COASTAL RIDGE Community Development District

JULY 1, 2025



Coastal Ridge Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.coastalridgecdd.com

June 24, 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 Board of Supervisors Meeting is scheduled for Tuesday, July 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:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the June 3, 2025 Meeting
- IV. Consideration of Responses to Request for Qualifications for Engineering Services
- V. Consideration of Resolution 2025-37, Ratifying Rescheduling the Date of the Public Hearing on the Fiscal Year 2026 Budget to August 5, 2025
- VI. Consideration of Assignment of Vallencourt Construction Contract and Acquisition of Completed Improvements; Consideration of June Draw Amounts
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer Consideration of Requisition No. 1 (Carlton)
 - C. District Manager
- VIII. Financial Reports
 - A. Financial Statements
 - B. Consideration of Funding Request No. 6
 - IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meeting August 5, 2025 at 11:00 a.m. at the eTown Welcome Center
- XI. Adjournment



MINUTES OF MEETING COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Coastal Ridge Community Development District was held on Tuesday, June 3, 2025, at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway in Jacksonville, Florida.

Present and constituting a quorum were:

Maurice RudolphChairmanJohn HewinsSupervisorChris PriceSupervisorGreg BarbourSupervisor

Also present were:

Jim OliverDistrict ManagerKatie BuchananDistrict CounselLo EtienneBond Counsel

Matt Biagetti GMS

Daniel Welch District Engineer
Sete Zare by phone MBS Capital Markets

Joe Muhl Parc Group

The following is a summary of the discussions and actions taken at the June 3, 2025, meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS Financing Matters

A. Consideration of Supplemental Assessment Resolution 2025-35

Ms. Buchanan stated the district were able to successfully price their bonds and this resolution sets the terms for the bonds. She added "Exhibit A is the Engineer's Report and "Exhibit B" is the Supplemental Assessment report. She noted Table 4 is what they believe to be the final Debt Allocations. The Allocation of Debt per unit starts at \$20,390 for Townhomes

and moves up to \$32,342 for an 80' lot. The Debt Service Annual Assessment per unit gross starts at \$1,568 for Townhomes and moves up to \$2,300 for the 80' lots. The three owners are EvrDev, TDC LB ER LLC. and Kennedy Lewis. EvrDev is the Master Developer. The debt will move to a per unit basis. "Exhibit C" identifies the bond numbers, with the par amount currently being \$30,365,000.00. The Bond Pricing recognizes the annual due dates. "Exhibit D' is the Sources and Uses. Ms. Buchanan noted the construction fund will have \$26,696,634.31 deposited for construction costs. She added there is a little over \$2 million dollars that will be deposited into the debt service fund. She concluded with "Exhibit E," the Bond Debt Service. She asked for any questions.

On MOTION by Mr. Rudolph seconded by Mr. Hewins with all in favor the Supplemental Assessment Resolution 2025-35 was approved.

B. Consideration of True-Up Agreements with TDC LB ER LLC. and Kennedy Lewis

Ms. Buchanan presents the True-Up Agreements from TDC LB ER LLC. and Kennedy Lewis. She stated this will give the companies the responsibility to pay the assessments. She suggested approving these in substantial form.

On MOTION by Mr. Rudolph seconded by Mr. Hewins with all in favor the True-Up Agreements with TDC LB ER LLC. and Kennedy Lewis were approved in substantial form.

FOURTH ORDER OF BUSINESS Approval of Minutes

- A. May 6, 2025 Board of Supervisor's Meeting
- B. May 6, 2025 Audit Committee Meeting
- C. May 6, 2025 Landowner's Election

Mr. Oliver presented the minutes to the board. He asked for any questions, comments, or corrections. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Rudolph seconded by Mr. Hewins with all in favor the May 6, 2025 Minutes, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-36, Designating Officers

Mr. Oliver stated the current slate of officers is currently: Maurice Rudolph as Chair and David Ray as Vice Chair, with the remaining officers as Assistant Secretaries. He noted they can keep the slate the same or change it to their liking.

On MOTION by Mr. Rudolph seconded by Mr. Hewins with all in favor, Resolution 2025-36, Designating Officers as slated, was approved.

SIXTH ORDER OF BUSINESS

Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit

Mr. Oliver stated the Audit Committee selected Grau & Associates to conduct the Fiscal Year 2025 Audit.

Ms. Buchanan added this takes into account the bonds for the year. She asked if he thought the bonds will go up. Mr. Oliver stated they will have to find that out. She suggested giving authorization to the Chair to work with staff.

On MOTION by Mr. Price seconded by Mr. Hewins with all in favor the Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with England Thims & Miller for Professional Engineering Services; Consideration of Work Authorization No. 1

Mr. Oliver stated out of the RFQs they received, ETM was the highest ranked. They received the rate sheet and this agreement, and the Work Authorization is based off the rate sheet.

On MOTION by Mr. Hewins seconded by Mr. Rudolph with all in favor the Agreement with England Thims for Professional Engineering Services and Work Authorization No. 1, were ratified.

EIGHTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. Oliver stated the board approved the FY25 Budget at the previous meeting, however, did not approve the FY26 Budget. He noted there are now 3 owners of the district, meaning the line item titled "Developer Contributions" must be changed. He added they also need to work out what the O & M Assessments will be.

On MOTION by Mr. Rudolph seconded by Mr. Hewins with all in favor the Fiscal Year 26 Budget was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated they will bring back Acquisitions to the next meeting.

B. Interim Engineer

Mr. Welch stated the construction has started by US 1 and the main road and it has been going well.

C. District Manager

Mr. Oliver stated there were currently 0 registered voters in the district. He reminded the board of the July 1st deadline of the Form 1.

TENTH ORDER OF BUSINESS Consideration of Funding Request No. 5

Mr. Oliver presented Funding Request No. 5 totaling \$4,673.32. He stated there is a credit from GMS for a notice that was published in the newspaper.

On MOTION by Mr. Rudolph seconded by Mr. Hewins with all in favor funding requests No. 5, was approved.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience

Comments

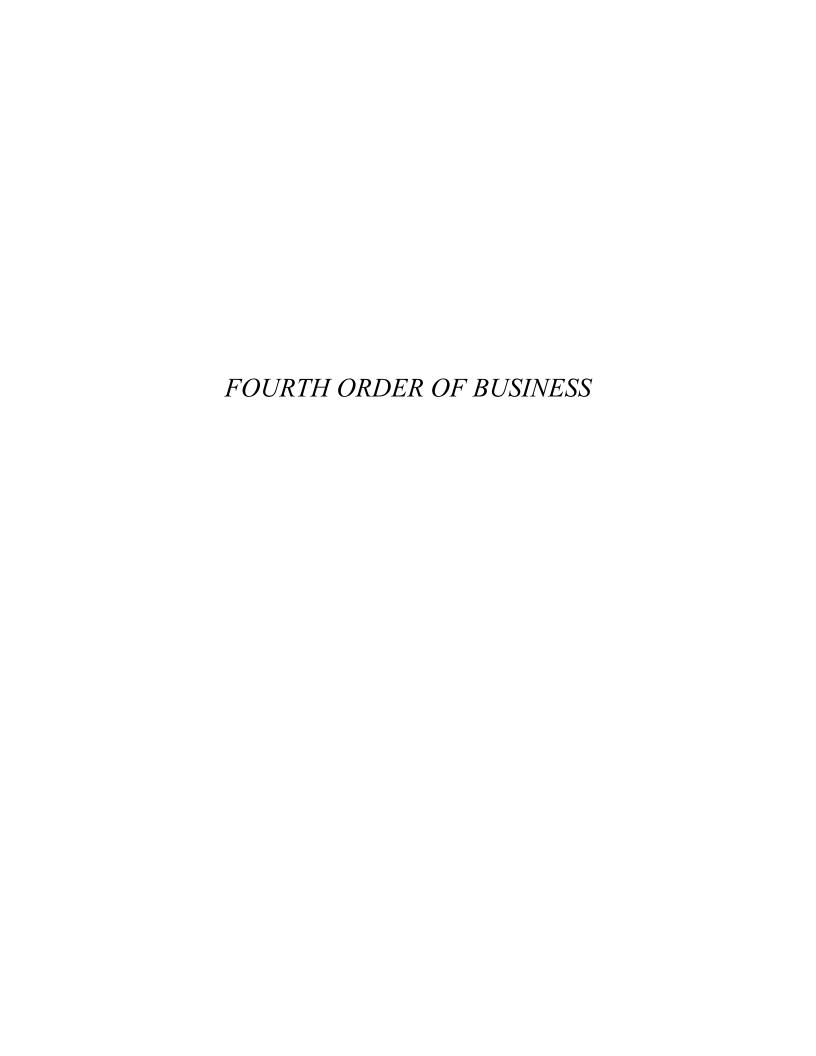
There were no comments

TWELFTH ORDER OF BUSINES

Next Scheduled Meeting – July 1, 2025, at 11:00 a.m. at the eTown Welcome Center

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hewi favor the meeting was adjoin	ns seconded by Mr. Rudolph with all in urned.
Secretary/Assistant Secretary	Chairman/Vice Chairman



Coastal Ridge Community Development District Request for Qualifications –Score Sheet

	Ability and	Consultant's					Volume of	
	Adequacy	Past		Willingness to	Certified	Recent,	Work	
	of	Performance		Meet Time and	Minority	Current, and	Previously	
	Professional	and	Geographic	Budget	Business	Projected	Awarded by	
	Personnel	Experience	Location	Requirements	Enterprise	Workloads	District	
Proposer	(25 Points)	(25 Points)	(20 Points)	(15 Points)	(5 Points)	(5 Points)	(5 Points)	Totals
Blackstone								
Engineering								
Prime AE								
Group								

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

(Weight: 25 Points)

(Weight: 25 Points)

(Weight: 20 Points)

(Weight: 15 Points)

(Weight: 5 Points)

(Weight: 5 Points)

2) Consultant's Past Performance

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

Statement of Qualifications

Engineering Services for the Coastal Ridge Community Development District





Governmental Management Services, LLC 475 West Town Place, Suite 114 St Augustine, Florida 32092

Statement of Qualifications for Engineering and Architectural Services for Coastal Ridge Community Development District

On behalf of Blackstone Engineering, thank you for the opportunity to submit our qualifications to provide engineering services for the Coastal Ridge Community Development District. We appreciate your consideration and are excited for the opportunity to support the District with thoughtful, responsive engineering services.

Blackstone is a Jacksonville-based civil engineering firm focused on helping growing communities deliver infrastructure that is functional, efficient, and built to last. Our team offers experience in roadway and utility design, drainage and stormwater systems, park and recreation facilities, permitting, and construction-phase services. We take pride in being highly available, detail-oriented, and easy to work with — especially when working closely with public agencies and development teams.

Enclosed is our completes Standard Form 330 and supporting qualifications. We are ready to begin work immediately and look forward to the opportunity to support the Board and District staff in delivering successful, high-quality projects.

Sincerely,

Austin T. Ray, P.E.

