

PREPARED BY AND RETURN TO:
D. R. Repass, P.A.
D. R. Repass, Esq.
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

LANDOWNER COST SHARE AGREEMENT

This LANDOWNER COST SHARE AGREEMENT (hereinafter "Agreement") is made and entered into this 14th day of April, 2023, by and between Hawk Normandy, LLC, a Delaware limited liability company ("Hawk"). LGI Homes – Florida, LLC, a Florida limited liability company ("LGI"). Diamond Timber Investments, LLC, a Florida limited liability company ("Diamond Timber"). Andre Land Holdings LLC, a Florida limited liability company ("Andre Land"). and Normandy Land Investors, LLC, a Florida limited liability company ("Normandy Land"). Hawk, LGI, Diamond Timber, Andre Land, and Normandy Land are collectively referred to herein as the "Landowners" and individually as a "Landowner" and may also be referred to as the Parties.

RECITALS:

A. Hawk is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Hawk Property").

B. LGI is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference (the "LGI Property").

C. Diamond Timber is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit "C" attached hereto and incorporated herein by this reference (the "Diamond Timber Property").

D. Andre Land is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit "D" attached hereto and incorporated herein by this reference (the "Andre Land Property").

E. Normandy Land is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit "E" attached hereto and incorporated herein by this reference (the "Normandy Land Property").

F. Ordinance 2021-277-E which rezoned to Planned Unit Development zoning district a project known as the "Trails Planned Community PUD" (the "PUD") was enacted June 22, 2021. The Hawk Property, LGI Property, Diamond Timber Property, Andre Land Property, and Normandy Land Property are subject to and included within the PUD and may be collectively referred to herein as the "Property".

G. Pursuant to the PUD, the Landowners are required to enter into a Mobility Fee Contract with the City of Jacksonville (the "Mobility Fee Contract") in order to memorialize the

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RECITALS:

A. Hawk is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Hawk Property”).

B. LGI is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit “B” attached hereto and incorporated herein by this reference (the “LGI Property”).

C. Diamond Timber is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit “C” attached hereto and incorporated herein by this reference (the “Diamond Timber Property”).

D. Andre Land is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit “D” attached hereto and incorporated herein by this reference (the “Andre Land Property”).

E. Normandy Land is the owner of certain real property in Duval County, Florida, more particularly described on Exhibit “E” attached hereto and incorporated herein by this reference (the “Normandy Land Property”).

F. Ordinance 2021-277-E which rezoned to Planned Unit Development zoning district a project known as the “Trails Planned Community PUD” (the “PUD”) was enacted June 22, 2021. The Hawk Property, LGI Property, Diamond Timber Property, Andre Land Property, and Normandy Land Property are subject to and included within the PUD and may be collectively referred to herein as the “Property”.

G. Pursuant to the PUD, the Landowners are required to enter into a Mobility Fee Contract with the City of Jacksonville (the “Mobility Fee Contract”) in order to memorialize the

total Mobility Fee of the Landowners, the schedule of payments, and the obligations of the Landowners including providing transportation monitoring reports and the required transportation improvements pursuant to the S.R. 228/Normandy Blvd. Corridor Analysis In Support of the Trails PUD prepared by Benesch, dated March 2021 (the “Benesch Study”). The obligations to provide transportation monitoring reports and construct any required transportation improvements shall be paid for by the Landowners pursuant to this Agreement.

NOW THEREFORE, in consideration of the mutual undertakings and agreements herein of the Landowners, and for Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged, the Landowners agree that the above preliminary statements are true and correct, and the Landowners represent, warrant, covenant, and agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Definitions**. Unless otherwise defined in this Agreement, capitalized terms used in this Agreement shall have the meaning as set forth in the Mobility Fee Contract.

3. **Transportation Monitoring Reports (“TMR”) and Required Improvements**. Pursuant to Item 9 of the conditions of the PUD and as set forth in the Mobility Fee Contract, the Landowners are to provide Transportation Monitoring Reports (“TMR”) at certain times throughout the period of development of the Property. In addition, in connection with a TMR, and/or the City’s approval of a certain development phase of the Property, certain TMR Required Improvements as defined in the Mobility Fee Contract may be required to the intersections of Normandy Boulevard (SR228) and i) County Road 217, ii) McClelland Road, and iii) Solomon Road, such as turn lanes and signalization.

a. **TMR Responsibility**. Hawk shall be responsible for obtaining and providing any required TMR to the City as and when required by the PUD and the Mobility Fee Contract. For a period of twenty (20) years, the cost and expense of the TMR attributable to the third party traffic engineer (currently Benesch), shall be shared among the Landowners in accordance with the required contributions set forth in Section 4 below (the “Required Contribution”). Hawk shall pay for the TMR in advance and then be reimbursed by the Landowners in accordance with this Agreement.

b. **TMR Required Improvements**. The cost of any TMR Required Improvements shall be shared among the Landowners in accordance with the Required Contribution set forth in Section 4 below. Any TMR Required Improvement that is required in connection with the City’s approval of a certain phase of development of the Property shall be contracted for and paid for by the Landowner seeking the development permit (the “Contracting Landowner”) and shared among the Landowners in accordance with this Agreement. The Contracting Landowner shall require its contractor to itemize and invoice Contracting Landowner separately for their share of the particular TMR Required Improvement so that the balance of the costs and expenses of the TMR Required Improvement can be properly accounted for among the Landowners pursuant to the provisions of Section 4 below. With regard to any TMR Required Improvement that is required as a result of a TMR and not specifically required by the City due to a pending development permit, such TMR Required Improvement shall be contracted for by Hawk

(who shall also be a Contracting Landowner) and the cost will be shared among the Landowners in accordance with this Agreement.

4. Required Contribution. Each Landowner is hereby obligated by this Agreement to make its Required Contribution toward the TMR and TMR Required Improvements in accordance with the following table, which allocation the Landowners have agreed to based upon the trip generations as set forth in the Benesch Study – see sections 5.1, 5.2, 5.3, Table 16, Table 17, and Figure 9 of the Benesch Study:

Benesch Report Parcel	Landowner	COJ Parcel ID Number	Percentage Contribution toward TMR and TMR Required Improvements
A	Diamond Timber	001247-1000	1%
B	Diamond Timber	001138-8000 and 001258-0100	11.6%
C	Diamond Timber	001132-0300	3.4%
D	Hawk	001256-0015	12.9%
E	LGI	001270-5010 and 001271-3000	13.9%
F	Andre Land	001128-0000, 001127-0000, and 001129-0000	2.6%
G	Andre Land	001291-5000 and 001291-3110	3%
H	Hawk	001010-0300	29.9%
I	Hawk	002398-0100	18.5%
J	Normandy Land	002398-0200	2.8%
K	Hawk	001256-0015	.4%
Total			100%

The Parcel Pod Map identifying parcels A-K above is attached as Exhibit F for parcel identification purposes. Notations on the map such as acreages, park designations and wetlands are preliminary and non binding. Parcels A-K above represent all parcels comprising 100% of the obligations under the Mobility Fee Contract and this Agreement notwithstanding the fact that some of the parcels included in the PUD are not a part of the Mobility Fee Contract and this Agreement. In addition, some of the boundaries identified on the Parcel Pod Map may have changed ownership, but nevertheless the Landowners have agreed to the Required Contribution based on the table above for purposes of the Mobility Fee Contract and this Agreement.

