

COASTAL RIDGE
Community Development District

APRIL 1, 2025

AGENDA

March 25, 2025

Board of Supervisors
Coastal Ridge CDD
Call-in #: 1-877-304-9269; code 6800665

Dear Board Members and Staff:

The Coastal Ridge Community Development District Organizational Meeting is scheduled for **Tuesday, April 1, 2025 at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida.**

Following is the agenda for the meeting:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Call to Order
- II. Public Comment
- III. Organizational Matters – Oath of Office for Greg Barbour
- IV. Financing Matters
 - A. Master Engineer’s Report
 - B. Master Assessment Methodology
 - C. Consideration of Resolution 2025-26, Declaring Special Assessments
 - D. Consideration of Resolution 2025-27, Setting a Public Hearing Date

- V. Consideration of Assignment of Amenity Center Contract
- VI. Consideration of Construction Funding Agreement
- VII. Consideration of Conveyance of Amenity Center Parcel
- VIII. Consideration of Acquisition Agreement
- IX. Consideration of Proposal for Builder's Risk Insurance
- X. Acceptance of the Audit Committee's Recommended Criteria and Authorizing Staff to Issue a Request for Proposals
- XI. Consideration of Resolution 2025-05, Designating a Local District Records Office
- XII. Staff Reports
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
- XIII. Consideration of Funding Request No. 2
- XIV. Supervisors' Requests and Audience Comments
- XV. Next Scheduled Meeting – Landowner's Election and Regular Board of Supervisors Meeting on May 6, 2025 at 11:00 a.m. at the eTown Welcome Center
- XVI. Adjournment

SECOND ORDER OF BUSINESS

**COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer’s Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

FOURTH ORDER OF BUSINESS

A.

IMPROVEMENT PLAN

for the

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Prepared for

Board of Supervisors

Coastal Ridge Community Development District

Prepared by

England, Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

20-088-08

October 31, 2024
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BACKGROUND

The Coastal Ridge Community Development District (CDD) is a ±1,002.30-acre residential development located in Duval County, Florida. The authorized land uses within the Coastal Ridge CDD may include conservation and residential development as well as open space and recreational amenities. There are ±1,482.98-acres of adjacent lands that may serve as potential future expansion parcels for the Coastal Ridge CDD (See *Exhibit 1*, Location Map). The full development within the Coastal Ridge CDD boundary will include approximately the number of units listed in Table 1A and for potential future expansion parcels listed in Table 1B. Currently EVRDEV, LLC owns all of the land within the Coastal Ridge Community Development District (CDD). EVRDEV, LLC and Big Creek Timber, LLC owns all of the land within the potential future expansion parcels.

**TABLE 1A
COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF DEVELOPMENT**

TYPE	Coastal Ridge CDD	
	Estimated Units	Estimated Areas
Residential Development		
➤ Single Family	1,011 units	295.80 acres
➤ Townhomes	90 units	9.50 acres
Road Rights-of-Way	n/a	96.20 acres
Parks and Recreation	n/a	4.00 acres
Wetland/Open Space, Miscellaneous	n/a	596.80 acres
TOTALS	1,101 units	1,002.30 acres

(Note: Certain land uses may change provided that such changes are consistent with the land use)

TABLE 1B
COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF DEVELOPMENT FOR
POTENTIAL FUTURE EXPANSION PARCELS

TYPE	Potential Future Expansion Parcel 1		Potential Future Expansion Parcel 2	
	Estimated Units	Estimated Areas	Estimated Units	Estimated Areas
Residential Development				
➤ Single Family	0 units		933 units	224.20 acres
➤ Townhomes	142 units	13.30 acres	2,552 units	319.00 acres
Road Rights-of-Way	n/a	3.10 acres	n/a	148.90 acres
Parks and Recreation	n/a	0.95 acres	n/a	38.90 acres
Wetland/Open Space, Miscellaneous	n/a	0.40 acres	n/a	621.99 acres
TOTALS		17.75 acres		1,352.99 acres

TYPE	Potential Future Expansion Parcel 3	
	Estimated Units	Estimated Areas
Residential Development		
➤ Single Family	0 units	
➤ Townhomes	294 units	32.80 acres
Road Rights-of-Way	n/a	6.87 acres
Parks and Recreation	n/a	1.80 acres
Wetland/Open Space, Miscellaneous	n/a	70.77 acres
TOTALS		112.24 acres

(Note: Certain land uses may change provided that such changes are consistent with the land use)

To serve the residents of the Coastal Ridge Community Development District, the District has developed the following Improvement Plan to allow it to fund and construct certain utility, transportation and recreational facilities within the District. The Improvement Plan contained in this report reflects the present intentions of the Coastal Ridge Community Development District. The Improvement Plan may be modified in the future.

The Community Development District area may be served by the improvements listed in the “Summary of Master Infrastructure Costs” in Table 2A and for potential future expansion parcels listed in Table 2B. These improvements include improvements associated with the roadway such as ancillary roadway infrastructure, utilities, landscape and irrigation, hardscape, signage, electric, and lighting, as well as recreational facilities, including passive trails throughout the district, that are associated with the Community Development District and a multi-use path along Trading Post Drive, EverRange Parkway and Rustic Ridge Drive. In addition to the master infrastructure, there is additional neighborhood infrastructure that will benefit their respective neighborhoods and these costs are shown in Table 3A and for potential future expansion parcels listed in Table 3B. A description and basis of costs for each improvement is included in the body of this report.

Improvements contemplated in this plan comply with requirements set forth in the City of Jacksonville land use and zoning regulations. All improvements will be located in Duval County.

Permitting for the improvements described in this plan is ongoing. The delineation of jurisdictional wetlands for all land within the Coastal Ridge CDD has been surveyed, reviewed and approved by the St. Johns River Water Management District (SJRWMD). The SJRWMD has approved an Environmental Resource Permit #183922-2 to establish the jurisdictional wetlands, impacts, overall mitigation plan, roadway infrastructure and master stormwater. The Florida Department of Environmental Protection (FDEP) has issued permit #16-0426940-001-SFI.

The City of Jacksonville has issued permits for Trading Post Drive and EverRange Parkway under CDN 10479.00 and CDN 10479.01. The Florida Department of Transportation has issued a permit for drainage under permit 2023-D-00063 and utility permit 2023H-294-00436. Master utility improvements within this report have been designed consistent with JEA utility cost participation policy for the development within Coastal Ridge CDD. There is a reasonable expectation that the permits for the balance of the CDD improvements are obtainable, however, all permits are subject to final engineering and permitting.

Cost estimates contained in this report are based upon year 2024 dollars, and have been prepared based on the best available information and in some cases without the benefit of final engineering design or environmental permitting. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based on planning, final engineering and approvals from regulatory agencies.

MASTER INFRASTRUCTURE IMPROVEMENTS

TABLE 2A
COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF MASTER INFRASTRUCTURE COSTS

	Coastal Ridge CDD
Improvement Description	Estimated Total CDD Cost
US 1 Roadway Improvements	\$7,183,952
Trading Post Drive and EverRange Parkway Infrastructure, Utilities, Landscape, Hardscape, and Electric	\$90,045,512
Rustic Ridge Drive Infrastructure, Utilities, Landscape, Hardscape, and Electric	\$4,789,556.35
Stormwater Management, Flood Control, and Groundwater Control	\$8,805,780
Master Recreational Improvements	\$19,320,000
Total Master Infrastructure Costs	\$130,144,800

(Notes: Cost estimates in this report are based upon 2024 dollars.)

TABLE 2B
COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF MASTER INFRASTRUCTURE COSTS FOR
POTENTIAL FUTURE EXPANSION PARCELS

	Potential Future Expansion Parcels
Improvement Description	Estimated Total CDD Cost
Master Infrastructure, Utilities, Landscape, and Hardscape	\$109,238,751
Stormwater Management, Flood Control, and Groundwater Control	\$22,157,280
Master Recreational Improvements	\$25,116,000
Total Master Infrastructure Costs	\$156,512,031

(Notes: Cost estimates in this report are based upon 2024 dollars.)

TRADING POST DRIVE AND EVERRANGE PARKWAY IMPROVEMENTS

Trading Post Drive and EverRange Parkway are collector roads that will be extending north-south direction through the Coastal Ridge Community Development District boundary. Trading Post Drive will extend from US1 and terminate approximately 1,500 LF where the roadway intersects with EverRange Parkway. The intersection of Trading Post Drive and EverRange Parkway will be a roundabout. EverRange Parkway will extend from US1 approximately 17,000 LF through the CDD boundary. To accommodate the connection of Trading Post Drive and EverRange Parkway to US1, US1 will have improvements done to including left and right turn lanes into the CDD. There may also be a multi-use path along EverRange Parkway. Roadway construction began late 2023 and is anticipated to be complete in early 2026. Certain infrastructure within and adjacent to the Trading Post Drive and EverRange Parkway right of way may be funded, designed and constructed by the CDD. These improvements may include ancillary roadway infrastructure, utilities, landscape and irrigation, hardscape and signage, electric and lighting, and future signalized intersections. Once completed, Trading Post Drive and EverRange Parkway will be owned and maintained by the City of Jacksonville. These improvements are depicted on Exhibit 6.

RUSTIC RIDGE DRIVE IMPROVEMENTS

Rustic Ridge Drive is a collector road that will be extending east-west direction through the Coastal Ridge Community Development District boundary. Rustic Ridge Drive intersects with EverRange Parkway just north of the proposed roundabout and extends approximately 1,200 LF east through the CDD boundary. There may also be a multi-use path along Rustic Ridge Drive. Roadway construction is anticipated to start late 2024 and is anticipated to be complete in early 2025. Certain infrastructure within and adjacent to the Rustic Ridge Drive right of way may be funded, designed and constructed by the CDD. These improvements may include ancillary roadway infrastructure, utilities, landscape and irrigation, hardscape and signage, electric and lighting, and future signalized intersections. Once completed, Rustic Ridge Drive will be owned and maintained by the City of Jacksonville. These improvements are depicted on Exhibit 6.

Ancillary Roadway Infrastructure

The CDD may fund ancillary roadway infrastructure and modifications to the original road design. Certain survey, engineering, permitting, and construction costs for the primary thoroughfare of Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive will be/have been paid for by the developer and may be funded or reimbursed by the CDD. This roadway infrastructure may include; turn lanes, road extensions, road widening, and roadway modifications from the original design.

Utilities

The entirety of the Coastal Ridge CDD will be provided with potable water, sanitary sewer, and reuse water services by the Jacksonville Electric Authority (JEA) utility system. The Coastal Ridge CDD presently intends to fund and construct certain master utility facilities within and adjacent to the District boundary. These facilities include the transmission (trunk) water main, reclaimed water main, and sewer main (forcemain). These mains are located within the right of way of Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive. There may also be gravity sewer crossings installed under EverRange Parkway to serve future neighborhoods that will share pump stations. These improvements are depicted on Exhibit 5, pages 1-3.

Master utility improvements within this report have been designed consistent with JEA utility cost participation policy for the development within Coastal Ridge CDD and portions of the improvements may be funded by JEA. The master utility improvements will be owned and maintained by JEA upon dedication.

Landscape and Irrigation

The CDD may fund and construct the landscape, sod, planting, berm, irrigation and other decorative features along Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive. The CDD may fund and construct landscape and irrigation costs along the entire length of Trading Post Drive, EverRange Parkway and Rustic Ridge Drive.

Hardscape and Signage

The CDD may fund and construct hardscape features within and adjacent to the Trading Post Drive, EverRange Parkway and Rustic Ridge Drive right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc.

Electric and Lighting

The electric distribution system through the Coastal Ridge CDD is currently planned to be underground. The CDD presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities will be owned and maintained by JEA after dedication. The CDD presently intends to fund the cost to purchase and install the roadway lighting along Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive. These lights will be owned, operated and maintained by the City of Jacksonville after dedication.

Drainage/Flood Control

The District currently intends to finance certain surface and subsurface drainage improvements necessary for development within the District boundaries. This section of infrastructure includes clearing, grubbing, roadway storm sewer collection system, stormwater management facilities, flood control, groundwater control, surface and subsurface drainage improvements. Cost estimates include stormwater pond construction, drainage catch basins, inlets, underground storm piping within roadways, control structures, grading, sod and seeding as required for sediment and erosion control, etc. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, include utility easements, and surrounding residential areas as necessary to provide a complete stormwater management system. Stormwater management facilities provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and City of Jacksonville standards. As part of the complete stormwater management system, earthwork will include portions of residential lots as needed to collect stormwater runoff into the stormwater management facilities. This earthwork will include placing fill above the pond 100-year pond design high water elevation and to provide positive discharge from the residential lots to the storm sewer collection system. The district does not intend to finance any final lot grading.

POTENTIAL EXPANSION PARCEL ROADWAY IMPROVEMENTS

Adjacent lands that may serve as potential future expansion parcels for the Coastal Ridge CDD may require north-south and east-west collector roadways. North-south roadway would be a continuation of EverRange Parkway to the north and east-west would be a continuation of existing Apex Trail to the east.

Certain infrastructure within and adjacent to the future expansion parcels collector roadway right of way may be funded, designed and constructed by the CDD. These improvements may include ancillary roadway infrastructure, utilities, landscape and irrigation, hardscape and signage, electric and lighting, and future signalized intersections. Once completed, these roadways will be owned and maintained by the City of Jacksonville. These improvements are depicted on Exhibit 6.

MASTER RECREATIONAL IMPROVEMENTS

MASTER AMENITY CENTER

The Coastal Ridge CDD presently intends to fund a master amenity center located near the middle of the Coastal Ridge CDD boundary. This amenity center is planned to be the largest within the Coastal Ridge CDD and will serve all of the neighborhoods within the CDD. The basic components of this facility may include, but is not limited to:

- ▶ Clubhouse
- ▶ Bathrooms
- ▶ Pool(s)
- ▶ Playground equipment
- ▶ Recreational Trails
- ▶ Parking
- ▶ Landscape, irrigation, hardscape and lighting
- ▶ Dog park
- ▶ Pickleball courts
- ▶ Recreational Pond and Associated Facilities

Individual neighborhoods may also choose to construct their own amenity center(s). Costs for these amenity centers are included in the “Neighborhood Infrastructure” section of this improvement plan.

BASIS OF COST ESTIMATES

The following is the basis for the master infrastructure cost estimates; actual project bid information was used where available:

- Costs utilized were obtained from recent historical bids for similar work in this area and are not based on approved plans.
- Costs for underground electric conduit along Trading Post Drive, EverRange Parkway and Rustic Ridge Drive have been included.
- Costs for roadway lighting have been included.
- Engineering fees are included in the estimate.
- No costs have been included for the acquisition of roadway rights-of-way.
- For the purposes of this report, a 20% contingency factor has been included for master infrastructure.
- Cost estimates included in this report are based upon year 2024 dollars and have been prepared based upon the best available information. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon best available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

COASTAL RIDGE CDD NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

The Coastal Ridge Community Development District presently intends to fund certain neighborhood infrastructure improvements for each neighborhood within the District boundaries. The Neighborhood Infrastructure improvements include construction of the basic infrastructure for each neighborhood, including but not limited to: engineering/permitting, clearing and grubbing, earthwork, collector roadways and associated drainage, underground conduit to facilitate street lighting, landscaping, irrigation, hardscape, neighborhood signage, neighborhood parks, neighborhood amenity centers, sewage pump stations, water/sewer/reuse transmission lines, subdivision roadways and associated drainage located within the road right of way.

The cost estimate for the collector roadways included in the neighborhood infrastructure improvements are based upon a 34 foot pavement width, curb and gutter section roadway, within a 80 foot wide right-of-way. The cost estimate for the subdivision roadways included in the neighborhood infrastructure improvements are based upon a 24 foot pavement width, curb and gutter section roadway, within a 50 foot wide right-of-way. The clearing, grubbing and earthwork estimates include work necessary for the right-of-way area, and includes utility easements for underground electrical conduit for roadway street lighting. Disturbed areas within the rights-of-way that are outside of the paved areas will be sodded and/or seeded and grassed to provide erosion and sediment control in accordance with City of Jacksonville standards.

Drainage cost estimates included in the neighborhood infrastructure improvements provide for the collection and conveyance of stormwater runoff from the collector and subdivision roadways in accordance with St. Johns River Water Management District and City of Jacksonville standards. Costs include drainage catch basins, inlets, and underground storm piping.

Water, reclaimed water, and sewer cost estimates included in the neighborhood infrastructure improvements consist of the underground water and reclaimed water transmission system and wastewater (sewer) collection system serving the development. Costs include piping, manholes, valves, services, and appurtenances required in order to construct the system in accordance with Florida Department of Environmental Protection and JEA standards.

The neighborhood infrastructure improvements shall be designed and constructed to City of Jacksonville, JEA, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Collector roadways shall be owned and maintained by the City of Jacksonville. Water, sewer, and reuse facilities shall be owned and maintained by JEA. The Coastal Ridge CDD or neighborhood HOA will maintain drainage improvements outside of the public right of ways.

Neighborhood Amenity Centers

Neighborhoods within the CDD may have additional amenity centers to directly serve the individual neighborhoods. These neighborhood amenity centers are typically not as large as the master amenity center. The basic components of this facility may include but is not limited to:

- ▶ Clubhouse
- ▶ Fitness equipment
- ▶ Tennis Courts
- ▶ Bathrooms and locker area
- ▶ Pool(s)
- ▶ Playground equipment
- ▶ Barbeque grills and picnic tables
- ▶ Parking
- ▶ Landscape, irrigation, hardscape and lighting
- ▶ Trails
- ▶ Multi-use fields
- ▶ Pickleball courts

Neighborhood Parks

Several neighborhood parks may be located throughout each of the neighborhoods within the Coastal Ridge CDD. These parks may be within the subdivisions and may include; tot lots, walking/fitness paths, multi-use fields, etc. The cost of these neighborhood parks is included within the per lot Neighborhood Infrastructure cost in Table III.

TABLE 3A
COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF NEIGHBORHOOD INFRASTRUCTURE COSTS

Improvement Description	Coastal Ridge CDD	
	Estimated Units	Estimated Cost
Single Family	1,011 lots	\$63,829,485
Townhomes	90 lots	\$2,965,275
Neighborhood Infrastructure Total		\$66,794,760

(Notes: Cost estimates in this report are based upon 2024 dollars.)

TABLE 3B
COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF NEIGHBORHOOD INFRASTRUCTURE COSTS
POTENTIAL FUTURE EXPANSION PARCELS

Improvement Description	Potential Future Expansion Parcel 1		Potential Future Expansion Parcel 2	
	Estimated Units	Estimated Cost	Estimated Units	Estimated Cost
Single Family	0 lots	\$0	933 lots	\$58,904,955
Townhomes	142 lots	\$4,678,545	2,552 lots	\$84,082,020
Neighborhood Infrastructure Total		\$4,678,545		\$142,986,975

(Notes: Cost estimates in this report are based upon 2024 dollars.)

Improvement Description	Potential Future Expansion Parcel 3	
	Estimated Units	Estimated Cost
Single Family	0 lots	\$0
Townhomes	294 lots	\$9,686,565
Neighborhood Infrastructure Total		\$9,686,565

(Notes: Cost estimates in this report are based upon 2024 dollars.)