President

Blackstone Engineering

TABLE OF CONTENTS

COVER LETTER	2
TABLE OF CONTENTS	3
ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL	4
MINORITY BUSINESS ENTERPRISE STATUS	4
WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS	4
PAST EXPERIENCE AND PERFORMANCE	5
GEOGRAPHIC LOCATION OF HEADQUARTERS AND OFFICES	6
CURRENT AND PROJECTED WORKLOADS	7
INDIVIDUAL FOR MEETINGS AND ENGINEERING SERVICES	7
STANDARD FORM NO. 330	8

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Blackstone Engineering offers a highly capable and experienced team of civil engineers, designers, and project managers with a focused background in community development district infrastructure design. Our professionals have led the design and permitting of hundreds of acres of residential development throughout Northeast Florida, including public roadways, stormwater systems, potable and reclaimed water utilities, and wastewater collection and lift stations.

Our leadership team includes licensed Professional Engineers with direct oversight of every project we take on, ensuring consistency in both technical quality and client responsiveness. Our design staff, including engineers and design support staff, are well-versed in local standards, agency regulations, and permitting procedures. Each team member is selected based on their proven ability to work collaboratively with contractors, consultants, and public agencies.

We intentionally maintain a lean and focused team to provide hands-on service and ensure that every engagement receives personal attention from our staff. Our personnel are accustomed to delivering fast-track designs with an emphasis on permitting success and construction clarity.

MINORITY BUSINESS ENTERPRISE STATUS

Blackstone Engineering is not currently certified as a Minority Business Enterprise. However, we are a locally owned and operated small business headquartered in Jacksonville, Florida, and our structure allows for highly responsive service, close coordination with agency staff, and personal involvement by firm leadership on every assignment. While we do not hold a CMBE certification, we are committed to fostering inclusive partnerships and supporting diversity in the local development and consulting community.

WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

Blackstone Engineering is committed to delivering responsive, timely service that supports the District's operational and capital objectives. We understand that civil engineering is a critical link in the development timeline, and delays in design or permitting can have significant downstream impacts. That's why we prioritize proactive communication, quick turnaround times, and close coordination with District

Managers, contractors, and regulatory agencies.

Our team has successfully managed fast-track design and permitting efforts for residential communities, amenity centers, and roadway infrastructure across Northeast Florida. We build realistic schedules and stick to them, anticipating review timelines, incorporating buffer for agency coordination, and responding promptly to revisions or requests for clarification.

In addition to schedule adherence, we take budget stewardship seriously. Our designs emphasize constructability, permitting efficiency, and long-term maintainability, reducing the risk of change orders and minimizing unforeseen construction costs. As a small, hands-on firm, we bring flexibility and efficiency to each engagement while remaining fully accountable to the District's financial and operational expectations.

PAST EXPERIENCE AND PERFORMANCE

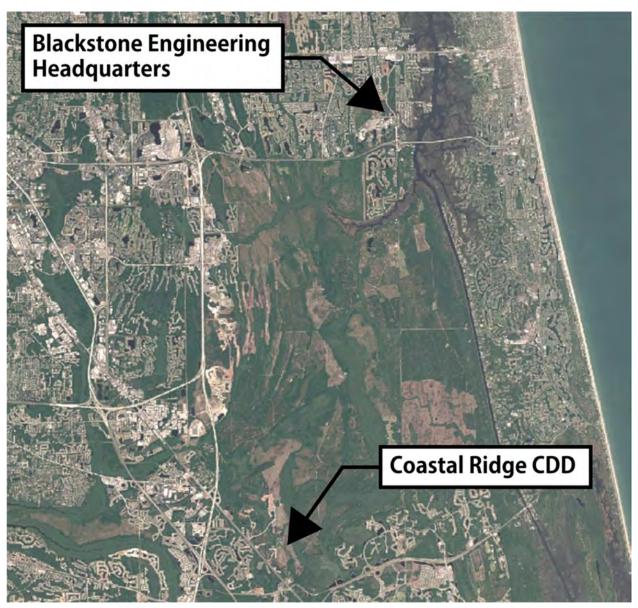
While Blackstone Engineering is newly pursuing a role with the Coastal Ridge CDD, our team brings extensive experience in the design and permitting of infrastructure that supports community development districts across Northeast Florida. Our personnel have delivered engineering services for residential subdivisions, amenity centers, collector roadway corridors, and utility infrastructure in jurisdictions including Duval, St. Johns, and Clay Counties.

Our past work includes the design of stormwater management systems, potable and reclaimed water systems, wastewater lift stations, roadway alignments, and grading plans for large-scale single-family and mixed-density developments. We have coordinated permitting through the SJRWMD, FDEP, JEA, and multiple County development departments. Several of our completed projects have included elements that were ultimately turned over to, maintained by, or reviewed in partnership with Districts.

We approach every project with a long-term mindset, ensuring that our plans are not only permit-ready and code-compliant but also functional, maintainable, and tailored to the operational needs of the District. Though this would be our first engagement as a designated District Engineer, we are fully prepared to take on that role and bring the same level of responsiveness, attention to detail, and accountability that has defined our performance on private-sector and public infrastructure work to date.

GEOGRAPHIC LOCATION OF HEADQUARTERS AND OFFICES

Blackstone Engineering is headquartered in Jacksonville, Florida, with all key personnel located in the Northeast Florida region. Our office is centrally positioned to serve the Coastal Ridge Community Development District and can respond quickly to field visits, construction coordination, and Board meetings. This proximity allows us to remain actively engaged with local agencies such as the City of Jacksonville, JEA, SJRWMD, and FDEP, ensuring face-to-face communication when needed and prompt submittal responses. Being locally based also enables us to stay closely aligned with the region's permitting processes, infrastructure standards, and community development goals.



CURRENT AND PROJECTED WORKLOADS

Blackstone Engineering maintains a focused and intentionally limited workload to ensure that each client receives prompt attention and high-quality service. Our current project volume includes several active residential developments and amenity infrastructure efforts across Duval and St. Johns Counties. We manage our commitments to allow for flexibility and responsiveness, particularly important for project-specific District engineering assignments, where timely decisions and field coordination are critical.

We are well-positioned to take on the responsibilities outlined in this RFQ without any compromise to availability or performance. Should we be selected to support the Coastal Ridge CDD, the engagement will be treated as a top priority, with capacity already allocated for immediate and ongoing needs including plan reviews, construction-phase services, and Board meeting participation.

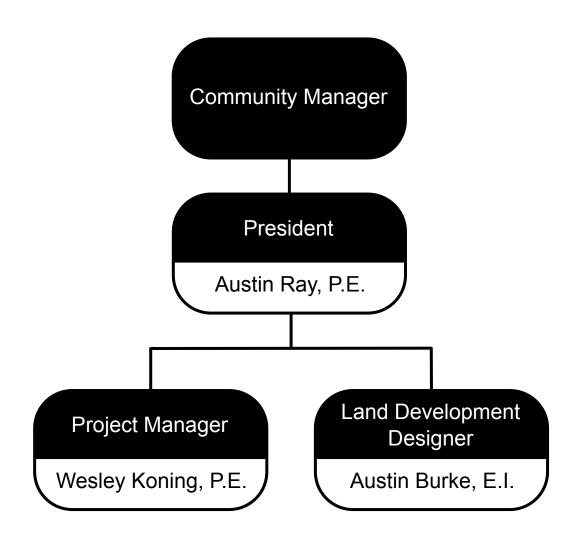
INDIVIDUAL FOR MEETINGS AND ENGINEERING SERVICES

Austin T. Ray, P.E., President of Blackstone Engineering, will serve as the designated engineer for the Coastal Ridge Community Development District. Mr. Ray will attend Board meetings, provide construction-phase coordination, respond to technical inquiries, and oversee all engineering tasks on behalf of the firm. As both principal and engineering project manager, he brings direct accountability and decision-making authority to every engagement. His hands-on leadership ensures that the District receives consistent communication, timely responses, and continuity of service across all phases of planning, design, permitting, and construction support.

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS A. CONTRACT INFORMATION 1. TITLE AND LOCATION (City and State) Request for Qualifications for Engineering and Architectural Services for the Coastal Ridge Community Development District 3. SOLICITATION OR PROJECT NUMBER 2. PUBLIC NOTICE DATE May 2025 **B. ARCHITECT-ENGINEER POINT OF CONTACT** 4. NAME AND TITLE Austin T. Ray, P.E. 5. NAME OF FIRM Blackstone Engineering 6. TELEPHONE NUMBER 8. E-MAIL ADDRESS 7. FAX NUMBER (904) 386-5701 aray@blackstoneeng.com C. PROPOSED TEAM (Complete this section for the prime contractor and all key subcontractors.) (Check) 9. FIRM NAME 10. ADDRESS 11. ROLE IN THIS CONTRACT 4314 Pablo Oaks Court Blackstone Engineering **District Engineer** Jacksonville, FL 32224 ~ a. CHECK IF BRANCH OFFICE b. CHECK IF BRANCH OFFICE C. CHECK IF BRANCH OFFICE d. CHECK IF BRANCH OFFICE e. CHECK IF BRANCH OFFICE f. CHECK IF BRANCH OFFICE D. ORGANIZATIONAL CHART OF PROPOSED TEAM (Attached)

