracy M. Alexander MARSHA BRADDOCK WILLIAMS

Witness #1 Mailing address:
1 E Main St
Forsyth Ga 31029
Christy Cline
Print Name: Christy Cline

Address: 76 Indian Springs Drive
Forsyth, Georgia 31029

Witness #2 Mailing address:
1 E Main St
Forsyth, GA 31029

STATE OF GEORGIA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of December, 2023, Marsha Braddock Williams. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Jennifer A Wright
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires 03/09/2024

Jennifer A. Wright
Print Name: Jennifer A. Wright
Notary Public, State and County Aforesaid
My Commission Expires: 03-09-2024
Commission Number: _____

[Signatures continue on following pages.]

EXHIBIT "A"
Legal Description

PARCEL A

All of fractional Sections 7 and 8, a portion of fractional Sections 17 and 18, and a portion of Sections 19 and 20, all lying in Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwestern corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of the current Public Records of said county; thence South $01^{\circ}19'13''$ West, along the Westerly line of said Lot 12, a distance of 981.44 feet to the Southwesterly corner thereof, said corner lying on the Easterly line of said fractional Section 8 (as monumented); thence South $01^{\circ}20'39''$ West, along said Easterly line, 653.71 feet to the Northeasterly corner of said fractional Section 17 (as monumented); thence South $00^{\circ}13'20''$ West, along the Easterly line of said fractional Section 17, a distance of 2650.58 feet to a point lying on the Southerly line of the South one-half of the North one-half of said fractional Section 17 (as monumented); thence South $88^{\circ}38'48''$ West, departing said Easterly line and along said Southerly line, 1900.06 feet to a point lying on the Easterly line of the West 45 acres of the North one-half of the South one-half of said fractional Section 17 (as monumented); thence South $00^{\circ}46'56''$ East, departing said Southerly line and along said Easterly line, 1312.82 feet to a point lying on the Northerly line of the South one-quarter of said fractional Section 17 (as monumented); thence North $88^{\circ}46'51''$ East, departing said Easterly line and along said Northerly line, 1820.72 feet to its intersection with the Westerly right of way line of Egerton Road, a public 66 foot right of way as presently established; thence South $00^{\circ}47'17''$ East, departing said Northerly line and along said Westerly right of way line, 664.12 feet to its intersection with the Northerly line of the South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South $89^{\circ}03'09''$ West, departing said Westerly right of way line and along said Northerly line, 1798.61 feet to a point lying on the Westerly line of said South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South $00^{\circ}46'21''$ East, departing said Northerly line and along said Westerly line, 657.40 feet to a point lying on the Northerly line of said Section 20; thence South $88^{\circ}54'53''$ West, departing said Westerly line and along said Northerly line, 181.84 feet to the Northwestern corner of those lands described and recorded in Official Records Book 14707, page 1126, of said current Public Records (as monumented); thence South $00^{\circ}31'33''$ East, departing said Northerly line, along the Westerly line of said Official Records Book 14707, page 1126, and along the Westerly line of Parcel "B" as described and recorded in Official Records Book 3728, page 762, of said current Public Records (as monumented), a distance of 1296.21 feet to the Southeast corner of the Northwest one-quarter of the Northwest one-quarter of said Section 20 (as monumented); thence South $88^{\circ}32'17''$ West, departing last said Westerly line and along the Southerly line of said Northwest one-quarter of the Northwest one-quarter of Section 20, a distance of 1315.09 feet to the Southwesterly corner thereof (as monumented), said corner lying on the Westerly line of said Section 20; thence South $00^{\circ}07'30''$ East, along said Westerly line, 1282.90 feet; thence South $00^{\circ}07'19''$ East, continuing along said Westerly line, 456.69 feet to its intersection with the Northeasterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence Northwesternly along said Northeasterly right of way line the following 4 courses: Course 1, thence North $74^{\circ}21'25''$ West, departing said Westerly line, 15.45 feet to the point of curvature of a curve concave Northeasterly

having a radius of 1876.86 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of $31^{\circ}43'00''$, an arc length of 1038.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $58^{\circ}29'55''$ West, 1025.74 feet; Course 3, thence North $47^{\circ}21'35''$ East, along a non-tangent line, 17.00 feet; Course 4, thence North $42^{\circ}38'25''$ West, 6226.12 feet to the Southwesterly corner of Parcel "B", as described and recorded in Official Records Book 20070, page 1234, of said current Public Records; thence North $00^{\circ}46'03''$ East, departing said Northeasterly right of way line and along the Westerly line of said Parcel "B", 3029.51 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 41 of the William Gibson Grant (as monumented), said Township and Range; thence North $77^{\circ}30'15''$ East, along said Southerly line, 8629.00 feet to the Point of Beginning.

Containing 1194.61 acres, more or less.

PARCEL B

A portion of Section 24 and a portion of fractional Section 25, Township 1 North, Range 25 East, together with a portion of fractional Sections 18 and 30, and a portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said fractional Section 18 (as monumented), said corner also being the Southwesterly corner of Parcel "A", as described and recorded in Official Records Book 20070, page 1234, of the current Public Records of said county; thence North $00^{\circ}46'03''$ East, along the Westerly line of said Parcel "A", 1827.62 feet to the Northwesterly corner thereof, said corner lying on the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence South $42^{\circ}38'25''$ East, along said Southwesterly right of way line, 3314.37 feet to its intersection with the Northwesterly right of way line of Braddock Home Road, a public 60 foot right of way as presently established; thence Southerly along the Northwesterly and Southwesterly right of way lines of said Braddock Home Road the following 3 courses: Course 1, thence South $54^{\circ}51'35''$ West, 961.01 feet; Course 2, thence South $38^{\circ}47'35''$ East, 781.47 feet; Course 3, thence South $64^{\circ}51'45''$ East, 163.54 feet to its intersection with the Westerly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence South $25^{\circ}24'30''$ West, along said Westerly right of way line, 898.83 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 14223, page 2173, of said current Public Records (as monumented); thence along the boundary line of said Official Records Book 14223, page 2173, the following 3 courses: Course 1, thence South $89^{\circ}53'15''$ West, departing said Westerly right of way line, 371.22 feet; Course 2, thence South $25^{\circ}22'58''$ West, 115.25 feet; Course 3, thence South $64^{\circ}37'02''$ East, 334.95 feet to the Southeasterly corner thereof, said corner lying on said Westerly right of way line of Braddock Road; thence Southwesterly along the Westerly and Northerly right of way lines of said Braddock Road the following 4 courses: Course 1, thence South $25^{\circ}24'30''$ West, 699.87 feet; Course 2, thence South $25^{\circ}25'42''$ West, 2873.57 feet to a point on a non-tangent curve concave Northwesterly having a radius of 922.40 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of $62^{\circ}11'20''$, an arc length of 1001.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}29'51''$ West, 952.75 feet; Course 4, thence South $87^{\circ}35'31''$ West, 745.49 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 19884, page 22, of said current Public Records; thence along the boundary line of said