BASIS OF COST ESTIMATES

The following is the basis for the neighborhood infrastructure cost estimates:

- Neighborhood Infrastructure costs include collector roads, neighborhood signage, neighborhood amenity centers, neighborhood parks, subdivision roads, clearing, filling, and JEA underground electric. Costs for development were obtained utilizing an estimated engineering and construction cost of \$45,750 per single-family unit and \$23,875 per townhome unit based on recent historical bids for similar work in this area. This report will include a 20% contingency to account for unknowns and inflation. Currently there are no townhome units within the CDD, however, these costs will be utilized if any townhome units are added within the CDD boundary.
- Water and Sewer Facilities will be designed in accordance with JEA and FDEP standards.
- The engineering and permitting fees have been included in the estimated cost.
- No costs have been included for the acquisition of roadway rights-of-way.
- Cost estimates contained in this report are based upon year 2024 dollars.
- Costs have been included for street lighting and electrical conduit on roadways in accordance with JEA standards, and are included in the roadway portion cost of the estimates.
- Cost estimates have been prepared based upon the best available information, but without the benefit of final engineering design or environmental permitting. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

APPENDIX **Description**

Exhibits

- 1 General Location Map
- 2 District Legal Description
- 3 District Boundary
 - a. Coastal Ridge CDD
 - b. Optional Future Expansion Parcel 1
 - c. Optional Future Expansion Parcel 2
 - d. Optional Future Expansion Parcel 3
- 4 Existing Future Land Use
- 5 Utility Exhibits
 - a. Master Water Plan
 - b. Master Waste Water Plan
 - c. Master Reuse Water Plan
- 6 Master Transportation Plan
- 7 District Facilities and Services
- 8 Cost Estimate Sheet

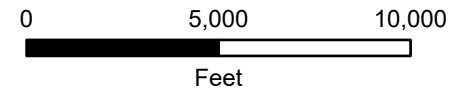
Coastal Ridge Community Development District

Exhibit 1

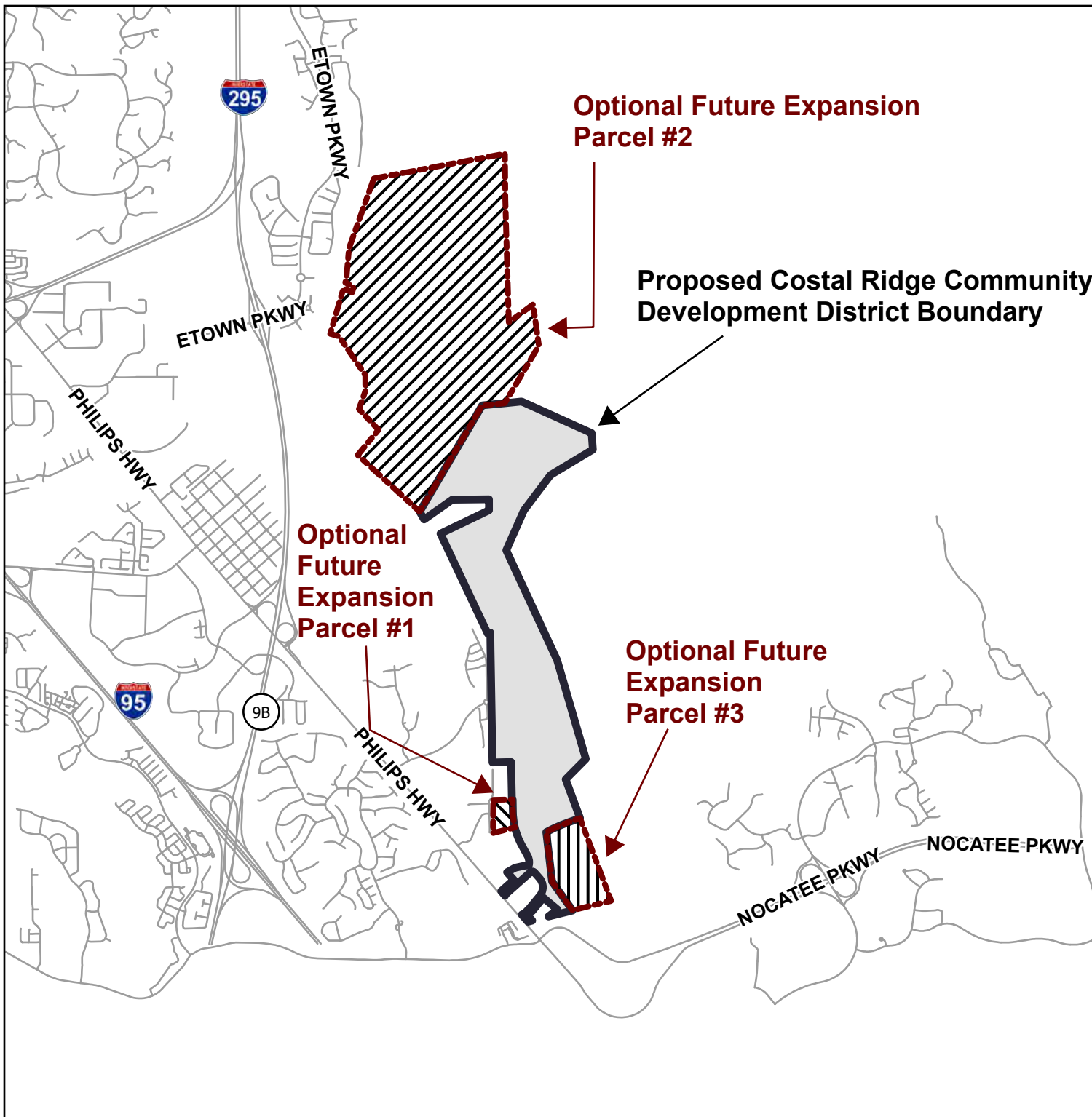
General Location

November 15, 2023

- Coastal Ridge
Community
Development
Boundary
- Optional
Expansion
Parcel #1
- Optional
Expansion
Parcel #2
- Optional
Expansion
Parcel #3



Source: ETM, Duval County



October 30, 2024
Page 1 of 3

Work Order No. 24-585.00
File No. 130G-02.00A

Coastal Ridge Community Development District Boundary

A portion of Sections 15, 16, 22, 27 and 34, together with portions of Section 41 of the G.I.F. Clarke Grant, Section 42 of the Sam Fairbanks Grant, Section 43 of the James Hall Grant, and Section 48 of the Christopher Minchen Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 21, said Township and Range; thence Northerly along the Easterly line of said Section 21 the following 5 courses: Course 1, thence North $00^{\circ}38'54''$ West, 615.70 feet; Course 2, thence South $64^{\circ}32'22''$ West, 98.99 feet; Course 3, thence North $25^{\circ}18'58''$ West, 3966.16 feet; Course 4, thence North $64^{\circ}24'35''$ East, 1926.90 feet; Course 5, thence North $00^{\circ}26'43''$ West, 399.70 feet to the Northeasterly corner thereof; thence South $89^{\circ}14'34''$ West, along the Northerly line of said Section 21, a distance of 1310.35 feet; thence South $55^{\circ}11'05''$ West, continuing along said Northerly line, 1231.18 feet; thence North $29^{\circ}42'19''$ West, departing said Northerly line, 314.83 feet; thence North $30^{\circ}22'52''$ East, 4414.25 feet; thence North $84^{\circ}29'40''$ East, 1415.26 feet; thence South $65^{\circ}46'19''$ East, 2751.03 feet; thence South $04^{\circ}23'55''$ East, 595.55 feet; thence South $59^{\circ}07'50''$ West, 1769.76 feet; thence South $36^{\circ}55'53''$ West, 1581.86 feet; thence South $23^{\circ}53'04''$ West, 1559.34 feet; thence South $24^{\circ}47'43''$ East, 4334.68 feet to the Northwesterly corner of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South $16^{\circ}16'53''$ East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly corner thereof; thence South $44^{\circ}59'03''$ West, 1027.20 feet to the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 4641.98 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, of said current Public Records, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, of said current Public Records; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 2321.06 feet to a point lying on the boundary line of Parcel 100, as described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line the following 5 courses: Course 1, thence North $51^{\circ}51'13''$ East, departing said Northwesterly line, 422.98 feet; Course 2, thence North $50^{\circ}43'44''$ West, 658.35 feet; Course 3, thence South $39^{\circ}16'16''$ West, 611.00 feet; Course 4, thence South $48^{\circ}23'52''$ West, 234.00 feet; Course 5, thence South $41^{\circ}36'08''$ East, 256.16 feet to the Southwesterly corner thereof, said corner lying on said Northwesterly line of Tract "A"; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 157.83 feet; thence North $41^{\circ}19'43''$ West, departing said Northwesterly line and along a line 30 feet Northeasterly of and parallel with the Northeasterly right of way line of U.S. Highway No. 1 (Philips Highway), a variable width right of way as presently established, 329.18 feet; thence South $86^{\circ}19'59''$ East, 39.91 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2940.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $08^{\circ}35'23''$, an arc length of 440.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $43^{\circ}50'21''$ East, 440.35 feet; thence North $39^{\circ}32'40''$ East, 461.79 feet to the point of

Coastal Ridge Community Development District Boundary (continued)

curvature of a curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $80^{\circ}59'48''$, an arc length of 692.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}57'14''$ West, 636.44 feet; thence North $41^{\circ}27'08''$ West, 269.45 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 157.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}27'08''$ West, 141.42 feet; thence South $48^{\circ}32'52''$ West, 1206.28 feet; thence South $02^{\circ}10'35''$ West, 40.89 feet; thence North $41^{\circ}19'43''$ West, along a line 30 feet Northeasterly of and parallel with said Northeasterly right of way line of U.S. Highway No. 1, a distance of 219.36 feet to its intersection with the Southeasterly line of those lands described and recorded in Official Records Book 18184, page 1682, of said current Public Records; thence North $48^{\circ}35'05''$ East, along said Southeasterly line, 606.56 feet to the Easterly most corner thereof; thence North $41^{\circ}20'35''$ West, along the Northeasterly line of said Official Records Book 18184, page 1682, a distance of 363.37 feet; thence North $60^{\circ}42'08''$ East, departing said Northeasterly line, 322.13 feet; thence North $77^{\circ}11'21''$ East, 427.87 feet; thence South $75^{\circ}27'20''$ East, 77.24 feet to a point on a non-tangent curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $43^{\circ}19'48''$, an arc length of 370.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}07'14''$ West, 361.79 feet; thence North $28^{\circ}47'08''$ West, 428.38 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Northerly along the arc of said curve, through a central angle of $15^{\circ}19'18''$, an arc length of 684.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}07'29''$ West, 682.54 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Northwesterly corner thereof; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 667.54 feet to its intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 19061, page 203, of said current Public Records; thence North $00^{\circ}59'45''$ West, departing said Northerly line, along said Southerly prolongation, along said Easterly line, and along the Easterly line of those lands described and recorded in Official Records Book 19577, page 2109, of said current Public Records, a distance of 1343.31 feet to the Northeasterly corner thereof; thence South $88^{\circ}40'15''$ West, along the Northerly line of said Official Records Book 19577, page 2109, a distance of 667.52 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 27; thence North $00^{\circ}59'51''$ West, along said Westerly line, 4027.38 feet to the Northwesterly corner thereof and the Point of Beginning.

Less and Except from the above described lands the following Exception Parcels:

Exception 1

A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Coastal Ridge Community Development District Boundary (continued)

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South $00^{\circ}59'45''$ East, departing said Northerly line, 177.82 feet; thence South $08^{\circ}28'38''$ West, 30.38 feet; thence South $00^{\circ}59'45''$ East, 114.05 feet; thence Due East, 5.00 feet; thence South $00^{\circ}59'45''$ East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of $12^{\circ}28'05''$, an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}13'47''$ East, 555.98 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Exception 3

A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

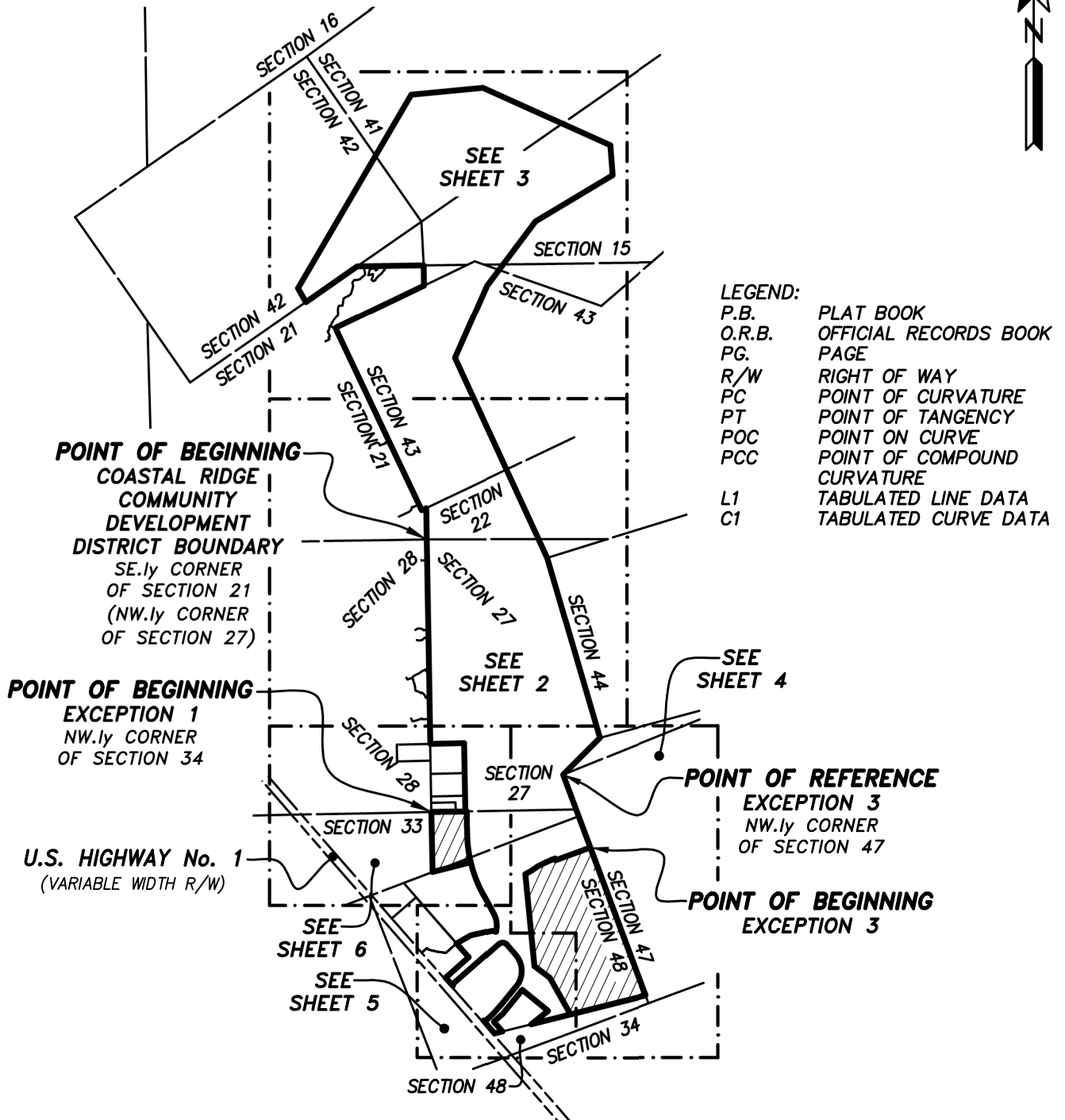
For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $20^{\circ}30'17''$ East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South $75^{\circ}59'11''$ West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North $29^{\circ}32'37''$ West, departing said Northwesterly line, 827.53 feet; thence North $52^{\circ}36'42''$ West, 382.57 feet; thence North $05^{\circ}44'28''$ West, 1817.60 feet; thence North $61^{\circ}20'47''$ East, 153.07 feet; thence North $54^{\circ}51'28''$ East, 137.22 feet; thence North $62^{\circ}34'38''$ East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of $07^{\circ}16'14''$, an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $66^{\circ}12'45''$ East, 118.89 feet; thence North $69^{\circ}50'52''$ East, 91.51 feet; thence South $00^{\circ}59'31''$ East, 28.94 feet; thence South $21^{\circ}09'09''$ East, 10.16 feet; thence North $69^{\circ}50'52''$ East, 729.53 feet to the Point of Beginning.

Containing 1002.30 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

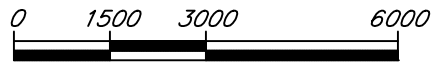
A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 6

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 21 AS BEING NORTH 00°39'59" WEST.



GRAPHIC SCALE IN FEET
1" = 3000'

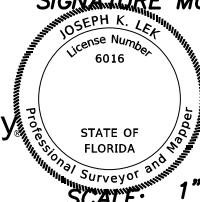
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SCALE: 1" = 3000'

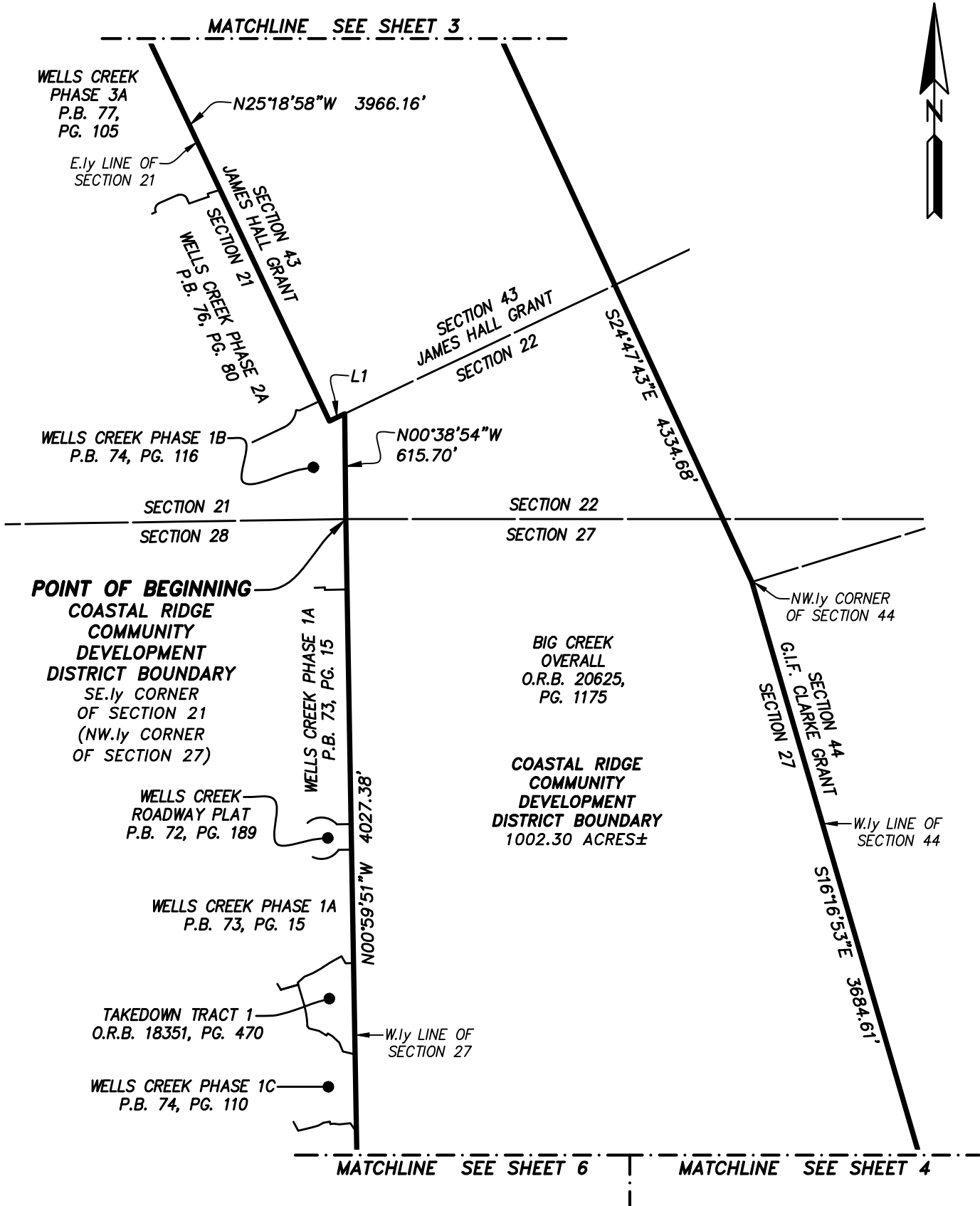
DATE: OCTOBER 30, 2024

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.

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



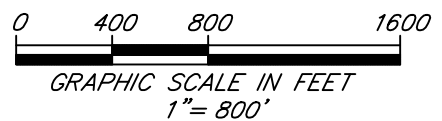
POINT OF BEGINNING
 COASTAL RIDGE
 COMMUNITY
 DEVELOPMENT
 DISTRICT BOUNDARY
 SE.ly CORNER
 OF SECTION 21
 (NW.ly CORNER
 OF SECTION 27)

BIG CREEK
 OVERALL
 O.R.B. 20625,
 PG. 1175

COASTAL RIDGE
 COMMUNITY
 DEVELOPMENT
 DISTRICT BOUNDARY
 1002.30 ACRES±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°32'22"W	98.99'

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

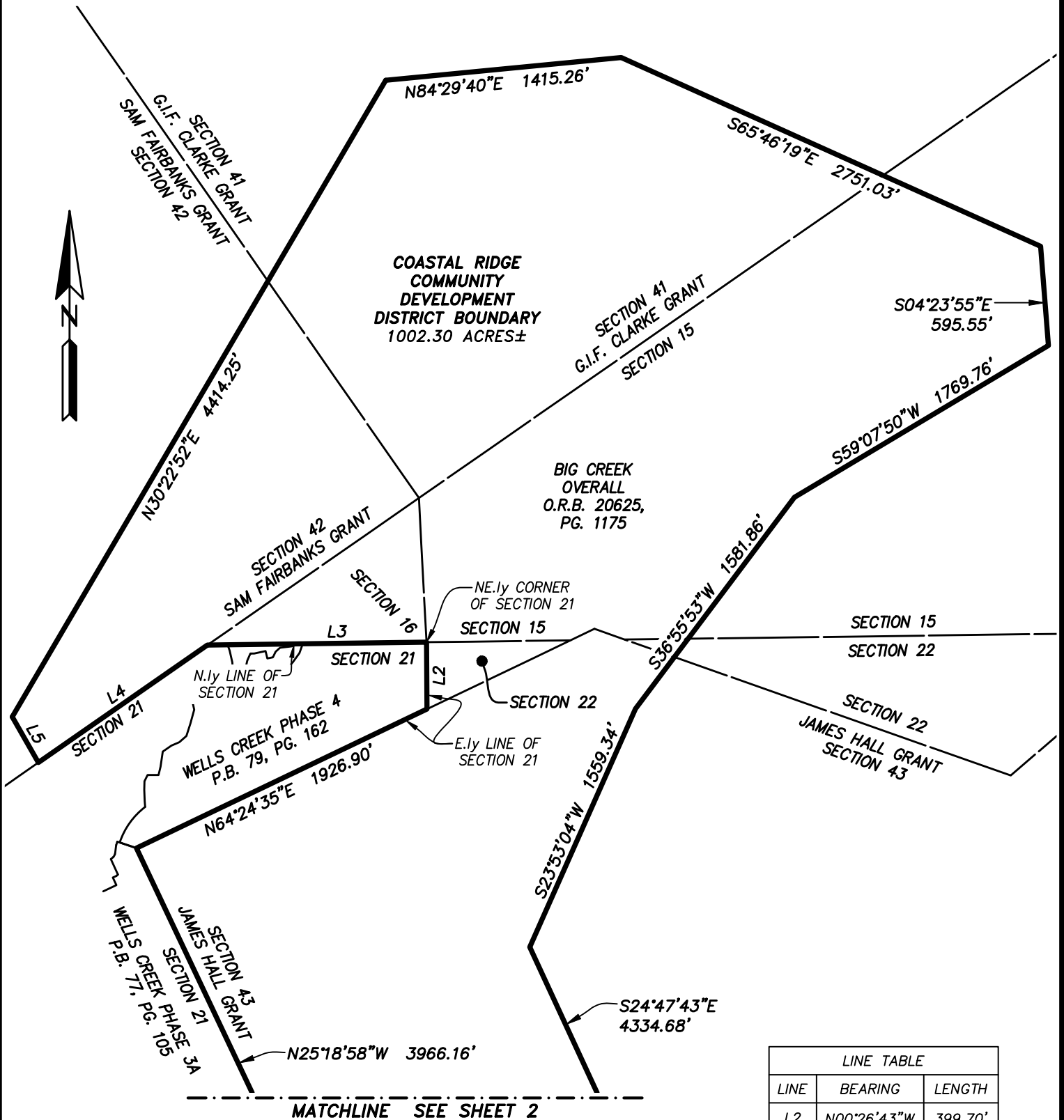


SHEET 2 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

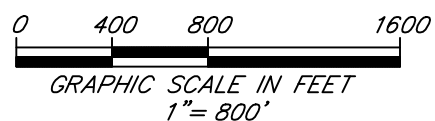
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°26'43\"W	399.70'
L3	S89°14'34\"W	1310.35'
L4	S55°11'05\"W	1231.18'
L5	N29°42'19\"W	314.83'

- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
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 - C1 TABULATED CURVE DATA

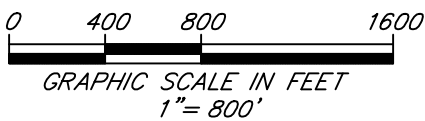
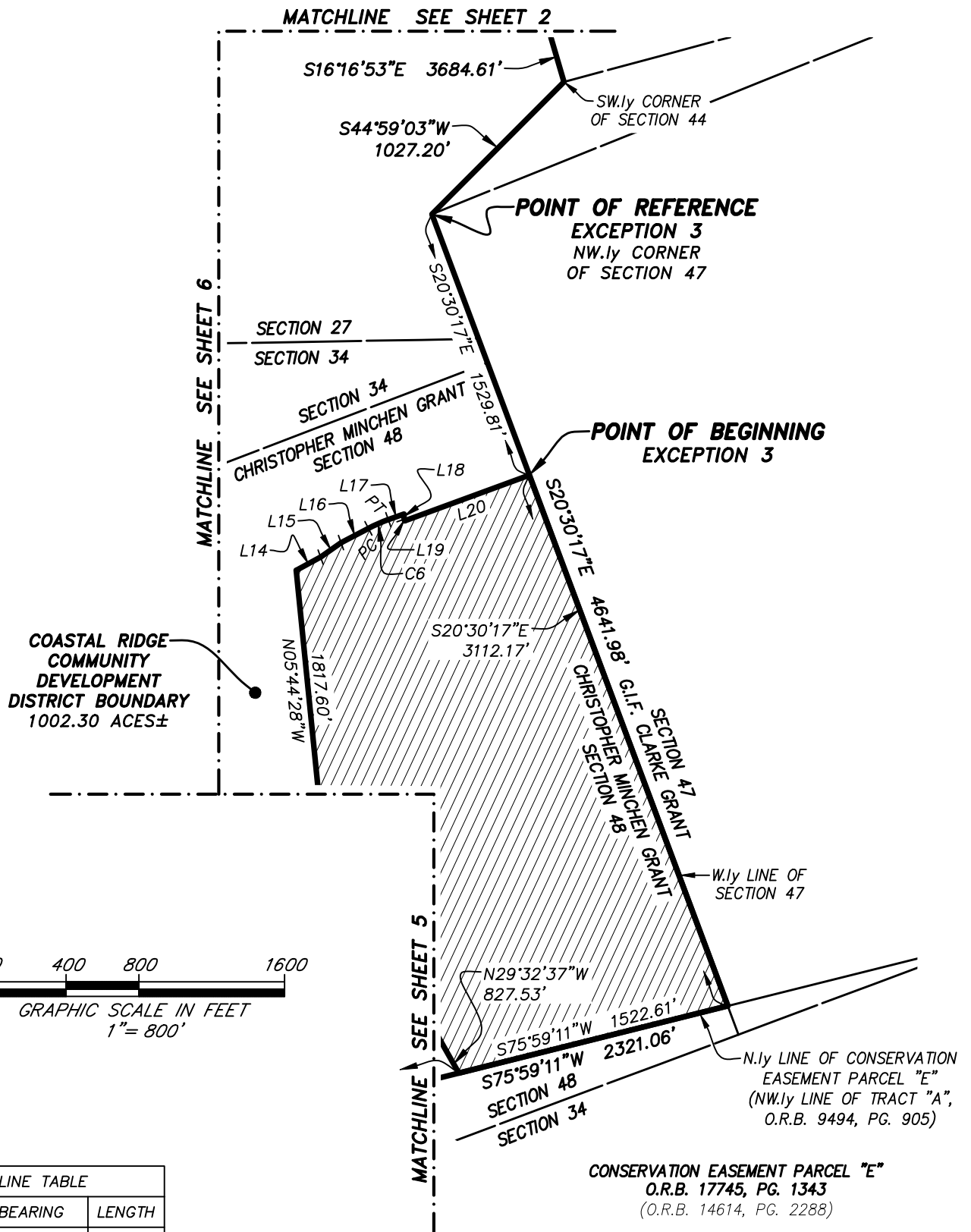
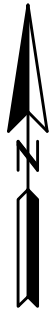


SHEET 3 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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LINE TABLE		
LINE	BEARING	LENGTH
L14	N61°20'47"E	153.07'
L15	N54°51'28"E	137.22'
L16	N62°34'38"E	169.80'
L17	N69°50'52"E	91.51'
L18	S00°59'31"E	28.94'
L19	S21°09'09"E	10.16'
L20	N69°50'52"E	729.53'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	937.50'	7°16'14"	118.97'	N66°12'45"E	118.89'

CONSERVATION EASEMENT PARCEL "E"
O.R.B. 17745, PG. 1343
(O.R.B. 14614, PG. 2288)

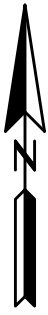
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 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

SHEET 4 OF 6

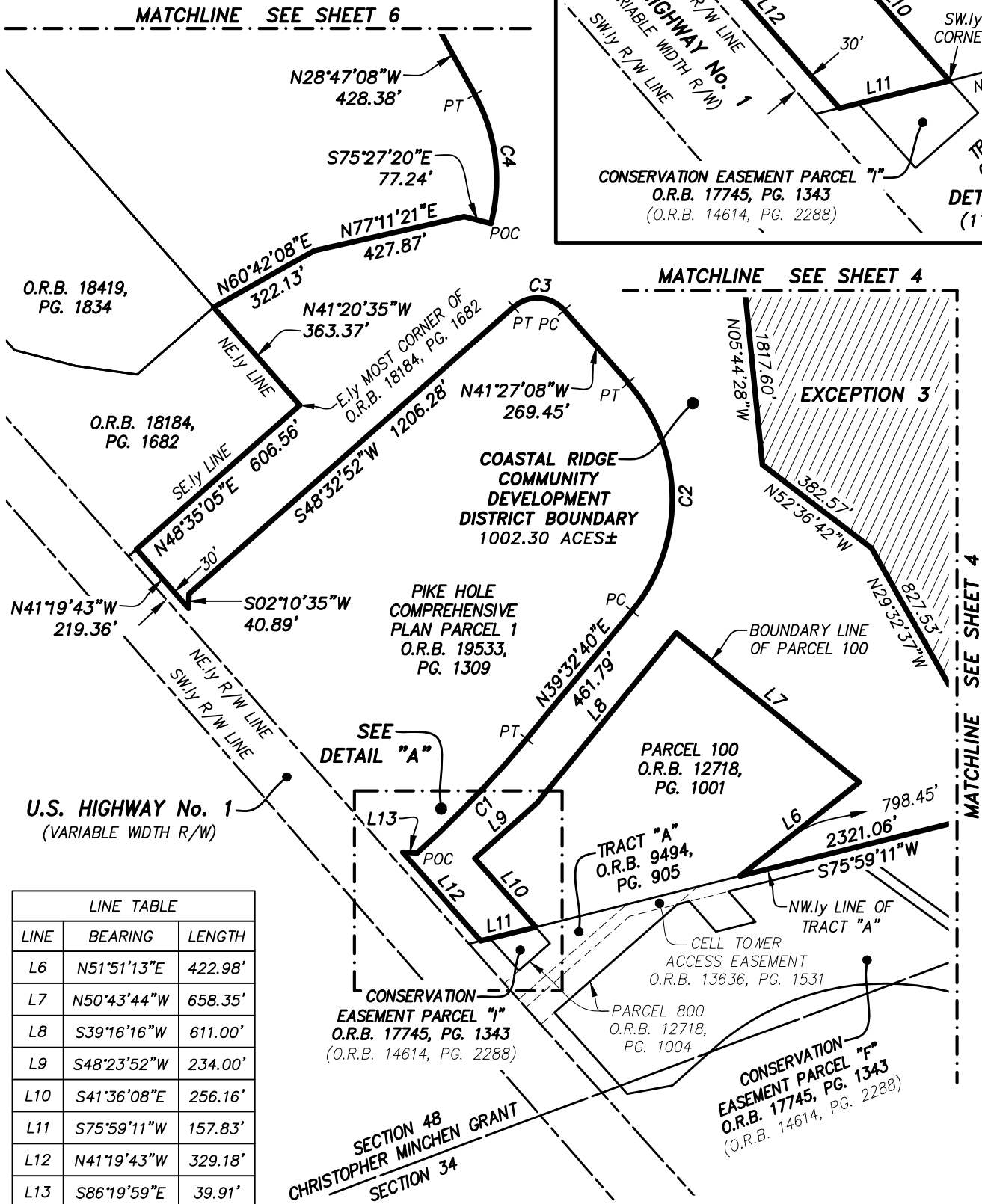
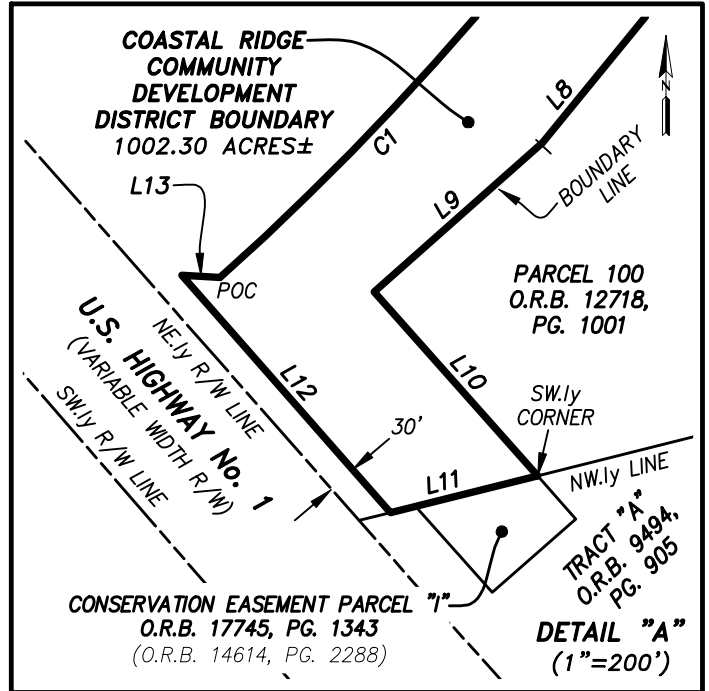
SEE SHEET 1 FOR GENERAL NOTES.

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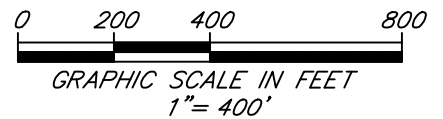


- LEGEND:**
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O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
PCC POINT OF COMPOUND CURVATURE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L6	N51°51'13"E	422.98'
L7	N50°43'44"W	658.35'
L8	S39°16'16"W	611.00'
L9	S48°23'52"W	234.00'
L10	S41°36'08"E	256.16'
L11	S75°59'11"W	157.83'
L12	N41°19'43"W	329.18'
L13	S86°19'59"E	39.91'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2940.00'	8°35'23"	440.76'	N43°50'21"E	440.35'
C2	490.00'	80°59'48"	692.69'	N00°57'14"W	636.44'
C3	100.00'	90°00'00"	157.08'	N86°27'08"W	141.42'
C4	490.00'	43°19'48"	370.56'	N07°07'14"W	361.79'



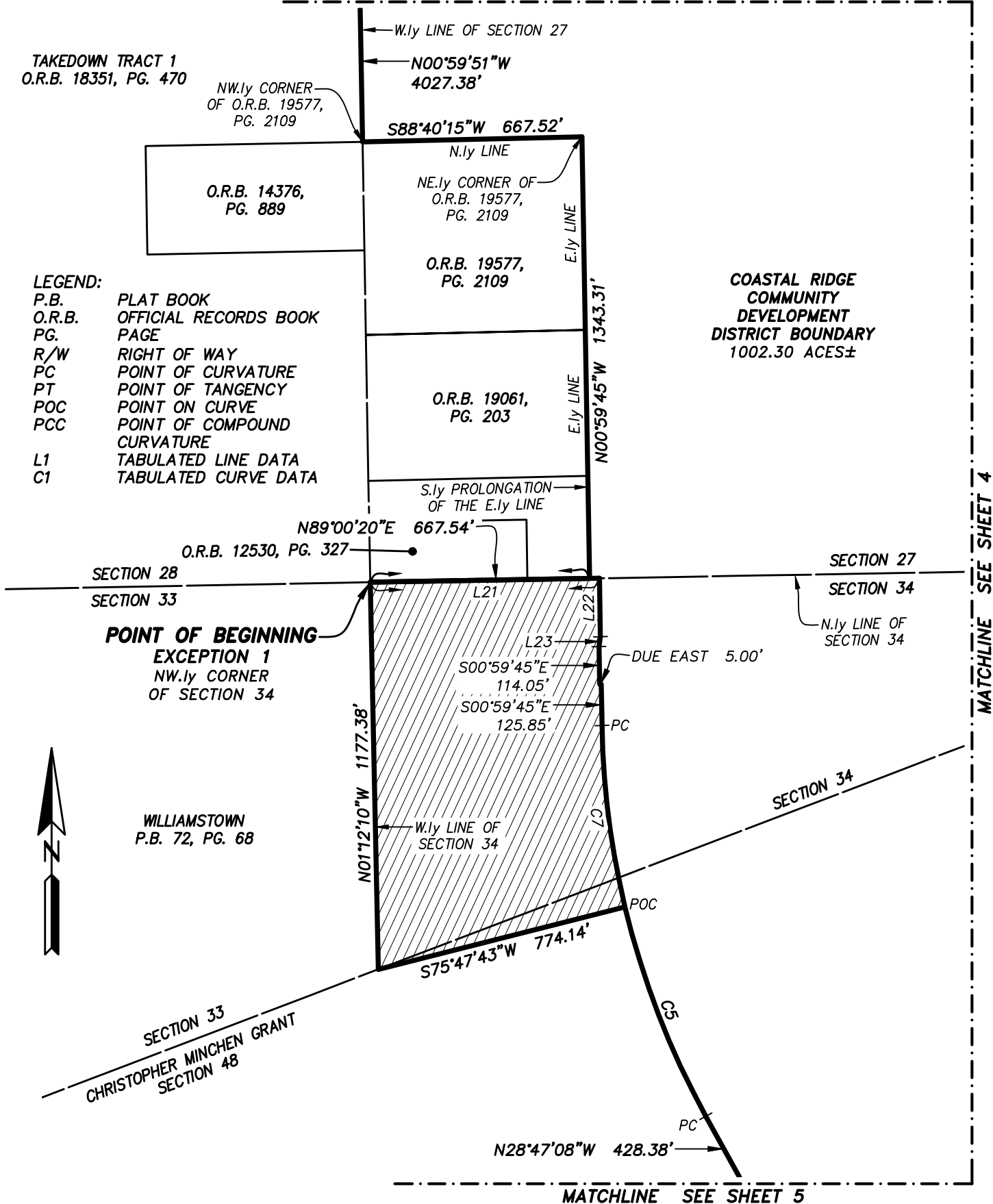
SHEET 5 OF 6

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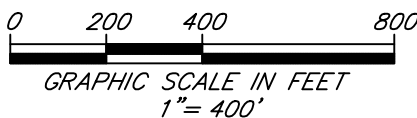
A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

MATCHLINE SEE SHEET 2



LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°00'20"E	697.54'
L22	S00°59'45"E	177.82'
L23	S08°28'38"W	30.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	2560.00'	15°19'18"	684.58'	N21°07'29"W	682.54'
C7	2560.00'	12°28'05"	557.08'	S07°13'47"E	555.98'



SHEET 6 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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October 30, 2024

Work Order No. 24-585.00
File No. 130G-02.00B**Optional Future Expansion Parcel #1**

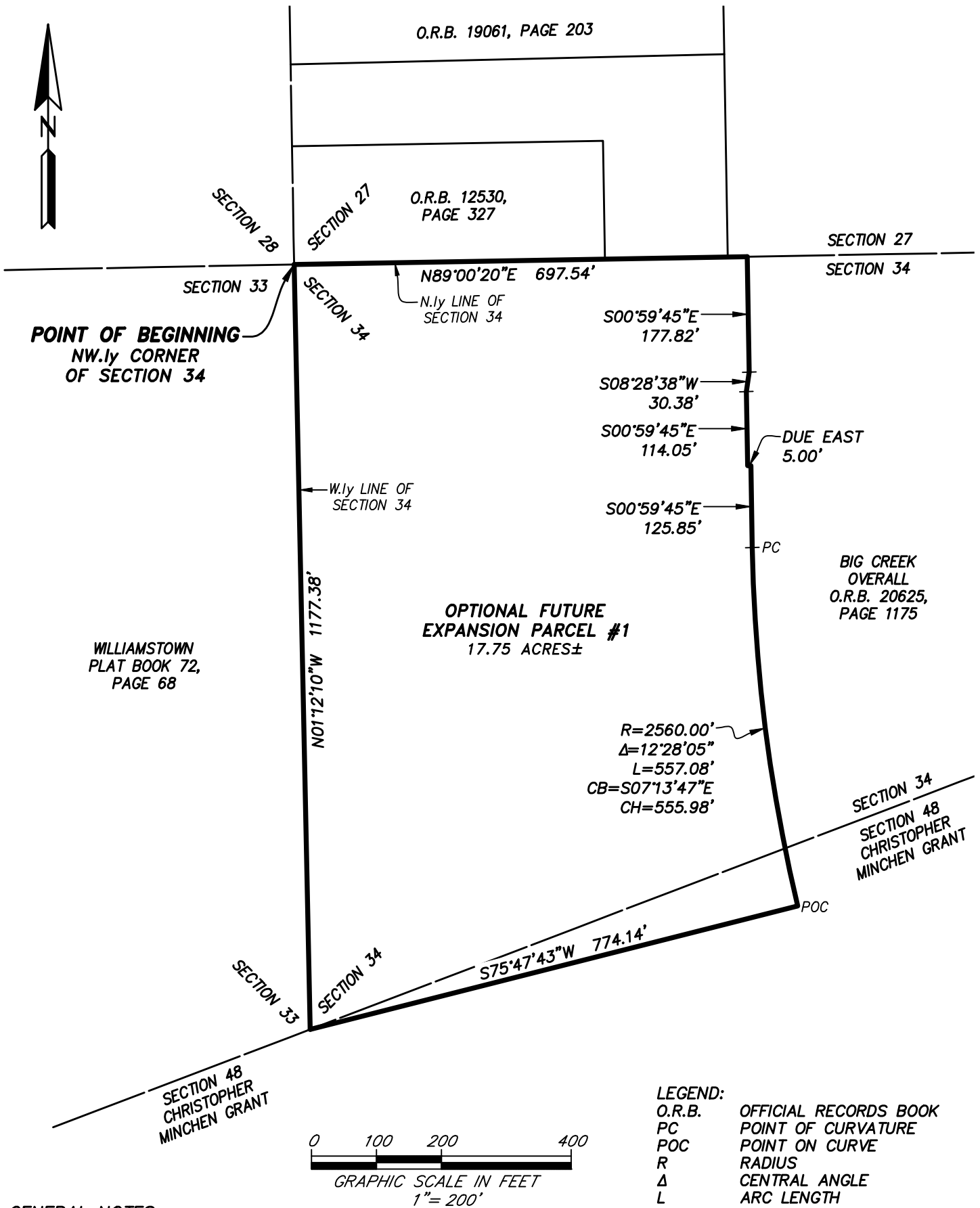
A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South $00^{\circ}59'45''$ East, departing said Northerly line, 177.82 feet; thence South $08^{\circ}28'38''$ West, 30.38 feet; thence South $00^{\circ}59'45''$ East, 114.05 feet; thence Due East, 5.00 feet; thence South $00^{\circ}59'45''$ East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of $12^{\circ}28'05''$, an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}13'47''$ East, 555.98 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Containing 17.75 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOGETHER WITH A PORTION OF SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 34 AS BEING NORTH 89°00'20" EAST.

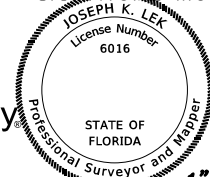
LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PC POINT OF CURVATURE
 POC POINT ON CURVE
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE



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 Jacksonville, Florida 32258
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SCALE: 1"=200'
 DATE: OCTOBER 30, 2024

Joseph K. Lek

JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE of FLORIDA LS No. 6016

October 30, 2024
Page 1 of 2

Work Order No. 24-585.00
File No. 130G-02.00D

Optional Future Expansion Parcel #2

A portion of Sections 3, 4, 8, 9, 10 and 16, together with portions of Section 41 of the G.I.F. Clarke Grant, and Section 42 of the Sam Fairbanks Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southerly most corner of E-Town Commercial Parcel Phase 1, recorded in Plat Book 74, page 139, of the current Public Records of said county; thence North $56^{\circ}47'47''$ East, along the Easterly line of said E-Town Commercial Parcel Phase 1, a distance of 1747.63 feet; thence North $16^{\circ}19'17''$ East, continuing along said Easterly line, 1040.30 feet to the Point of Beginning.