5. Payment for TMR and TMR Required Improvements.

a. TMR Reimbursement. Each Landowner shall reimburse Hawk in accordance with the Required Contribution within the later of i) 30 days of notice from Hawk enclosing a copy of the TMR along with a copy of the invoice; and ii) the Landowner’s application for approval of Horizontal Development Plans and/or commercial civil plan review (collectively a “Development Permit”) from the City of Jacksonville pertaining to that portion of the Property owned by the

particular Landowner. Unless and until a Landowner has applied for a Development Permit pertaining to a portion of the Property owned by that particular Landowner, there shall be no obligation to make payment for the TMR reimbursement. Any Landowner that applies for a Development Permit will so notify Hawk within thirty (30) days of approval of a Development Permit. Each Landowner acknowledges and agrees that no construction activity or development approvals of any nature that pertains to the Mobility Fee Agreement may be conducted on a Pod owned by the applicable Landowner unless and until all monetary obligations for the TMR reimbursement as to the Pod subject to the Development Permit have been made. Once any Development Permit has been obtained by a particular Landowner pertaining to the Mobility Fee Agreement and a portion of the Property owned by that particular Landowner (the "Permitted Landowner"), any TMR reimbursement due under this Agreement shall be paid by the Permitted Landowner within 30 days of notice from Hawk enclosing a copy of the TMR along with a copy of the invoice; provided, however, that the time period for reimbursement may be extended by the mutual agreement of Hawk and the Permitted Landowner. The City shall be authorized to deny the requested Development Permit and/or issue a stop work order until the applicable Permitted Landowner has complied with its obligations under this Agreement and the Mobility Fee Contract.

b. TMR Required Improvements Payment. Each Landowner shall reimburse the Contracting Landowner in accordance with each Landowner's percentage allocation set forth in the Required Contribution within the later of i) 30 days of notice from the Contracting Landowner of the completion of the TMR Required Improvement evidenced by a certification from the engineer of record certifying completion of the TMR Required Improvement and the costs related to the design and construction of the TMR Required Improvement; or ii) the Landowner's application for approval of a Development Permit from the City of Jacksonville pertaining to that portion of the Property owned by the particular Landowner. Unless and until a Landowner has applied for a Development Permit pertaining to a portion of the Property owned by that particular Landowner, there shall be no obligation to make reimbursement payment for the TMR Required Improvement to the Contracting Landowner. Each Landowner acknowledges and agrees that no construction activity or development approvals of any nature that pertains to the Mobility Fee Contract may be conducted on a Pod owned by the Landowner unless and until all monetary obligations for the TMR Required Improvement as to the Pod subject to the Development Permit have been made. Once any Development Permit has been obtained by a particular Landowner pertaining to the Mobility Fee Contract and a portion of the Property owned by that particular Landowner (the "Permitted Landowner"), any Required TMR Improvement reimbursement due under this Agreement shall be paid within 30 days of notice from the Contracting Landowner of the completion of the TMR Required Improvement evidenced by a certification from the engineer of record certifying completion of the TMR Required Improvement and the costs related to the permitting, design and construction of the TMR Required Improvement; provided, however, that the time period for reimbursement may be extended by the mutual agreement of the Landowners. The City shall be authorized to deny the requested Development Permit and/or issue a stop work order until the Permitted Landowner has complied with its obligations under this Agreement.

6. Covenant Running with the Property. This Agreement and all conditions, obligations and covenants set forth herein are intended to be and shall be construed as covenants running with the Property. This Agreement and the obligations imposed herein shall be binding upon each Landowner, its successors and assigns, and any future owners of the Property as same may be subdivided, including any homeowners' association established to be responsible for the operation of any portion of the Property. Upon the establishment of such homeowners' association,

the obligations set forth herein pertaining to that portion of the Property encumbered by the homeowners' association shall automatically transfer and be assigned to such homeowners' association, and that particular Landowner shall then be released, to the extent of that portion of the Property encumbered by the homeowners' association, from all further obligations of this Agreement accruing subsequent to such transfer to the homeowners' association. Notwithstanding the foregoing, third party end user buyers of platted residential lots within a homeowner association shall not have any obligations pursuant to this Agreement.

7. Assignment. This Agreement may be assigned, in whole or in part, by a Landowner to a successor in title or a homeowner association or community development district (CDD) to that portion of the Property being conveyed by the Landowner; provided, however, that if the conveyance is for only a portion of the property owned by Landowner, the assignment shall specifically identify the remaining percentage contribution for the assignor and assignee such that the total Required Contribution by the Landowner as set forth in this Agreement remains the same. Notice of any Assignments including any amended Required Contribution shall be delivered to all Landowners pursuant to the Notices section of this Agreement. Such Assignment shall be documented in a subsequent amendment to this Agreement. Upon such assignment, the Parties acknowledge that the assignee shall be the responsible party as it pertains to that portion of the Property conveyed by the Landowner and that the Landowner shall be released from its obligations under this Agreement pertaining to that portion of the Property conveyed by the Landowner.

8. Recordation. The Parties acknowledge that this Agreement will be recorded upon full execution and approval of the Mobility Fee Agreement in the official records of Duval County, Florida.

9. Waiver. No waiver of any portion of the provisions hereof shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.

10. Entire Agreement. No prior or present agreements or representations shall be binding upon the parties unless included in this Agreement. No modification or termination of the Agreement shall be valid or binding upon the parties unless it is in writing and executed by the party or parties to be bound thereby.

11. Severability. Should any one or more of the provisions of this Agreement be determined to be illegal or unenforceable as to one or more of the parties, all other provisions, nevertheless, shall remain effective and binding on the parties hereto.

12. Section Headings. Section headings in this Agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Agreement or any of its provisions.

13. Construction. The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment on each party is carried out.

14. Governing Law. This Agreement shall be governed by the laws of the State of Florida.

15. Venue and Attorneys' Fees. The Parties agree that any suit, action or other legal proceeding arising out of this Agreement shall be brought in a court of competent jurisdiction in Duval County, Florida. The parties waive any right to require that a suit, action or proceeding arising out of this Agreement be brought in any other jurisdiction or venue. In the event of any dispute hereunder or of any action or proceeding to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom or in any manner hereto, the prevailing party shall be entitled to recover its reasonable costs, fees, and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs, and expenses and other professional fees, costs, and expenses, whether suit be brought or not, and whether at trial or on appeal. The Parties acknowledge and agree that any litigation shall be by bench trial with the parties waiving any and all rights to a trial by jury.

16. Warranty of Authorized Signatures. Each of the signatories hereto warrants and represents that he/she is competent, of legal age, and authorized to enter into this Agreement on behalf of the party for whom he or she purports to sign.

17. Counterpart Execution. This Agreement may be separately executed in one or more counterparts, each of which shall be deemed an original, but all of which shall collectively constitute one and the same instrument.