ORGANIZATIONAL CHART ENGINEERING SERVICES FOR THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT





	E. RESUMES OF KI	EY PERSONNEL P	ROPOSED FOR	THIS CONTR	ACT	
	(Сотр	lete one Section E	for each key pers			
12.	NAME	13. ROLE IN THIS CON	TRACT			YEARS EXPERIENCE
/	Austin T. Ray, P.E.	Engineer			. ТОТАL 7	b. WITH CURRENT FIRM
	FIRM NAME AND LOCATION (City and State) Blackstone Engineering, Jacksonville	, FL		·		
	EDUCATION (Degree and Specialization)	,	17. CURRENT PR	OFESSIONAL REG	GISTRATION	l (State and Discipline)
E	B.S. Civil Engineering, Auburn Univer	sitv. 2014				
		,	Florida Pro	ofessional E	Enginee	r, No. 93523
18.	OTHER PROFESSIONAL QUALIFICATIONS (Publications, Or	ganizations, Training, Aw	ards, etc.)			
		-	ŕ			
		40 DELEVANT	DDO IEOTO			
	(1) TITLE AND LOCATION (City and State)	19. RELEVANT	PROJECTS		(2) YFAR	COMPLETED
	Town Center West Roadways - St J	Johns County I	=1	PROFESSIONAL	, ,	CONSTRUCTION (If applicable)
	•	, ,		1		2
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if p	project perfo	ormed with current firm
	Town Center West Roadways is a major infrastructure Austin Ray led the master planning effort and was resincluded collector road extensions, turn lanes, drainage throughout the site.	sponsible for the grading	ng, roadway desigr	n, utility layout, a	nd stormwa	ater systems. The scope
	(1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED
	Crosswater Amenity Center - St Joh	nns County, FL		PROFESSIONAL 1	SERVICES	CONSTRUCTION (If applicable) 1
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	PECIFIC ROLE		Check if project performed with current firm		
	Crosswater Amenity Center is a community amenity le The project includes a clubhouse, pool, parking, acce site layout, grading, utility connections, stormwater ma	ss drives, and landsca	ped open space. A	Austin Ray led th	e civil engir	neering design, including
	(1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED
	Saddle Oaks - Duval County, FL			PROFESSIONAL 2	SERVICES	CONSTRUCTION (If applicable) 1
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	PECIFIC ROLE		Check if p	project perfo	ormed with current firm
	Saddle Oaks is a large-scale residential subdivision losingle-family lots, stormwater ponds, wetland impacts including grading, roadway alignment, stormwater mathe City of Jacksonville, JEA, FDEP, and the SJRWM	, and public utility infra nagement, and water	structure. Austin F	Ray led the engin	neering desi	ign for the full site design,
	(1) TITLE AND LOCATION (City and State)				, ,	COMPLETED
	Seabrook Village - St Johns County	, FL		PROFESSIONAL 2	SERVICES	CONSTRUCTION (If applicable)
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	PECIFIC ROLE		Check if p	project perfo	ormed with current firm
u.	Seabrook Village is a large-scale single-family residential community located in the Nocatee community in St. Johns County, Florida. This project includes 750 home sites on over 440 acres of development with public roadways, stormwater ponds, and public utility infrastructure. Austin Ray served as the lead civil engineer for this project, responsible for site layout, roadway design, stormwater and utility systems, grading, and coordination with agencies such as St. Johns County, JEA, SJRWMD, and the FDEP.					astructure. Austin Ray
	(1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED
	Owens Ranch Townhomes PUD - D	Ouval County, F	īL	PROFESSIONAL 2	SERVICES	CONSTRUCTION (If applicable)
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	PECIFIC ROLE		Check if p	project perfo	ormed with current firm
	Owens Ranch Townhomes is a 62-acre residential de management systems, and preserved open space. Au utility coordination, and permitting. He managed appropriate the managed appropriate in the managed appropriate	ustin Ray served as th	e lead engineer, o	verseeing site la	yout, gradir	ng, stormwater design,

	E. RESUMES OF K	EV DERSONNEL D	RUBUSED EUD	THIS CONT	RACT	
		et Personnel P plete one Section E			NAU I	
12.	NAME	13. ROLE IN THIS CON	ITRACT			YEARS EXPERIENCE
١	Wesley K. Koning, P.E.	Engineer			a. TOTAL 4	b. WITH CURRENT FIRM
	FIRM NAME AND LOCATION (City and State) Blackstone Engineering, Jacksonville	, FL				
	EDUCATION (Degree and Specialization)	,	17. CURRENT PR	OFESSIONAL RE	EGISTRATION	l (State and Discipline)
	B.S. Civil Engineering, University of North Flow. M.S. Civil Engineering, University of North Fl		Florida Pro	ofessional	Enginee	r, No. 99496
18.	OTHER PROFESSIONAL QUALIFICATIONS (Publications, Or	ganizations, Training, Av	vards, etc.)			
		19. RELEVANT	PROJECTS			
	(1) TITLE AND LOCATION (City and State)				. ,	COMPLETED
	Seabrook Village - St Johns County	•		PROFESSIONA 2	L SERVICES	CONSTRUCTION (If applicable)
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
Seabrook Village is a large-scale single-family residential community located in the Nocatee community in St. Johns County, Florida. This includes 750 home sites on over 440 acres of development with public roadways, stormwater ponds, and public utility infrastructure. Wesle played a key role in site grading, roadway geometry, utility layout, and stormwater design.						
	(1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED
	Planet Swim Improvements - St. Jo	hns County, Fl	_	PROFESSIONA 1	L SERVICES	CONSTRUCTION (If applicable)
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if project performed with current firm		
	Planet Swim is a Nocatee-based swim school focuse new warm-up pool, a larger stormwater pond, and nu and performed stormwater calculations that guided th	trient discharge reduc	tion to protect near	by wetlands. W		
	(1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED
	St. Nicholas Apartments - Duval Co	unty, FL		PROFESSIONA 1	L SERVICES	CONSTRUCTION (If applicable)
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
	St. Nicholas is a 273-unit apartment community featu public lift station. Wesley Koning led plan production a Jacksonville, JEA, SJRWMD, FDEP, and FDOT.					
	(1) TITLE AND LOCATION (City and State)					COMPLETED
	Blanding Construction Headquarter	s - Clay Count	y, FL	PROFESSIONA 1	L SERVICES	CONSTRUCTION (If applicable)
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
Blanding Construction Headquarters is a 3.5-acre commercial site in Middleburg, Florida. Wesley Koning led the site design, permit construction administration, which included a dry percolating pond, stormwater system, demolition, grading, and site layout. He coo Clay County, SJRWMD, and FDOT for permitting and approvals.						
	(1) TITLE AND LOCATION (City and State)				(2) YEAR	COMPLETED
	Sofia - Seminole County, FL			PROFESSIONA 1	L SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
e.	Sofia is a 240-unit apartment development in Sanford served as the lead designer, addressing challenges li connections. He also managed permitting with the Ci	ke surcharge analysis	, floodplain compe	ngs, five carriagnsation, dry sto	ge houses, a ormwater mai	nd a clubhouse. Wesley

	E. RESUMES OF K	EY PERSONNEL P	ROPOSED FOR	THIS CONTE	RACT	
	(Сотр	olete one Section E	for each key pers			
12.	NAME	13. ROLE IN THIS CON	TRACT			YEARS EXPERIENCE
/	Austin Burke, E.I.	Designer		ľ	a. TOTAL 4	b. WITH CURRENT FIRM
	FIRM NAME AND LOCATION (City and State) Blackstone Engineering, Jacksonville	FI		•		
	EDUCATION (Degree and Specialization)	, , ,	17 CURRENT PRO	OFESSIONAL RE	GISTRATION	N (State and Discipline)
10.	EDUCATION (Degree and Specialization)		17. CORREINT IN	OI EGGIONAL NE	OIOTRATION	(State and Discipline)
E	BS Civil Engineering, University of North	Florida, 2021	Florida En	gineering I	ntern	
18.	OTHER PROFESSIONAL QUALIFICATIONS (Publications, Or	rganizations, Training, Aw	l ards, etc.)			
		19. RELEVANT	PROJECTS			
	(1) TITLE AND LOCATION (City and State)					COMPLETED
	Seabrook Village - St Johns County	, FL		PROFESSIONAL 2	_ SERVICES	CONSTRUCTION (If applicable)
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
Seabrook Village is a large-scale single-family residential community located in the Nocatee community in St. Jo includes 750 home sites on over 440 acres of development with public roadways, stormwater ponds, and public served as the designer for this project, responsible for support on the site layout, roadway design, stormwater an coordination with agencies such as St. Johns County, JEA, SJRWMD, and the FDEP.					lic utility infr	astructure. Austin Burke
	(1) TITLE AND LOCATION (City and State)			(2) YEAR COMPLETED		
	Saddle Oaks - Duval County, FL			PROFESSIONAI	_ SERVICES	CONSTRUCTION (If applicable)
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if project performed with current firm		
	Saddle Oaks is a large-scale residential subdivision located in northwest Jacksonville, Florida. The project includes public roadways, 764 single-family lots, stormwater ponds, wetland impacts, and public utility infrastructure. Austin Burke was a member of the engineering design team for the full site design, including grading, roadway alignment, stormwater management, and water and sewer layout. The project required permitting and coordination with the City of Jacksonville, JEA, FDEP, and the SJRWMD.					
	(1) TITLE AND LOCATION (City and State)				. ,	COMPLETED
	Wheelhouse at West End - St John	s County, FL		PROFESSIONAL 1	SERVICES	CONSTRUCTION (If applicable)
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
Wheelhouse at West End is a luxury garage condominium development in St. Johns County, Florida. The project features private, customize garage units designed for high-end storage and workspace. Austin Burke contributed to the civil engineering design, including site grading, ulayout, driveway access geometry, and coordination of engineering plans. His role supported the project's functionality and premium aesthet the broader West End community.						ding site grading, utility
	(1) TITLE AND LOCATION (City and State)					COMPLETED
	Braddock Lakes - Duval County, FL	-		PROFESSIONAL 2	_ SERVICES	CONSTRUCTION (If applicable)
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			Check if	project perfo	ormed with current firm
	Braddock Lakes is a master-planned single-family residential community located off Braddock Road in Jacksonville, Florida. The project spans of 280 acres and includes a comprehensive network of public roads, stormwater management systems, and utility infrastructure. Austin Burke serve as the lead designer, overseeing the design of grading, roadway alignments, potable and reclaimed water systems, wastewater collection, and stormwater infrastructure.					ture. Austin Burke served
	(1) TITLE AND LOCATION (City and State)					COMPLETED
	Crosswinds at Nocatee - St Johns (County, FL		PROFESSIONAL 1	SERVICES	CONSTRUCTION (If applicable)
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		Check if	project perfo	ormed with current firm
	Crosswinds at Nocatee is a single-family residential s features a network of internal roadways, open spaces layout, lot geometry, stormwater design, utility design	s, and utility infrastruct	ure supporting 215			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION (City and State)

Seabrook Village

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)

3

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

SONOC Company, LLC

b. POINT OF CONTACT NAME

Mo Rudolph

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 992-9750

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)



Seabrook Village is a large-scale, master-planned single-family residential development located in the Nocatee community in St. Johns County, Florida—one of the fastest-growing and top-selling communities in the United States. These phases span over 440 acres and include the development of 750 residential home sites, complete with supporting infrastructure and integrated neighborhood connectivity.

The project scope includes the design and permitting of public roadways, stormwater management systems, potable and reclaimed water distribution, and sanitary sewer collection infrastructure. As a continuation of the Nocatee community's overarching master plan, Seabrook Village required careful coordination with existing road networks and utility systems, including extensions of key corridors such as Conservation Trail.

These phases also support the greater Nocatee circulation plan through integration with multi-use trail systems and the preservation of key landscape buffers and open spaces. All designs were completed in compliance with the standards and permitting requirements of St. Johns County, JEA, the St. Johns River Water Management District (SJRWMD), and the Florida Department of Environmental Protection (FDEP).

This development plays a key role in expanding residential offerings in the Nocatee area while aligning with the community's broader vision for sustainable growth and interconnected neighborhood design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Blackstone Engineering	Jacksonville, FL	Civil Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
с.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
е.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

STANDARD FORM 330 (REV. 7/2021) **PAGE 3**

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S **QUALIFICATIONS FOR THIS CONTRACT**

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (City and State)

West End at Nocatee

22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER b. POINT OF CONTACT NAME c. POINT OF CONTACT TELEPHONE NUMBER SONOC Company, LLC Mo Rudolph (904) 992-9750

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)



West End at Nocatee is a multi-phase residential and commercial development located within the heart of the Nocatee Town Center. Encompassing three distinct but interconnected neighborhoods—single-family homes, duplexes, and townhomes—West End at Nocatee represents a significant residential expansion designed to complement the adjacent commercial and retail uses of the Nocatee Town Center.