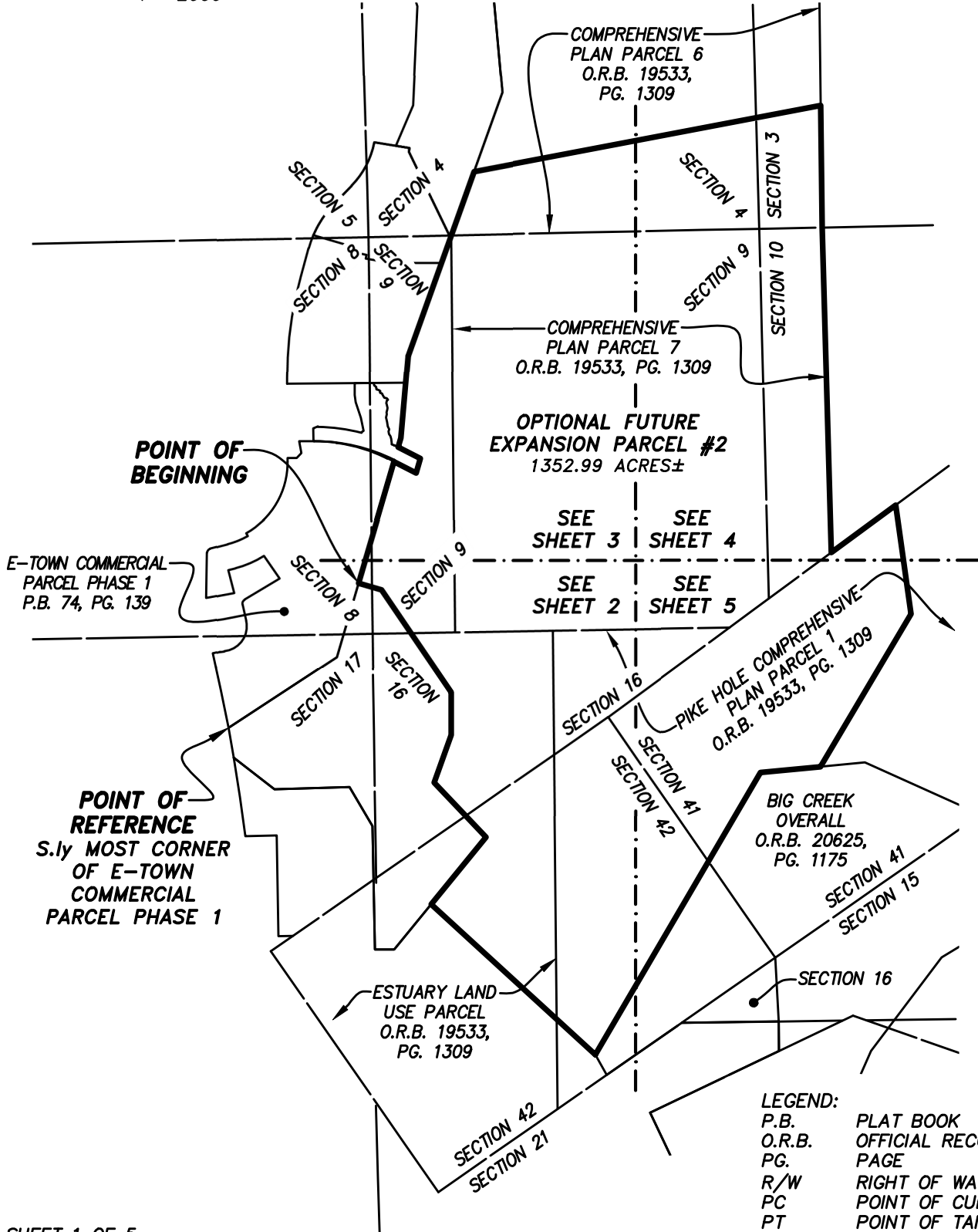
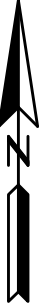
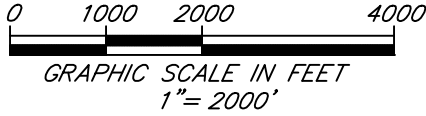
From said Point of Beginning, thence continue North $16^{\circ}19'17''$ East, along said Easterly line of E-Town Commercial Parcel Phase 1, a distance of 1707.42 feet to its intersection with the boundary line of Apex Trail Extension, recorded in Plat Book 78, page 60, of said current Public Records; thence along said boundary line the following 3 courses: Course 1, thence South $62^{\circ}52'06''$ East, departing said Easterly line, 337.99 feet; Course 2, thence North $16^{\circ}35'51''$ East, 203.43 feet; Course 3, thence North $62^{\circ}52'06''$ West, 338.99 feet to its intersection with the Easterly line of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of said current Public Records; thence North $16^{\circ}19'17''$ East, departing said boundary line and along said Easterly line, 128.14 feet; thence North $04^{\circ}56'56''$ East, continuing along said Easterly line and along the Easterly line of ETown Parcel E2 Phase One, recorded in Plat Book 72, page 110, of said current Public Records, 1113.94 feet; thence North $19^{\circ}40'49''$ East, continuing along said Easterly line and along the Easterly lines of ETown Parcel E2 Phase Two, recorded in Plat Book 75, page 95, and Edison Parcel 4 – Phase 2, recorded in Plat Book 76, page 59, both of said current Public Records, 2645.59 feet; thence North $79^{\circ}15'07''$ East, departing last said Easterly line, 4768.14 feet to a point lying on the Easterly line of Comprehensive Plan Parcel 6, as described and recorded in Official Records Book 19533, page 1309, of said current Public Records; thence South $00^{\circ}40'26''$ East, along said Easterly line, 1648.90 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of Comprehensive Plan Parcel 7, as described and recorded in said Official Records Book 19533, page 1309; thence South $01^{\circ}37'26''$ East, along the Easterly line of said Comprehensive Plan Parcel 7, a distance of 4389.07 feet to the Southeasterly corner thereof; thence North $53^{\circ}38'49''$ East, along the Northeasterly prolongation of the Southerly line of said Comprehensive Plan Parcel 7, a distance of 1078.35 feet; thence South $07^{\circ}59'21''$ East, 1483.42 feet; thence South $30^{\circ}40'56''$ West, 2397.78 feet to a point lying on the Northerly line of Big Creek Overall, as described and recorded in Official Records Book 20625, page 1175, of said current Public Records; thence South $84^{\circ}29'40''$ West, along said Northerly line, 811.02 feet; thence South $30^{\circ}22'52''$ West, continuing along said Northerly line, 4414.25 feet to the Northwesterly corner thereof; thence North $47^{\circ}31'57''$ West, 3005.05 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 18610, page 1206, of said current Public Records; thence Northerly along said Easterly line the following 6 courses: Course 1, thence North $39^{\circ}15'49''$ East, 1169.08 feet; Course 2, thence North $43^{\circ}28'52''$

Optional Future Expansion Parcel #2 (continued)

West, 1017.94 feet; Course 3, thence North $19^{\circ}46'37''$ East, 683.01 feet; Course 4, thence Due North, 575.00 feet; Course 5, thence North $34^{\circ}08'04''$ West, 1677.85 feet; Course 6, thence North $74^{\circ}18'56''$ West, 324.11 feet to the Point of Beginning.

Containing 1352.99 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 3, 4, 8, 9, 10 AND 16, TOGETHER
WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT,
AND SECTION 42 OF THE SAM FAIRBANKS GRANT, ALL LYING
IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



SHEET 1 OF 5

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY LINE OF E-TOWN COMMERCIAL PARCEL PHASE 1 AS BEING NORTH 56°47'47" EAST.

LEGEND:

- | | |
|--------|-----------------------------|
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| PCC | POINT OF COMPOUND CURVATURE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |

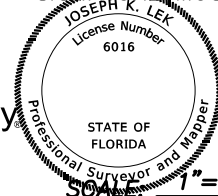


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Jacksonville, Florida 32258
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Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

DATE: **OCTOBER 30, 2024**

E-TOWN COMMERCIAL
PARCEL PHASE 1
P.B. 74, PG. 139

POINT OF BEGINNING

COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

CONSERVATION EASEMENT 1
O.R.B. 18267, PG. 1141

N16°19'17"E
1040.30'

SECTION 8

SECTION 9

N74°18'56"W
324.11'

N34°08'04"W
1677.85'

E.I.Y. LINE

SECTION 17

SECTION 16

E.I.Y. LINE

N56°47'47"E
1747.63'

POINT OF REFERENCE
S.I.Y. MOST CORNER OF
E-TOWN COMMERCIAL
PARCEL PHASE 1

ESTUARY LAND
USE PARCEL
O.R.B. 19533,
PG. 1309

PIKE HOLE
COMPREHENSIVE
PLAN PARCEL 1
O.R.B. 19533,
PG. 1309

O.R.B. 18610,
PG. 1206

DUE NORTH
575.00'

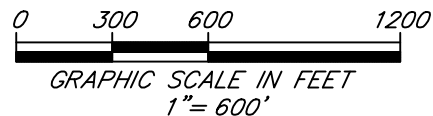
N19°46'37"E
683.01'

N43°28'52"W
1017.94'

SECTION 16
SECTION 42

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

SECTION 42
SAM FAIRBANKS
GRANT



LEGEND:

- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- PCC POINT OF COMPOUND CURVATURE
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA

ESTUARY LAND USE PARCEL
O.R.B. 19533, PG. 1309

PIKE HOLE
COMPREHENSIVE
PLAN PARCEL 1
O.R.B. 19533,
PG. 1309

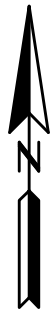
N47°31'57"W
3005.05'

NW.I.Y.
CORNER

S30°22'52"W
4414.25'
BIG CREEK
OVERALL
O.R.B. 20625,
PG. 1175

SECTION 42
SECTION 21

MATCHLINE SEE SHEET 5



EDISON PARCEL 4
- PHASE 2
P.B. 76, PG. 59

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

CONSERVATION EASEMENT 168
O.R.B. 18369, PG. 2118

ETOWN PARCEL E2
PHASE TWO
P.B. 75, PG. 95

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

N79°15'07"E 4768.14'

SECTION 5
SECTION 4
SECTION 8
SECTION 9

ETOWN PARCEL
E2 PHASE ONE
P.B. 72, PG. 110

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

CONSERVATION
EASEMENT 8
O.R.B. 18267,
PG. 1141

COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

E-TOWN OVERALL PARCEL
O.R.B. 18197, PG. 1321

APEX ROAD RIGHT
OF WAY PARCEL 1
O.R.B. 19213,
PG. 1665

APEX TRAIL
EXTENSION
P.B. 78,
PG. 60

ESTUARY LAND USE PARCEL
O.R.B. 19533, PG. 1309

E.I.Y LINE

N04°56'56"E 1113.94'

N16°19'17"E 128.14'

N62°52'06"W 338.99'

APEX ROAD RIGHT OF WAY PARCEL 2
O.R.B. 19213, PG. 1665

N16°35'51"E 203.43'

BOUNDARY LINE OF
APEX TRAIL EXTENSION

S62°52'06"E 337.99'

JEA EAST EASEMENT EXCEPTION
O.R.B. 19213, PG. 1674

E-TOWN COMMERCIAL
PARCEL PHASE 1
P.B. 74, PG. 139

CONSERVATION EASEMENT 1
O.R.B. 18267, PG. 1141

JEA EAST EASEMENT
O.R.B. 19213 PG. 1674

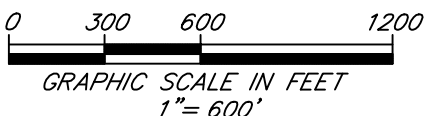
E.I.Y LINE

N16°19'17"E 1707.42'

LEGEND:

- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- PCC POINT OF COMPOUND CURVATURE
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA

MATCHLINE SEE SHEET 2



SHEET 3 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

MATCHLINE SEE SHEET 4

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

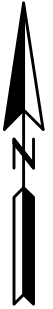
COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

O.R.B. 9494,
PG. 912

O.R.B. 9494,
PG. 912

LEGEND:

- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- PCC POINT OF COMPOUND CURVATURE
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA



E.ly LINE

N79°15'07"E 4768.14'

S00°40'26"E 1648.90'

SECTION 4

SECTION 3

SE.ly
CORNER
(NE.ly
CORNER)

SECTION 9

SECTION 10

S01°37'26"E 4389.07'

E.ly LINE

NE.ly
PROLONGATION
OF THE S.ly LINE

SECTION 10
SECTION 41

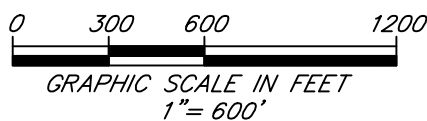
N53°38'49"E
1078.35'

S07°59'21"E
1483.42'

SE.ly
CORNER
S.ly LINE

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

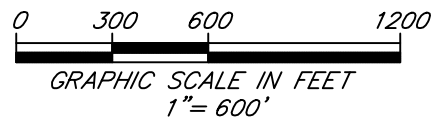
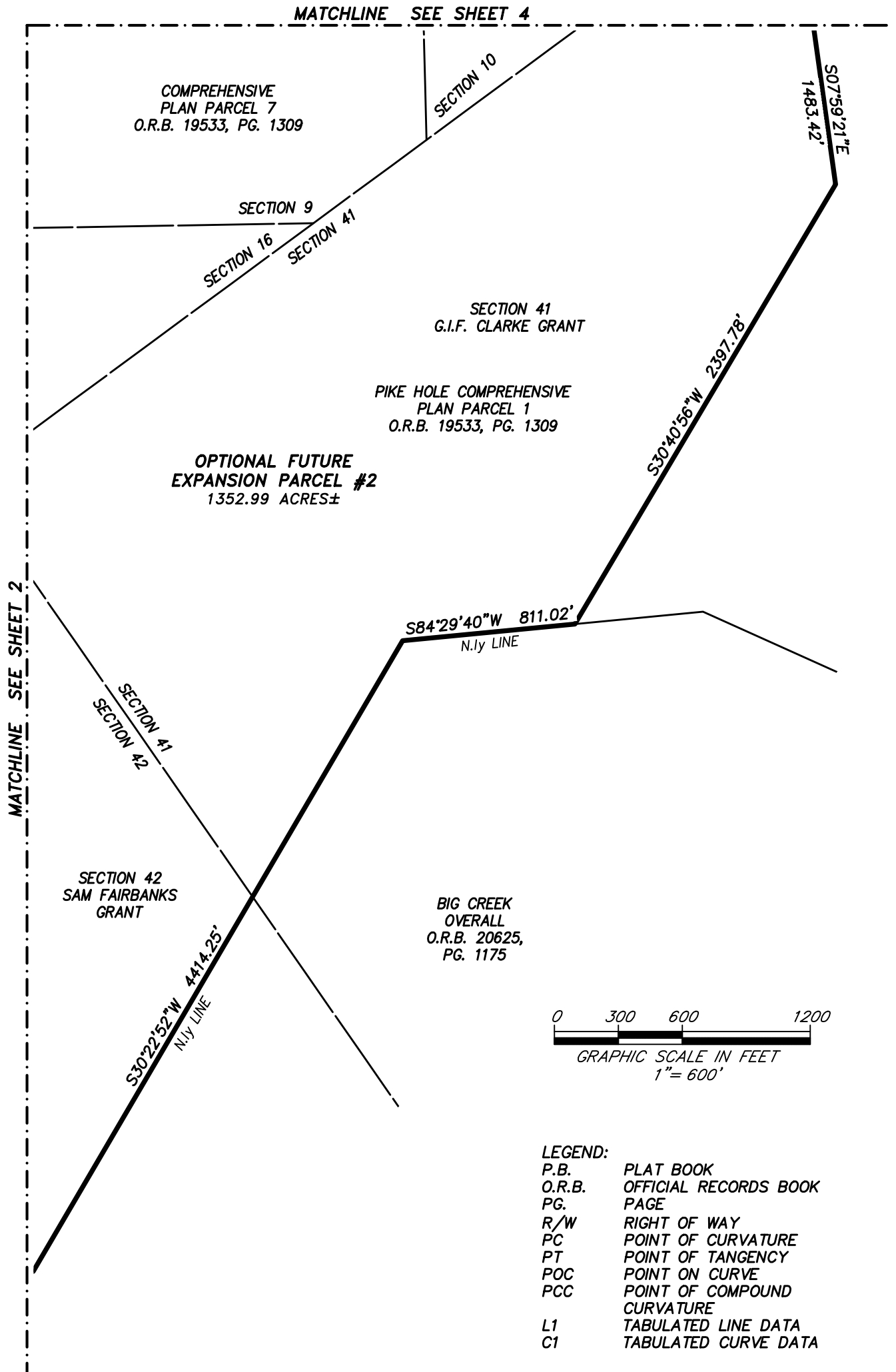


SHEET 4 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

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

SHEET 5 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

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October 30, 2024

Work Order No. 24-585.00

File No. 130G-02.00C

Optional Future Expansion Parcel #3

A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

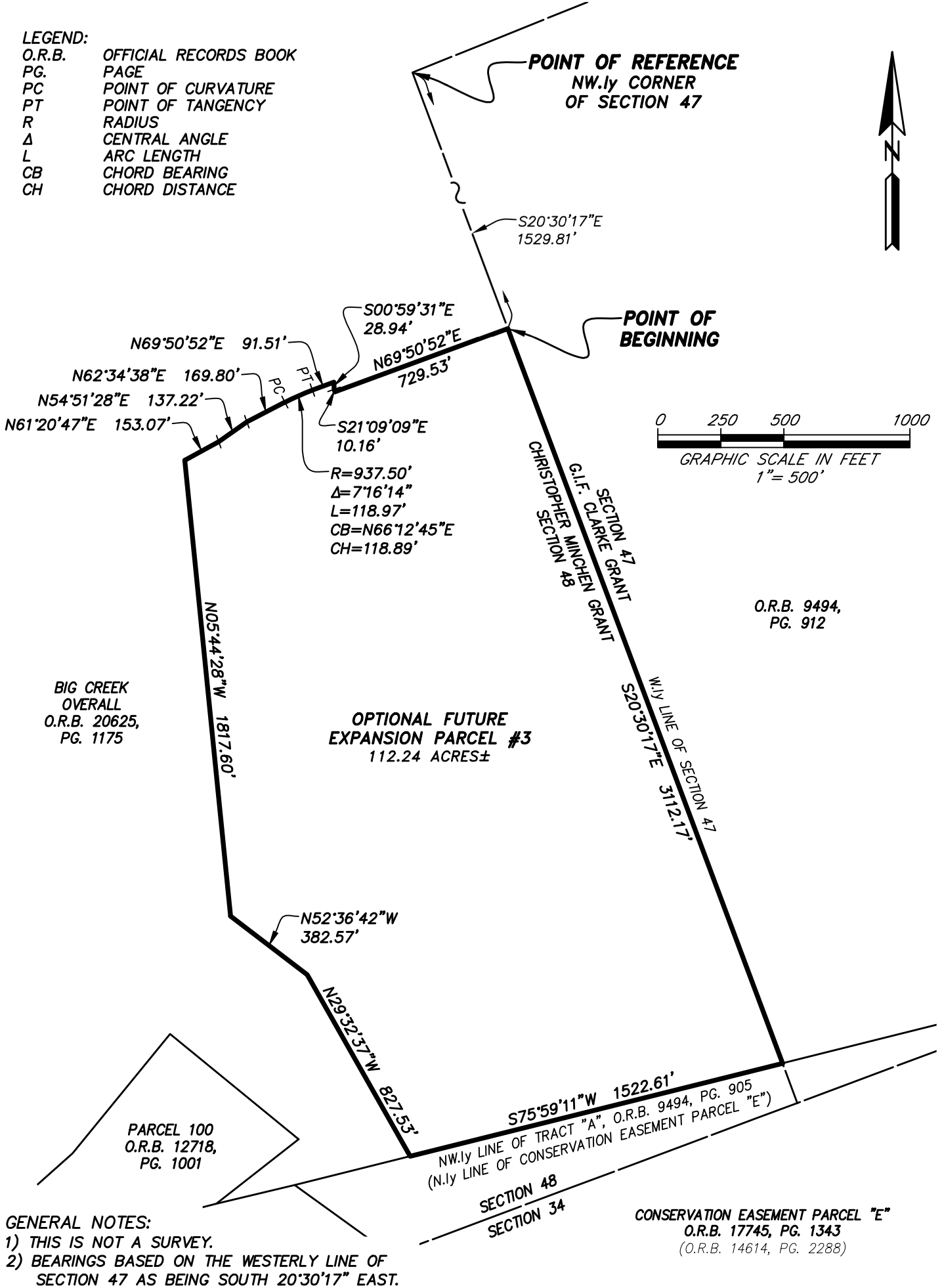
For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $20^{\circ}30'17''$ East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South $75^{\circ}59'11''$ West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North $29^{\circ}32'37''$ West, departing said Northwesterly line, 827.53 feet; thence North $52^{\circ}36'42''$ West, 382.57 feet; thence North $05^{\circ}44'28''$ West, 1817.60 feet; thence North $61^{\circ}20'47''$ East, 153.07 feet; thence North $54^{\circ}51'28''$ East, 137.22 feet; thence North $62^{\circ}34'38''$ East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of $07^{\circ}16'14''$, an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $66^{\circ}12'45''$ East, 118.89 feet; thence North $69^{\circ}50'52''$ East, 91.51 feet; thence South $00^{\circ}59'31''$ East, 28.94 feet; thence South $21^{\circ}09'09''$ East, 10.16 feet; thence North $69^{\circ}50'52''$ East, 729.53 feet to the Point of Beginning.