Official Records Book 19884, page 22, the following 18 courses: Course 1, thence North 00°20'32" East, departing said Northerly right of way line, 1319.30 feet; Course 2, thence North 51°58'53" West, 340.71 feet; Course 3, thence South 89°15'48" West, 670.78 feet; Course 4, thence South 21°08'32" West, 36.65 feet; Course 5, thence South 27°12'10" West, 125.58 feet; Course 6, thence North 84°14'28" West, 18.10 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 7, thence Northwesterly along the arc of said curve, through a central angle of 107°21'31", an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 47°55'19" West, 112.80 feet; Course 8, thence North 35°21'44" East, along a non-tangent line, 169.64 feet; Course 9, thence North 04°00'44" West, 25.22 feet; Course 10, thence South 89°15'48" West, 335.00 feet; Course 11, thence North 40°00'44" West, 179.91 feet; Course 12, thence South 89°15'48" West, 235.00 feet; Course 13, thence South 10°59'16" West, 457.98 feet to a point lying on the Southerly line of said Section 24; Course 14, thence South 89°16'03" West, along said Southerly line, 349.90 feet; Course 15, thence North 52°33'37" West, departing said Southerly line, 350.11 feet; Course 16, thence North 87°29'05" West, 600.00 feet; Course 17, thence South 67°59'16" West, 689.86 feet to a point lying on said Southerly line of Section 24; Course 18, thence South 89°16'03" West, along said Southerly line, 450.15 feet to the Northwesterly corner of said Official Records Book 19884, page 22, said corner also being the Southwest corner of said Section 24 (as monumented); thence North 05°48'26" West, along the Westerly line of said Section 24, a distance of 2661.41 feet to the West one-quarter corner of said Section 24 (as monumented); thence North 02°13'24" West, continuing along said Westerly line, 2682.74 feet to the Northwest corner thereof (as monumented); thence North 89°06'38" East, along the Northerly line of said Section 24, a distance of 5926.87 feet to the Northeast corner thereof and the Point of Beginning.

Containing 956.63 acres, more or less.

PARCEL C

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 19 (as monumented); thence South 89°20'01" West, along the Southerly line of said Section 19, a distance of 4595.08 feet to its intersection with the Easterly right of way line of Braddock Road (as monumented), a public 66 foot right of way as presently established; thence North 25°25'42" East, departing said Southerly line and along said Easterly right of way line, 1970.93 feet to the Westerly most corner of those lands described and recorded in Official Records Volume 5502, page 1151, of the current Public Records of said county; thence South 64°35'19" East, departing said Easterly right of way line, and along the Southwesterly lines of Official Records Volume 5502, page 1151, Parcel 2 and Parcel 1, as described and recorded in Official Records Book 19344, page 2239, all of said current Public Records, a distance of 614.36 feet to the Southerly most corner of said Parcel 1, said corner lying on the Northwesterly line of Parcel 3, as described and recorded in said Official Records Book 19344, page 2239; thence South 25°24'41" West, along the Northwesterly lines of Parcel 3 and Parcel 4, as described and recorded in said Official Records Book 19344, page 2239, a distance of 145.00 feet to the Southwesterly corner of said Parcel 4; thence South 64°35'19" East, along the Southwesterly line of said Parcel 4, a distance of 194.00 feet to the Southerly most corner thereof; thence North 25°24'41" East, along the Southeasterly lines of said Parcel 4 and said Parcel

3, a distance of 188.61 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 9162, page 470, of said current Public Records; thence South 74°41'59" East, departing said Southeasterly line and along the Southerly line of said Official Records Book 9162, page 470, a distance of 380.20 feet to the Southerly most corner thereof; thence North 25°24'41" East, along the Southeasterly lines of Official Records Book 9162, page 470, Official Records Book 18916, page 1746, and Official Records Book 17300, page 2397, all of said current Public Records, a distance of 525.00 feet to the Westerly most corner of Parcel 2, as described and recorded in Official Records Book 19372, page 666, of said current Public Records; thence South 57°01'59" East, departing last said Southeasterly line and along the Southwesterly line of said Parcel 2, a distance of 377.59 feet to the Southerly most corner of said Parcel 2; thence North 25°24'41" East, along the Southeasterly lines of said Parcel 2, and Official Records Volume 7079, page 83, and Official Records Book 9566, page 258, all of said current Public Records, 525.00 feet to the Easterly most corner of said Official Records Book 9566, page 258; thence North 57°01'59" West, along the Northeasterly lines of Official Records Book 9566, page 258, and Official Records Book 14152, page 230, both of said current Public Records, 755.16 feet to the Northerly most corner of said Official Records Book 14152, page 230, said corner lying on the Southeasterly right of way line of Thomas Mill Road, a public 60 foot right of way as depicted on the plat thereof recorded in Plat Book 55, pages 99 and 99A, of said current Public Records; thence North 25°24'41" East, along said Southeasterly right of way line, 29.74 feet to its intersection with the Southwesterly line of those lands described and recorded in Official Records Book 12533, page 1817, of said current Public Records; thence South 57°01'59" East, departing said Southeasterly right of way line and along said Southwesterly line, 503.52 feet to the Southerly most corner thereof; thence North 46°29'00" East, along the Southeasterly lines of Official Records Book 12533, page 1817, and Official Records Book 9981, page 1896, both of said current Public Records, 387.70 feet to the Easterly most corner of said Official Records Book 9981, page 1896; thence North 57°01'59" West, along the Northeasterly line of said Official Records Book 9981, page 1896, a distance of 266.55 feet to the Northerly most corner thereof, said corner also being the Southerly most corner of those lands described and recorded in Official Records Book 17694, page 520, of said current Public Records; thence North 25°24'41" East, along the Southeasterly line of said Official Records Book 17694, page 520, a distance of 175.00 feet to the Easterly most corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 9283, page 1606, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South 57°01'59" East, 67.16 feet; Course 2, thence North 25°24'41" East, 232.99 feet; Course 3, thence North 47°58'19" West, 351.00 feet; Course 4, thence South 55°12'50" West, 270.69 feet; thence South 25°24'41" West, continuing along said boundary line and along the Northwesterly lines of those lands described and recorded in Official Records Book 17694, page 520, and Official Records Volume 6642, page 1205, all of said current Public Records, 238.23 feet to the Easterly most corner of those lands described and recorded in Official Records Book 19012, page 712, of said current Public Records; thence North 58°29'05" West, departing said Northwesterly line and along the Northeasterly line of said Official Records Book 19012, page 712, a distance of 406.60 feet to the Northerly most corner thereof; thence South 25°24'41" West, along the Northwesterly line of said Official Records Book 19012, page 712, a distance of 195.00 feet to the Westerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 18933, page 970, of said current Public Records; thence North 64°35'19" West, along the Northeasterly line of said Official Records Book 18933, page 970, a distance of 374.14 feet to the Northerly most corner