The combined development spans approximately 80 acres and includes a total of 338 residential units supported by internal public roads, stormwater management facilities, utility infrastructure, and community parks. The project team provided full civil engineering services from conceptual layout through final design, including site grading, roadway design, drainage and utility design, and permitting.

The development is bordered by the previously constructed Town Center West Roadways, a major collector corridor designed to support the buildout of Nocatee's urban core. Coordination between the residential sites and the roadway project was critical to ensure seamless integration of access points, utility connections, and stormwater conveyance.

The West End projects required extensive collaboration with agencies such as St. Johns County, SJRWMD, FDEP, and JEA. Final designs achieved a balance between density, walkability, and access to surrounding amenities while adhering to the Nocatee DRI and the Town Center's master vision.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Blackstone Engineering	Jacksonville, FL	Civil Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
_	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
е.		IO FIRM COATION (City and City)	LO POLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

STANDARD FORM 330 (REV. 7/2021) **PAGE 3**

Note: This project was designed and permitted by the Blackstone Engineering team while they were employed by a different firm.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S **QUALIFICATIONS FOR THIS CONTRACT**

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION (City and State)

Saddle Oaks

22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lennar Homes, LLC	Nancy Symonds	(310) 925-0008

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)



Saddle Oaks is a multi-phase residential subdivision in northwest Jacksonville, developed by Lennar Homes. Together, Phases 1 and 2 encompass over 430 acres and include 764 single-family home lots. The project features a full network of public roadways, stormwater management facilities, and utility infrastructure, all designed in accordance with City of Jacksonville and JEA standards.

The project team provided comprehensive civil engineering services, including master site planning, roadway and grading design, utility layout, and stormwater modeling. Designs included stormwater management facilities, water and wastewater systems, and roadway corridors integrating multiple access points from Jones Road.

Special consideration was given to future connectivity, as each phase was planned to integrate with anticipated expansions to the west and south. The team coordinated permitting through the City of Jacksonville, JEA, the FDEP and the SJRWMD, ensuring compliance with all local, state, and environmental requirements.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Blackstone Engineering	Jacksonville, FL	Civil Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
с.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
е.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

STANDARD FORM 330 (REV. 7/2021) **PAGE 3**

Note: This project was designed and permitted by the Blackstone Engineering team while they were employed by a different firm.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION (City and State)

Crosswater Amenity Center

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)

1

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
SONOC Company, LLC
b. POINT OF CONTACT NAME
Greg Barbour
c. POINT OF CONTACT TELEPHONE NUMBER
(904) 992-9750

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)



The Crosswater Amenity Center is a centrally located recreational facility within the Crosswater Village neighborhood of Nocatee, developed under the Tolomato CDD in St. Johns County. This project included the design of a community-focused amenity site featuring a clubhouse, swimming pool, dog park, playground, and associated parking and access infrastructure.

The site design included a full set of civil engineering services, such as horizontal layout, grading, utility design, stormwater management, and integration with surrounding roadway and trail system. The plan accounted for functional vehicle circulation while preserving open space and maintaining pedestrian connectivity to the larger Nocatee network.

The project required coordination with SJC, SJRWMD, FDEP, and JEA for regulatory permitting. The amenity center was designed to accommodate high user volumes and serve as a central gathering point for surrounding neighborhoods.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE Blackstone Engineering Jacksonville, FL Civil Engineer (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE b. (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE C. (1) FIRM NAME (3) ROLE (2) FIRM LOCATION (City and State) d. (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE e. (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE

STANDARD FORM 330 (REV. 7/2021) **PAGE 3**

Note: This project was designed and permitted by the Blackstone Engineering team while they were employed by a different firm.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION (City and State)

Crosswinds at Nocatee

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

| 2

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
SONOC Company, LLC	Greg Barbour	(904) 992-9750

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)



Crosswinds at Nocatee is a master-planned single-family residential neighborhood located in the Nocatee development in St. Johns County, Florida. The project is situated on the northeast corner of Pine Island Road and Crosswater Parkway and supports a growing demand for new homes in one of the top-selling communities in the United States.

The development includes 215 residential lots on approximately 66 acres. The project team was responsible for the full design and permitting of roadways, utility infrastructure, grading, and stormwater management systems. The design also incorporated trail connections and public spaces to align with the broader Nocatee master plan goals for mobility and community integration.

The project included design coordination with surrounding developments and required compliance with the master infrastructure network of the Nocatee DRI and PUD. Permitting was secured through St. Johns County, SJRWMD, JEA, and FDEP.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE Blackstone Engineering Jacksonville, FL Civil Engineer (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE b. (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE C. (1) FIRM NAME (3) ROLE (2) FIRM LOCATION (City and State) d. (1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE e. (2) FIRM LOCATION (City and State) (3) ROLE (1) FIRM NAME

STANDARD FORM 330 (REV. 7/2021) **PAGE 3**

Note: This project was designed and permitted by the Blackstone Engineering team while they were employed by a different firm.

28. EXAMPLE PROJECTS LISTED IN SECTION F 26. NAMES OF KEY 27. ROLE IN THIS (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.) **PERSONNEL** CONTRACT (From Section E, Block 12) (From Section E, Block 13) 3 4 5 6 8 10 Austin Ray, P.E. X X X X Engineer X Wesley Koning, P.E. Engineer X X Austin Burke, P.E. Designer X X X 29. EXAMPLE PROJECTS KEY NUMBER NUMBER TITLE OF EXAMPLE PROJECT (From Section F) TITLE OF EXAMPLE PROJECT (From Section F) 1 Seabrook Village 6 7 2 West End at Nocatee 3 Saddle Oaks 8 **Crosswater Amenity Center** 9 4 5 Crosswinds at Nocatee 10

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

H. ADDITIONAL INFORMATION				
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.				

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts. 32. DATE Austin Ray, P.E. 6/18/2025

33. NAME AND TITLE

ARCHITECT-ENGINEER QUALIFICATIONS						1. SOLICITATION	I NUMBER (If any)		
		PART II - (SENEDAL	OHALI	EIC /	ATIONS	<u> </u>		
	(If a firm has branch o						h office seekir		
	^r Branch Office) NAME kstone Engineering, LLC					3. YEAR ESTABL 2023	BLISHED 4. UNIQUE ENTITY IDENTIFIER 92-3488164		
2b. STREET 4314 Pablo Oaks Court					5. OWNERSHIP				
2c. CITY	FADIO OAKS COUIT		2d. STATE 2e. ZIP CODE			Limited Liability Company			
	sonville		322	32224		b. SMALL BUSINESS STATUS			
	OF CONTACT NAME AND TITLE				N/A 7. NAME OF FIRM (If Block 2a is a Branch Office)				
Aust	in Ray, P.E., President						7. 17 10 201 1110	vi (ii Biook Za io a B	ranon emeey
	ONE NUMBER) 386-5701	aray@blackstoneeng.com							
	8a. FORMER FIRM	NAME(S) (If			8b. YEAR ESTABLISHED 8c. UNIQUE E		NTITY IDENTIFIER		
	9. EMPLOYEES BY DISCIP	LINE	AND	10. PROFILE OF FIRM'S EXPERIEN ND ANNUAL AVERAGE REVENUE FOR LA					
a. Function Code	b. Discipline	c. Number o	of Employees (2) BRANCH	Code			b. Experienc	e	c. Revenue Index Number (see below)
12	Civil Engineer	2		C06	$\overline{}$	hurche			1
8	CADD Technician	1		C10 C15			rcial Building ction Manager	ment	1
				H11		ousing		HOTIC	4
				O01			uildings; Indus	trial Parks	1
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	Other Employees				_				
	Total	0	0						
(Insert re	ederal Work 5	PROFESSIONAL SERVICES REVENUE INDEX NUMBER 1. Less than \$100,000 6. \$2 million to less than \$5 million 2. \$100,000 to less than \$250,000 7. \$5 million to less than \$10 million 3. \$250,000 to less than \$500,000 8. \$10 million to less than \$25 million 4. \$500,000 to less than \$1 million 9. \$25 million to less than \$50 million 5. \$1 million to less than \$2 million 10. \$50 million or greater					\$5 million \$10 million n \$25 million		
A	Kus		HORIZED R						
a. SIGNATUR Austin F	Ray, P.E., President		<u> </u>		*	*		b. DATE 6/18/202	 25

c. NAME AND TITLE







Qualifications for Engineering Services

Coastal Ridge Community Development District

Jacksonville, Florida



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

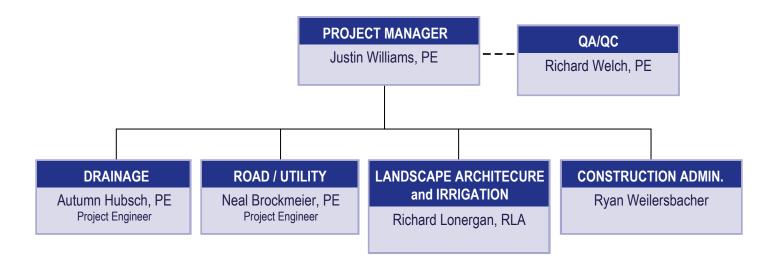
A CONTRACT INFORMATION

				A. CO	NTRACT INFORMATION					
1. TITI	E A	ND L		FION (City and State)	Development District Tacksonville Florid	2				
				ervices for the Coastal Ridge Community		MBER				
IVIa	<u>y 2</u>	2, 2	025	D. ADOUGTOT	N/A					
4. NAN	ИF A	AND -	TITI F		-ENGINEER POINT OF CONTACT					
Jus	tin	Wil	liam	s, Vice President						
5. NAN				up. Inc.						
PRIME AE Group, Inc. 6. TELEPHONE NUMBER 904.265.3030 7. FAX NUMBER N/A			NUN	IBER 7. FAX NUMBER	8. E-MAIL ADDRESS					
904	20	35.3	3030		Justin.Williams@primeen PROPOSED TEAM	g.com				
					the prime contractor and all key subcont	ractors.)				
PRIME J-V PART-NER SUB-CON- TRAC-TOR										
		-CON- C-TOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT					
8		PAR	SUB							
				PRIME AE Group , Inc.	10060 Skinner Lake Dr.					
a. 🔀	\leq			Thirte AE Group, inc.	Suite 500	Engineering Services on a Project				
				CHECK IF BRANCH OFFICE	Jacksonville, FL 32246	Specific Basis				
					13901 Sutton Park Drive South					
b.				PRIME AE Group , Inc.	Suite 200	Landscape Architecture Design and Planning Services on a Project Specific Basis				
				CHECK IF BRANCH OFFICE	Jacksonville, FL 32224					
c .										
				CHECK IF BRANCH OFFICE						
d.	ا,	П								
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\perp				LI CHECK IF BRANCH OFFICE						
е.	_	ш	Ш							
				CHECK IF BRANCH OFFICE						
f.	\Box									
				CHECK IF BRANCH OFFICE						
D. C	RO	AA	IIZA	TIONAL CHART OF PROPOSED TEAM	л	(Attached)				