Containing 112.24 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE



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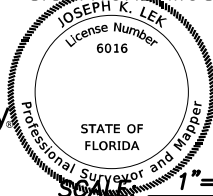
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Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

DATE: **OCTOBER 30, 2024**





Coastal Ridge Community Development District

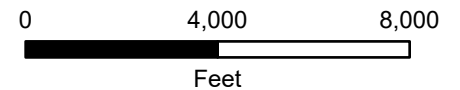
Exhibit 4

EXISTING/FUTURE LANDUSE

November 15, 2023

Property Boundary

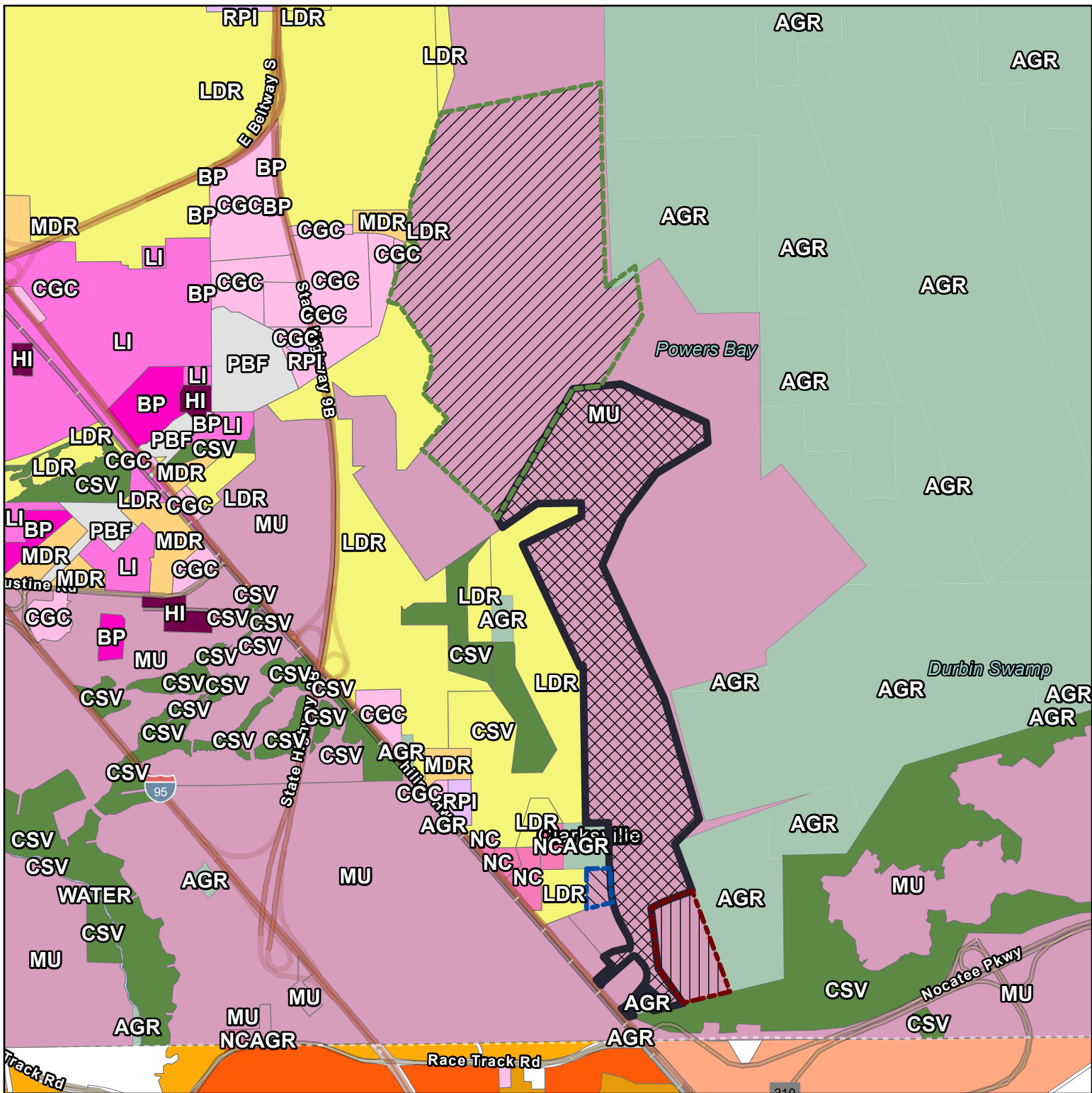
-  Coastal Ridge Community Development Boundary
-  Optional Expansion Parcel #1
-  Optional Expansion Parcel #2
-  Optional Expansion Parcel #3

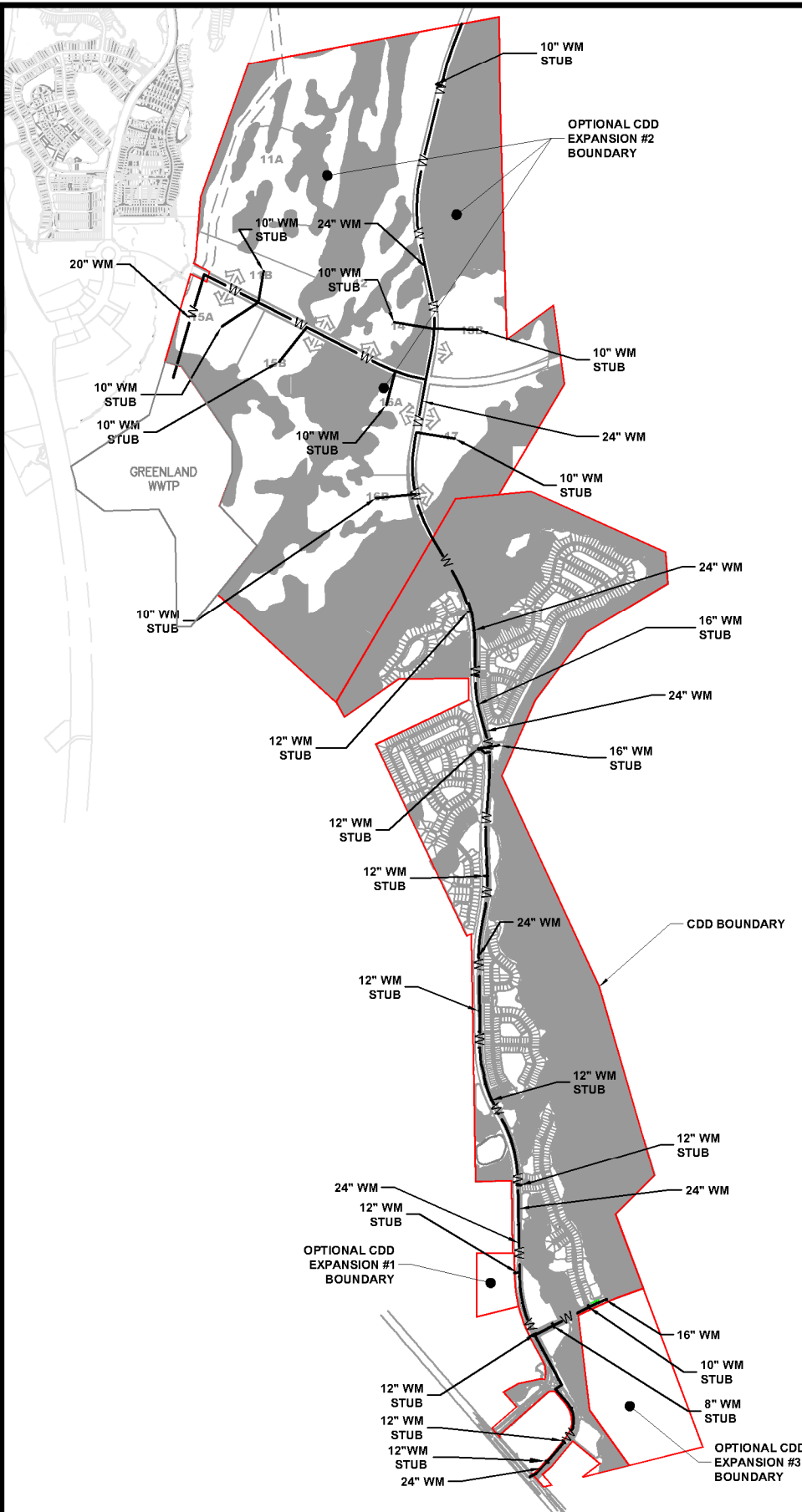


Source: ETM, Duval County

ETM England-Thims & Miller, Inc.
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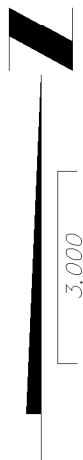




LEGEND

----- EXISTING WATER MAINS
 — W — PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



ETM

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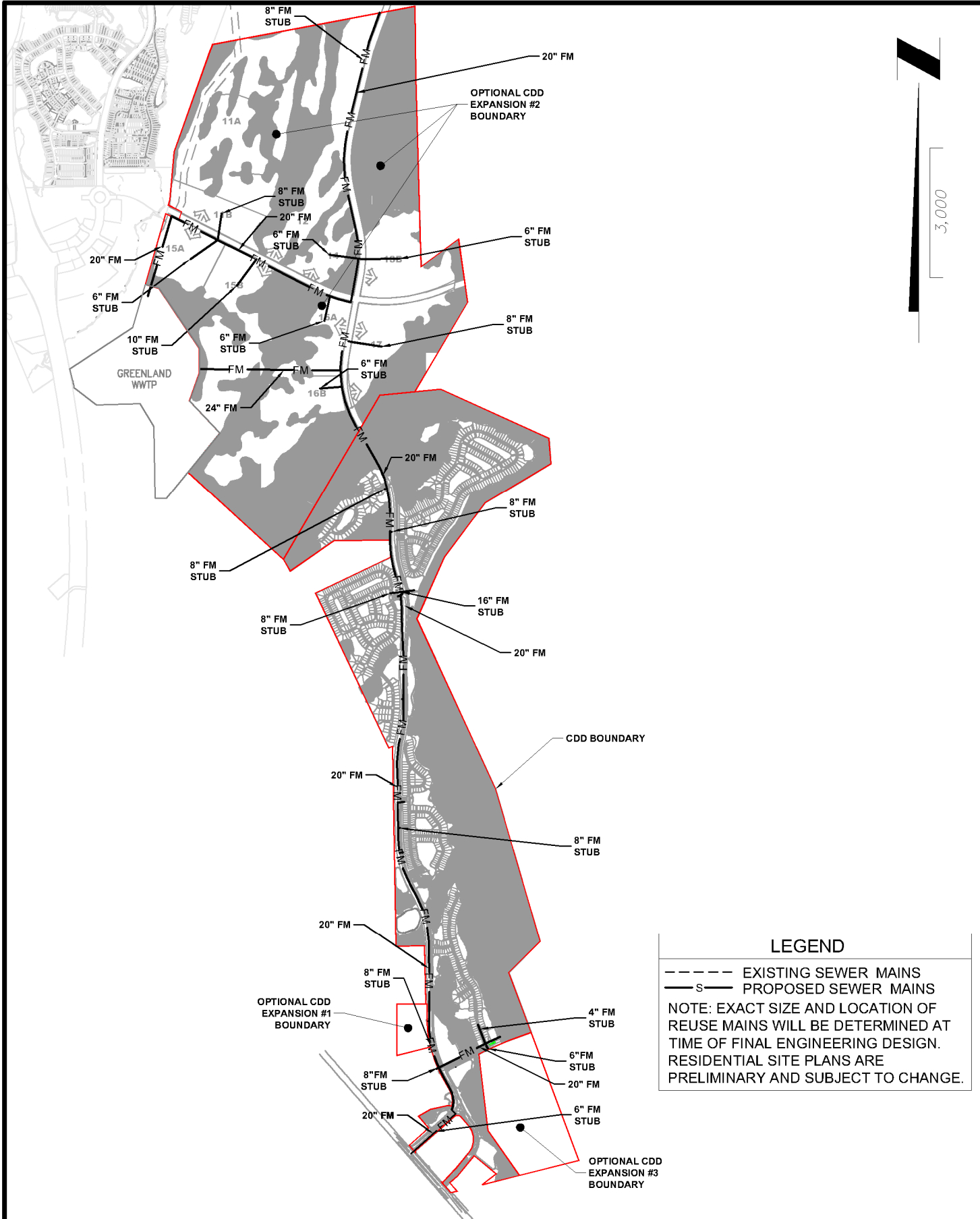
14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 0002584 LC - 0000316

EXHIBIT 5 PAGE 1 OF 3

MASTER WATER PLAN

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

PLOTTED: October 22, 2024 - 9:40 AM, BY: Ire McNealy
 I:\2020\20-088\20-088-08_CDD\ProjMgmt\Financial\Exhibits\UTILITY_EXHIBIT.dwg



LEGEND

----- EXISTING SEWER MAINS
 —s— PROPOSED SEWER MAINS

NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

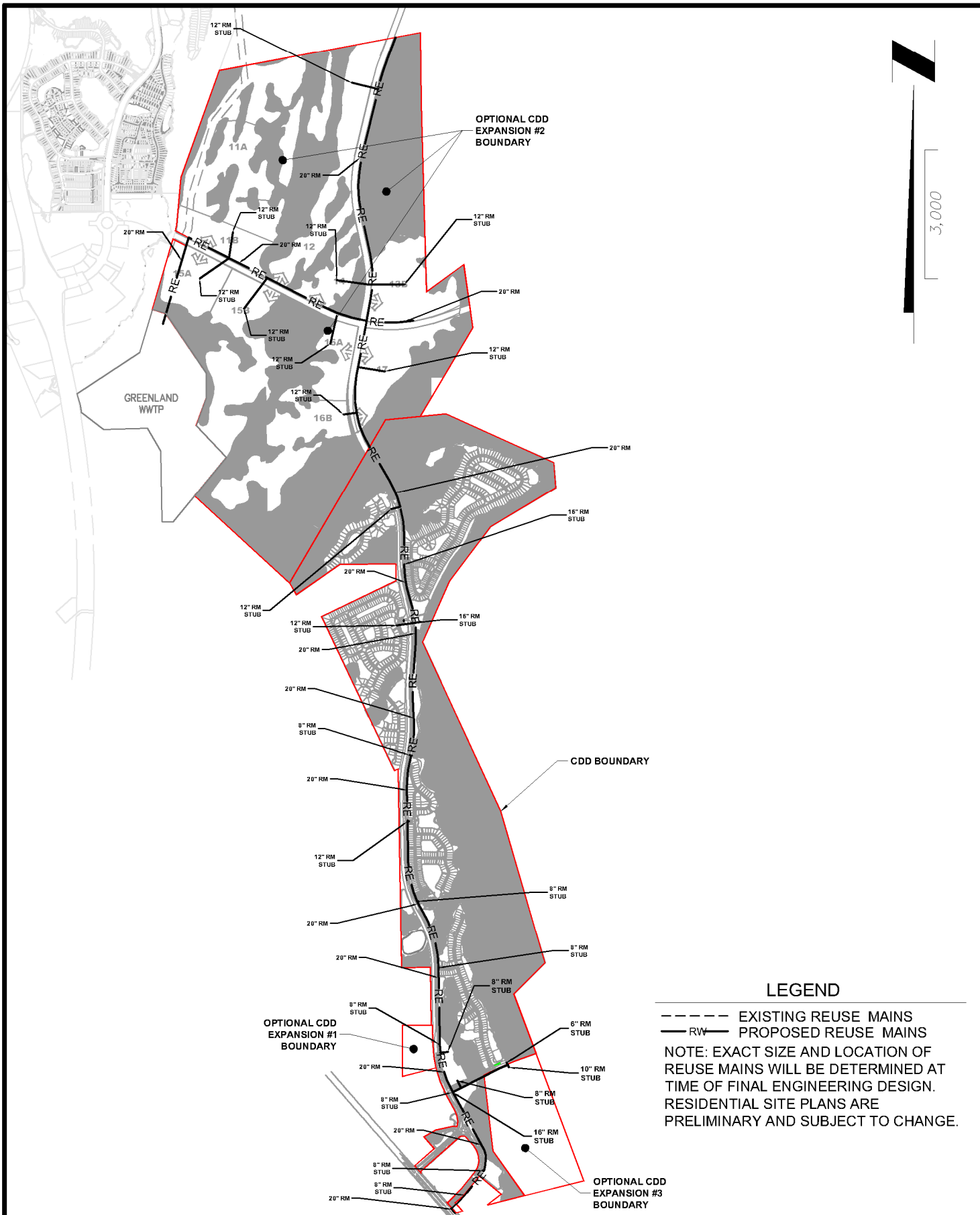


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 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 642-9485
 CA - 00002584 LC - 0000316

EXHIBIT 5 PAGE 2 OF 3

**MASTER SANITARY SEWER PLAN
 COSTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**

PLOTTED: October 22, 2024 - 9:39 AM, BY: Tre McNealy
 I:\2020\20-088\20-088-08_CDD\Financial\Exhibits\UTILITY_EXHIBIT.dwg



LEGEND

- - - - - EXISTING REUSE MAINS
 — RW — PROPOSED REUSE MAINS
 NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

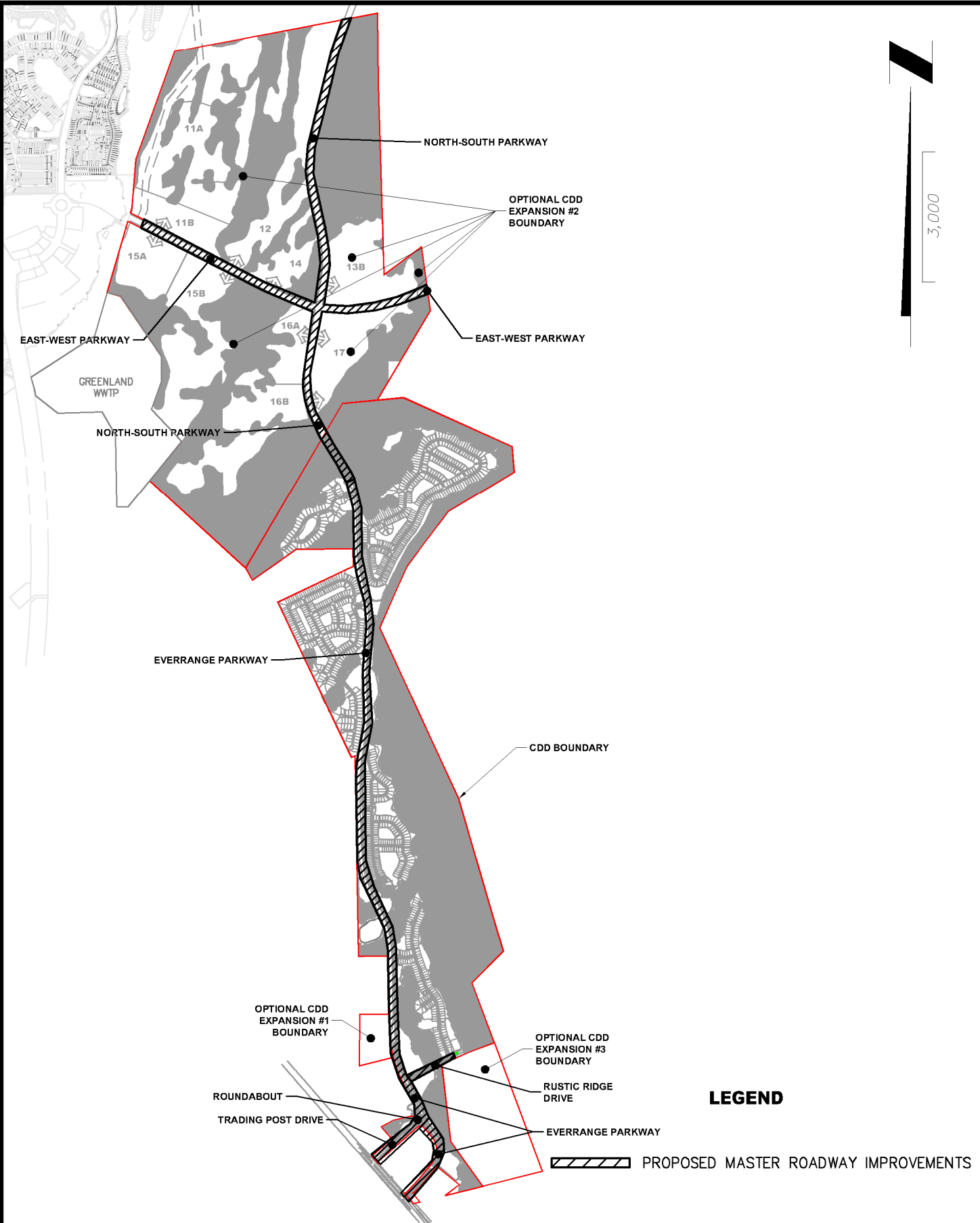


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 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-3485
 CA - 00902584 LC - 0000316

EXHIBIT 5 PAGE 3 OF 3

MASTER REUSE PLAN COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

PLOTTED: October 22, 2024 - 9:35 AM, BY: Tre McNealy
 I:\2020\20-088\20-088-08_CDD\ProjMgmt\Financial\Exhibits\UTILITY_EXHIBIT.dwg



LEGEND

▨ PROPOSED MASTER ROADWAY IMPROVEMENTS



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 0002584 LC - 0000316

EXHIBIT 6
MASTER TRANSPORTATION PLAN
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7
DISTRICT INFRASTRUCTURE IMPROVEMENTS
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Description of Improvements	Construction Entity⁵	Final Owner	Maintenance Entity
US1 Roadway Improvements	Developer	FDOT/CDD ¹	FDOT/CDD ¹
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	Developer	COJ/CDD ¹	COJ/CDD ¹
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	Developer	CDD	CDD
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Electric/Street Lighting	Developer	JEA ⁴	JEA ⁴
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Roadway Improvements	Developer	COJ/CDD ¹	COJ/CDD ¹
Utilities (Water, Sewer, Electrical, Street Lighting)	Developer	JEA	JEA
Stormwater Systems	Developer	CDD	CDD
Neighborhood Roadway Improvements	Developer	COJ/HOA ²	COJ/HOA ^{2,3}
Recreational Improvements	CDD	CDD	CDD

Notes:

¹COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the city.