18. Effective Date. This Agreement shall be effective on the date of the last signature of the Parties hereto.

19. Remedies and Enforcement.

- a. All Legal and Equitable Remedies Available. Subject to the notice and cure period referenced below, in the event of a breach by a Landowner of any of the terms, covenants, restrictions or conditions hereof, the damaged Landowner(s) shall be entitled to all available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.
- b. Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Landowner to cure a breach of this Agreement within twenty (20) days following written notice from a Landowner specifying the nature of the breach and the action required to cure the breach (unless the breach is of the nature which cannot reasonably be cured within such 20-day period and the defaulting Owner commences such cure within such 20-day period and thereafter diligently prosecutes such cure to completion), any Landowner shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Landowner and be reimbursed by such defaulting Landowner upon demand. A demand for reimbursement must show written evidence for the reasonable costs of curing the breach, which amount shall accrue interest

from the date of such demand for reimbursement at the pre-judgment interest rate established by Florida Statutes until paid.

- c. Lien Rights. Any claim for payment or reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Landowner in enforcing any payment in any suit or proceeding under this Agreement shall be assessed against the defaulting Landowner in favor of the prevailing party and shall constitute a lien (the "Assessment Lien") against the portion of the Property of the defaulting Landowner until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the Clerk of Duval County, Florida. Upon the timely curing by the defaulting Landowner of any default for which a notice of lien was recorded, the Party recording same shall record an appropriate release of such notice of lien and Assessment Lien. Notwithstanding anything contained in this Agreement to the contrary, under no circumstances shall an obligation of a Landowner under this Agreement result in a lien or claim against a subsequent third party purchaser ("Third Party Purchaser") of a residence constructed on a platted lot within the Property, except to the extent a lien existed on such platted lot prior to the Third Party Purchaser's purchase of the lot. The Landowners shall cooperate with any such affected Third Party Purchaser to release the Lien as to the lot owned by the Third Party Purchaser.
- d. Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

20. Time of Essence. Time is of the essence of this Agreement. Any time period provided for in this Agreement that ends on a Saturday, Sunday, or legal holiday of the State of Florida, shall extend to the next full business day. The term "business day" as used herein shall not include Saturdays, Sundays, or legal holidays of the State of Florida.

21. Estoppel Certificates. Each Landowner, within twenty (20) day of its receipt of a written request from the other Landowner(s), shall from time to time provide the requesting Landowner, a certificate binding upon such Landowner stating: (a) to the best of such Landowner's knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

22. Notices. Any notice to be given to or served upon any party hereto, in connection herewith, must be in writing, and may be given by hand delivery, certified mail, electronic mail, or overnight delivery service, and shall be deemed to have been given and received when a certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States Mail or when delivered into the custody of the overnight delivery service, or upon confirmation of receipt by sender if sent via electronic mail. Notices shall be given to the parties hereto at the following addresses:

Hawk Normandy, LLC
Attn: Kartik Goyani
2502 Rocky Point Drive
Suite 1050
Tampa, FL 33602
E-Mail: kartik@metrodg.com

LGI Homes – Florida, LLC
Attn: Brian Martin
1450 Lake Robbins Drive
Suite 430
The Woodlands, TX 77380
E-Mail: brian.martin@lgihomes.com

With Copy To:

Wyman R. Duggan, Esq.
Rogers Towers
1301 Riverplace Boulevard
Suite 1500
Jacksonville, Florida 32207
E-Mail: wduggan@rtlaw.com

Diamond Timber Investments, LLC
Attn: R. Lee Smith
1200 Riverplace Boulevard, Suite 200
Jacksonville, FL 32207
E-mail: rleesmith@gmail.com

With Copy To:

D. R. Repass, Esq.
D. R. Repass, P.A.
111 Solana Road, Unit B
Ponte Vedra Beach, FL 32082
E-Mail: dr@repasspa.com

With Copy To:

Andre Land Holdings, LLC
Attn: Ghandi Ayoub
5058 Knightbridge Circle N
Jacksonville, FL 32244
E-Mail:

Normandy Land Investors, LLC
Attn: D. R. Repass
111 Solana Road, Unit B
Ponte Vedra Beach, FL 32082
E-Mail: dr@repasspa.com

IN WITNESS WHEREOF, HAWK NORMANDY, LLC has caused this Agreement to be executed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered in the presence of:

HAWK NORMANDY, LLC, a Delaware limited liability company

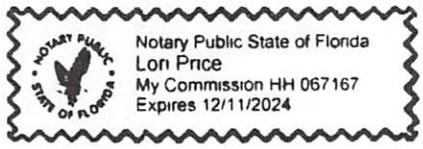
Print Name: JUSTIN O'BRIEN

By: [Signature]
Name: John M. Ryan
Title: Manager

Print Name: Endring Palmer

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of April, 2023, by John M. Ryan, the Manager, of **HAWK NORMANDY, LLC**, a Delaware limited liability company, on behalf of the company. S/He (check one) are personally known to me, or has produced a valid driver's license as identification.



[Signature]
Print Name: Lori Price
Notary Public
My Commission Expires: 12/11/2024
Commission Number: HH067167

IN WITNESS WHEREOF, LGI HOMES - FLORIDA, LLC has caused this Agreement to be executed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered in the presence of:

LGI HOMES - FLORIDA, LLC, a Florida limited liability company

[Signature]
Print Name: Samuel Civil

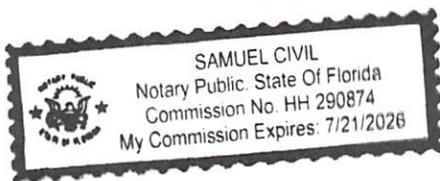
By: Brian Martin
Name: CO. PRES
Title: OFFICER

[Signature]
Print Name: JOHN E. KASSIK

STATE OF Florida
COUNTY OF Summit

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of MARCH, 2023, by Brian Martin, the Officer, of LGI HOMES - FLORIDA, LLC, a Florida limited liability company, on behalf of the company. S/He (check one) are personally known to me, or have produced valid driver's licenses as identification.

[Signature]
Print Name: Samuel Civil
Notary Public
My Commission Expires: 7/21/26
Commission Number: HH 290874



IN WITNESS WHEREOF, DIAMOND TIMBER INVESTMENTS, LLC has caused this Agreement to be executed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered in the presence of:

DIAMOND TIMBER INVESTMENTS, LLC, a Florida limited liability company

[Signature]
Print Name: Curtis Hardy

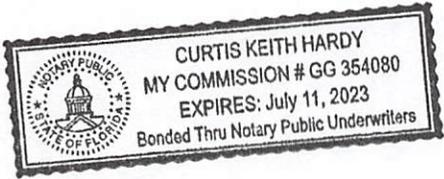
By: Longleaf Timber Company, Inc., its Manager
By: [Signature]
Name: R. Lee Smith
Title: President

[Signature]
Print Name: Amy McBride

DRAFT

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of APRIL, 2023, by R. Lee Smith, President of Longleaf Timber Company, Inc., the Manager of **DIAMOND TIMBER INVESTMENTS, LLC**, a Florida limited liability company, on behalf of the company. S/He (check one) are personally known to me, or have produced valid driver's licenses as identification.