D. Organizational Chart



Coastal Ridge CDD



	E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.)				
	NAME	13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
Ju	stin Williams, PE	Project Manager	a. TOTA		
	21 12				
PR	FIRM NAME AND LOCATION (City and State) IME AE Group, Inc., Jacksonville, Florida				
	EDUCATION (DEGREE AND SPECIALIZATION)			NAL REGISTRATION (STATE AND	
	chelor of Science Mechanical Engineering		DISCIPLINE) Professional Engine	er Florida, No. 69260	
	iversity of North Florida, 2003 OTHER PROFESSIONAL QUALIFICATIONS (Publications, Org.	renizations Training Awards atal	T TOTOGOTOTICAL ETIGINO	-	
10. (OTHER PROFESSIONAL QUALIFICATIONS (Publications, Org	janizations, Training, Awards, etc.)			
		19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)		(2) Y	ear Completed	
	Cypress Park at Nocatee		PROFESSIONAL SERVICES		
	Duval County, Florida		2014	2015	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S			erformed with current firm	
-	Senior Project Manager and Engineer of F				
	within the Duval County portion of Nocate				
	approximately 10 acres, consists of a combark park and walking paths.	munity building with parking,	covered pavillons, p	ooi area, muitipurpose neid,	
	(1) TITLE AND LOCATION (City and State)		(2) Y	ear Completed	
	Twenty Mile Amenity Center		PROFESSIONAL SERVICES		
	St. Johns County, Florida		2014	2015	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S			erformed with current firm	
٠.	Senior Project Manager and Engineer of Ro				
	on the northeast side of Valley Ridge Boule site consists of a community building with				
	paths.	barking, poor and playground	areas, munipurpose	neid, bark park and walking	
	(1) TITLE AND LOCATION (City and State)		(2) Y	ear Completed	
	Nocatee Spray Park		PROFESSIONAL SERVICES		
c.	St. Johns County, Florida		2016-17	2017-18	
C.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			performed with current firm	
			serving the Tolomato CDD (Nocatee). The park		
	features a splash pad, concession, restroor (1) TITLE AND LOCATION (City and State)	ns, parking, and band stage.	(2) V	ear Completed	
	Nocatee Maintenance Facility		PROFESSIONAL SERVICES		
	St. Johns County, Florida		2011	2012	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S			performed with current firm	
	Engineer of Record responsible for design and permitting for a one acre				
	Community. This project for the Tolomato	SDD is located within the Not			
	(1) TITLE AND LOCATION (City and State) Crosswater Parkway Turn Lane		PROFESSIONAL SERVICES	ear Completed CONSTRUCTION (If applicable)	
	St. Johns County, Florida		2011	2011	
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			erformed with current firm	
	Engineer of Record responsible for the des	ign and permitting for a retrof	it turn lane on Crossv	ater Parkway performed for	
	the Tolomato CDD (Nocatee).				
	(1) TITLE AND LOCATION (City and State) Tison's Landing Community Developme	nt District		ear Completed	
	Duval County, Florida	iii District	PROFESSIONAL SERVICES 2011-12	CONSTRUCTION (If applicable)	
f.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC ROLE		erformed with current firm	
	Project Engineer responsible for providing professional engineering serv				
	the CDD owned facilities in Duval County.				
	and amenity building.				
	(1) TITLE AND LOCATION (City and State)			Year Completed	
	eTown Amenity		PROFESSIONAL SERVICE	1 1 1	
	Duval County, Florida (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND S	SPECIFIC POLE	2019	2021 erformed with current firm	
g.	Engineer of Record responsible for desig				
	includes an amenity building, playground, p				
	, , , , , , , , , , , , , , , , , , ,		J, J	,, : : : : : : : : : : : : : : : : : :	

Justin Williams, PE-Continued

	(1) TITLE AND LOCATION (City and State)	(2) Year Completed			
	Seabrook Amenity	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)		
	St. Johns County, Florida	2022	2024		
h.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		rmed with current firm		
	Engineer of Record responsible for the design and permitting for this amenity to serve the Tolomato CDD (Nocatee). The				
	amenity included multipurpose field, pool, restroom facilities, dog parks, playgrounds, and parking lots.				
	(1) TITLE AND LOCATION (City and State)	(2) Year	Completed		
	Crosswater Amenity	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)		
	St. Johns County, Florida	2019	2020		
I.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				
	Engineer of Record for this amenity to serve the Tolomato CDD (Nocatee). The Amenity included restroom facilities,				
	pools, parks, and parking lots.				

STANDARD FORM 330 (REV. 7/2021)

15. FIRM	E Brockmeier, PE	one Section E for each key p 13. ROLE IN THIS CONTRACT Project Engineer/		EXPERIENCE		
15. FIRM			2 TOTAL			
	NAME AND LOCATION (City and State)	Road/Utility	32	b. WITH CURRENT FIRM		
	E AE Group, Inc., Jacksonville, FL	15. FIRM NAME AND LOCATION (City and State) PRIME AE Group, Inc., Jacksonville, FL				
	CATION (DEGREE AND SPECIALIZATION) vil Engineering, Florida State University	17. CURRENT PROFESSIONAL RE Professional Engineer - FI				
draina reside	ER PROFESSIONAL QUALIFICATIONS (Publications, Organiz ge, permitting, civil engineering and project i ntial projects. PM Responsibilities include cli ruction documents, shop drawing review, QA	management in various type ent and subconsultant coor	es of roadway, municipa dination, preparation of	al, commercial and civil design and		
		9. RELEVANT PROJECTS				
(1)	TITLE AND LOCATION (City and State)		(2) YEAR	COMPLETED		
C	reekside Community Development Distric	t @ Twin Creeks	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)		
	t. Johns County, FL		Ongoing	Ongoing		
a . (3)	BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPEC	CIFIC ROLE	⊠Check if project perfo	ormed with current firm		
CI	rockmeier provided engineering services for DD District Engineer for the community and stimated costs for infrastructure improvement	developed the original Engir	neer's Report and Supp			
(1)	TITLE AND LOCATION (City and State)		(2) YEAR	COMPLETED		
R	iverClub at RiverTown		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)		
S	t. Johns County, FL		2022	Ongoing		
b . (3)	(a) PRICE PROCEDITION (Print and a fire and at AND OPPOINT POLICE		□ Check if project perf	ormed with current firm		
pr ta	Neal served as a QC/QA reviewer for the project, responsible for ensuring high quality deliverables were/are consistently produced for our clients. He reviewed the development plans and calculations for the project to verify that measures were taken to ensure work was completed in high quality standards, industry standards, regulatory requirements and contract requirements were met.					
	TITLE AND LOCATION (City and State)		(2) YEAR	COMPLETED		
Vi	Villages of Westport Community Development District		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)		
Já	Jacksonville, FL		2014	On-Going		
	BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPEC		Check if project perf			
c. re Re ac Th pc re	Provided engineering services for the preparation/provision of engineering studies, engineering design, permitting, required annual reports, facility maintenance programs, Public Facility Reports, Plans of Improvement and related Reports of Engineer including construction cost estimating; bidding and construction phase services for construction activity as is needed in order to implement a Plan of Improvement for the District as completed in the Engineer's Report. The District boundary is approximately 2,000 acres and incorporates traditional and conventional neighborhoods within pods or clusters and a village town center area that incorporates retail and office space, light industrial and community recreation areas.					
	TITLE AND LOCATION (City and State)	4	(2) YEAR PROFESSIONAL SERVICES	COMPLETED CONSTRUCTION (If applicable)		
	edar Pointe Community Development Dis acksonville, FL	trict,	2014			
_	•	NEIO DOLE	_ · · ·	2014		
d. Provided engineering services for the preparation/provision of engineering studies and design, permitting, annual refacility maintenance programs, Public Facility Reports, Plans of Improvement and construction cost estimating; bidding and construction phase services for construction activity to implement a Plan of Improvement for the District. The District is approximately 226 acres and incorporates single family neighborhoods and community recreation areas including a clubhouse				ermitting, annual reports, ost estimating; bidding the District. The District		
	TITLE AND LOCATION (City and State)			COMPLETED		
	he Grove at EverRange		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)		
_	acksonville, FL	NIELO DOLE	202	is was a d with a comparat figure		
e. ac Ja ut wa Ci	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPECIFIC ROLE Sr. Civil Engineer for full civil engineering services including site/civil design, permitting assistance, and construction administration for the EverRange community amenity center which is located on approximately 6 acres in the City of Jacksonville, Florida. Design included coordination with stakeholders, design consultants and contractors for site grades, utility connections/services, pedestrian circulation, and stormwater/roof drainage collection. Utilities included potable water, reclaim water, wastewater, site electrical, and communications. Permitting coordination was completed with the City of Jacksonville, JEA, Florida Department of Environmental Protection (FDEP) and St Johns River Water Management District (SJRWMD).					

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.) 13. ROLE IN THIS CONTRACT 14. YEARS EXPERIENCE 12 NAME **Project Engineer/Drainage** a. TOTAL b. WITH CURRENT FIRM Autumn McCarthy Hubsch, P.E. 19 19 15. FIRM NAME AND LOCATION (City and State) PRIME AE Group, Inc. Jacksonville 16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Bachelor of Science in Civil Engineering Professional Engineer Florida, No. 72939 Florida State University, 2006 18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) AutoCAD 2004, 2008, and 2010; AutoDesk Land Desktop Design; Autoturn; ICPR; Hydraflow; EPANET; Microsoft Word and Excel; Microstation V8 with Geopack 2004; HEC-RAS 19. RELEVANT PROJECTS (1) TITLE AND LOCATION (City and State) (2) Year Completed **Nocatee Spray Park** PROFESSIONAL SERVICES CONSTRUCTION (If applicable) St. Johns County, Florida 2016-17 (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE □ Check if project performed with current firm Project Engineer responsible for design of this 8.5 acre park serving the Tolomato CDD (Nocatee). The park features a splash pad, concession, restrooms, parking, and band stage. (1) TITLE AND LOCATION (City and State) (2) Year Completed **Amelia Island Multi-Use Path** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Amelia Island, Florida (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE □ Check if project performed with current firm Project Engineer responsible for the 5.9 mile Multi-purpose path along SR A1A on Amelia Island. The path began at the Amelia Island State Park at the southern tip of the island and ended at Peter's Point Park north of the Ritz-Carton development. This project required a design that minimized tree impacts. The design included drainage structure modifications, utility coordination, a public meeting and wetland permitting. (1) TITLE AND LOCATION (City and State) (2) Year Completed **Town Plaza Roadway Improvement** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) St. Johns County, Florida 2025 (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE □ Check if project performed with current firm Engineer of Record for this roadway improvement project to remove unnecessary roadway aprong. The project included curb and striping revisions, maintenance of traffic and permitting through St. Johns County. (1) TITLE AND LOCATION (City and State) (2) Year Completed **West Augustine District Park** PROFESSIONAL SERVICES CONSTRUCTION (if applicable) St. Johns County, Florida 2007 2011 (Phase 3) (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE □ Check if project performed with current firm Project Engineer responsible for site design, permitting and construction administration for a 54 acre park. Park layout includes four league baseball fields, one multi-purpose fields, recreation center and pool, associated parking and utilities, and three stormwater ponds. Drainage: Responsible for the design of three wet detention ponds and associated storm sewer piping network. Utilities: Responsible for the design of the gravity sewer system with lift station and potable water system serving building. (1) TITLE AND LOCATION (City and State) (2) Year Completed SR 243/JIA North Access Road PROFESSIONAL SERVICES CONSTRUCTION (if applicable) Duval County, Florida 2007-2013 2015 (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE □ Check if project performed with current firm Project Engineer responsible for the design of a 2.5 mile, 4-lane divided roadway in northwestern Duval County. The new alignment includes identifying the locations of stormwater management facilities, determining the required Right of Way, development of roadway plans, and utility coordination. Also responsible for updating the Long Rang Estimate and implementing various cost saving measures. (1) TITLE AND LOCATION (City and State) (2) Year Completed Nocatee Splash Adult Pool CONSTRUCTION (if applicable) PROFESSIONAL SERVICES St. Johns County, Florida 2020 □ Check if project performed with current firm (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Engineer of Record responsible for civil design and permitting for the adult pool expansion for the Nocatee Splash Park. This project was done for the Tolomato CDD (Nocatee) and included coordination with multiple other design teams for pool design, landscape, etc. The project included permitting through the St. Johns River Water Management District and St. Johns County.