²HOA will be responsible for operation and maintenance of all roadways which COJ will not own (private roads, alleys, etc.) and that are not funded by the CDD.

³HOA may provide enhanced maintenance on COJ owned roads.

⁴Funding for electricity provided by COJ.

⁵It is currently the intention of the CDD to acquire Trading Post Drive and EverRange Parkway landscape, irrigation, hardscape, signage, street lighting, electrical, master utilities, and ponds and for the CDD to construct the master recreational improvements including the amenity center. These plans are subject to change.

COJ = City of Jacksonville

FDOT = Florida Department of Transportation

CDD = Community Development District

JEA = Jacksonville Electric Authority

HOA = Home Owners Association

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

Note: This exhibit was prepared under the direction of Daniel Welch P.E.

EXHIBIT 8
COST ESTIMATE SHEET
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total	Annual Outlay ³		
		2023	2024	2025
1. US1 Roadway Improvements	\$6,246,915	20%	80%	
2. Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	\$7,920,000	10%	80%	10%
3. Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	\$900,000	10%	80%	10%
4. Electric/Street Lighting	\$3,193,030	10%	80%	10%
5. Improvements	\$19,806,455	10%	80%	10%
6. Utilities (Water, Sewer, Electrical, Street Lighting) ^{1,2}	\$56,525,044	10%	80%	10%
7. Stormwater Systems	\$44,020,348	10%	80%	10%
8. Neighborhood Roadway Improvements	\$15,840,000		30%	70%
9. Recreational Improvements*	\$16,800,000		50%	50%
10. Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$25,687,769	30%	50%	20%
TOTAL COSTS	\$196,939,560			

1. Includes Transmission (Trunk) Water, Sewer (Force Main), and JEA Electric. Costs include Booster Pump Station and Reuse Pump Stations.

2. Utility improvements will be partially funded by JEA pursuant to the Cost Participation Agreement.

3. Represents anticipated annual outlay of costs based on anticipated construction timeline.

* These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

Note: This exhibit was prepared under the direction of Daniel Welch P.E.

INFRASTRUCTURE COSTS - POTENTIAL FUTURE EXPANSION PARCELS	Total
1. Potential Future Expansion Parcel #1 Landscape / Hardscape / Irrigation	\$240,000
2. Potential Future Expansion Parcel #1 Utilities	\$1,704,000
3. Potential Future Expansion Parcel #1 Stormwater System	\$1,895,700
4. Potential Future Expansion Parcel #1 Roadway Improvements	\$1,065,000
5. Potential Future Expansion Parcel #1 Recreational Improvements ³	\$240,000
6. Potential Future Expansion Parcel #1 - Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$771,705
7. Potential Future Expansion Parcel #2 Landscape / Hardscape / Irrigation	\$7,200,000
8. Potential Future Expansion Parcel #2 Utilities	\$73,080,000
9. Potential Future Expansion Parcel #2 Stormwater System	\$55,621,500
10. Potential Future Expansion Parcel #2 Roadway Improvements	\$100,621,219
11. Potential Future Expansion Parcel #2 Recreational Improvements ³	\$21,600,000
12. Potential Future Expansion Parcel #2 - Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$38,718,408
13. Potential Future Expansion Parcel #3 Landscape / Hardscape / Irrigation	\$0
14. Potential Future Expansion Parcel #3 Utilities	\$4,128,000
15. Potential Future Expansion Parcel #3 Stormwater System	\$3,924,900
16. Potential Future Expansion Parcel #3 Roadway Improvements	\$2,205,000
17. Potential Future Expansion Parcel #3 Recreational Improvements ³	\$0
18. Potential Future Expansion Parcel #13- Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$1,538,685
TOTAL COSTS	\$314,554,116

B.

Coastal Ridge Community Development District

Master Special Assessment Methodology Report

March 3, 2025



Governmental Management Services, LLC

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (“Report”) provides a methodology for allocating the proposed debt to be incurred by the Coastal Ridge Community Development District (“District”) to properties in the District in order to fund the District’s proposed Capital Improvement Plan (“CIP”). The District’s debt will fund the CIP, which is described in more detail in the Engineer’s Report (as defined herein), that will allow the development of the property in the District. The methodology allocates this debt to properties based upon the special benefits each receives from the CIP. In this case the property located within the District includes approximately 1,002.30 acres located in Duval County (the “County”), Florida of which is the (“Assessment Area”) for purposes of this Report. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This Report presents the projections for financing the CIP, which includes the improvements described in the *Master Engineer’s Report for Coastal Ridge Community Development District* developed by England, Thims, & Miller, Inc., dated February 21, 2025 (“the Engineer’s Report”). This Report also describes the master apportionment of benefit and special assessments resulting from the provision of the CIP to the lands within the District.

1.3 Special Benefits and General Benefits

The CIP undertaken by the District creates special and peculiar benefits to property within the District, different and special in kind and degree than general benefits to the public at large.

However, as discussed within this Report, the general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The CIP enables properties within the District’s boundaries to be developed. Without the CIP, there would be no infrastructure to support the development of the land within the District. Without these improvements, state and local law would prohibit the development of property within the District.

There is no doubt that the general public, including property owners, and property outside the District, will benefit from the provision of the CIP. However, these benefits are incidental to the CIP, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the CIP to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the CIP is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the CIP.

1.4 Organization of this Report

Section Two describes the development program as proposed by the Developer.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 District Development Program

2.1 Overview

The Coastal Ridge development is designed as a planned residential community, located within the City of Jacksonville, Duval County, Florida. The proposed land use within the District is consistent with the City, County and State Land Use and Comprehensive Plans.

2.2 The Development Program

The current Development plan for the Assessment Area will consist of approximately 1,101 residential homes. The current development program is comprised of 90 townhome units, 29 - 80' lots, 72 - 70' lots, 416 - 60' lots, 387 - 50 lots, and 107 - 40' lots.

3.0 The District's Capital Improvement Plan

3.1 Engineer's Report

The CIP and the estimated cost to be funded by the District is determined by the District Engineer in the Engineer's Report. The CIP includes only improvements that may qualify for bond financing by the District under Chapter 190, Florida Statutes.

3.2 Capital Improvement Plan

The CIP consists of the following: US1 Roadway Improvements, Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive (Landscape Irrigation, Signage, and Hardscape), Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing, Electric/Street Lighting, Roadway Improvements, Utilities (Water, Sewer, Electrical, Street Lighting), Stormwater Systems, Neighborhood Roadway Improvements, Recreational Improvements and Engineering, Testing, Planning, CEI, Mobilization, As-builts, and Erosion Control. The CIP will represent a system of improvements that, irrespective of certain exceptions described further in Section 5.1 of this Report, will provide benefits to all of the assessable lands within the District.

At the time of this writing, the total costs of the CIP, according to the Engineer's Report, were projected at \$166,541.607.

4.0 Financing Program for Coastal Ridge

4.1 Overview

As noted above, the District is embarking on the CIP, which will facilitate the development of lands within the District. Construction of the CIP may be funded by the Developer and acquired by the District under an agreement between the District and the Developer, or maybe funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance the CIP with Special Assessment Bonds. The preliminary financing plan for the District anticipates the issuance of Special Assessment Bonds in the principal amount not to exceed \$235,715,000 to fund all or a portion of the District's CIP, as shown in Table 3.

4.2 Types of Special Assessment Bonds Proposed

As projected in the current master financing plan; in order to finance all or a portion of the CIP, the District will need to potentially incur indebtedness in the total amount of \$235,715,000.

The difference between the Bond debt and the CIP is comprised of costs of issuance, including the underwriter's discount and professional fees associated with debt issuance, capitalized interest costs as the District will be borrowing funds with which it will pay the early interest payments, and funding a debt service reserve.

Preliminary sources and uses of funding are presented in Table 3 in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to acquire and / or construct the CIP outlined in *Section 3.2* and the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing specifically to the properties within the boundaries of the District and general benefits generally accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the CIP will be paid off by assessing properties that derive special and peculiar benefits from the proposed public infrastructure set forth in the CIP. All properties that receive special benefits from the District's CIP will either be assessed or the developer will be required to make a contribution of a portion of the CIP in lieu of an assessment. Such a contribution, if any, will be described in a supplement to this report.

5.2 Assigning Debt

The current development plan for the Assessment Area projects 1,101 single-family residential homes; however, the planned unit numbers and land use types may change.

All residential development within the District will benefit from all the CIP categories, as the improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Benefited units will be treated on an equivalent residential unit (“ERU”) basis for each single-family residential and townhome unit based upon the front footage of the lot. A TH lot will be equal to .50 ERU, a 40’ lot is .80 ERU, a 50’ lot is 1 ERU, a 60’ lot is 1.20 ERU, a 70’ lot is 1.40 ERU, and an 80’ lot is 1.60 ERU.

The development plan can change resulting in different product types being introduced for which the Assessment Consultant will apply the same Methodology described herein to assign an ERU to such new product types.

As the provision of the CIP by the District will make the lands in the District developable, the land will become more valuable to property owners. The increase in the value of the land provides the logical benefit of improvements that accrues to the developable land within the District.

Initially, the assessments will be levied on all assessable lands within the District based on the approved site plan on an equal acreage basis, because at that juncture, every acre benefits equally from the CIP. Upon platting, the assessments will be levied on a per unit basis.

The debt incurred by the District to fund the CIP is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District’s debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the assessable land within the District, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within the District, the CIP estimated costs have been allocated to each acre on an equal basis.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, the CIP creates special and peculiar benefits to the assessable properties within the District. The CIP benefits properties within the District and such

benefits accrue to all assessable properties initially on an equal acreage basis and then on an ERU basis.

The CIP can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from the CIP undertaken by the District include, but are not limited to:

- a. Transportation Improvements result in special and peculiar benefits such as the added use of the property for development, added enjoyment of the property, avoidance of stormwater management issues and increased marketability of the property.
- b. Utility Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- c. Amenities, Entry Features and Landscaping result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Storm Water systems result in special and peculiar benefits such as the added use of the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- e. Wetland Mitigation result in special and peculiar benefits to comply with requirements of the St Johns River Water Management District, the City of Jacksonville, and US Army Corps of Engineers
- f. A contingency is necessary in the current economic environment with the likelihood of increased costs for materials and labor over the life of the construction of the project.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the CIP or debt allocated to the benefiting land.

Further, to the extent that any parcel of land within the District which has not been platted is sold to another third-party developer or builder, the assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the CIP is delineated in Table 4 (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and or construction of the CIP (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in Table 4, a Total Par Debt per Unit has been calculated for each single-family unit. This amount represents the preliminary anticipated per unit debt allocation, assuming all anticipated units are built and sold in the planned development and the entire proposed CIP is developed or acquired and financed by the District.

5.5 True-Up Mechanism

In order to ensure that the District's debt will not build up on the unsold/unplatted acres, and to ensure that the requirements that the non-ad valorem special assessments be constitutionally lienable on the property will continue to be met, the District shall determine the following:

To ensure that there will always be sufficient development potential remaining in the undivided/unplatted property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the debt per acre remaining on the undivided/unplatted land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's improvement program divided by the number of gross acres in the Assessment Area. In this case, it is \$235,715,000 divided by 1,002.30 acres equaling \$235,174 per acre. Once a site plan for the development is completed the acreage will be reduced by the number of platted units and the calculation of debt per acre will be adjusted accordingly. Thus, if the initial debt level is \$235,174 per acre, every time a plat or site plan approval is presented, the debt on the unplatted land remaining after the plat or site plan approval must remain at or below \$235,174 per acre. If not, then in order for the Developer to receive a plat or site plan approval from Duval County, the Developer

agrees that the District will require a density reduction payment so that the \$235,174 per acre debt level is not exceeded.

5.6 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the District's Bonds, please refer to the indentures relating to such bonds.

TABLE 1
Coastal Ridge CDD
Land Use

Land Use	Unit Count	ERU Per Unit	Total ERU's
TH	90	0.50	45.00
Residential - 40' Lot	107	0.80	85.60
Residential - 50' Lot	387	1.00	387.00
Residential - 60' Lot	416	1.20	499.20
Residential - 70' Lot	72	1.40	100.80
Residential - 80' Lot	29	1.60	46.40
Total	<u>1,101</u>		<u>1,164.00</u>

Information provided by England, Thims & Miller, Inc.

TABLE 2
Coastal Ridge CDD
Infrastructure Cost Estimates

Infrastructure Improvements	Total Cost Estimates
US1 Roadway Improvements	\$ 5,726,338
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	\$ 7,260,000
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	\$ 825,000
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Electric/Street Lighting	\$ 2,926,944
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Roadway Improvements	\$ 17,863,795
Utilities (Water, Sewer, Electrical, Street Lighting)	\$ 38,149,384
Stormwater Systems	\$ 39,506,128
Neighborhood Roadway Improvements	\$ 15,840,000
Recreational Improvements	\$ 16,721,200
Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$ 21,722,818
	<u>\$ 166,541,607</u>

Capital Improvement Plan Report Dated February 21, 2025

TABLE 3
Coastal Ridge CDD
Financing Estimates

	Preliminary Bond Sizing
Construction / Acquisition Requirments	166,541,607
Debt Service Reserve Fund (1)	19,761,312.50
Capitalized Interest	44,196,562.50
Cost of Issuance	501,218
Underwriter's Discount	4,714,300
Rounding	
Total Par	235,715,000

Principal Amortization Installments	30
Estimated Average Coupon Rate	7.50%
Estimated Par Amount	235,715,000
Estimated Maximum Annual Debt Service	19,761,313
Capitalized Interest Through	11/01/27
Maturity	05/01/57

(1) DSRF is based on Maximum Annual Debt Service (MADS)

Information provided by MBS Capital Markets, LLC.

TABLE 4
Coastal Ridge CDD
Benefit and Par Debt Allocations

Development Type	Number of Planned Units	Total ERU's	Allocation of Construction Costs	Allocation of Total Par Debt	Benefit per Unit	Allocation of Maximum Annual Debt Service Net	Debt Service Annual Assessment Per Unit Net	Debt Service Annual Assessment Per Unit Gross
TH	90	45.00	\$ 6,438,464	\$ 9,112,693	\$ 101,252	\$ 763,968	\$ 8,489	\$ 9,177
40' Lot	107	85.60	\$ 12,247,390	\$ 17,334,368	\$ 162,003	\$ 1,453,237	\$ 13,582	\$ 14,683
50' Lot	387	387.00	\$ 55,370,792	\$ 78,369,162	\$ 202,504	\$ 6,570,127	\$ 16,977	\$ 18,354
60' Lot	416	499.20	\$ 71,424,029	\$ 101,090,144	\$ 243,005	\$ 8,474,955	\$ 20,372	\$ 22,024
70' Lot	72	100.80	\$ 14,422,160	\$ 20,412,433	\$ 283,506	\$ 1,711,289	\$ 23,768	\$ 25,695
80' Lot	29	46.40	\$ 6,638,772	\$ 9,396,199	\$ 324,007	\$ 787,736	\$ 27,163	\$ 29,366
Total	1,101	1,164.00	166,541,607	235,715,000		19,761,313		

Discounts and collection cost from the County Tax Collector and Property Appraiser will be added to the net annual assessments when the uniform method of collection is utilized.

TABLE 5
Coastal Ridge CDD
Preliminary Assessment Roll

Property Owner	Parcel ID #	Acres	Par Debt Per Acre	Assigned Debt	Net Annual Assessment Per Acre	Assigned Net Annual Assessment
EVRDEV, LLC	167900-0350	1,002.30	235,174	235,715,000	19,716	19,761,313
Total		1,002.30		235,715,000		19,761,313

C.

RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Coastal Ridge Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the *Master Engineer’s Report for Coastal Ridge Community Development District*, dated February 21, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated March 3, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 475 W. Towne Place, Suite 114, St. Augustine, Florida 32092 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$166,541,607 (the “Estimated Cost”).
4. The Assessments will defray approximately \$235,715,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of

land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of April, 2025.

ATTEST:

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Master Engineer's Report for Coastal Ridge Community Development District*

Exhibit B: *Master Special Assessment Methodology Report*

Exhibit A

Master Engineer's Report for Coastal Ridge Community Development District

Exhibit B

Master Special Assessment Methodology Report

D.

RESOLUTION 2025-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2025, AT ____:____ __.M. AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Coastal Ridge Community Development District (the "Board") has previously adopted Resolution 2025-26 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2025-____, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, GMS, 475 W. Towne Place, Suite 114, St. Augustine, Florida 32092 (the "District Office").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at ____:____.m. on _____, 2025, at the _____, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the District Office.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170,

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

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

PASSED AND ADOPTED this 1st day of April, 2025.

ATTEST:

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

FIFTH ORDER OF BUSINESS

**ASSIGNMENT OF CONSTRUCTION AGREEMENT &
ACQUISITION OF COMPLETED IMPROVEMENTS**

(EverRange Amenity Center Project)

Assignor: EvrDev, LLC (“Assignor”)
Owner/Assignee: Coastal Ridge Community Development District (“Assignee”)
Contractor: Carlton Construction, Inc. (“Contractor”)
Contract: Agreement Between Owner and Contractor (Job Number 202416), dated March 7, 2025 (“Contract” or “Project”)

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Contract, by and between Assignor and Contractor, for the above-referenced Project that is further described by the Developer’s Affidavit and Agreement Regarding Assignment of Contract (attached hereto as **Exhibit A**) and Contractor’s Acknowledgement and Acceptance of Assignment and Release (attached hereto as **Exhibit B**). Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof relating to the Project, as amended by that Addendum to Contract (attached hereto as **Exhibit C**). Contractor hereby consents to the assignment of the Contract and all of Contractor’s rights, interests, benefits, privileges, and obligations to Assignee. Further, upon execution of this Assignment, the provisions set forth in Exhibit C hereto are incorporated in and made a part of the Contract; in the event of any inconsistency, ambiguity, or conflict between any of the terms or conditions of the Contract, as amended and assigned, and Exhibit C, the terms and conditions of Exhibit C shall prevail. Contractor hereby releases and waives any claims it has or may have against the Assignor as a result of or in connection with the Contract and this assignment.

Executed in multiple counterparts to be effective the ____ day of _____, 2025 (“Effective Date”).

EvrDev, LLC

By: _____
Name: Harry D. Francis
Title: Vice President

Coastal Ridge Community Development District

By: _____
Name: Maurice Rudolph
Title: Chairman

Carlton Construction, INC.

By: _____
Name: Matthew L. Carlton
Title: President

Exhibit A – Developer’s Affidavit and Agreement Regarding Assignment of Contract
Exhibit B – Contractor’s Acknowledgment and Acceptance of Assignment and Release
Exhibit C – Addendum to Contract with Exhibits

**DEVELOPER’S AFFIDAVIT AND AGREEMENT
REGARDING ASSIGNMENT OF CONTRACT
(EverRange Amenity Center Project)**

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, personally appeared Harry D. Francis of EvrDev, LLC (“**Developer**”), who, after being first duly sworn, deposes and says:

- (i) I, Harry D. Francis, serve as Vice President for Developer and am authorized to make this affidavit on its behalf. I make this affidavit in order to induce the Coastal Ridge Community Development District (“**District**”) to accept an assignment of the Improvement Agreement (defined below).
- (ii) Agreement Between Owner and Contractor (Job Number 202416) dated March 7, 2025 (“**Improvement Agreement**”) between Developer and Carlton Construction, Inc. (“**Contractor**”), and attached hereto as **Exhibit A**, was competitively bid prior to its execution.
- (iii) Developer, in consideration for the District’s acceptance of an assignment of the Improvement Agreement as it relates to certain improvements (“**Improvements**”) agrees to indemnify, defend, and hold harmless the District and its successors, assigns, agents, employees, staff, contractors, officers, supervisors, and representatives (together, “**Indemnitees**”), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys’ fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees and which relate in any way to the assignment of, or bid process for, the Improvement Agreement.
- (iv) Developer has obtained a release from Contractor (and all subcontractors and material suppliers thereto) acknowledging the assignment of the above referenced contract and the validity thereof, the satisfaction of the bonding requirements of Section 255.05, Florida Statutes (if applicable), and waiving any and all claims against the District arising as a result of or connected with this assignment. Such releases are attached as **Exhibit B**.
- (v) The Developer has _____ executed a Demand Note Agreement in accordance with Section 255.05, *Florida Statutes*, which is attached hereto as **Exhibit C**. <<OR>> The Contractor has x furnished and recorded a performance and payment bond in accordance with Section 255.05, Florida Statutes, which is attached hereto as **Exhibit C**, or _____ was not required to provide such a bond pursuant to Section 255.05, Florida Statutes.

- (vi) Developer x represents and warrants that there are no outstanding liens or claims relating to the Improvement Agreement, or _____ has posted a transfer bond in accordance with Section 713.24, Florida Statutes, which is attached hereto as **Exhibit D**.
- (vii) Developer represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Improvement Agreement are current and there are no outstanding disputes under the Improvement Agreement.

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 ___ day of _____, 2025.

EvrDev, LLC

 [Print Name]

By: _____
 Name: Harry D. Francis
 Title: Vice President

STATE OF FLORIDA
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by Harry D. Francis, as Vice President of EvrDev, LLC, on its behalf. He [] is personally known to me or [] produced _____ as identification.

 Notary Public, State of Florida

EXHIBIT A TO DEVELOPER'S AFFIDAVIT AND AGREEMENT

Agreement Between Owner and Contractor (Job Number 202416) dated March 7, 2025
between Developer and Carlton Construction, Inc.