[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

IN WITNESS WHEREOF, ANDRE LAND HOLDINGS, LLC has caused this Agreement to be executed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

ANDRE LAND HOLDINGS, LLC, a
Florida limited liability company


Print Name: STEVEN DIEBENOW

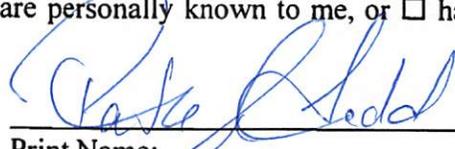
By: 
Name: Ghandi Ayoub
Title: President


Print Name: Patricia H. Todd

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of April, 2023, by Ghandi Ayoub, the President, of **ANDRE LAND HOLDINGS, LLC**, a Florida limited liability company, on behalf of the company. S/He (check one) are personally known to me, or have produced valid driver's licenses as identification.




Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

IN WITNESS WHEREOF, NORMANDY LAND INVESTORS, LLC has caused this Agreement to be executed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered in the presence of:

NORMANDY LAND INVESTORS, LLC,
a Florida limited liability company

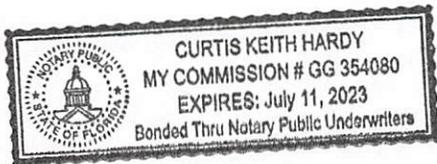
[Signature]
Print Name: CURTIS HARDY

By: [Signature]
Name: D.R. Repass
Title: Manager

[Signature]
Print Name: Amy McBride

STATE OF FLORIDA
COUNTY OF ST. JEFFERSON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of APRIL, 2023, by D.R. Repass, the MANAGER, of **NORMANDY LAND INVESTORS, LLC**, a Florida limited liability company, on behalf of the company. S/He (check one) are personally known to me, or have produced valid driver's licenses as identification.



[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF HAWK PROPERTY

Parcel I. D. Numbers 002398-0100; 001010-0300; and 001131-3105

DESCRIPTION OF LANDS SURVEYED:

A Tract of land situated in the Platted Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on "Maxville Farms" recorded in Plat Book 3 on Page 94; Situated in the Un-platted Portion of said Section 36 and in a Portion of Section 31, Township 3 South, Range 24 East as shown on "Jacksonville Heights"; recorded in Plat Book 5 on page 93 all of the Public Records of Duval County, Florida; said Tract being more particularly described as follows:

Commence at a concrete monument at the Northwest Corner of Section 31 also being the Northeast Corner of said Section 36 and run S 01 deg 12 min 26 sec W, along the west line of said Section 31, a distance of 603.53 feet to a concrete monument on the southerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence run N 52 deg 08 min 08 sec W, along said southerly line, 1766.57 feet to a concrete monument at the most easterly corner of lands described in Official Records Book 17901, Pg 365 of said public records and the easterly most corner of "Winchester Ridge Phase 2 - Unit One" as recorded in Plat Book 72 on Page 16 of said public records; thence run in a general southwesterly direction along the easterly line of the aforesaid lands with the following courses and distances: S 37 deg 51 min 50 sec W, 351.30 feet; S 73 deg 47 min 36 sec W, 1128.15 feet; S 29 deg 54 min 18 sec W, 544.51 feet to the southeasterly corner of the aforesaid lands and the northeasterly corner of "Treeline Trails" as recorded in Plat Book 75 on Page 68 of said public records: thence run in a general southwesterly direction along the easterly line of the aforesaid lands with the following courses and distances: S 10 deg 00 min 41 sec W, 600.80 feet; S 73 deg 26 min 11 sec W, 419.87 feet; S 27 deg 43 min 30 sec W, 653.08 feet to a concrete monument at the southeasterly corner of the aforesaid lands and the northeasterly right of way of "Forest Trail Road No. 29" as described in Deed of Dedication recorded in Official Records Book 3092 on Page 664 and Official Records Book 5432 on Page 235 of said public records: thence run S 62 deg 16 min 30 sec E, along said right of way line, 2060.46 feet to a concrete monument; thence run S 40 deg 44 min 18 sec E, along said right of way line, 2842.76 feet to an Iron Pipe on the west line of said Section 31; thence leave said right of way and run N 00 deg 57 min 54 sec E, 997.52 feet to an Iron Pipe at the northwest corner of lands described in Official Records Book 6112 on Page 1893 of said public records; thence run N 89 deg 09 min 15 sec E, along the north line of aforesaid lands 989.83 feet to an Iron Pipe at the northeast corner thereof; thence run S 00 deg 57 min 26 sec W, along the east line of the aforesaid lands and along the east line of Official Records Book 6112, Page 1892; Official Records Book 19405, Page 1274, Official Records Book 6971, Page 830 and Official Records Book 6971, Page 832 a distance of 1319.71 feet to an Iron Pipe at the southeast corner of said lands described in Official Records Book 6971 on Page 832 of said public records and the south line of said Section 31; thence run N 89 deg 09 min 15 sec E, along said south line, 3668.07 feet to an Iron Pipe at the southwest corner of Tract 16 - Block 4 of Section 31 as shown on said Plat; thence run N 00 deg 16 min 16 sec W, along the west line of said Tract 16, a distance of 660.53 feet to an Iron Rod at the northwest corner thereof; thence run N 89 deg 11 min 47 sec E, along

the north line of said Tract 16, a distance of 550.16 feet to an Iron Rod on said southerly Right of Way for Power Transmission; thence run N 52 deg 10 min 49 sec W, along said right of way, 6477.86 feet to the Point of Beginning.

TOGETHER WITH: (As to lands described above)

All Portions of 15 foot Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 and as shown on "Maxville Farms" recorded in Plat Book 3 on Page 94 of the Public Records of said County; Lying Within the above described lands.

and

DESCRIPTION OF LANDS SURVEYED

A Tract of land situated in A Portion of Sections 25 & 36, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the northerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 - Block 2 of Section 31 as shown on said Plat; thence run N 01 deg 02 min 42 sec E, along said west line, 433.37 feet to the northwest corner of said Tract 15; thence run N 89 deg 24 min 21 sec E, along the north line of said Tract 15 and along a easterly prolongation thereof, a distance of 662.98 feet to the east line of the NW 1/4 of said Section 31; thence run N 00 deg 56 min 58 sec E, along said east line, 1315.47 feet to the southeast corner of the SW 1/4 of Section 30; thence run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 260.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30; thence run S 89 deg 03 min 56 sec W, along said north line 165.88 feet to a concrete monument on the east line of said NW 1/4; thence run N 00 deg 56 min 21 sec E, along said east line; 50.33 feet to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52 feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public

records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat a distance of 1882.72 feet; thence leave the west line of said Section 30 and run along the east line of said Plat with the following courses and distances: S 48 deg 09 min 08 sec W, 962.47 feet; S 12 deg 31 min 44 sec W, 415.64 feet; S 22 deg 53 min 27 sec E, 367.42 feet; N 37 deg 51 min 52 sec W, 110.0 feet to the northerly line of said 305' Florida Power & Light Right of Way for Power Transmission; thence run S 52 deg 08 min 08 sec E, along said northerly line, 905.95 feet to the Point of Beginning.