		PERSONNEL PROPOSED FOR the one Section E for each key			
12. N		13. ROLE IN THIS CONTRACT		EXPERIENCE	
Ric	hard R. Lonergan, RLA	Landscape	a. TOTAL 38	b. WITH CURRENT FIRM 10	
15. F	IRM NAME AND LOCATION (City and State)	Architecture/Irrigation	36	10	
PRI	ME AE Group, Inc., Jacksonville, FL DUCATION (DEGREE AND SPECIALIZATION)	L 47 OURDENT REGEROOMAL RE	COLOTE ATION (OTATE AND DIOA	OIDLINE)	
	16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida, Registered Landscape Architect, RLA # 1550, Georgia # LA 980				
Uni	versity of New York at Syracuse		•		
18. C	THER PROFESSIONAL QUALIFICATIONS (Publications, Or	ganizations, Training, Awards, etc.)			
		19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)			COMPLETED	
	RiverTown, RiverLodge and RiverClub Pr Streetscape, St. Johns County, FL	oject Entry Design and	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SI	PECIFIC ROLE	2015-Present	Ongoing formed with current firm	
a.	As lead landscape architect, Mr. Lonergan g				
	construction documents and construction ac				
	subconsultants to ensure design intent, proje				
	design. The overall RiverTown community s				
	occupying 20 acres and 40 acres, respective		,		
	(1) TITLE AND LOCATION (City and State)		, ,	COMPLETED	
	EverRange Amenity Center, Project Entry Design and Streetscape, St. Johns County, FL			CONSTRUCTION (If applicable)	
	• •	TOUTION DOLD	2024-Present	urfo was a d scritte as sweep at firms	
	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm As lead landscape architect, Mr. Lonergan directed the project from design development through the completion of				
b.					
	construction documents for landscape and h				
	architect to ensure continuity and integration across all disciplines. In addition, he managed collab subconsultants, including structural, site electrical, aquatic/pool, and irrigation engineers, to achieve				
	integrated site design. Mr. Lonergan also provided comprehensive cons				
	construction phase. The Amenity Center is approximately 5.5 ac., while				
	(1) TITLE AND LOCATION (City and State)			COMPLETED	
	Estancia Phase I and Amenity Center		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	Wesley Chapel, FL		2012-2013	2014	
C.	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SI	PECIFIC ROLE	L ☐ Check if project pe	erformed with current firm	
	As lead landscape architect, Mr. Lonergan guided the project from design development through construction documentation, focusing on both landscape and hardscape design. He coordinated efforts with structural, electrical,				
	pool, and irrigation engineering consultants, and provided construction administration throughout construction.				
	(1) TITLE AND LOCATION (City and State)	·	(2) YEAR	COMPLETED	
	Nocatee Splash Park			CONSTRUCTION (If applicable)	
	St. Johns County, FL		2009-2010	2010	
	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPECIFIC ROLE			erformed with current firm	
	As the lead landscape architect, Mr. Lonergan led the project from design development through construction				
d.	documents, focusing on both landscape and hardscape elements. He refined the site's aesthetics, enhanced the				
	resident experience, optimized the pool layout and site connectivity, and coordinated closely with structural, electrical,				
	pool, and irrigation consultants. Mr. Lonergan collaborated with the clien				
	reducing the overall project cost by \$5 million. During the construction pr		hase, he provided cons	truction administration	
	services, working directly with the owner, general contractor, and landscape contractor to ensure successful project				
	execution. The overall project size was appr	oximately 50 ac.			
	(1) TITLE AND LOCATION (City and State)			COMPLETED	
	Amelia National Phase I and Amenity Cer	nter	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	Fernandina, FL		2005	2006	
e.	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SI			erformed with current firm	
	As lead landscape architect, Mr. Lonergan d				
	construction documents, with a strong emph				
	collaboration with structural, electrical, pool,		onsultants, and manage	eu construction	

	E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.)					
12.	NAME	13. ROLE IN THIS CONT		14	1. YEARS EXPERIENCE	
Ric	chard Welch, P.E.	QA / QC Manage	r	a. TOTAL	b. WITH CURRENT FIRM	
			43	40		
PR	FIRM NAME AND LOCATION (City and State) RIME AE Group, Inc., Jacksonville, Florida					
	EDUCATION (DEGREE AND SPECIALIZATION)				TION (STATE AND DISCIPLINE)	
	chelor of Science - Civil Engineering iversity of Florida, 1985		Professional Engineer		0. 40279, 1988	
	OTHER PROFESSIONAL QUALIFICATIONS (Publications, Org	ganizations Training Award	Georgia No. 30239, 2	2005		
		19. RELEVANT PI				
	(1) TITLE AND LOCATION (City and State) Amelia Concourse		PROFESSIONAL SERVICES	(2) Year Compl	CONSTRUCTION (If applicable)	
	Nassau County, Florida		2004 - 2011		2006 - 2009	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE		roject perfor	med with current firm	
a.	Project and Contract manager retained by					
	design a 3.8 mile long 4-lane collector ro					
	served include North Hampton, Amelia N					
	coordination with each of the development			ter manage	ement, potable water, re-	
	use water and wastewater to each project.	The project was cor				
	(1) TITLE AND LOCATION (City and State) eTown Amenity			(2) Year Compl		
	Duval County, Florida		PROFESSIONAL SERVICES 2019		CONSTRUCTION (If applicable) 2021	
b.	•					
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND				med with current firm	
	Provided QA/QC services for design and per amenity building, playground, pool and dec				The project includes an	
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	k, dog parks, paving	1			
	(1) TITLE AND LOCATION (City and State) Seabrook Amenity		PROFESSIONAL SERVICES	(2) Year Comp	CONSTRUCTION (If applicable)	
	St. Johns County, Florida		2022		2024	
C.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE		roject perfori	med with current firm	
			lomato CDD (Nocatee). The amenity included multipurpose			
	field, pool, restroom facilities, dog parks, pla	aygrounds, and parl	king lots.		· · · · · · · · · · · · · · · · · · ·	
	(1) TITLE AND LOCATION (City and State)			(2) Year Comp	leted	
	Sandestin Resort		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)	
	Destin, Florida		1983-2007		1983-2007	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND				ormed with current firm	
	This mixed use DRI includes single-family					
	courses and other recreational uses. Pro Market at Sandestin, St. Andrews Subdivis					
	Multi-family Development and South Winds					
	(1) TITLE AND LOCATION (City and State)			(2) Year Comp	·	
	Turnberry Harbor/ Regatta Bay		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)	
	Destin, Florida		1995-2013		1996-2013	
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE					
	Civil engineering services for analysis,					
	accommodate multi-family residential at the					
	course modifications, master grading and d	rainage plans, pota				
	(1) TITLE AND LOCATION (City and State)			(2) Year Compl		
	Nocatee Spray Park St. Johns County, Florida		PROFESSIONAL SERVICES 2016-17		CONSTRUCTION (If applicable) 2017-18	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SDECIEIC DOI E		project perfe	ormed with current firm	
_	Responsible for QA/QC for this 8.5 acre pa					
f.	concession, restrooms, parking, and band s			- p-2	Israe - Israe)	
	, , ,	J				

1101	iara Wolon, i E Continuosa					
	(1) TITLE AND LOCATION (City and State)		(2) Year Comp			
	Crosswater Amenity	PROFESSI	ONAL SERVICES	CONSTRUCTION (If applicable)		
g.	St. Johns County, Florida		2019	2020		
g.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE					
	Provided QA/QC services for this amenity to serve the To	Iomato C	CDD (Nocatee). The An	nenity included restroom		
	facilities, pools, parks, and parking lots.					
	(1) TITLE AND LOCATION (City and State)		(2) Year Comp	leted		
	Henderson Beach State Park	PROFESSI	ONAL SERVICES	CONSTRUCTION (If applicable)		
	Henderson Beach, Florida		2007	2009		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm					
	PRIME AE provided the project management and coordination					
h.	environmental consultants during phase I and II of the 1,6					
	submissions for potable water, wastewater, stormwater were					
	regional utilities and dredge and fill with NPDES. Phase I beg					
	road, a 110-space parking area, 1.5-mile tram road, two tra					
	building, restroom facility and recreational vehicle storage are					
	cottages, 22 primitive camp sites, and the entrance to the parameters at the entrance to the parameters are at the entrance at the entrance of the entrance at	ark with a	a new ranger station an	d a 900 l.f. access road		
	connecting the day use parking area to the existing RV park.					
	(1) TITLE AND LOCATION (City and State)			Completed		
	Twenty Mile Amenity Center St. Johns County, Florida		PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) 2015		
i.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm					
	Provided QA/QC services for the design and permitting of this 5.6 acre project located on the northeast side of Valley					
	Ridge Boulevard in St. Johns County and serves the Twenty					
	building with parking, pool and playground areas, multipurpose					
	(1) TITLE AND LOCATION (City and State)		(2) Year Comp			
	Palencia Elementary School	PROFESSI	ONAL SERVICES	CONSTRUCTION (If applicable)		
	St. Johns County, Florida		2011-2012	2012		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	l .		rmed with current firm		
	Project Officer for PRIME AE provided civil engineering suppor	t to the A	rchitect preparing civil co	onstruction documents for		
	the construction of a proposed 100,000 sf elementary school b	uilding ar	nd associated site eleme	nts. PRIME AE prepared		
j.	construction plans detailing the proposed site geometry, site	grading,	stormwater collection, a	nd site utility services to		
	support the proposed elementary school building. Site desi					
	sidewalk design (including site ADA accessibility), stormwater collection, potable water service, and sanitary sewer					
	service. The new elementary school was designed to achieve the maximum amount of LEED credits possible. PRIME AE					
	provided LEED assistance in various Sustainable Site LEED credits that revolved around the overall use of the site, the					
	stormwater management and collection systems, and parking of	capacity a	ind use.			
	(1) TITLE AND LOCATION (City and State)		(2) Year Comp	leted		
	St. Johns County Growth Management Center	PROFESSI	ONAL SERVICES	CONSTRUCTION (If applicable)		
	St. Johns County, Florida		2005	2007		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm					
	PRIME AE provided engineering services for the St. Johns County Growth Management Building. The development of					
k.	the Growth Management building consisted of site design, do					
	41,000 SF two-story office building located in St. Johns Cour					
	architect to determine site layout, building location, associated					
	agency permitting. This project was one of several new buildi					
	on the St. Johns County Administrative Campus. Due to s					
	multiple design teams and construction firms was a key element	ent in the	project success. The es	sumated value of the CIVII		
	construction is \$180,000.					