EXHIBIT B TO DEVELOPER'S AFFIDAVIT AND AGREEMENT

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE
(EVERRANGE AMENITY CENTER)**

For ten dollars and such additional good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Carlton Construction, Inc. ("**Contractor**"), hereby agrees as follows:

- (i) The Agreement Between Owner and Contractor (Job Number 202416) dated March 7, 2025, between EvrDev, LLC and Contractor ("**Improvement Agreement**") has been assigned to the Coastal Ridge Community Development District ("**District**") as it relates to certain improvements ("**Improvements**") as described on **Exhibit A** attached hereto. Contractor acknowledges and accepts such assignment and its validity.
- (ii) Contractor represents and warrants that either:
 - a. Contractor has furnished and recorded a performance and payment bond in accordance with Section 255.05, Florida Statutes, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond; or
 - b. Contractor has not been required to furnish or provide a performance and payment bond under Section 255.05, Florida Statutes, and has notified any subcontractors, materialmen or others claiming interest in the work that (a) no such bond exists; (b) the District, as a local unit of special purpose government, is not an "Owner" as defined in Section 713.01(23), Florida Statutes; and (c) there are no lien rights available to any person providing materials or services for improvements in connection with the Improvement Agreement.
- (iii) Contractor represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Improvement Agreement are current and there are no outstanding disputes under the Improvement Agreement.
- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Executed this ___ day of _____, 2025.

CARLTON CONSTRUCTION, INC.

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by _____, as _____ of _____, on its behalf. S/He [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

EXHIBIT A
DESCRIPTION OF PROJECT

The EverRange Amenity Center Project (“Improvements”) identified in the Agreement Between Owner and Contractor (Job Number 202416) dated March 7, 2025 (“Improvement Agreement”) between EvrDev, LLC (“Developer”) and Carlton Construction, Inc. (“Contractor”).

EXHIBIT C TO DEVELOPER'S AFFIDAVIT AND AGREEMENT

PAYMENT AND PERFORMANCE BONDS

SIXTH ORDER OF BUSINESS

**CONSTRUCTION FUNDING AGREEMENT BETWEEN
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND EVRDEV, LLC**

THIS CONSTRUCTION FUNDING AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2025, by and between:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Jacksonville, Duval County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”); and

EVRDEV, LLC, a Florida limited liability company, and the owner and developer of the lands within the boundaries of the District, whose mailing address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 (the “Developer,” and collectively with the District, the “Parties”).

RECITALS

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Developer is the developer of the lands within and adjacent to the boundaries of the District (the “Development”) upon which District improvements have been or will be made; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of public infrastructure improvements, including all acquisition, construction and design, engineering, legal, or other construction, professional, or administrative costs (the “Improvements”) as more particularly described in **Exhibit A** (collectively, the “Project”); and

WHEREAS, the District is currently without sufficient funds available to provide for the acquisition or construction of the Improvements; and

WHEREAS, in order to induce the District to proceed at this time with the acquisition or construction of the Improvements, the Developer desires to provide the funds necessary to enable the District to proceed with the acquisition and/or construction of same; and

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

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

2. FUNDING. To the extent the District does not have or lacks funds necessary to acquire or construct the Improvements, the Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, acquisition, and construction of the Improvements. To ensure compliance with Section 218.735, *Florida Statutes*, Developer agrees to provide funding within ten (10) days of receipt of a request for funding by the District. Amounts provided by the Developer are subject to reimbursement in accordance with Section 7 of that certain *Agreement by and Between the Coastal Ridge Community Development District and EVRDEV, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated [REDACTED], 2025 by and between the Parties.

3. REPAYMENT. The parties agree that the funds provided by Developer pursuant to this Agreement are reimbursable from proceeds of the District's planned issuance of tax-exempt bonds. Within thirty (30) days of receipt of the proceeds of the bonds for the financing of the Project, the District shall reimburse Landowner until i) full reimbursement is made or ii) until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Project within five (5) years of the date of this Agreement, and thus does not reimburse the Landowner for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments (so long as such funds are properly reimbursable from the issuance of tax-exempt bonds) which might be levied or imposed by the District in the District's reasonable discretion, and this Agreement shall automatically terminate.

4. DEFAULT. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special, or punitive damages.

5. ENFORCEMENT OF AGREEMENT. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **AMENDMENTS.** Amendments to and waivers of the provisions in this Agreement may be made only by an instrument in writing that is executed by both of the Parties hereto.

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

9. **NOTICES.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Coastal Ridge Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: EvrDev, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

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

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

12. ASSIGNMENT. Neither Party may assign this Agreement nor any monies to become due hereunder without the prior written approval of the other Party.

13. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

14. TERM. The Agreement shall be effective upon the date first written above and shall remain in effect unless terminated by mutual agreement of the Parties hereto.

15. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

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

17. SOVEREIGN IMMUNITY. The Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

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

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when taken together shall constitute but one and the same instrument constituting this Agreement.

[Signatures on Next Page]

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

Attest:

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness:

EVRDEV, LLC

Print Name: _____

By: _____
Its: _____

Exhibit A: Description of Project

Exhibit A
Description of Project

All work and improvements to be provided pursuant to that certain [*Agreement Between Owner and Contractor*] entered into between the Coastal Ridge Community Development District and Carlton Construction Co., Inc., and all exhibits thereto, for the [*Coastal Ridge Amenity Center*].

SEVENTH ORDER OF BUSINESS

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

(This space reserved for Clerk)

Katie Buchanan
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2025, by **EV RDEV, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, in favor of **COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**Grantee**”), whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 .

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Duval County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

[Signatures on Next Page]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

EVORDEV, LLC,
a Florida limited liability company

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2025, by _____, as _____ of EvrDev, LLC, a Florida limited liability company, on behalf of the company. He/She [] is personally known to me or [] has produced _____ as identification.

NOTARY SEAL

Notary Public, State of Florida

Printed Name: _____

Exhibit A: Legal Description of the Property

Exhibit A

Legal Description of the Property

Tract _____ as shown on the plat of _____, recorded in Plat Book _____,
Pages _____ through _____, inclusive, of the Public Records of Duval County, Florida.

EIGHTH ORDER OF BUSINESS

**AGREEMENT BY AND BETWEEN THE COASTAL RIDGE
COMMUNITY DEVELOPMENT DISTRICT AND EVRDEV, LLC,
REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT,
INFRASTRUCTURE, AND REAL PROPERTY**

THIS ACQUISITION AGREEMENT (“Agreement”) is made and entered into this ____
1st day of April 2025 (the “**Effective Date**”), by and between:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Jacksonville, Duval County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

EVRDEV, LLC, a Florida limited liability company, and the owner and developer of lands within the boundaries of the District, whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 (“**Developer**,” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established by Ordinance No. 2025-23-E adopted by the City of Jacksonville City Council, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, designing, engineering, financing, constructing, reconstructing, operating, and/or maintaining certain infrastructure, including roadway system improvements, potable water and sewer infrastructure, water management and control improvements, recreational facilities, landscape and hardscape facilities, parking facilities, and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, the Developer owns certain lands in the City of Jacksonville, Florida, located within the boundaries of the District; and

WHEREAS, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services as detailed in the *Master Engineer’s Report*, dated March 3, 2025_ (“**Engineer’s Report**”) attached to this Agreement as Exhibit A (“**Improvements**”), and the estimated project costs of the Improvements is described in the Master Infrastructure Cost Summary included in the Engineer’s Report; and

WHEREAS, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of one or more series of Coastal Ridge Community Development District Special Assessment Revenue Bonds (“**Bonds**”); and

WHEREAS, the District has not had sufficient monies on hand to allow the District to contract directly for: (i) the preparation of the surveys, testing, reports, drawings, plans, permits, specifications, and related documents necessary to complete the Project (“**Work Product**”); or (ii) construction, reconstruction, and/or installation of all of the Improvements; and

WHEREAS, the District acknowledges the Developer’s need to have the Improvements constructed in an expeditious and timely manner in order to develop the development; and

WHEREAS, in order to avoid a delay in the commencement of the development of the Work Product and/or the Improvements, the Developer has previously funded certain of the Work Product and/or Improvements; and

WHEREAS, the Developer and the District are entering into this Agreement to set forth the process by which the District may acquire the Work Product, the Improvements, and any related real property interests (“**Real Property**”) from Developer.

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

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

2. WORK PRODUCT AND IMPROVEMENTS. The Parties agree to cooperate and use good faith and commercially reasonable efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the Parties may jointly agree upon (“**Acquisition Date**”). Subject to any applicable legal requirements (e.g., including, but not limited to, those laws governing the use of proceeds from tax exempt bonds), and the requirements of this Agreement, the District agrees to acquire completed Work Product and Improvements that are part of the Project.

- a. ***Request for Conveyance and Supporting Documentation*** – When Work Product or Improvements are ready for conveyance by or on behalf of the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Work Product and/or Improvement and estimated cost. Additionally, Developer agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid, or if not available, evidence of value, (ii) instruments of conveyance such as bills of sale or such other instruments as may be requested by the District, and (iii) any other

releases, warranties, indemnifications or documentation as may be reasonably requested by the District.

- b. **Costs** – Subject to any applicable legal requirements (e.g., including, but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay the lesser of (i) the actual cost creation/construction of the Work Product or Improvements, and (ii) the fair market value of the Work Product or Improvements. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred for any Work Product and/or Improvements. The District Engineer shall review all evidence of cost and shall certify to the District Board whether the cost being paid is the lesser of (i) the actual cost of creation/construction of the Work Product or Improvements, or (ii) the fair market value of the Work Product or Improvements. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the District’s Trustee for the Bonds (“**Trustee**”).
- c. **Conveyances on “As Is” Basis** – Unless otherwise agreed, all conveyances of Work Product and/or Improvements shall be on an “as is” basis without any representations or warranties from the Developer. In addition, the Developer agrees to assign, transfer, and convey to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.
- d. **Right to Rely on Work Product and Releases** – The Developer agrees to release to the District all right, title, and interest which it may have in and to any Work Product conveyed hereunder, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall use commercially reasonable efforts to obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee. However, to the extent the Developer’s access to and use of the Work Product causes the District to incur any reasonable administrative cost or expense, such as copying costs, the Developer agrees to pay such cost or expense. Notwithstanding the foregoing, the Developer shall maintain ownership of the copyrights and trademarks associated with marketing and

advertising any development within the District but shall grant the District a license to use those copyrights or trademarks for the Improvements.

- e. ***Transfers to Third-Party Governments*** – If any item acquired is to be conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications, documents, bonds, warranties, and/or forms of security as may be required by that governmental body, if any.
- f. ***Permits*** – The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement, provided that the District or such governmental entity accepts the associated operation and maintenance obligations.
- g. ***Engineer's Certification*** – The District shall accept any completed Work Product and/or Improvements where the District Engineer (or other consulting engineer reasonably acceptable to the District), in his/her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are part of the Project; (ii) the price for such Work Product and/or Improvements does not exceed the lesser of the cost of the Work Product and/or Improvements or the fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits, and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

3. CONVEYANCE OF REAL PROPERTY. The Developer agrees that it will convey to the District at or prior to the Acquisition Date as determined solely by the District, by a special warranty deed or other instrument acceptable to the District's Board of Supervisors, together with a metes and bounds or other description, the Real Property upon which any Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements.

- a. ***Cost.*** The Parties agree that all Real Property shall be provided to the District at no cost. The Parties agree that the dedication of Real Property shall not negate the District's obligation to pay amounts attributable to the value of Improvements on the Real Property and other Improvements serving the Real Property that have been, or will be, funded by the District.

- b. ***Fee Title and Other Interests*** – The District may determine in its reasonable discretion that fee title for Real Property is not necessary and in such cases shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable, such as non-exclusive easement interests.
- c. ***Reservation*** – Any conveyance of Real Property hereunder by special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to enable the construction by third parties of any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction vehicle ingress and egress relating to the Development) not inconsistent with the District’s use, occupation, or enjoyment thereof.
- d. ***Fees, Taxes, Certificate of Ownership and Encumbrances*** – The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the Real Property upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the Real Property upon which the Improvements are constructed until such time as they convey any such lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an industry standard certificate of ownership and encumbrances or other evidence of title in a form satisfactory to the District.
- e. ***Boundary Adjustments*** – The Parties agree that future boundary adjustments may be made as deemed reasonably necessary by the Parties in order to accurately describe Real Property conveyed to the District and lands which remain in Developer’s ownership. The Parties agree that any Real Property transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance if requested by the other party, recording fees, or other costs. Developer agrees that if a court or other governmental entity determines that a re-platting of the Real Property within the District is necessary, Developer shall pay or cause a third party to pay all costs and expenses associated with such actions.

4. **TAXES, ASSESSMENTS, AND COSTS.**

- a. ***Taxes and Assessments on Property Being Acquired.*** The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the County tax collector an amount equal to the current ad valorem taxes and non-ad valorem assessments

(with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

- i. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.
 - ii. Nothing in this Agreement shall prevent the District or the Developer from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.
- b. **Notice.** The Parties agree to provide notice to the other within thirty (30) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments, or costs imposed on the property acquired by the District as described in subsection a. above. The Developer covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Developer fails to make timely payment of any such taxes, assessments, or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest calculated in the same manner as set forth in section 55.03(1), Florida Statutes (2024) from the date of the payment made by the District.
- c. **Tax liability not created.** Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Parties. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

5. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS. The District agrees to pursue the issuance of the Bonds in good faith and may in the future, and in its sole discretion, elect to issue additional bonds ("**Future Bonds**") that may be used to finance portions of work acquired hereunder that are not financed with the Bonds. In the event that the District issues the Bonds (or any Future Bonds) and has bond proceeds available to pay for any portion of the Project acquired by the District, and subject to the terms of the applicable documents relating to the Bonds (or any Future Bonds, as applicable), then the District shall promptly make payment

for any such acquired Work Product, Improvements or Real Property pursuant to the terms of this Agreement; provided, however, that in the event the District's bond counsel determines that any such acquisitions are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such acquisitions.

6. DEFAULT. A default by any party to this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages. Each of the Parties hereto shall give the other party written notice of any default(s) hereunder and shall allow the defaulting party not less than fifteen (15) days from the date of receipt of such notice to cure a monetary default and thirty (30) days to cure any other default; provided, however, if any non-monetary default cannot reasonably be cured within thirty (30) days, then such cure period shall be extended so long as the performing party has commenced to cure within thirty (30) days and diligently proceeds to complete such cure.

7. ATTORNEYS' FEES AND COSTS. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties. Additionally, this Agreement may not be amended in any manner that would materially affect the payment of debt service on the Bonds or the collection of the assessments securing the repayment of such Bonds without the prior written consent of the Trustee acting at the direction of the bondholders owning a majority of the aggregate principal amount of the Bonds then outstanding, which consent shall not be unreasonably withheld.

9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties; each party has complied with all the requirements of law; and each party has full power and authority to comply with the terms and provisions of this Agreement.

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

A. If to the District: Coastal Ridge Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302
Attn: District Counsel

B. If to Developer: EVRDEV, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224
Attn: Chris Pilinko

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for a Party may deliver Notice on behalf of such Party. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

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

12. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns. Notwithstanding anything in this Agreement to the contrary, the Trustee for the Bonds shall be a direct third-party beneficiary of the terms and conditions of this Agreement and, acting at the direction of and on behalf of the bondholders owning a majority of the aggregate principal amount of the Bonds outstanding, shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations under this Agreement.

13. ASSIGNMENT. Neither the District nor the Developer may assign this Agreement or any monies that become due hereunder without the prior written approval of the other Party, the Trustee, and bondholders owning a majority of the aggregate principal amount of the Bonds outstanding, which consent shall not be unreasonably withheld. Such consent shall not be required in the event of a sale of the majority of the remaining developable lands within the District then owned by the Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of the Developer under this Agreement, provided however that no such assignment shall be valid where the assignment is being made for the purpose of avoiding the Developer's obligations hereunder. Notwithstanding the foregoing, nothing herein shall prevent Developer from selling units to end users.

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

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

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

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

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

19. EXCULPATION. No direct or indirect member, partner, shareholder, manager, trustee, trust beneficiary, director, officer, manager, or employee of any party hereto shall have any liability under this Agreement.

20. COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument. The parties agree that this Agreement may be electronically signed. The parties agree that any electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Any PDF or facsimile

transmittal of electronically signed versions of this Agreement shall be considered to have the same legal effect as execution and delivery of the original document and shall be treated in all manner and respects as the original document.

[Remainder of Page intentionally left blank]

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

ATTEST:

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair

EVRDEV, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

Exhibit A: *Master Engineer's Report*

Exhibit A:

Master Engineer's Report

[Attached beginning at following page]

NINTH ORDER OF BUSINESS



The Difference is Service

Commercial Proposal Prepared For
**Coastal Ridge Community Development
District**
2025-2026

Presented by

**Roger Gibson
Fields Harris
GHG Insurance
1000 Riverside Ave., Suite 500
Jacksonville, FL 32204**



GHG Insurance a division of Sihle Insurance Group, Inc.

1000 Riverside Ave., Suite 500
Jacksonville, FL 32204

Telephone: (904) 421-8600
Fax: (904) 421-8601

Presenting Agent:

Roger Gibson
E-Mail: rgibson@ghgins.com
Telephone: (904) 421-8620
Fax: (904) 421-8601

Account Director:

Fields Harris
E-Mail: fharris@ghgins.com
Telephone: (904) 421-8615

Account Manager:

Kim Miazga
E-Mail: Certificates@Sihle.com
Telephone: (904) 421-8621

Claims:

Angela Scott
E-Mail: ascott@Sihle.com
Telephone: (407) 389-3606

The support team and I would like to thank you for allowing us the opportunity to offer your business and insurance solutions that allow you to secure your business's financial security and long-term growth.

Commercial Insurance Proposal

Prepared for:

Account Number: 68889553

**COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Presented by:

GHG INSURANCE INC A DIV OF

Date of Proposal:

02/27/2025

Policy Period:

Effective Date: 03/01/2025

Expiration Date: 03/01/2026

Quote Numbers Included

Inland Marine:

68889553BMO1Q1

Underwriting Company:

The Ohio Casualty Insurance Company¹

This proposal is valid for 60 days from the Date of Proposal or until the Effective Date (whichever is earlier) and is solely an estimate of premium, based on the information provided, and all amounts are subject to change. This proposal does not bind or provide actual coverage and is not an offer of insurance. Specific terms of coverage, exclusions, and limitations are contained solely in a completed insurance policy for which a premium has been paid.

This proposal may vary from your original request for coverage. Please review the proposal carefully for any variances. The terms, conditions and premiums included in this proposal contemplate the sale or renewal of all the quoted insurance lines. Electing to buy or renew only some of the lines of coverage may result in changes to the terms, conditions and premiums of the remaining insurance lines.

¹ Liberty Mutual Insurance is the marketing name for the property and casualty insurance operations of Liberty Mutual Insurance Company and its affiliates. Policies may be written in the following stock insurance company subsidiaries: The Ohio Casualty Insurance Company, Ohio Security Insurance Company, American Fire & Casualty Company, and West American Insurance Company. Not all coverages or policies may be available in all states.

Commercial Insurance Proposal: Payment Plan Options

STANDARD DIRECT BILL OPTIONS:

Overview

We offer a broad range of standard Direct Bill payment plans to meet your needs and help you save time and money when paying your premiums. Self-service capabilities are available, 24/7, when you create an online direct bill account. You will have easy access to your claims information, policy documents, premium audit forms, risk control information and billing account, where you may enroll in automatic payments, make on-demand payments, sign up for paperless billing, view/print copies of your electronic notices, and more.

All billing plans may not be available to all customers based on state or account differences.

Automatic Payments may be enrolled in at any time. By agreeing to the paperless delivery of billing notices, you can enjoy the following benefits:

Save money:

- Save on installment fees by enrolling in EFT automatic payments. Savings vary by state.
- Avoid late fees with automatic payments processed at the same time, every month

Save time:

- Pay your premium all at once or in 12 equal installments
- Receive email notifications of automatic payment amounts for the scheduled payment dates
- Payments appear on your checking/card account statements for easy tracking

Simply have your agent enroll you at policy issuance or enroll anytime at mybusinessonline@libertymutual.com.

Automatic Payments using EFT (from checking account)

Annual	100% down
Monthly	1-2 months down, equal monthly installments

Automatic Payments using Credit/Debit Card (for accounts with total annual premium <\$25,000)

Annual	100% down
Monthly	1-2 months down, equal monthly installments

Non-Automatic Payment Plans

Annual	100% down, no service fee
Monthly	1-2 months down, equal monthly installments

We have outsourced our credit card processing to One Inc, a third-party payment processor, and they charge a 2.5% fee for the use of their digital payment platform. You understand that if you pay by check or ACH, Liberty Mutual will process your payment and no fee will be charged by OneInc.

Questions about payment options? Contact billing at 1-844-961-0334.

YOUR WAY PAY™ DIRECT BILL OPTION (Select lines of business only)¹:

Overview

Our pay-as-you-go option, powered by SmartPay™, allows you take control of your cash by providing you the ability to link your business activity to your premium payments. It is easy and convenient and offers these benefits for your pay-as-you-go business:

- Improved cash flow
- No down payment
- Real-time premium calculations based on actual data reported
- Automatic withdrawals of premium payments
- Reduction in audit exposure due to immediate premium calculations

Your Way Pay Plan	Payments
Report risk exposures as scheduled by policy type (e.g. for a WC policy, payroll is reported on payroll dates).	Withdrawal from your bank account is initiated automatically for the payment of premium

¹Not available for any risks in HI or Workers Compensation risks in ND, OH, WA, or WY.

AGENCY BILL OPTIONS:

Overview

We offer Agency Bill payment plans for specific-type policies or multi-line accounts where Direct Bill may not be the best option. Since the agent will bill and service these policies, there is no online account access or self-service capabilities available.

Agency Bill Payment Plans only (Required for Premium Finance policies; for accounts with total annual premium >\$25,000)	
Annual	100% down
Quarterly	30% down, 3 equal installments at 90 day intervals
Monthly	30% down, 9 equal installments at monthly intervals
Monthly for TX auto policies only	12 equal monthly installments

Questions about payment options? Contact billing at 1-844-961-0334.