thereof, said corner lying on said Easterly right of way line of Braddock Road; thence North 25°24'30" East, along said Easterly right of way line, 419.96 feet to its intersection with the Southwesterly right of way line of Braddock Home Road, a public 60 foot right of way as presently established; thence along the Southwesterly, Southeasterly and Northeasterly right of way lines of said Braddock Home Road the following 3 courses: Course 1, thence South 50°25'55" East, 251.10 feet; Course 2, thence North 39°34'05" East, 60.00 feet; Course 3, thence North 50°25'55" West, 266.23 feet to its intersection with said Easterly right of way line of Braddock Road; thence along said Easterly right of way line the following 3 courses: Course 1, thence North 25°24'30" East, 252.98 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.40 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 20°52'40", an arc length of 509.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°50'50" East, 507.11 feet; Course 3, thence North 46°17'10" East, 138.14 feet to its intersection with the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 4 courses: Course 1, thence South 42°38'25" East, 2157.29 feet; Course 2, thence North 47°21'35" East, 17.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1942.86 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 31°43'00", an arc length of 1075.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 58°29'55" East, 1061.81 feet; Course 4, thence South 74°21'25" East, 34.09 feet to its intersection with the Easterly line of said Section 19 (as monumented); thence South 00°07'19" East, departing said Southwesterly right of way line and along said Easterly line, 2062.60 feet to the Point of Beginning.

Containing 225.27 acres, more or less.

PARCEL D

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established, and the Westerly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence Southerly along said Westerly right of way line the following 3 courses: Course 1, thence South 46°17'10" West, 139.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 1465.40 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 20°52'41", an arc length of 533.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 35°50'49" West, 531.03 feet; Course 3, thence South 25°24'30" West, 245.84 feet to its intersection with the Northeasterly right of way line of Braddock Home Road, a public 60 foot right of way as presently established; thence Northerly along the Northeasterly and Southeasterly right of way lines of said Braddock Home Road the following 3 courses: Course 1, thence North 64°51'45" West, 149.93 feet; Course 2, thence North 38°47'35" West, 703.63 feet; Course 3, thence North 54°51'35" East, 904.95 feet to its intersection with said Southwesterly right of way line of State Road No. 115; thence South 42°38'25" East, along said Southwesterly right of way line, 522.22 feet to the Point of Beginning.

Containing 13.74 acres, more or less.

PARCEL E

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Westerly corner of the Southerly terminus of Thomas Mill Road, a public 60 foot right of way as depicted on the plat thereof, recorded in Plat Book 55, pages 99 and 99A, of the current Public Records of said county; thence South 64°35'19" East, along said Southerly terminus, 60.00 feet to the Easterly corner thereof; thence South 25°24'41" West, along the Northwesterly lines of those lands described and recorded in Official Records Book 14152, page 230, Official Records Volume 7730, page 2201, Parcel 1 of Official Records Book 19372, page 666, Official Records Book 17300, page 2397, Official Records Book 18916, page 1746, and Official Records Book 9162, page 470, all of said current Public Records, 900.00 feet to the Northeasterly corner of Parcel 3 as described and recorded in Official Records Book 19344, page 2239, of said current Public Records; thence North 64°35'19" West, departing last said Northwesterly line and along the Northeasterly lines of Parcel 3, Parcel 1 and Parcel 2, said Official Records Book 19344, page 2239, and along the Northeasterly line of those lands described and recorded in Official Records Volume 4421, page 502, said current Public Records, 808.38 feet to the Northwesterly corner of said Official Records Volume 4421, page 502, said corner lying on the Easterly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence North 25°24'30" East, along said Easterly right of way line, 60.00 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 17778, page 467, of said current Public Records; thence South 64°35'19" East, departing said Easterly right of way line and along the Southwesterly lines of those lands described and recorded in Official Records Book 17778, page 467, and Official Records Book 17482, page 2016, both of said current Public Records, 723.38 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; thence Easterly continuing along last said Southwesterly line and along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve lying on the Southeasterly line of said Official Records Book 17482, page 2016, said arc being subtended by a chord bearing and distance of North 70°24'41" East, 35.36 feet; thence North 25°24'41" East, along the Southeasterly lines of those lands described and recorded in Official Records Book 17482, page 2016, Official Records Book 16405, page 1879, Official Records Book 16172, page 163, Official Records Volume 6127, page 1131, and Official Records Book 18975, page 2313, all of said current Public Records, 815.00 feet to the Point of Beginning.

Containing 2.27 acres, more or less.

PARCEL F

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at Westerly corner of the Northerly terminus of Thomas Mill Road, a public 60 foot right of way as depicted on the plat thereof, recorded in Plat Book 55, pages 99 and 99A, of the current Public Records of said county; thence North 25°24'41" East, along the

Southeasterly line of those lands described and recorded in Official Records Volume 5966, page 2302, of said current Public Records, 140.00 feet to the Northeasterly corner thereof, said corner lying on the Southwesterly line of those lands described and recorded in Official Records Book 19012, page 712, of said current Public Records; thence South $64^{\circ}35'19''$ East, along said Southwesterly line, 30.00 feet to the Southeasterly corner thereof, said corner lying on the Northwesterly line of those lands described and recorded in Official Records Book 12533, page 1817, of said current Public Records; thence South $25^{\circ}24'41''$ West, along said Northwesterly line, 140.00 feet to its intersection with said Northerly terminus of Thomas Mill Road; thence North $64^{\circ}35'19''$ West, departing said Northwesterly line and along said Northerly terminus, 30.00 feet to the Point of Beginning.

Containing 4200 square feet.

PARCEL G

A portion of Lot 10, as depicted on Subdivision of Part of the William A. Ogilvie Estate, recorded in Plat Book 9, page 10, of the current Public Records of Duval County, Florida, also being a portion of Section 41 of the William Gibson Grant, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records, said corner lying on the Southerly line of said Section 41; thence South $77^{\circ}30'15''$ West, along said Southerly line, 2314.05 feet to the Point of Beginning.


From said Point of Beginning, thence continue South $77^{\circ}30'15''$ West, along said Southerly line of Section 41, a distance of 60.00 feet to Southeasterly corner of those lands described and recorded in Official Records Book 17017, page 1486, of said current Public Records; thence North $12^{\circ}29'45''$ West, departing said Southerly line and along the Easterly line of last said lands, 497.51 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of Parete Road South, a 60 foot right of way as presently established; thence North $77^{\circ}34'25''$ East, along said Southerly right of way line, 60.00 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 18642, page 2224, of said current Public Records; thence South $12^{\circ}29'45''$ East, departing said Southerly right of way line and along the Westerly line of last said lands, 497.44 feet to the Southwesterly corner thereof and the Point of Beginning.