TOGETHER WITH:

All Portions of 15 foot Roadways as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 and All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Within the above described lands.

TOGETHER WITH:

A Tract of land situated in Portions of Farm Lots 17, 18, 19, 29, 30, 31 and 32 of Section 26, Township 3 South, Range 23 East; in Portions of Farm Lots 3 and 4 of Section 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida Said Portions Lying South of Normandy Boulevard (State Road 228) and West of Lands Described in Official Records Book 9599, Page 1735 of said public records and being more particularly described as follows:

Commence at the Northeast corner of Section 35; and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 30.0 feet to an Iron Rod on the South line of the North 15.0 feet of Farm Lot 3 and 4 of said Section 35; thence run S 89 deg 54 min 37 sec W, along said south line, 814.02 feet to an Iron Rod on the Easterly line of a 50 foot Right of Way to People's Gas System as described in Official Records Book 9599 on Page 1735 of said public records; thence run N 16 deg 07 min 01 sec E, along said easterly line, 1752.54 feet to an Iron Rod at the southwesterly corner of lands described in Official Records Book 17849 on Page 1510 of said public records; thence run in a general northeasterly direction along the easterly line of said lands with the following courses and distances; S 73 deg 52 min 59 sec E, 100.0 feet; N 16 deg 07 min 01 sec E, 315.0 feet; N 80 deg 22 min 43 sec E, 104.52 feet; N 16 deg 07 min 01 sec E, 210.0 feet to an Iron Rod on the southerly right of way line of said Normandy Boulevard; thence run N 80 deg 23 min 47 sec E, along said southerly right of way line, 1289.13 feet to an intersection with the west right of way line of McClellan Road, (a county right of way); thence run S 00 deg 11 min 35 sec E, along said right of way line, 2359.51 feet to the Point of Beginning.

AND

Parcel I. D. 001256-0015

A Tract of land situated in Portions of Sections 27, 34 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217); and run S 00 deg 07 min 55 sec E, along said centerline, 1342.05 feet to a point on a westerly prolongation of the South of Farm Lot 4 of said Section 34; thence run S 88 deg 45 min 33 sec E, along said prolongation and the South line of said Farm Lot 4, a distance of 40.01 feet to a concrete monument on the Easterly right of way line of said County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 656.20 feet to an Iron Pipe at the northwest corner lands described in Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of the public records of said county and the Point of Beginning; thence continue N 00 deg 07 min 55 sec W, along said right of way, 584.39 feet to an Iron Pipe and a point of curve; thence run northeasterly along said right of way line with a curve concave southeasterly, said curve having a radius of 50.0 feet, an arc length of 79.86 feet and a chord bearing and distance of N 45 deg 37 min 29 sec E, 71.64 feet to an Iron Rod; thence run N 01 deg 38 min 39 sec W, along said right of way line, 50.0 feet to an Iron Rod on the South line of Section 27; thence run S 88 deg 37 min 06 sec E, along said South line, 645.89 feet to an Iron Rod lying 76.0 feet as measured perpendicular to the west line of Farm Lot 30 of said Section 27 as shown on said Plat; thence leave said south line and run N 00 deg 20 min 41 sec E, parallel with said west line, 1113.14 feet to an Iron Rod on the southerly right of way of Normandy Boulevard (also known as State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 589.36 feet to an Iron Pipe on the east line of said Farm Lot 30; thence leave said right of way line and run S 00 deg 11 min 26 sec W, along said east line and a southerly prolongation thereof, 1225.53 feet to the south line of said Section 27; thence run S 88 deg 37 min 06 sec E, along said south line, 1319.80 feet Iron Pipe at the southeast corner of said Section 27 and the Northeast corner of said Section 34; thence run S 00 deg 08 min 46 sec E, along the line common the said Section 34 and Section 35, a distance of 662.12 feet to an Iron Rod; thence run S 73 deg 52 min 59 sec E, 2462.62 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 1153.68 feet to an Iron Rod on a 50' Right of Way for Peoples Gas System as recorded in Official Records Book 9599, page 1735 of the public records of said County; thence run N 73 deg 52 min 59 sec W, along right of way line, 50.0 feet to an Iron Rod; thence run S 16 deg 07 min 01 sec W, along said 50.0' right of way line, 1638.44 feet to a concrete monument on the south line of Farm Lot 22 of said Section 35; thence run N 89 deg 43 min 01 sec W, along the South line of said Farm Lot 22, along the South line of Farm Lots 23 and 24 of said Section 35 and a westerly prolongation of the South line of said Farm Lot 24, a distance of 1534.19 feet to a concrete monument on the West line of said Section 35; thence run N 00 deg 08 min 46 sec W, along said West line and along the East line of Section 34, a distance of 2671.12 feet to a concrete monument on a Easterly prolongation of the South line of Farm Lot 1 of said Section 34; thence run N 88 deg 45 min 33 sec W, along said prolongation and along the South line of Farm Lots 1, 2, and 3, a distance of 1943.57 to an Iron Rod at the southeast corner of lands described in Official Records Book 19425 on Page 370 and currently described in Official Records Book 19672 on Page 200 of

said public records: thence run N 00 deg 07 min 56 sec W, along the east line of aforesaid lands and the east line of lands described in Official Records Book 17530 on Page 2006: Official Records Book 19672 on Page 204 and Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of said public records a distance of 671.92 feet to an Iron Rod at the northeast corner of the last aforesaid lands; thence run S 89 deg 52 min 05 sec W, along the north lands of aforesaid lands, 656.0 feet to an Iron Rod on the easterly right of way line of County Road 217 and the Point of Beginning.

EXHIBIT "B"

LEGAL DESCRIPTION OF LGI PROPERTY

Parcel I. D. 001270-5010 and 001271-3000

A Tract of land situated in Section 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being shown on a Boundary Survey prepared by Mark E. Hardenbrook, Florida Professional Surveyor and Mapper No. LS 5500 as a portion of lands described in Official Records Book 9609 on Page 1913 of said public records and more particularly described as follows:

Commence at the Northeast corner of Section 35 and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.66 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 30.0 feet to a concrete monument and the Point of Beginning;