	E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT				
		te one Section E for each ke			
12. N	IAME	13. ROLE IN THIS CONTRACT		SEXPERIENCE	
Ry	an Weilersbacher	Construction Administration	a. TOTAL 28	b. WITH CURRENT FIRM 28	
PR	IRM NAME AND LOCATION (City and State) IME AE Group, Inc., Jacksonville, FL				
	DUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL F	REGISTRATION (STATE AND DIS	CIPLINE)	
	chelor of Science, Civil Engineering -				
	versity of Florida other professional qualifications (Publications, Or	ganizations Training Awards otc			
10. 0	THEN THOSE CONTROL QUALITICATIONS (Fublications, OF	gamzations, Training, Awards, etc.,	1		
		19. RELEVANT PROJECTS	5		
	(1) TITLE AND LOCATION (City and State)		(2) YEAR	COMPLETED	
			PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	Fleming Island Plantation		2009-ongoing	2009-ongoing	
a.	Fleming Island, FL (3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SF	DEOLEIO DOLE		erformed with current firm	
	Construction Project Manager – Coordin administering scope of work on behalf of		iaintenance contracts	in addition to	
	(1) TITLE AND LOCATION (City and State)	TODD.	(2) YEAR	COMPLETED	
	St. Johns County School District Prof	essional Services	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	St. Johns County, FL		Ongoing since 2008	Ongoing	
b.	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPECIFIC ROLE		•	erformed with current firm	
	Pavement Rehabilitation. Mr. Weilersbacher was Project Manager responsible for assessing the site				
	conditions to develop the scope of work, creating the construction plans, bidding those construction plans ar				
	administering the construction of the pro		p	,	
	(1) TITLE AND LOCATION (City and State)		(2) YEAR	COMPLETED	
	World Commerce Center CDD Parkway and Signalization		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	St. Augustine, FL		Ongoing	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SF	PECIFIC ROLE	□ Check if project performed with current firm		
C.	PRIME AE provided engineering service				
	Center CDD. Among our various projects for the World Commerce CDD was Commerce Parkway,				
	signalization. Weilersbacher served as Project Manager on providing the 1.5 miles of urban 4 lane divided				
	roadway with water, sewer, electrical irrigation landscape – 3 sanitary lift stations, 3 ponds, 1 stormwater lift			onds, 1 stormwater lift	
	station.		(O) VEAD	COMPLETED	
	(1) TITLE AND LOCATION (City and State) Marsh Landing, Harbour Island		PROFESSIONAL SERVICES	COMPLETED CONSTRUCTION (If applicable)	
	Jacksonville, FL		2008	2012	
d.	•				
	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm		
	Mr. Weilersbacher was Project Manager responsible for the design, bidding and construction services for this project.				
(1) TITLE AND LOCATION (City and State) (2) YEAR COMPLETED					
	Twin Creeks North CDD		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
			2016-Ongoing	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope size, cost, etc.) AND SF	PECIFIC ROLE		erformed with current firm	
e.	Mr. Weilersbacher served as Project Ma	nager responsible for co	onstruction-phase and	post construction	
	administration. Included coordination of				
	telephone distribution. Coordination of several site and utility contractors working simultaneously. Involved				
	construction-phase roadway geometry and permit modifications. Size: Approximately 2 miles				
			STANDAR	RD FORM 330 (REV. 7/2021)	

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

1

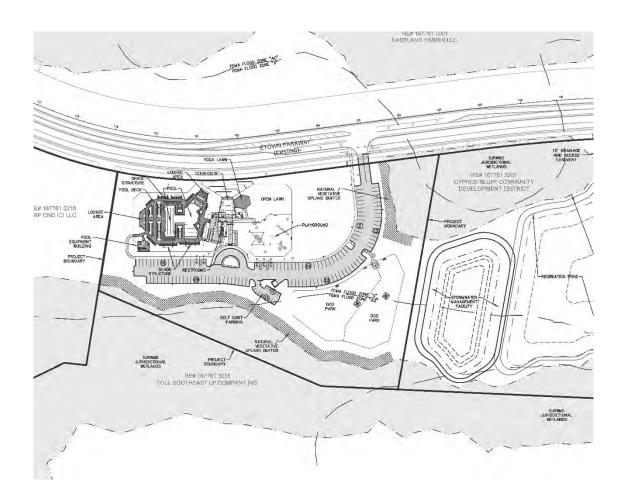
Complete one Section in for each project.)				
21. TITLE AND LOCATION: (City and State)	22. Y	ears completed:		
eTown Amenity	Professional services:	Construction: (If applicable)		
Duval County, FL	2019	2021		

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:	b. POINT OF CONTACT NAME:	c. POINT OF CONTACT TPH NO.
Tolomato CDD	Richard Ray	904-992-9750
Tolomato 022		rray@parcgroup.net

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

This 7.83 acre amenity center in Duval County and serves the eTown community. This site consists of a community building with the amenity building, playground, pool and deck, parking lots, and dog parks. PRIME AE's professional services included permitting and civil site design; including, drainage, grading, master stormwater management, and utilities.



25.	FIRMS	FROM SE	ECTION C INV	OLVED WITH	THIS PROJECT
-----	--------------	---------	--------------	------------	--------------

(1) FIRM NAME

PRIME AE Group, Inc.

(2) FIRM LOCATION (City and State)

Jacksonville, FL

(3) ROLE

Prime Consultant

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS 20. SAMPLE PROJECT KEY FOR THIS CONTRACT:

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

NUMBER:

2

21. TITLE AND LOCATION: (City and State)

22. Years completed:

The Grove at EverRange Jacksonville, FL

Professional services:

Construction: (If applicable)

2025

2025

23. PROJECT OWNER'S INFORMATION:

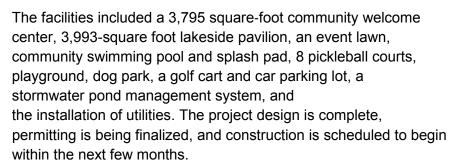
a. PROJECT OWNER: The PARC Group b. POINT OF CONTACT NAME: Rick Foster

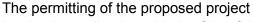
c. POINT OF CONTACT TPH NO

(904) 992-9750

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

PRIME AE provided all planning, theme development, conceptual design, landscape architecture, building architecture, engineering, cost analysis, graphic design and construction services for the Grove at EverRange, located on approximately 6 acres in the City of Jacksonville, Florida. These services included workshops, site plan approval, regulatory permitting, and the preparation of final construction plans. (excluding survey and geotechnical engineering) for the community amenity center, which is the centerpiece for the community. Conceived as the place where the community's residents engage for leisure, entertainment and socialization, The Grove includes a large pool that includes zones to accommodate lounging, fitness and play. Playgrounds, spray features, a dog park and pickleball complex are among the primary project elements.





involved coordination with the City of Jacksonville, JEA, Florida Department of Environmental Protection (FDEP), and the St Johns River Water Management District.







(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

3

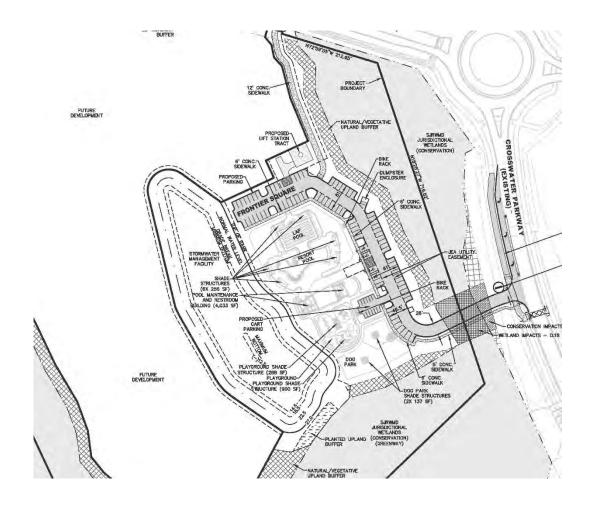
Complete one Section is for each project		
21. TITLE AND LOCATION: (City and State)	22. Y	ears completed:
Crosswater Amenity	Professional services:	Construction: (If applicable)
Ponte Vedra, FL	2019	2020

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:	b. POINT OF CONTACT NAME:	c. POINT OF CONTACT TPH NO.
Tolomato CDD	Richard Ray	904-992-9750
, , , , , , , , , , , , , , , , , , , ,	,	rray@parcgroup.net

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

This 15.13 acre amenity center in Ponte Vedra and serves the Nocatee community. This site consists of a community building with amenity buildings, a playground, a lap pool, a resort pool, restrooms, a dog park, and 99 parking spaces. PRIME AE's professional services included permitting and civil site design; including, drainage, grading, master stormwater management, and utilities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME

PRIME AE Group, Inc.