Containing 0.69 acre, more or less.



















EXHIBIT D

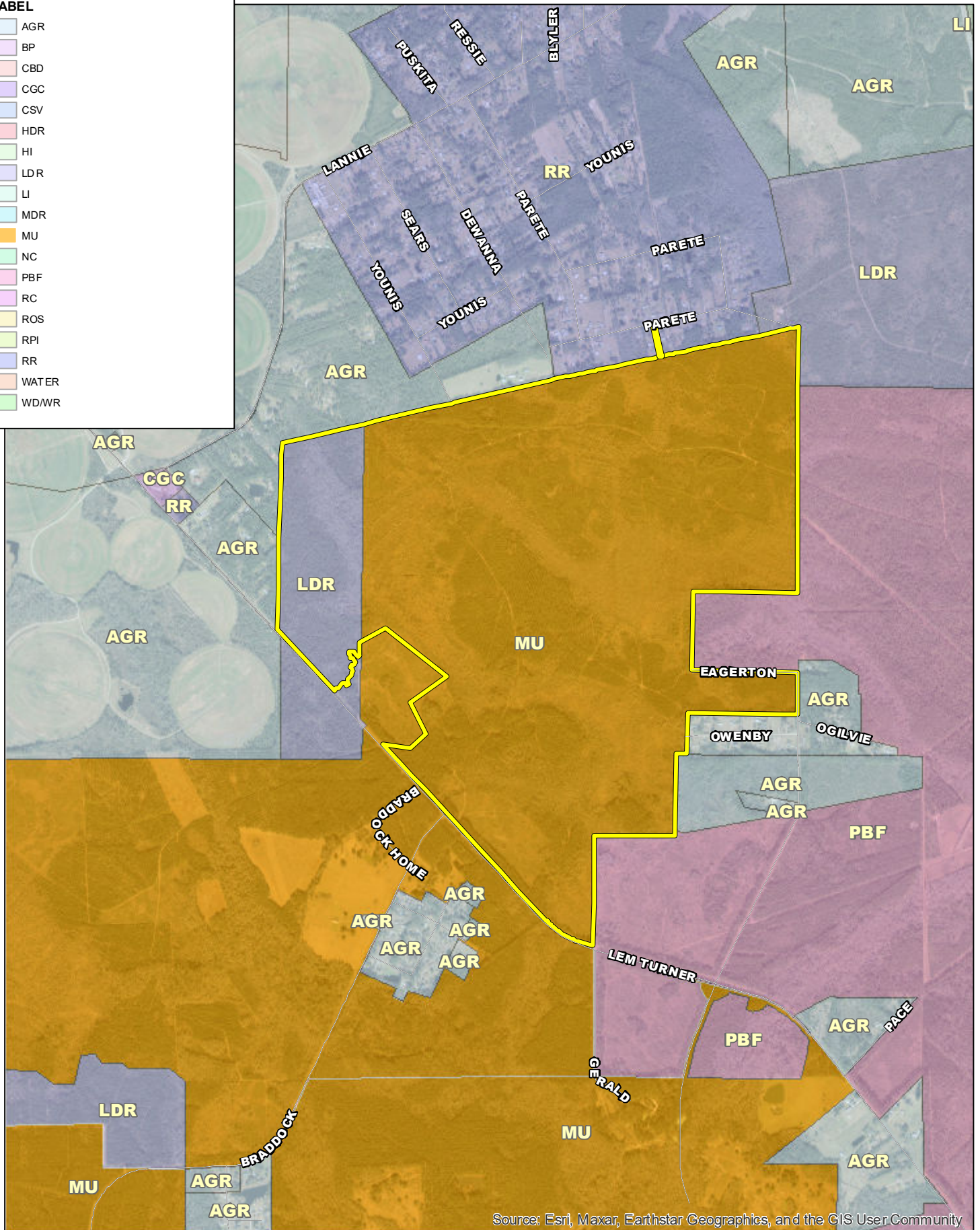
Future Land Use

Legend

 Parcels_Kings_Creek_II_CDD_5_2025

LABEL

 AGR
 BP
 CBD
 CGC
 CSV
 HDR
 HI
 LDR
 LI
 MDR
 MU
 NC
 PBF
 RC
 ROS
 RPI
 RR
 WATER
 WD/WR




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.5 1 2 Miles

On File

Kings Creek II CDD Zoning 05/2025

Legend

 Parcels_Kings_Creek_II_CDD_5_2025

ZONING_20240423

LABEL

 AGR

 CN

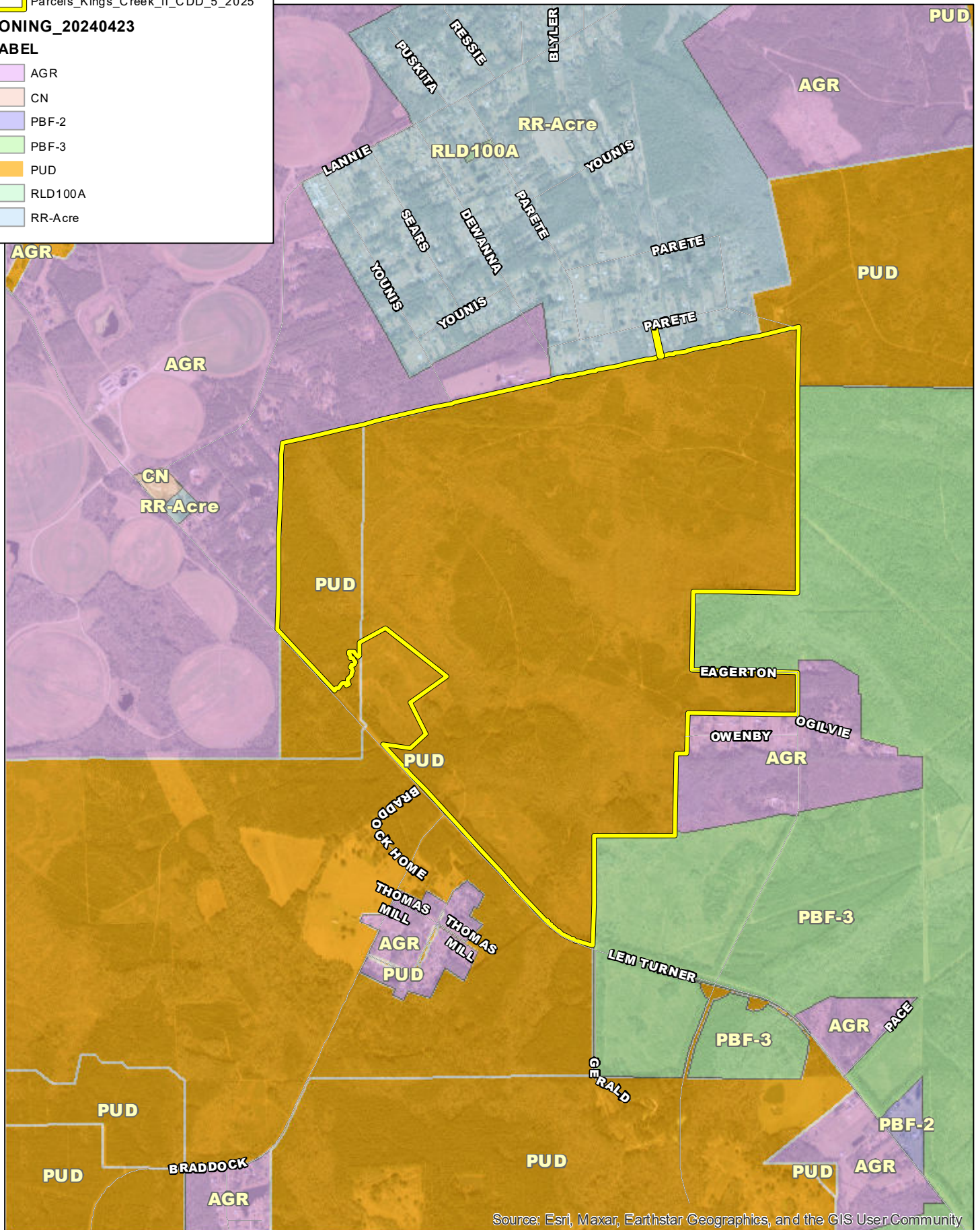
 PBF-2

 PBF-3

 PUD

 RLD100A

 RR-Acre



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.5 1 2 Miles

On File

EXHIBIT E

Water and Sewer Connections

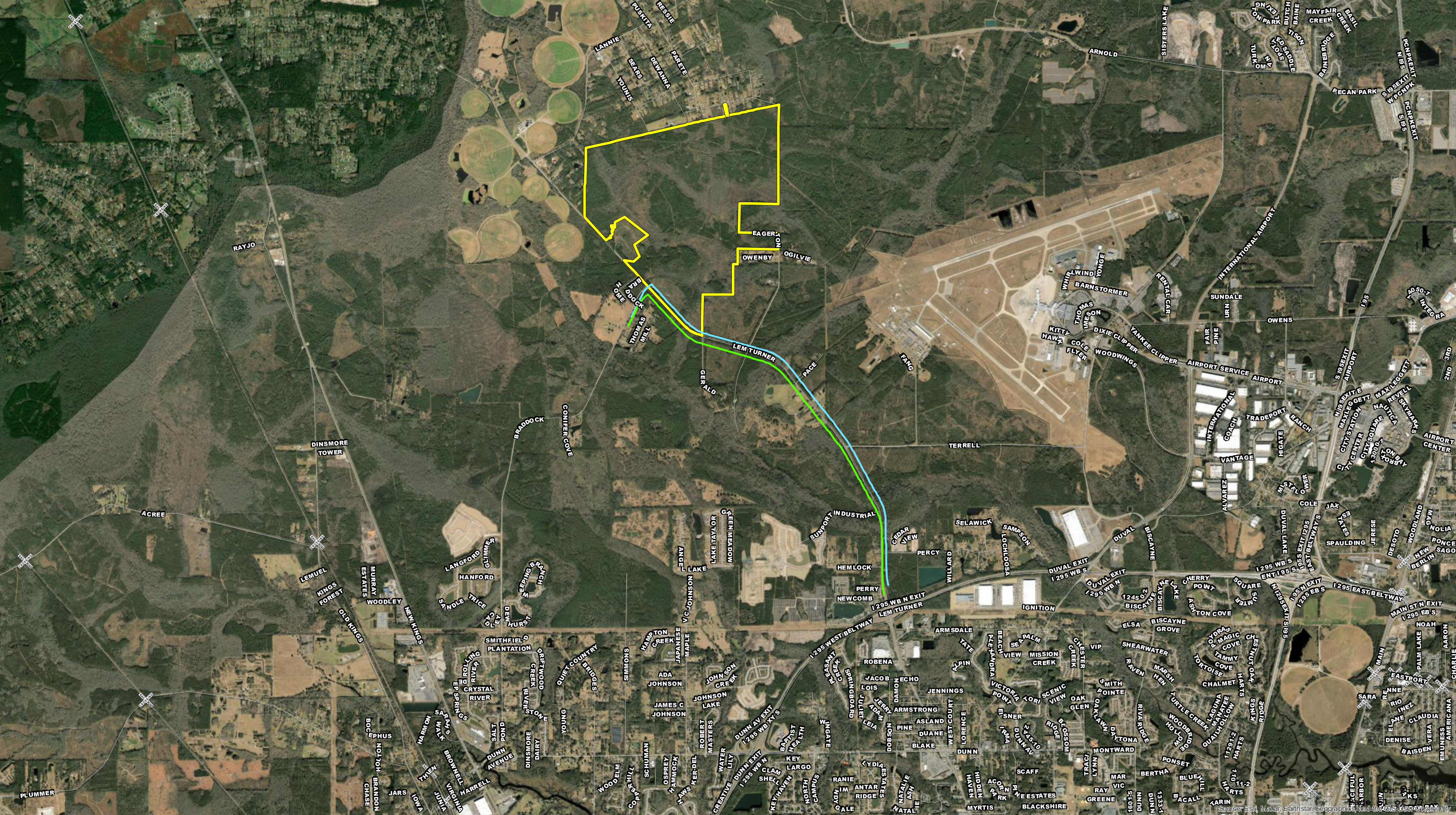


EXHIBIT F

Availability Letter



Availability Letter

Scott Lockwood

7/11/2025

England Thims and Miller, Inc. - ETM

14775 Old St. Augustine Road

Jacksonville, Florida 32258

Project Name: Kings Creek North

Availability #: 2024-4222

Attn: Scott Lockwood

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development.

Otherwise, estimated capacity fees may be calculated at

[https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow)

[Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow) . Final fees will be determined by the Water Preservice Group as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2024-4222

Request Received On: 12/13/2024

Availability Response: 7/11/2025

Prepared by: Mollie Price

Expiration Date: 12/30/2026

Project Information

Name: Kings Creek North

Address: 15475 LEM TURNER RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 150750

Parcel Number: 019233 0100

Location:

Description: 603 unit Single Family Residential Subdivision

Potable Water Connection

Water Treatment Grid: North Grid

Existing 16 inch water main along Braddock Road at the Braddock Parkway intersection;

Connection Point #1: Proposed 20 inch water main along Braddock Road at the Braddocks Lake Drive intersection
(LOA 2020-3773)

Connection Point #2: Existing 20 inch water main along Lem Turner Road at the Percy Road intersection; Proposed
20 inch water main along Lem Turner Road at the Braddock Road intersection (LOA 2021-4297)

Water Special Conditions:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Master water plan and calculations required for overall development parcel for plan approval. Plan must include interim phasing calculations.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 16 inch force main along Lem Turner at the Percy Road intersection

Connection Point #2: Proposed 20 inch force main along Lem Turner with the 2021-4297 and 2022-1470 projects

Sewer Special Conditions:

Project phasing and buildout projection required. Master wastewater plan and calculations required for overall development parcel for plan approval. Design should utilize master pump stations to minimize the number of connections to the existing JEA force main network. Project should be designed to accommodate a future force main connection to the north. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Force main extension may require upsizing with JEA cost participation.