Commercial Insurance Proposal: Premium Recap

Inland Marine Coverage	
Builders Risk Premium - 12858 Ever Range Parkway, Jacksonville, FL 32256	\$34,731.00
Total Inland Marine Risk Premium	\$34,731.00
Certified Acts of Terrorism Coverage ²	\$139.00
State Charges:	
• FL Insurance Guaranty Association Assessment - B (FIGA)	\$348.70
Total Inland Marine Premium	\$35,218.70
Minimum Earned Premium	\$500.00

In the event of cancellation by the Named Insured, the company shall retain no less than \$500.00 of the policy premium as the Minimum Earned Premium including Certified Acts of Terrorism coverage, plus any applicable taxes and surcharges.

Account acceptability and final premium are subject to underwriting review and approval.

Pro-Rata Cancellation subject to Minimum Earned Premium.

²NP 72 42 Terrorism Insurance Premium Disclosure and Opportunity to Reject:

This quote includes coverage for Certified Acts of Terrorism (as defined in the Terrorism Risk Insurance Act ("TRIA")) for the lines of business referenced above with a premium charge. You may elect to reject this coverage for any Commercial Property, General Liability, Inland Marine, Commercial Protector (BOP), or Umbrella for losses resulting from a "certified act of terrorism" according to the instructions included within this document. Should you elect to reject this coverage, we will process an endorsement to your policy upon receipt of the signed rejection form.

Note this disclosure notice and rejection option does not apply to Workers Compensation, Crime, Professional Liability or Commercial auto coverage, if included in this quote. Please refer to the enclosed notice for additional information regarding this act, its effect regarding your policy coverage, and its impact on your premium.

Additional Note: The Certified Acts of Terrorism Coverage does not apply for any Commercial Auto, burglary and theft (i.e. Commercial Crime), or professional liability coverages quoted and a premium charge has not been included for these lines of business.

Commercial Inland Marine Proposal

LOCATION NUMBER: 0001

ADDRESS: 12858 Ever Range Parkway, Jacksonville, FL 32256

Commercial Lines Builders Risk Coverage	Limit of Insurance
Customer Name: COASTAL RIDGE COMMUNITY	
Jobsite Location: 12858 Ever Range Parkway, Jacksonville, FL 32256	
Construction Type: Joisted Masonry	
Description of Project: "New Construction of Amenity Center"	
Number of Stories: 1	
Total Square Feet: 10,000	
Nature of Construction: New Construction	
Coverage Form: Scheduled Jobsite Broad Form IM7050	
Total Completed Value	\$12,500,000
Deductible	\$10,000
Windstorm/Hail Deductible	2%
Coinsurance	100%

The limits for the individual coverages listed below do not apply at each location, but apply on a per occurrence basis to all locations shown on this proposal unless otherwise stated.

Coverage Extensions	Limit of Insurance
Debris Removal	\$5,000
Emergency Removal	10 days
Emergency Removal Expense Limit	\$10,000
Fraud and Deceit	\$50,000
Waterborne Property	\$10,000

Supplemental Coverage	Limit of Insurance
Contract Penalty Limit	\$10,000
Expediting Expenses Limit	\$10,000
Fire Department Service Charges Limit	\$1,000
Personal Property Limit	\$10,000
Ordinance or Law (Undamaged Parts of Bldg)	Covered
Ordinance or Law (Increased Cost to Repair & Cost to Demolish/Clear Site)	\$50,000
Pollutant Cleanup and Removal Limit	\$25,000
Rewards Coverage Limit	\$1,000
Storage Locations Coverage Limit	\$10,000
Testing Coverage Limit	\$10,000
Transit Coverage Limit	\$10,000
Trees, Shrub and Plant Coverage Limit	\$10,000
Earthquake Coverage Limit	Coverage Excluded
Flood Coverage Limit	Coverage Excluded
Sewer Backup Coverage Limit	\$10,000

Additional Coverage	Limit of Insurance
Soft Cost, Extra Expense Limit in any 30 day period	\$1,200,000
Soft Cost, Extra Expense Limit in any one occurrence	\$1,200,000
Expense to Reduce Loss	Covered

Additional Coverage	Limit of Insurance
Interruption By Civil Authority	Covered
Soft Costs - Earthquake Coverage Limit	Coverage Excluded
Soft Costs - Flood Coverage Limit	Coverage Excluded
Waiting Period	3 days
Permission to Occupy	Not Granted

The below endorsement modifies insurance and provides limits in excess of the basic limits included in the Coverage Extensions and Supplemental Coverage sections of the Builders Risk Coverage Form, unless otherwise stated.

Applicable to all locations

Builders' Risk Extension Plus Endorsement Form CM 88 94 03 19 INCLUDES:

Coverage Description	Limit of Insurance
Additional Limit - Debris Removal	\$250,000
Emergency Removal – Time Limit	30 Days
Emergency Removal Expenses	\$50,000
Limited Fungus Coverage	\$100,000
Waterborne Property	\$100,000
Contract Penalty	\$50,000
Expediting Expenses	\$250,000
Re-Erection Of Scaffolding, Forms, And Falsework	\$50,000
Fire Department Service Charges	\$50,000
Ordinance Or Law, Increased Cost to Repair and Cost to Demolish/Clear Site	
Building Is Repaired Or Replaced	\$500,000
Building Is Not Repaired Or Replaced	\$500,000
Personal Property	\$50,000
Pollutant Cleanup And Removal	\$100,000
Rewards	\$25,000
Sewer Backup	\$50,000
Storage Locations	\$500,000
Testing	\$100,000
Transit	\$500,000
Trees, Shrubs, And Plants	
At A Covered Jobsite	\$100,000
Away From A Covered Jobsite	\$10,000
Blueprints And Construction Documents	\$50,000
Inflation Increase	5%
Contract Change Order	5%
Claim Preparation Expense	\$50,000
Construction Trailers And Contents	\$250,000
Equipment Breakdown	\$100,000
Fire Protective Equipment Recharge	\$25,000
Green Building Construction Costs	\$50,000
Blanket Additional Loss Payees, Additional Insureds And/Or Mortgagees	Included
Interests Of Subcontractors, Sub-Subcontractors And Suppliers	Included
Soft Costs And Rental Income – Added Expenses	\$100,000
Delay In Completion - Extra Expense	\$100,000

This Quote is based on the following forms, which apply at the time of quote and may differ on policy issuance:

CL01000399 - Common Policy Conditions
CL01600823 - Amendatory Endorsement Florida
CL06000115 - Certified Terrorism Loss
CL07001006 - Virus or Bacteria Exclusion
CM88940319 - Builders' Risk Extension Plus Endorsement
CM89220224 - Windstorm or Hail Deductible
CM89260520 - Catast Gnd Cvr Coll and Sink Act Bldrs Rsk - FL
CM89650821 - Cyber Incident Exclusion
CNI90110718 - Reporting A Commercial Claim 24 Hours A Day
CNM90170224 - NP - Chng and/or Clar Cov Wind Hail Percent Deduct
IL88531120 - Actual Cash Value
IM20190809 - Amendatory Endorsement - Florida
IM22000720 - Amendatory End-Fungus Excl & Limited Cov Deleted
IM70500404 - Builders' Risk Coverage-Scheduled Jobsite Broad
IM70610504 - Soft Cost & Rental Income Endorsement
NP72420220 - NP-Terrorism Ins Prem Disclosure and Opp to Reject
NP74440906 - NP - Treasury Dept OFAC Notice to Policyholders
SNI04010624 - NP - Liberty Mutual Group Privacy Notice
SNI09020616 - NP - Risk Control Services - for FL Policyholders
SNI09070422 - NP - FL Insurance Guaranty Assoc (FIGA) Surcharge
SNI90011221 - NP - Company Contact Information

STATE FRAUD NOTICES

The following must be provided to the applicant either by use of this proposal, by reproduction in a proposal by the Producer, or by use of a current ACORD application or its equivalent.

Applicable in CA

For your protection California law requires the following to appear on this form: Any person who knowingly presents false or fraudulent information to obtain or amend insurance coverage or to make a claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

Applicable in AL, AR, DC, LA, MD, NM, RI and WV

Any person who knowingly (or willfully)¹ presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)¹ presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. ¹Applies in MD Only.

Applicable in CO

It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK

Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)². ²Applies in FL Only.

Applicable in KS

Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties (not to exceed five thousand dollars and the stated value of the claim for each such violation)³. ³Applies in NY Only.

Applicable in ME, TN, VA and WA

It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties (may)⁴ include imprisonment, fines and denial of insurance benefits. ⁴Applies in ME Only.

Applicable in NJ

Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

Applicable in OR

Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable in PR

Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation by a fine of not less than five thousand dollars (\$5,000) and not more than ten thousand dollars (\$10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances [be] present, the penalty thus established may be increased to a maximum of five (5) years, if extenuating circumstances are present, it may be reduced

to a minimum of two (2) years.

TERRORISM INSURANCE PREMIUM DISCLOSURE AND OPPORTUNITY TO REJECT

This notice contains important information about the Terrorism Risk Insurance Act and its effect on your policy. Please read it carefully.

THE TERRORISM RISK INSURANCE ACT

The Terrorism Risk Insurance Act, including all amendments ("TRIA" or the "Act"), establishes a program to spread the risk of catastrophic losses from certain acts of terrorism between insurers and the federal government. If an individual insurer's losses from "certified acts of terrorism" exceed a specified deductible amount, the government will generally reimburse the insurer for a percentage of losses (the "Federal Share") paid in excess of the deductible, but only if aggregate industry losses from such acts exceed the "Program Trigger". An insurer that has met its insurer deductible is not liable for any portion of losses in excess of \$100 billion per calendar year. Similarly, the federal government is not liable for any losses covered by the Act that exceed this amount. If aggregate insured losses exceed \$100 billion, losses up to that amount may be pro-rated, as determined by the Secretary of the Treasury.

Beginning in calendar year 2020, the Federal Share is 80% and the Program Trigger is \$200,000,000.

MANDATORY OFFER OF COVERAGE FOR "CERTIFIED ACTS OF TERRORISM" AND DISCLOSURE OF PREMIUM

TRIA requires insurers to make coverage available for any loss that occurs within the United States (or outside of the U.S. in the case of U.S. missions and certain air carriers and vessels), results from a "certified act of terrorism" AND that is otherwise covered under your policy.

A "certified act of terrorism" means:

[A]ny act that is certified by the Secretary [of the Treasury], in consultation with the Secretary of Homeland Security, and the Attorney General of the United States

(i) to be an act of terrorism;

(ii) to be a violent act or an act that is dangerous to

- (I) human life;
- (II) property; or
- (III) infrastructure;

(iii) to have resulted in damage within the United States, or outside of the United States in the case of

- (I) an air carrier (as defined in section 40102 of title 49, United States Code) or United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance coverage is subject to regulation in the United States); or
- (II) the premises of a United States mission; and

(iv) to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

REJECTING TERRORISM INSURANCE COVERAGE - WHAT YOU MUST DO

We have included in your policy coverage for losses resulting from “certified acts of terrorism” as defined above.

THE PREMIUM CHARGE FOR THIS COVERAGE APPEARS ON THE DECLARATIONS PAGE OF THE POLICY AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT. If we are providing you with a quote, the premium charge will also appear on your quote as a separate line item charge.

IF YOU CHOOSE TO REJECT THIS COVERAGE, PLEASE CHECK THE BOX BELOW, SIGN THE ACKNOWLEDGMENT, AND RETURN THIS FORM TO YOUR AGENT. **Please ensure any rejection is received within thirty(30) days of the effective date of your policy.**

Before making a decision to reject terrorism insurance, refer to the Disclaimer for Standard Fire Policy States located at the end of this Notice.

- I hereby reject this offer of coverage. I understand that by rejecting this offer, I will have no coverage for losses arising from a “certified acts of terrorism” and my policy will be endorsed accordingly.

Policyholder/Applicant's Signature

Print Name

Date Signed

Named Insured
COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT

Policy Number
BMO(26)68889553

Policy Effective/Expiration Date
03-01-2025/03-01-2026

IF YOU REJECTED THIS COVERAGE, PLEASE RETURN THIS FORM TO YOUR AGENT.

NOTE: Certain states (currently CA, GA, IA, IL, ME, MO, NY, NC, NJ, OR, RI, WA, WI and WV) mandate coverage for loss caused by fire following a "certified act of terrorism" in certain types of insurance policies. If you reject TRIA coverage in these states on those policies, you will not be charged any additional premium for that state mandated coverage.

The summary of the Act and the coverage under your policy contained in this notice is necessarily general in nature. Your policy contains specific terms, definitions, exclusions and conditions. In case of any conflict, your policy language will control the resolution of all coverage questions. Please read your policy carefully.

If you have any questions regarding this notice, please contact your agent.

This proposal has been acknowledged and accepted by:

Agent signature

Date

Insured signature

Date

Premium Summary

Coverage	25/26 - Liberty Mutual	25/26 - UsAssure (Zurich)
Builders Risk	\$35,218.70	\$52,798.76

Quotes are Subject to the Following:

- Copy of Finalized Construction Budget/Breakdown
- Confirmation of Jobsite security/controls that will be implemented.
- Construction Schedule/Gantt Chart
- Signed Application
- Premium payment

DISCLAIMER - This proposal is valid for 30 days or the effective date of the proposed coverage, whichever comes first. Furthermore, the abbreviated outlines of coverages used throughout this proposal are not intended to express any legal opinion as to the nature of coverage. They are only visuals to a basic understanding of coverages. Please read your policy for specific details of coverages.

Market Summary

Company	Quote	Notes
Liberty Mutual - Ohio Casualty	\$35,218.70	<p>12 Month Policy Term. If construction is not completed within 12 months, Liberty will automatically renew the policy and cancel pro-rata once construction is complete.</p> <p>Deductibles:</p> <ul style="list-style-type: none"> - \$10,000 AOP - 2% Wind/Hail <p>Permission to Occupy - Not Granted</p> <p>Flood and Earthquake EXCLUDED.</p>
UsAssure - Zurich	\$52,798.76	<p>15 Month Policy Term.</p> <p>Hard Cost: \$12,500,000 Soft Cost: \$1,200,000</p> <p>Occupancy Coverage - 60 Days</p> <p>Deductibles:</p> <ul style="list-style-type: none"> - \$10,000 AOP - 5% Wind/Hail (\$150k minimum)
Westchester	\$51,790 + Taxes/Fees	<p>12 Month Policy Term.</p> <p>Hard Cost: \$12,500,00 Soft Cost: \$1,200,000 Flood: \$100,000</p> <p>Deductibles:</p> <ul style="list-style-type: none"> - \$25,000 AOP - 5% Named Storm (\$250k minimum) - \$150,000 Wind/Hail

As a full-service, independent agency, we are not limited to any one carrier and are free to shop the market for the best coverages and rates to suit all of your commercial insurance needs.

Just another reason why at GHG Insurance, the difference is service!

Insurer Financial Analysis

Policy	Insurer	AM Best Rating www.ambest.com/rating
Builders Risk	The Ohio Casualty Insurance Company	A, XV

Understanding Best's Financial Strength Ratings

Secure	Vulnerable
A++, A+ (Superior)	B, B- (Fair)
A, A- (Excellent)	C++, C+ (Marginal)
B++, B+ (Good)	C, C- (Weak)
	D (Poor)
	E (Under Regulatory Supervision)
	F (In Liquidation)
	S (Rating Suspended)

Financial Size Category	Policy Holder Surplus (in millions)
Class I	0 to 1
Class V	10 to 25
Class X	500 to 750
Class XV	2000 +

Coastal Ridge Community Development District

Date

Terrorism Risk Insurance Act

Premium attributable to risk of loss from certified acts of terrorism for lines of insurance subject to TRIA:

*Any information required to complete this Schedule, if not shown above, will be shown in the quote or proposal or on the TRIA selection/rejection forms. Premium may be adjusted from policy endorsements or audits.

A. Disclosure of Federal Participation in Payment of Terrorism Losses

The United States Government may pay a share of insured losses resulting from an act of terrorism. The federal share equals 85% of that portion of the amount of such insured losses that exceeds the insurer retention. The insurer retention equals 20% of the insurer's prior calendar year direct earned premium associated with lines of insurance subject to TRIA. TRIA is scheduled to expire on December 31, 2014.

B. Disclosure of \$100 Billion Cap on All Insurer and Federal Obligations

If aggregate insured losses attributable to terrorist acts certified under TRIA exceed \$100 billion in a Program Year (January 1 through December 31) and an insurer has met its deductible under the program, that insurer shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of Treasury.

C. Availability

As required by TRIA, we have made available to you for lines subject to TRIA coverage for losses resulting from acts of terrorism certified under TRIA with terms, amounts and limitations that do not differ materially from those for losses arising from events other than acts of terrorism.

D. Definition of Act of Terrorism under TRIA

TRIA defines "act of terrorism" as any act that is certified by the Secretary of the Treasury, in concurrence with the Secretary of State and the Attorney General of the United States:

1. to be an act of terrorism;
2. to be a violent act or an act that is dangerous to human life, property or infrastructure;
3. to have resulted in damage within the United States, or outside of the United States in the case of an air carrier (as defined in section 40102 of Title 49, United States Code) or a United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance coverage is subject to regulation in the United States), or the premises of a United States mission; and
4. to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

No act may be certified as an "act of terrorism" if the act is committed as part of the course of a war declared by Congress (except for workers' compensation) or if losses resulting from the act, in the aggregate for insurance subject to TRIA, do not exceed \$5,000,000.

This disclosure does not grant any coverage or change the terms & conditions of any coverage under any policy.

Client Authorization to Bind

Please bind with the following revisions:

Policy Delivery Preference:

- Sihle Access** - (Online Portal) www.Sihle.com/SihleAccess
- Electronic Copy to email address:** _____
- Paper Copy**

I ACCEPT COVERAGE AS SHOWN IN THIS PROPOSAL DATED: Monday, March 3, 2025. I UNDERSTAND THAT ANY CHANGES TO THIS PROPOSAL AS NOTED ABOVE ARE SUBJECT TO CARRIER APPROVAL.

Client Signature

Date Signed

Producer Signature

Date Signed



Sihle Access

Your Insurance Portal

<p>Cloud based insurance portal</p> <p>Allowing you to focus on what is important: Building Relationships</p> 	<p>24 hour access</p> <p>Anytime, anywhere self service</p>  <p>PRACTICE MAKES PERFECT</p>
<p>All of your insurance information located in one place</p> <p>Increasing productivity & information at your fingertips</p> 	<p>Increased Client Satisfaction</p> <p>Our Goal Our Mission Our Value</p> 
<p>Certificates Policies Change requests Claims reporting</p> 	 <p>www.Sihle.com/SihleAccess</p>

Sihle Access gives you the ability to view, print and/or issue, and much more.

- Issue your own insurance certificates (without special verbiage or endorsements)
- Update certificate holders
- Auto ID cards
- Policy documents and endorsements
- Make payments (ACH will incur a flat \$4.00 charge and Credit Cards will incur a 3.5% service fee - of payment amount being made)
- Request driver, vehicle and location changes - the request will go directly to your account manager for processing

To access these options, please go to <http://www.sihle.com/sihleaccess/> or search for "Sihle" in your mobile app store (Apple or Android) to get started!

For a complete handbook on how to use Sihle Access, send an email to your Account Manager or Producer to request it.

***Should you need a certificate with special wording, please send the request to the Certificates Department at Certificates@Sihle.com for issuance or to your Account Manager.**

Sihle Insurance Group is the parent company for GHG Insurance

TENTH ORDER OF BUSINESS

**COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Coastal Ridge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Jacksonville, Duval County, Florida, and has an annual operating budget of approximately \$ _____, not including debt service payments. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide eight (8) copies of their proposal to Governmental Management Services, L.L.C., Attn: Auditing Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager"), in an envelope marked on the outside "Auditing Services – Coastal Ridge Community Development District." Proposals must be received by _____ .m. on _____, _____, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Jim Oliver
District Manager

Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

**COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

District Auditing Services for Fiscal Year 2025, 2026, 2027, 2028 and 2029
City of Jacksonville, Duval County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than _____, _____, **2025**, at _____m., at the offices of the District Manager, Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit eight (8) copies of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Coastal Ridge Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

ELEVENTH ORDER OF BUSINESS

RESOLUTION 2025-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coastal Ridge Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville and Duval County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located Duval County, Florida.

SECTION 3. The District’s local records office shall be located at England Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

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

PASSED AND ADOPTED this 1st day of April 2025.

ATTEST:

**COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

THIRTEENTH ORDER OF BUSINESS

Coastal Ridge

Community Development District

FY 25 Funding Request #2

March 26, 2025

PAYEE	GENERAL FUND
1 Florida Commerce Inv# 91787 - FY2025 Special District Fee - 3/10/2025	\$ 125.00
2 Governmental Management Services LLC Invoice #1 Management Fees March 2025	\$ 4,000.00
<hr/>	
TOTAL	\$ <u>4,000.00</u>

Please make check payable to:

Coastal Ridge Community Development District
475 West Town Place Ste 114
St Augustine FL 32092

FloridaCommerce, Special District Accountability Program
Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 03/10/2025				Invoice No: 91787
Annual Fee: \$125.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 05/09/2025: \$125.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Coastal Ridge Community Development District

Ms. Katie Buchanan
107 West College Avenue
Tallahassee, Florida 32301



- 2. Telephone: 850-692-7302 Ext:
- 3. Fax:
- 4. Email: katie.buchanan@kutakrock.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.CoastalRidgecdd.com
- 8. County(ies): Duval
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 03/07/2025
- 11. Creation Document on File: 03/07/2025
- 12. Date Established: 02/28/2025
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Jacksonville
- 15. Creation Document(s): City Ordinance 2025-23-E
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date March 11, 2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 1
Invoice Date: 3/1/25
Due Date: 3/1/25
Case:
P.O. Number:

Bill To:
Coastal Ridge CDD

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025		3,750.00	3,750.00
Website Administration - March 2025		100.00	100.00
Information Technology - March 2025		150.00	150.00
Total			\$4,000.00
Payments/Credits			\$0.00
Balance Due			\$4,000.00