thence continue S 00 deg 07 min 57 sec E, 1413.08 feet to an Iron Rod; thence run N 89 deg 45 min 59 sec E, 1298.95 feet to a concrete monument on said West right of way; thence run S 00 deg 13 min 57 sec E, along said right of way 635.03 feet to an Iron Rod at the northeast corner of lands described in Official Records Book 17019 on page 1283 of said public records; thence run S 89 deg 45 min 36 sec W, along the north line of said lands, 686.0 feet to an Iron Rod; thence run S 00 deg 14 min 24 sec E, along the west line of said lands, 592.74 feet to an Iron Rod on the northerly maintained right of way of "Girl Road", a 40 foot access road; thence run northeasterly along said northerly line with the following courses and distances: N 87 deg 18 min 52 sec E, 45.87 feet; N 81 deg 21 min 27 sec E, 195.43 feet; N 73 deg 52 min 20 sec E, 464.53 feet to an Iron Rod on the aforesaid West right of way; thence run S 00 deg 13 min 57 sec E, along said right of way, 162.07 feet to a point of tangency; thence run southwesterly with a curve concave westerly having an arc length of 12.22 feet, a radius of 924.93 feet and a chord bearing and distance of S 00 deg 07 min 51 sec W, 12.22 feet to an intersection with the north line of the S 1/2 of said Section 35; thence leave said right of way and run S 89 deg 57 min 00 sec W, along said north line, 629.01 feet to a concrete monument on a northern prolongation of the west line of said Farm Lot 17; thence run S 00 deg 15 min 54 sec E, along said prolongation and said west line, 1247.44 feet to a concrete monument on the Northerly line of McClellan Road, a county right of way; thence run S 32 deg 15 min 17 sec W, along said Northerly line, 1038.15 feet to an Iron Rod at the point of tangency in said right of way; thence run Southwesterly along said right of way line with a curve concave southeasterly, said curve having a radius of 985.59 feet, an arc length of 553.71 feet and a chord bearing and distance of S 16 deg 09 min 36 sec W, 546.46 feet to an Iron Rod at the point of curve in said right of way; thence run S 00 deg 03 min 56 sec W, along said right of way, 37.57 feet to a concrete monument on the South line of said Section 35; thence leave said right of way and run S 89 deg 51 min 58 sec W, along said South line, 1288.62 feet to a concrete monument at the South 1/4 Section Corner of said Section 35; thence run N 89 deg 29 min 01 sec W, along said South line, 329.29 feet to a concrete monument on a Southerly prolongation of the West line of

the East 1/2 of Farm Lot 28 as shown on said Plat; thence run N 00 deg 04 min 04 sec W, along said prolongation and along said West line, 1344.93 feet to an Iron Rod on the North line of said Farm Lot 28; thence run S 89 deg 43 min 01 sec E, along said North line, 329.54 feet to an Iron Rod at the Southwest corner of Farm Lot 20 as shown on said Plat; thence run N 00 deg 03 min 24 sec W, along the East line of said Farm Lot 20 and a Northerly prolongation of said East line, 1346.28 feet to an Iron Rod on the North line of the South 1/2 of said Section 35; thence run N 89 deg 57 min 00 sec W, along said North line, 317.72 feet to an Iron Rod on the Easterly line of 330 foot Florida Power and Light Company Right of Way for Power Transmission as Described in Official Records Book 4114, Page 294 and Official Records Book 5620, Page 582 of said public records; thence run N 16 deg 07 min 01 sec E, along said Easterly line, 82.65 feet to an Iron Rod on the Southerly line of Peoples Gas System Right of Way as described in Official Records Book 9599 on Page 1735 of said public records; thence run along said right of way with the following courses and distances: S 73 deg 52 min 59 sec E, 50.0 feet to an Iron Pipe; N 16 deg 07 min 01 sec E, 2688.21 feet to an Iron Rod lying 30.0 feet, as measured perpendicular, from the north line of said Section 35; thence leave said southerly line and run N 89 deg 54 min 37 sec E, parallel to said north line, 814.02 feet to the Point of Beginning. Said Tract containing 221.03 acres more or less.

EXHIBIT "C"

LEGAL DESCRIPTION OF DIAMOND TIMBER PROPERTY

DESCRIPTION: TRACT A

Parcel I.D. 001271-0400

A Tract of Land being the West 76.0 feet of Farm Lot 30, Lying South of Normandy Boulevard (State Road 228) and a portion of Section 27, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34, Township 3 South, Range 23 East; (said corner being in the centerline of County Road No. 217) and run S 88 deg 37 min 06 sec E, along the North line of said Section 34, a distance of 659.90 feet to a concrete monument on a southerly prolongation of the west line of said Farm Lot 30 and the Point of Beginning. thence run N 00 deg 20 min 41 sec E, along said prolongation and along said west line, 1098.44 feet to the southerly right of way line of Normandy Boulevard (State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 77.16 feet to the northeasterly corner of said West 76.0 feet; thence run S 00 deg 20 min 41 sec W, along the east line of said West 76.0 feet and a southerly prolongation thereof, 1113.14 feet to the north line of said Section 34; thence run N 88 deg 37 min 06 sec W, along said north line, 76.01 feet to the Point of Beginning. Said Tract containing 1.93 acres more or less.

DESCRIPTION: TRACT B

Parcel I.D. 001138-8000 and 001258-0100

A Tract of land situated in Portions of Sections 27, and 34, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 361.95 feet to a point; thence run S 89 deg 52 min 05 sec W, 40.0 feet to an Iron Rod at the Northeast corner of lands described in Official Records Book 17124 on Page 1409 of said public records and on the Westerly right of way line of said County Road No. 217 and the Point of Beginning; thence continue S 89 deg 52 min 05 sec W, along the south line of said lands, 619.77 feet to an Iron Rod at the southwest corner of said lands and the west line of Farm Lot 5 of said Section 34; thence run N 00 deg 07 min 52 sec W, along said west line and a northerly prolongation thereof 379.29 feet to an Iron Rod on the South line of Section 27; thence run N 00 deg 39 min 23 sec E, along a Southerly prolongation of the West line of Farm Lot 28 of said Section 27 and the West line of said Farm Lot 28, a distance of 843.99 feet to a concrete monument on the Southerly right of way line of Normandy Boulevard (State Road No. 228); thence run N 80 deg 23 min 47

sec E, along said right of way line, 557.47 feet to an Iron Pipe on the East right of way line of said County Road No. 217; thence run Southeasterly along said right of way line with a curve concave southwesterly, said curve having a radius of 50.0 feet, an arc length of 86.80 feet and a chord bearing and distance of S 49 deg 52 min 08 sec E, 76.30 feet to an Iron Pipe; thence run S 00 deg 08 min 03 sec E, along said right of way line, 803.14 feet to an Iron Pipe; thence run Southwesterly along said right of way line with a curve concave Northwesterly, said curve having a radius of 50.0 feet, an arc length of 79.92 feet and a chord bearing and distance of S 45 deg 37 min 11 sec W, 71.73 feet to an Iron Pipe; thence run S 04 deg 02 min 58 sec W, along said right of way line, 100.11 feet to an Iron Pipe; thence run Southeasterly along said right of way line with a curve concave Southwesterly, said curve having a radius of 50.0 feet, an arc length of 77.23 feet and a chord bearing and distance of S 44 deg 22 min 5 sec E, 69.77 feet to an Iron Pipe; thence run S 00 deg 07 min 55 sec E, along said right of way line, 264.28 feet to the Point of Beginning. Said Tract containing 18.06 acres more or less.

DESCRIPTION: TRACT C

Parcel I.D. 001141-0000

A Tract of Land being Farm Lot 32 and a portion of Section 27, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34, Township 3 South, Range 23 East; (said corner being in the centerline of County Road No. 217) and run S 88 deg 37 min 06 sec E, along the North line of said Section 34, a distance of 1889.67 feet to a southerly prolongation of the west line of said Farm Lot 32 and the Point of Beginning. thence run N 00 deg 02 min 12 sec E, along said prolongation and said west line, 1319.30 feet to the northwest corner of said Farm Lot 32; thence runs 88 deg 40 min 16 sec E, along the north line of said Farm Lot 32 and a easterly prolongation thereof, 656.34 feet to the east line of said Section 27; thence run S 00 deg 07 min 02 sec E, along said east line, 1320.0 feet to the southeast corner of said Section 27; thence run N 88 deg 37 min 06 sec W, along said south line, 659.90 feet to the Point of Beginning. Said Tract containing 19.93 acres more or less.