Reclaimed Water Connection

Reclaim Grid: North Grid

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system, a jumper, will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

Electric Connection

Electric Availability:

Electric Special Conditions:

The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special

Conditions:

General Conditions:

Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Connections to proposed POCs are contingent upon inspection and acceptance of the proposed mains by JEA.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your plans for water/waste water review by Step 2 in Sages.

EXHIBIT G

Probable Construction Costs

KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT
CIP COST ESTIMATE

IMPROVEMENT CATEGORY	ESTIMATED COSTS	ANNUAL OUTLAY			MAINTENANCE ENTITY
		2025	2026	2027	
Offsite Utilities and Roads	\$17,765,000.00	26%	30%	35%	JEA/City
Subdivision Roads	\$4,220,000.00	6%	7%	8%	CDD
Pond Excavation and Stormwater Management	\$16,575,000.00	24%	28%	33%	CDD
Sewer and Wasterwater Management	\$6,715,000.00	13%	9%	8%	JEA
Water Supply	\$5,650,000.00	11%	8%	7%	JEA
Power Infrastructure	\$1,448,600.00	3%	2%	2%	JEA
Hardscapes, Landscape Buffers	\$2,520,000.00	5%	4%	3%	CDD
Recreational Amenities	\$1,500,000.00	1%	7%	0%	CDD
Enviormental	\$1,700,000.00	3%	2%	2%	CDD
Professional and Permit Fees	\$3,395,000.00	8%	3%	2%	CDD
TOTAL	\$61,488,600.00				

A) The probable costs estimated herein do not include anticipated carrying costs, interest reserves, or other anticipated CDD expenditures that may be incurred.

B) The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP

C) All figures and times are estimates only and subject to change.

Time - Table: Development is estimated to occur in phases from 2025 to 2027

Cost Estimate and Time Table prepared by:

Tonja L. Stewart
Senior Project Manager, Civil Engineering

EXHIBIT H

SERC

STATEMENT OF ESTIMATED REGULATORY COSTS
PETITION TO ESTABLISH
KINGS CREEK II
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300

JANUARY 28, 2025
Revised July 25, 2025

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR THE ESTABLISHMENT OF THE KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
INFRAMARK, LLC
JANUARY 28, 2025
REVISED JULY 25, 2025
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b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or	
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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means DUVAL County, Florida

“COJ” means City of Jacksonville, Florida

“Developer” means JSH Braddock Development, LLC

“District” means Kings Creek II Community Development District

“Petition” means the petition filed with the City of Jacksonville to establish the Kings Creek II Community Development District

“Petitioner” means EPG JAX, LLC

“Ordinance” means the proposed ordinance creating the Kings Creek II Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Kings Creek II Community Development District** (“District”). The proposed District will comprise approximately 1151.39 acres of land located entirely within the City of Jacksonville, Florida (the “City” or “COJ”). The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2)(d), *Florida Statutes* as follows: “That the process of establishing such a district according to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district so that any matter concerning permitting or planning of the development is not material or relevant.”

3. Overview of Kings Creek II Community Development District

The proposed District will encompass approximately 1151.39 acres. The Petition establishes the District and defines a plan to finance, acquire, construct, and maintain the following types of infrastructure, including, but not limited to, District Roads, Stormwater Management, Utilities (Potable Water and Wastewater), Irrigation, Landscaping, and Wetland/Preserve Areas.

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit the debt service obligation prepayment if the property owner desires. Ongoing operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all benefited properties within the District. The District is structured to be financially independent as intended by the

Legislature. It does not require any subsidy from the State of Florida or any tax dollars from those residents of the County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

A CDD is not a substitute for the local, general-purpose government unit, i.e., the city or county where the CDD lies. A CDD does not have the permitting, zoning, and police power possessed by general-purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for development.

II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the rule's implementation.
 - b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the rule's implementation.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) A good faith estimate of the cost to the agency and any other state and local government entities of implementing and enforcing the proposed ordinance and any anticipated effect on state or local revenues.
- (4) A good-faith estimate of the transactional costs likely incurred by individuals and entities, including local governmental entities, is required to comply with the rule's requirements. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based on standard business practices and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.
- (6) Any additional information that the agency provides may be helpful.
- (7) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:

- a. Is Likely To Have An Adverse Impact On Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; or,**
- b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; or,**
- c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule.**

The District is not likely to harm the items described above in (1) a. (1) b. (1) c. above.

Economic Growth

The lands within the proposed District have undergone preliminary horizontal earthwork and construction. The District establishment will likely have no adverse impact in excess of \$1 million. On the contrary, it will likely encourage economic growth over the next 5 years by facilitating the development of the District as a functionally connected community and promoting compact and economic enhancement of formerly unimproved land. The increase in costs associated with providing additional public infrastructure and services for development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District, of which the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in the acquisition of revenues necessary to fund budgeted expenditures and will positively impact economic growth.

In addition, the option to establish a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property that will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure and support community development. New development results in increased property values, a more extensive tax base, and more tax revenues for the community. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct, and/or acquire the public infrastructure serving lands within the District. New growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the existing land use of the property, the development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the number of home-building projects in a region can have considerable ramifications on the productivity levels of many other local industries. A jump in residential construction drives up the demand for steel, wood, electricity, glass, plastic, wiring, piping, and concrete. The need for skilled construction workers, such as bricklayers, carpenters, and electricians, soars as well. One estimate shows 1,500 full-time jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home-building included the creation of 3 new jobs and \$23,000 in state and local taxes

from constructing one average new single-family home. In May 2014, the NAHB released its estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.97 jobs, \$110,957 in taxes
- Building an average rental apartment: 1.13 jobs, \$42,383 in taxes
- \$100,000 spent on remodeling: 0.89 jobs, \$29,779 in taxes.

Transactional Costs and Competitiveness

It is not likely that transactional costs in excess of \$1 million, in the aggregate, will result within 5 years after the establishment and development of the District occurs. Any transactional costs are covered by the assessments described above. The establishment of the District is not likely to have an adverse impact on business competitiveness, including the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation in excess of \$1 million in aggregate within 5 years. Home building will increase the property tax base, which is responsible for generating revenues that support local schools and community infrastructure and will ultimately lead to a more competitive County.

2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

As noted above, the development is a community designed for 621 residential units. The formation of the District is expected to result in the provision of roadway improvements, stormwater management facilities, parks, entry features and signage, water and sewer improvements, and underground electrical improvements. It is not anticipated that anyone outside the development would be affected by the ordinance creating the District.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the District will not be negatively affected by the District's creation. In fact, the current property owners will benefit from the District by facilitating land development and improvements within the District.

FUTURE PROPERTY OWNERS

Future property owners are those who will own property in the proposed District. They will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for certain infrastructure and administration.

3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

There will be only modest costs to various state governmental entities to implement and enforce the proposed formation of the District. The District, as proposed, will encompass less than 2,500 acres. The modest costs to various state entities to implement and enforce the proposed ordinance relate strictly to receiving and processing various reports that the proposed District must file with the state and its various entities. The costs to those state agencies that will receive and process the District's reports are very small because the District is only one of many governmental units required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, according to Section 189.018, *Florida Statutes*, the proposed district must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Jacksonville

The proposed District land is located within the COJ and has less than 2,500 acres. The COJ and its staff will process, analyze, conduct a public hearing, and vote upon the petition to establish the District. The process the COJ will follow will not require the COJ to add resources for the petition process.

These costs to the City are modest for several reasons. First, according to Chapter 190, *Florida Statutes*, a review of the petition to establish the District does not include an analysis of the project itself. Such analysis of the project is prohibited by state statute. Second, the petition provides much information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the COJ routinely processes similar petitions for land uses and zoning charges far more complex than the petition to establish a community development district. Finally, the COJ requires a filing fee of \$15,000 to offset COJ staff costs for processing the petition, which is anticipated to cover any minimal expenditure incurred by the City in its review.

The following illustrates the minimal nature of any other costs the COJ may incur due to the approval of the District. Within 30 days of the effective date of approval of the ordinance establishing the District, the District must record a notice of establishment, pursuant to Section 190.0485, *Florida Statutes*. The fees established by the Clerk are designed to cover all costs, so there will be no additional costs to the COJ for the filing. The annual costs to the COJ, because of the establishment of the District, are also very small. The proposed District is an independent local government unit, responsible for its budget, administration, and reporting and established powers within its boundaries. The only annual costs the COJ faces are the minimal costs of receiving and reviewing the various reports the District must provide to the COJ.

Further, according to Section 190.008, *Florida Statutes*, the District must provide the COJ with its annual budget, but no COJ action is required. The COJ has no requirement to review the District's budget but can do so as an option. We know that no city or county has formally reviewed the budget of a community development district. If the COJ does decide to review the budget, then staff resources will be required. Since the COJ has a professional staff that can review the budget, no capital expenditure would be needed for such a review.

Also, according to Section 189.08(2), *Florida Statutes*, the District must provide a public facilities report to the COJ. The report aims to help foster and promote coordination between the COJ and the District regarding public facilities. The report helps to eliminate possible duplicate facilities and the provision of services. The report also assists the COJ in evaluating the capital improvement element of the COJ Comprehensive Plan.

Costs to the COJ related to the public facilities report are minimal because the COJ is not required to take any action on the report, and the District files the report.

3.2. *Any Anticipated Effect on State and Local Revenues*

It is anticipated that this petition's approval will not negatively affect state revenues. The District has the potential for an increase in state sales tax revenue resulting from a stimulated economy. However, it is impossible to estimate this increase to any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction, infrastructure installation, and ongoing maintenance services. Similarly, private development within the District, which the District's activities will facilitate, should positively impact property values and, therefore, ad valorem taxes. Additional revenues will be generated by the future residents of the District, including but not limited to increased gas tax collections, increased utility taxes, and fees from both public utilities and private utilities. In addition, impact fees and development permit revenue are expected to be generated by private development within the District and should also increase local revenues accordingly.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively affecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

Table 1 outlines the various facilities the proposed District may provide. The proposed District intends to finance the infrastructure improvements

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Table I Kings Creek II Community Development District Possible Facilities and Services

Kings Creek II Community Development District Proposed Infrastructure Plan			
<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Offsite Utilities and Roads	CDD	COJ	COJ
Subdivision Roads	CDD	CDD	CDD
Pond Excavation and Stormwater Management	CDD	CDD	CDD
Sewer and Wasterwater Management	CDD	JEA	JEA
Water Supply	CDD	JEA	JEA
Power Infrastructure	CDD	JEA	JEA
Hardscapes, Landscape Buffers	CDD	CDD	CDD
Recreational Amenities	CDD	CDD	CDD
Enviormental	CDD	CDD	CDD
Professional and Permit Fees	CDD		

JEA-Jacksonville Electric Authority

COJ - City of Jacksonville

CDD-Kings Creek II Community Development Distrcit

NOTE: Hardscape, Landscape, and irrigation, including sidewalks, will be maintained by the CDD.

Operations and maintenance assessments will be imposed on the District's property owners to fund infrastructure maintenance costs. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for paying these assessments based on their relative property ownership of the areas benefiting from infrastructure improvements and subsequent maintenance.

Table 2 provides infrastructure cost estimates that are based on preliminary estimates of probable construction costs estimated from the most recent conceptual plans. The infrastructure is expected to consist of the following categories:

Table 2 Kings Creek II Cost Estimate for the District Facilities

Kings Creek II Community Development District Proposed Infrastructure Costs and Timeline				
Description	<u>2025 District Estimated Costs</u>	<u>2026 District Estimated Costs</u>	<u>2027 District Estimated Costs</u>	<u>Total</u>
Offsite Utilities and Roads	\$ 7,994,250	\$ 5,329,500	\$ 4,441,250	\$ 17,765,000
Subdivision Roads	\$ 1,899,000	\$ 1,266,000	\$ 1,055,000	\$ 4,220,000
Pond Excavation and Stormwater	\$ 7,458,750	\$ 4,972,500	\$ 4,143,750	\$ 16,575,000
Sewer and Wasterwater Managem	\$ 4,029,000	\$ 1,678,750	\$ 1,007,250	\$ 6,715,000
Water Supply	\$ 3,390,000	\$ 1,412,500	\$ 847,500	\$ 5,650,000
Power Infrastructure	\$ 869,160	\$ 362,150	\$ 217,290	\$ 1,448,600
Hardscapes, Landscape Buffers	\$ 1,512,000	\$ 630,000	\$ 378,000	\$ 2,520,000
Recreational Amenities	\$ 225,000	\$ 1,275,000	\$ -	\$ 1,500,000
Enviormental	\$ 1,020,000	\$ 425,000	\$ 255,000	\$ 1,700,000
Professional and Permit Fees	\$ 2,546,250	\$ 543,200	\$ 305,550	\$ 3,395,000
TOTAL	\$ 30,943,410	\$ 17,894,600	\$ 12,650,590	\$ 61,488,600

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

In exchange for the payment of these special assessments, landowners receive substantial benefits. Specifically, these persons can expect to receive a higher level of services because they, the property owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction, **and** responsibility is constrained to a single development. Therefore, the District administrators should be highly accessible and responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for a higher level of service to residents of the County without impacting the service capacity of other local governments.