DESCRIPTION: TRACT D

Parcel I.D. 001132-0300

A Tract of land being that Portion Farm Lot 24 of Section 26, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Lying South of Normandy Boulevard (State Road 228) and being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34, Township 3 South, Range 23 East; (said corner being in the centerline of County Road No. 217) and run S 88 deg 37 min 06 sec E, along the North line of said Section 34, a distance of 2639.60 feet to an Iron Pipe at the Southwest Corner of said Section 26; thence run N 00 deg 07 min 02 sec W, along the west line of said Section 26, a distance of 1320.0 feet to a concrete monument on a westerly prolongation of the south line of said Farm Lot 24 and the Point of Beginning; thence continue run N 00 deg 07 min 02 sec W, along said west line, 159.40 feet to the Southerly right of way line of Normandy Boulevard (State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 670.41 feet to the an intersection with the east line of said Farm Lot 24; thence run S 00 deg 05 min 43 sec E, along said east line, 273.80 feet to the southeast corner of said Farm Lot 24; thence run N 88 deg 40 min 16 sec W, along the south line of said Farm Lot 24 and along said westerly prolongation, a distance of 656.34 feet to the Point of Beginning. Said Tract containing 3.29 acres more or less.

DESCRIPTION; TRACT E

Parcel I.D. 001247-1000

A Tract of land situated in a Portion of Section 33, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at an Iron Pipe at the 1/4 Section Corner on the East line of Section 33 (said corner being the Northeast corner of the SE 1/4 of said Section 33) and run S 00 deg 07 min 39 sec E, along said East line, 1348.71 feet to an Iron Rod on a Easterly prolongation of the South line of Farm Lot 17 of said Section 33; thence run S 89 deg 30 min 30 sec W, along prolongation and along the South line of Farm Lots 17 and 18, a distance of 1323.55 feet to an Iron Rod at the Southwest corner of said Farm Lot 18 and the Northeast corner of Farm Lot 30 of said Section 33; thence run S 00 deg 07 min 40 sec E, along the East line of Farm Lot 30, a distance of 1324.44 feet to a concrete monument on the Northerly Maintained right of way line of Maxville – Middleburg Road, a county road; thence run N 88 deg 37 min 06 sec W, along said right of way line, 635.93 feet to a concrete monument; thence run N 01 deg 54 min 15 sec E, 1327.26 feet to an Iron Pipe; thence run N 89 deg 59 min 08 sec W, 656.15 feet to an Iron Pipe on the easterly right of way line of said Maxville – Middleburg Road; thence run N 00 deg 02 min 22 sec E, along said right of way line, 1337.23 feet to a concrete monument on the North line of said SE 1/4; thence run S 89 deg 32 min 05 sec E, along said North line, 2560.95 feet to the Point of Beginning. Said Tract containing 97.503 acres more or less.

DESCRIPTION; TRACT F

Parcel I.D. 001271-0300

A Tract of land situated in Portions of Farm Lots 5, 6, 7 and 8 of Section 35 and in a portion of said Section 35 and Section 26, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at the southwest corner of said Section 26; thence run N 89 deg 54 min 37 sec E, along the South line of said Section 26, a distance of 660.63 feet to a concrete monument on a Southerly prolongation of the East line of Farm Lot 25 of said Section 26; thence run N 00 deg 05 min 44 sec W, along said prolongation, 15.0 feet to an Iron Rod at the southeast corner of said Farm Lot 25; thence run N 89 deg 54 min 37 sec E, along the south line of Farm Lots 26, 27, 28 and 29, a distance of 2102.13 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 1420.92 feet: thence leave said Westerly line and run N 73 deg 52 min 59 sec W, 2462.62 feet to the west line of said Section 35; thence run N 00 deg 08 min 46 sec W, along said west line, 662.12 feet to the Point of Beginning. Said Tract containing 58.97 acres more or less.

EXHIBIT D

LEGAL DESCRIPTION OF ANDRE LAND PROPERTY

Parcel I.D. 001291-3110; and 001291-5000

A Tract of land being a Portion of Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the East line of said Section 35, a distance of 2476.46 feet to a concrete monument on the East right of way line of McClellan Road; thence run Northerly along said right of way line with a curve concave Westerly, said curve having a radius of 984.93 feet, an arc length of 221.60 feet and a chord bearing and distance of N 06 deg 12 min 47 sec E, 221.13 feet to an Iron Rod at the point of tangency in said right of way; thence run N 00 deg 13 min 57 sec W, along said right of way line, 717.87 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 18236 on Page 2198 of said public records; thence run S 62 deg 16 min 30 sec E, along the south line of said lands and a prolongation thereof, 1655.34 feet to an Iron Rod on the westerly right of way line of Trail Ridge Road, a county right of way as described in Official Records Book 5718 on Page 2238 of said public records; thence run S 00 deg 15 min 15 sec W, along said right of way line, 101.23 feet to an Iron Rod on the North line of the E 1/2 of the SW 1/4 of Section 36 as monumented, possessed and locally accepted; thence run N 89 deg 18 min 50 sec W, along said North line, 196.59 feet to an Iron Rod at the Northwest corner of said E 1/2 of the SW 1/4, also being a point on a Northerly prolongation of the East line of Farm Lot 23, as shown on said Plat; thence run S 00 deg 09 min 44 sec E, along said prolongation, along the East line of said Farm Lot 23, the East Line of Farm Lot 26 and along a Southerly prolongation of the East line of said Farm Lot 26, a distance of 2611.07 feet to a concrete monument on the South line of said Section 36; thence run N 88 deg 34 min 29 sec W, along said South line, 1282.26 feet to the Point of Beginning. Said Tract containing 92.82 acres more or less.

And

TRACT 2 A: (Commercial Tract - RE 001127-0000; 001128-0000; 001129-0000)

A Parcel of Land situated in a portion of Farm Lot 24 in Section 25, Township 3 South, Range 23 East of "Maxville Farms" as per plat there of recorded in Plat Book 3 on Page 94 of the public records of Duval County, Florida; Said parcel being the same lands collectively described as those recorded in Official Records Book 12601 on Page 1342; Official Records Book 12785 on Page 1082 and Official Records 16110 on Page 2325 of said public records and more particularly described as follows:

Begin at a concrete monument at the Intersection of the Southerly Right of Way Line of Normandy Boulevard (also known as State Road No. 228) with the Easterly Line of McClelland Road (a county right of way) and run S 00 deg 11 min 35 sec E, along said East Right of Way line, 420.19 feet to the southwest corner of lands described in said Official Records Book 12785, Page 1082; thence run N 84 deg 39 min 50 sec E, along the southerly line of said lands, a

distance of 206.38 feet to an Iron Pipe at the southeast corner thereof; thence run N 00 deg 14 min 46 sec W, along the east line of all the aforementioned lands, a distance of 435.70 feet to an Iron Pipe on said Southerly Right of Way Line; thence run S 80 deg 23 min 46 sec W, along said right of way line, 207.95 feet to the Point of Beginning.