5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S.

Section 288.703, F.S., defines "Small Business" as:

An independently owned and operated business concern employs 200 or fewer permanent full-time employees and, with its affiliates, has a net worth of not more than \$5 million, or any firm based in this state with a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less, according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less, according to the most recent decennial census. According to the 2020 US Census’s Rank of Florida Counties by Population Size in 2020 and Population Distribution, the county's total estimated population was 995,567, making it the 6th largest county in the state by population.

The proposed District should not have any negative impact on small businesses. Large or small businesses can locate their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those who choose this option will be subject to the financial obligations imposed by the District but will enjoy the resulting benefits derived from operating within the District’s boundaries. Currently, the proposed District does not contain any potential commercial property and, therefore, would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments, while the benefits would be in the form of higher-quality and lower-cost development. This should, in theory, be more conducive to a business's economic success.

Furthermore, the District operates according to Florida’s “Sunshine” laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result of the District’s establishment and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate regarding the size of businesses that can be located within the boundaries or transact business with the District.

The development of the District will positively impact the small businesses in the local economy. As outlined above, the success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunities for small businesses.

The County is not small; the development and improvement of the property subject to this establishment petition should not affect nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

The Developer/Petitioner provided certain data utilized in this report and represents the best information available at this time. Inframark LLC prepared this report, and the assertions and findings are based on research, observation, and the Experiences of its employees in public policymaking and district management.

7. In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

There have been no good-faith written proposals submitted to the agency as described in Section 120.541(1)(a), *Florida Statutes*.

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8. An Analysis of Alternatives for Delivering Community Development Services and Facilities

Analysis Of Alternatives For Delivering Community Development Services And Facilities To Be Served By The Kings Creek II Community Development District (Section 190.005(1)(e)4, Florida Statutes)		
Alternative	Description	Analysis
County Financing	The County is responsible for managing the construction of the roadways and all other infrastructure associated with the development. In addition, the County is responsible for maintaining the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund or issuance of additional debt; therefore, these costs, along with annual maintenance costs, will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing.	Private financing is difficult to obtain and, when available, very expensive. This may result in less affordable housing and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA), which does not have the same legal backing to enforce dues and assessments as the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain, and manage community development services and facilities.	The CDD will incur the cost of issuing bonds necessary to finance the construction of the necessary infrastructure, oversee and manage all phases of construction, and be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District benefitting from the improvements. No County general funds will be used, and no County residents outside of the District will incur costs. RECOMMENDED ALTERNATIVE

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to establish Kings Creek II Community Development District, as required by Florida Statute, Chapter 190, and prepared per F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the establishment process and, more specifically, those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	<p>The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition establishing the District. State/Local Government Entities already have the necessary staff in place to process these reports, and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs.</p> <p>The County and its staff will review, conduct a public hearing, and vote upon the Petition to establish the District. The modest costs to perform these tasks will be offset by the filing fee. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.</p>
<i>Any anticipated effect on state or local revenues</i>	<p>The establishment of the District should have no negative impact on state and local revenues.</p> <p>Local tax revenues may be impacted positively due to the potential increase in long-term property values both within and within close proximity to the District. New commercial activity will increase revenue collection for state and local agencies.</p>
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	<p>The majority of the transactional costs for the District result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments.</p> <p>There should not be any major transactional costs incurred by local government entities (i.e. the County) related to the ordinance establishing the District.</p>
<i>An analysis of the impact on small businesses, small counties and small cities.</i>	<p>An overall increase in local economic activity (i.e. local small businesses within close proximity to the District) may be felt due to increased traffic, increased employment, and increased construction and development.</p> <p>Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services.</p> <p>No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore, that debt obligation is the responsibility of the property owners within the District.</p>

EXHIBIT I

Authorization of Agent

Authorization of Agent

This letter shall serve as a designation of Inframark LLC., c/o Brian K. Lamb, whose address is 2005 Pan Am Circle, Suite 300 Tampa FL, 33607, to act as agent for EPG JAX, LLC concerning any and all matters about the Petition to establish the Kings Creek II Community Development District in the City of Jacksonville, Florida, according to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked.

Executed this 26th day of February, 2025.

Witnesses

Carlos de la Osse By:

Printed Name:

Annastasia Cicotelli

Printed Name:

EPG JAX, LLC

BY: Eisenhower Management, Inc. Manager

By: Nicholas J. Dister

Its: Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me utilizing ☒ physical presence or ☐ online notarization, this 26 day of February, 2025, Nicholas J. Dister, Vice President, EPG JAX, LLC. He/She is personally known to me or ☒ has produced _____ as identification.

Angie Grunwald
NOTARY PUBLIC, STATE OF FLORIDA

Angie Grunwald
(Print, Type or Stamp Commissioned Name of Notary Public)

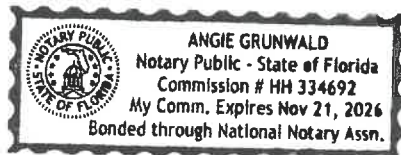


EXHIBIT J

Affidavit of Petition

**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: A Petition to Establish Kings Creek II Community Development District

AFFIDAVIT OF PETITION

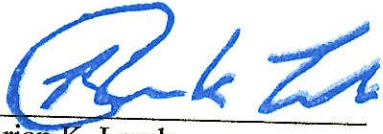
**STATE OF FLORIDA
COUNTY OF DUVAL**

I, Brian K Lamb, being its duly authorized representative being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters outlined in this affidavit.
2. My name is Brian K Lamb., and I am the Authorized Agent for the Petitioner.
3. I am authorized to act on behalf of the Petitioner and take all necessary action concerning the petition to establish Kings Creek II Community Development District.
4. I have reviewed the contents of the Petition to establish Kings Creek II Community Development District and its exhibits and find it to be true and correct.

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.

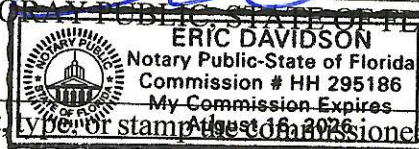
Executed this 28 day of July, 2025


Brian K. Lamb
Agent for the Petitioner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of July, 2025, by Brian K. Lamb as the Authorized Agent for the Petitioner. He ☒ is personally known to me or ☐ produced _____ identification.

SEAL:


NOTARY PUBLIC, STATE OF FLORIDA



(Print, type, or stamp name of the Notary Public)