EXHIBIT E

LEGAL DESCRIPTION OF NORMANDY LAND PROPERTY

DESCRIPTION OF LANDS SURVEYED:

Parcel I. D. 002398-0200

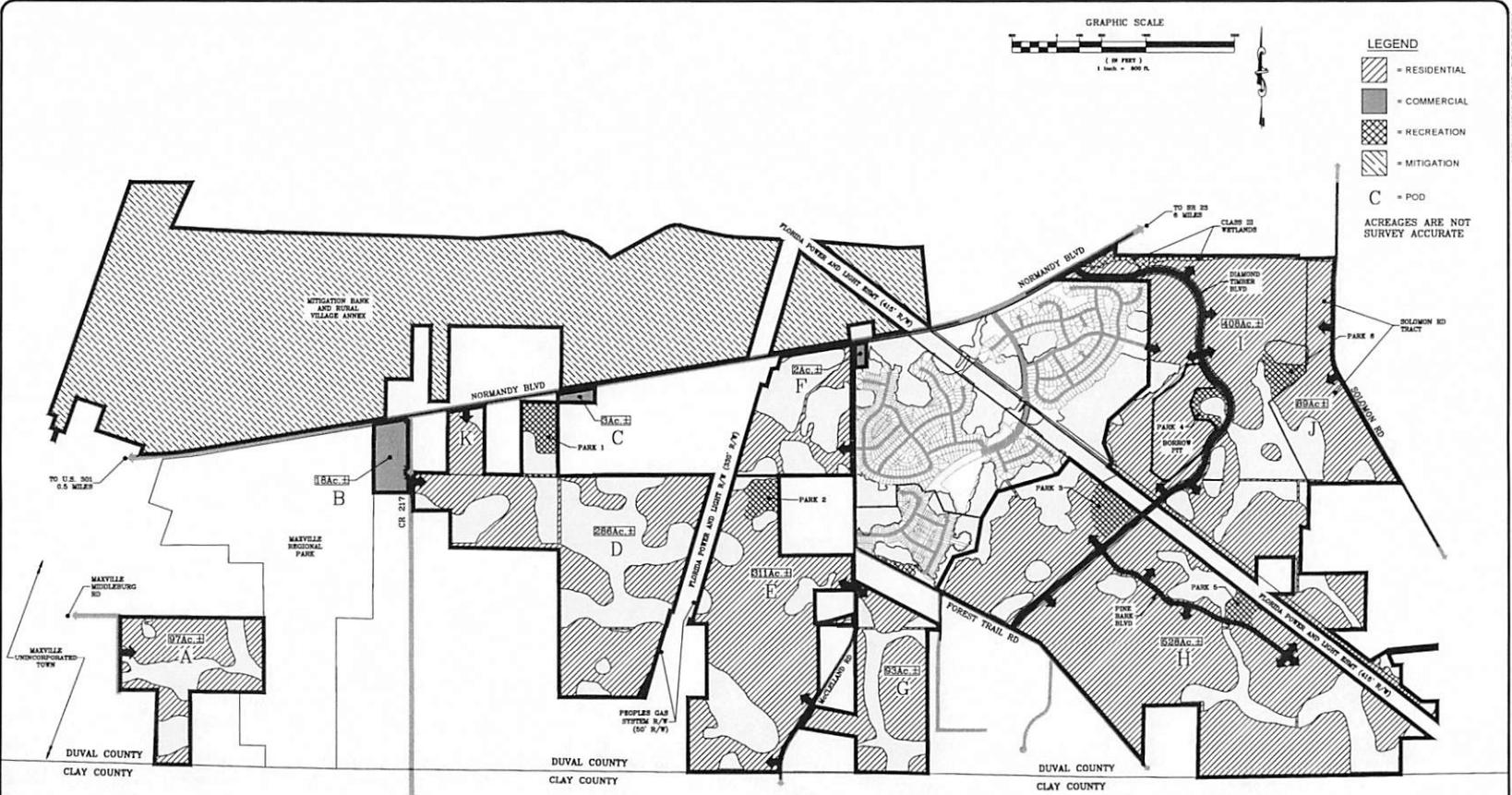
A Tract of land situated in A Portion of Section 30, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 and run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 2902.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218 and the Point of Beginning; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30; thence run N 89 deg 03 min 56 sec E, along the north line of said S 1/2 a distance of 495.96 feet to a concrete monument on the westerly right of way line of Solomon Road; thence run southwesterly along said right of way with a curve concave northwesterly having an arc length of 209.48 feet, a radius of 2261.82 feet and a chord bearing and distance of S 04 deg 45 min 04 sec W, 209.40 feet to a concrete monument and a point of reverse curve; thence continue southwesterly along said right of way with a curve concave southeasterly having an arc length of 265.79 feet, a radius of 2321.83 feet and a chord bearing and distance of S 04 deg 07 min 29 sec W, 265.64 feet to a concrete monument and a point of tangency; thence run S 00 deg 44 min 08 sec W, along said right of way 1248.73 feet to a concrete monument and a point of curvature; thence run southeasterly along said right of way line with a curve concave northeasterly having an arc length of 398.31 feet, a radius of 746.20 feet and a chord bearing and distance of S 14 deg 33 min 23 sec E, 393.60 feet to a concrete monument and a point of tangency; thence run S 29 deg 50 min 54 sec E, along said right of way line, 2265.11 feet to an Iron Rod at the intersection of said right of way with the south line of said Section 30; thence leave said right of way and run S 89 deg 29 min 13 sec W, along said south line, 1641.46 feet to the Point of Beginning.

EXHIBIT "F"

Parcel Pod Map

NORMANDY BLVD PROPERTY



THE PUD SKETCH PLAN IS CONCEPTUAL IN NATURE AND IS NON-BINDING. THE CURRENT RECORDED PUD TEXT SHALL GOVERN ALLOWED USES AND THEIR ALLOWED LOCATIONS.

P:\1108-430 NORMANDY BLVD. PROPERTY\EDR\TEXT\MOBILITY FEE CONTRACT EXHIBIT A.DWG/17/2023 1235 PUD03a.dwg

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGNED BY: DAI
 DRAWN BY: MR/SM/SS/NS
 CHECKED BY: DMT
 SCALE: 1" = 800'
 DATE: February 17, 2023
 PROJ. NO.: 1509-430

Dunn & Associates, Inc.

LAND ENGINEERS - LAND PLANNERS

8647 Bayline Road, Suite 200
 Jacksonville, Florida 32256

Phone: (904)363-8916 Fax: (904)363-8917
 www.dunneng.com

**Pod Map for Trails
 Planned Community
 Mobility Fee Contract**

Sheet No. **1** of **1**

MFC

DWG. NO.

CONSENT OF DUNN ASSOCIATES, INC. TO THE
 DESIGN OF THIS PROJECT BY THE
 CLIENT IS HEREBY APPROVED ON BEHALF
 OF THE CLIENT BY THE SIGNATURE OF THE
 PROJECT MANAGER OR ARCHITECT.