(2) FIRM LOCATION (City and State)

Jacksonville, FL

(3) ROLE

Prime Consultant

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

4

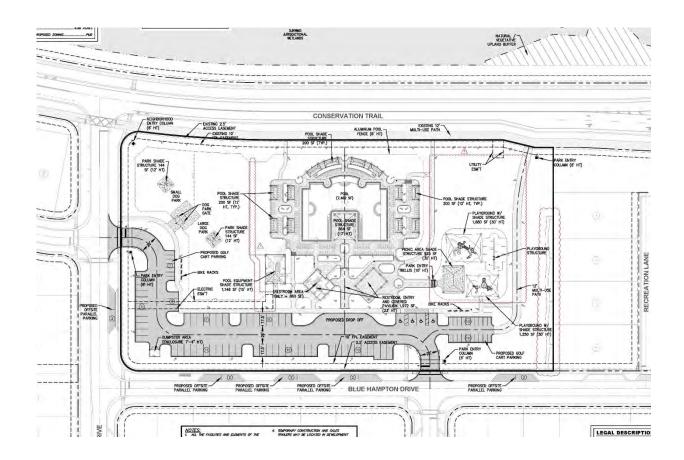
Complete one Section F for each project		
21. TITLE AND LOCATION: (City and State)	22. Y	ears completed:
Seabrook Amenity	Professional services:	Construction: (If applicable)
Ponte Vedra, FL	2022	2024

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:	b. POINT OF CONTACT NAME:	c. POINT OF CONTACT TPH NO.
Tolomato CDD	Richard Ray	904-992-9750
relemate 022	,	rray@parcgroup.net

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

This 15.13 acre amenity center in Ponte Vedra and serves the Nocatee community. This site consists of a community building with amenity buildings, a playground, a 7,482 SF pool, a picnic area, restrooms, a multipurpose field, dog parks, and 74 parking spaces. PRIME AE's professional services included permitting and civil site design; including, drainage, grading, stormwater collection, and utilities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	
PRIME AE Group, Inc.	Jacksonville, FL	Prime Consultant	

FOR THIS CONTRACT:	KEY NUMBER:	
(Present as many projects as requested by the agency, or 10 Complete one Section F for each proje	5	
21. TITLE AND LOCATION: (City and State)	22. Years completed:	
Nocatee Spray Park	Professional services:	Construction: (If applicable)
Ponte Vedra, FL	2016-2017	2017-2018

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:	b. POINT OF CONTACT NAME:	c. POINT OF CONTACT TPH NO.
Tolomato CDD	Richard Ray	904-992-9750
Tolomate GDB		rray@parcgroup.net

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS

This spray facility is located within the Nocatee community park site on roughly 8.5 acres and serves the Tolomato CDD. The park features a splash pad, concession, restrooms, parking, and band stage. PRIME AE Group's services included civil site design and permitting.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT				
(1) FIRM NAME (2) FIRM LOCATION (City and State)		(3) ROLE		
PRIME AE Group, Inc.	Jacksonville, FL	Prime Consultant		

20. SAMPLE PROJECT

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

6

21. TITLE AND LOCATION: (City and State)	22. Y	ears completed:
Nocatee Roadway Landscape	Professional services:	Construction: (If applicable)
St. Johns County, FL	2007	2010

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER: b. POINT OF CONTACT NAME: c. POINT OF CONTACT TPH NO.

The PARC Group Greg Barbour barbour@reagan.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

PRIME AE Group, Inc. has been working with Nocatee's Developer, The PARC Group, since Nocatee's inception in 2001. Nocatee is a 15,000-acre mixed-use development that spans the southeastern corner of Duval County and the northeast portion of St. Johns County. Nocatee offers a unique opportunity for a quality of life where residents can live, work, shop, attend school and play, all within the same community.

Nocatee was planned to evolve gradually over a period of 25 years, growing in step with Florida's First Coast. PRIME AE has provided services related to the residential neighborhoods with their own Village Centers offering commercial, residential, retail and recreation areas, interconnected by an expansive greenway system. The Town Center is the cornerstone of the community and provides many of the services and amenities needed to sustain the residents of Nocatee. As Nocatee's "Downtown", the Town Center includes retail and specialty shopping and offices mixed with a blend of residential housing, parks, schools, libraries and churches. Nocatee has a network of interconnected bicycle and hiking trails and electric cart pathways connecting residential villages with the Town Center. The Nocatee Greenway consists of over 5,000 acres of connecting parks, trails, protected wildlife corridors and wetlands preserves. The environmental jewel of the community is the 2,400-acre Nocatee Preserve. This preserve borders and protects over 3.5 miles of the Tolomato River and is in conservation for future generations.





Among our many Nocatee projects, PRIME AE developed a landscape and hardscape master plan design for all major roadways throughout Nocatee. Elements designed include signage features, and paving accents as well as landscape lighting and retaining wall designs to accentuate the landscape design. Signage included three major features demarcating entry points into the community. The scheduling of construction documents preparation and construction installation was closely coordinated with roadway timelines. PRIME AE has provided landscape architectural construction administration at each phase of roadway installation, performing changes to plans as required due to roadway modifications.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT				
(1) FIRM NAME	(3) ROLE			
PRIME AE Group, Inc.	Jacksonville, FL	Prime Consultant		

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION: (City and State)

The RiverClub at RiverTown St. Johns, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES 2022

CONSTRUCTION (If applicable)

Ongoing

23. PROJEC	T OWNER'S	INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Mattamy Homes	DJ Smith	904-279-9500
		dj.smith@mattamycorp.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Located along the St. Johns River this destination serves the larger RiverTown community as a resort style amenity. The complex includes docks, boardwalks, an amphitheater, pools, club and lodge, swimming complex, and trail connections. Our team worked diligently to properly site the amenities to take advantage of views, topography, and existing tree cover.

Thematically, our team developed an approach that embraced historical queues of a turn of the century



river environment nestled among live oaks. Our careful consideration of daytime and nighttime experiences led to the creation of a regional destination that supports active and passive recreation, a sense of place and unrivaled community interaction. The RiverClub was so successful, our team finished the design of a second destination amenity, The RiverLodge.







	25.	FIRMS	FROM	SECTION	C INVOLVED	WITH THIS PR	OJECT
--	-----	-------	------	---------	------------	--------------	-------

(1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE
PRIME AE Group, Inc. Jacksonville, FL Prime Consultant

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

8

21. TITLE AND LOCATION: (City and State)		22. Years completed:	
Twenty Mile Amenity Park		Professional services:	Construction: (If applicable)
	Ponte Vedra, FL	2014	2015

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:	b. POINT OF CONTACT NAME:	c. POINT OF CONTACT TPH NO.
Tolomato CDD	Richard Ray	904-992-9750
		rray@parcgroup.net

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

This 5.6 acre amenity center is located on the northeast side of Valley Ridge Boulevard in St. Johns County and serves the Twenty Mile Village community. This site consists of a community building with parking, pool and playground areas, multipurpose field, bark park and walking paths. PRIME AE's professional services included permitting and civil site design; including drainage, grading, master stormwater management, and utilities.



2	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT										
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE									
PRIME AE Group, Inc.	Jacksonville, FL	Prime Consultant									

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

9

Somprote and Source in the Succession of the Suc	,	
21. TITLE AND LOCATION: (City and State)	22. Y	ears completed:
Nassau County Regional Park	Professional services:	Construction: (If applicable)
Nassau County, FL	10/2020-10/2023	Ongoing

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:

Nassau County BOCC

b. POINT OF CONTACT NAME:

Jay Robertson

c. POINT OF CONTACT TPH NO.

904.530.6127

robertson@nassaucountyfl.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

PRIME AE completed the initial phase of the project, developing the park master planning for this 108-acre regional park project. This initial work included the conceptual design and master planning, deploying a process aimed at finalizing the overall project requirements, principles, and park programming.

PRIME AE was then awarded the implementation phase of this project, which included overall project management for the final site planning, permitting, bid specifications and bid assistance, construction documents, construction phase services, and project close-out. The park amenities include multi-purpose fields, an airnasium, playgrounds, a lakeside pavilion, a park loop road and parking, a trail system, a wayfinding system with interpretive signage/displays, and a central fishing lake. The scope also includes transportation planning, analysis, and construction plans for extensive off-site transportation improvements. The roadway improvement plans were permitted through the Florida Department of Transportation to receive both access and drainage permit approvals. Included in the services were permitted through the local



water management district, as well as the County construction plans review process. The submittals included site civil engineering plans, drainage, and hydrology calculations.



Currently, PRIME AE is providing Nassau County with construction administration services, which include bid assistance. Upon bid award, full construction administration services will be provided, including contractor pay application review, shop drawing review, field reviews, responses to requests for information, clarifications, and stormwater certifications. PRIME AE will also be responsible for managing professional sub-consultants to provide construction administration for the corresponding services, including Geotechnical

engineering, Structural engineering, and Mechanical, Electrical & Plumbing engineering.

Total Contract Value \$566,687

	25. FIRMS FROM SECTION C INVOLVED WITH TH	IIS PROJECT
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
PRIME AE Group, Inc.	Jacksonville, FL	Prime Consultant

(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

20. SAMPLE PROJECT KEY NUMBER:

10

	,						
21. TITLE AND LOCATION: (City and State)	22. Years completed:						
Rivers Edge Community Development District	Professional services:	Construction: (If applicable)					
St. Johns County, FL	2014-Present	Ongoing					

23. PROJECT OWNER'S INFORMATION:

a. PROJECT OWNER:
Rivers Edge CDD c/o Governmental
Management Services, LLC

b. POINT OF CONTACT NAME: Corbin Dungy c. POINT OF CONTACT TPH NO. (850) 727-5310

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Rivers Edge Community Development District is located within RiverTown - a 4,177-acre mixed-use master planned development located along the east bank of the St. Johns River, approximately 33 miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. The Development is an approved Development of Regional Impact, of which approximately 3,995 acres is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown PRD Reserve Area. Approved development within RiverTown generally consists of single- and multi-family



residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses.

PRIME AE currently serves as the District Engineer for Rivers Edge CDD and performs services including civil engineering, landscape architecture, construction administration and permitting. PRIME AE prepares the necessary reports and attends and participates in meetings of the District's Board of Supervisors as requested by the District.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME (2) FIRM LOCATION (City and State) (3) ROLE

STANDARD FORM 330 (REV. 7/2021)

		G. KEY PERSONNEL PARTIC	PATION	N IN	EXAMP	LE PR	OJECT	ΓS				
_	NAMES OF KEY PERSONNEL	27. ROLE IN THIS CONTRACT		II in "E	EXAMP Examples F	Projects F	Key" sec	tion belo	w before	comple	ting tabl	
	Section E, Block 12)	(From Section E, Block 13)	Place 1	2 "X" u	<mark>ınder proje</mark> 3	ct key nu 4	<u>ımber fo</u> 5	<mark>r particip</mark> 6	ation in s	same or 8	similar r 9	ole.)
Justin V	Villiams, PE	Project Manager	Х		Х	Х	Х			Х		
Autumr	n Hubsch, PE	Project Engineer, Drainage					Х					
Richard	d Welch, PE	QA/QC	Х		Х	Х	X			Х		
Neal Br	rockmeier, PE	Project Engineer Road/Utility		X					Х			
Ryan W	Veilersbacher	Construction Administration						Х	Х		Х	Х
Richard	d Lonergan, RLA	Landscape Architecture/Irrigation		X					Х			Х
												<u> </u>
		29. EXAMPLI										
NUMBER		E PROJECT (From Section F)	NUMBE					E PRO			Section	1 F)
1	eTown Amenity		6		Nocate				•	•		
2	The Grove at Eve	erRange	7		RiverC	lub @	Rive	rTown				
3	Crosswater Amer	nity	8		Twenty	Mile	Amen	ity				
4	Seabrook Amenit	ty	9		Nassau	ı Coui	nty W	estsid	e Reg	gional	Park	
5	Nocatee Spray P	ark	10		Rivers	Edge	CDD					

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

a) Ability & Adequacy of Personnel

PRIME AE Group, Inc. (PRIME AE) is a professional planning, engineering and landscape architecture design and consulting firm serving the public and private development community and is authorized to do business in Florida in accordance with Florida law as demonstrated below. Founded in 1983, PRIME AE has become a respected local and regional leader in our profession by our ability to fulfill our clients' needs with innovative solutions and quality services.

We specialize in Project Management - taking the project from inception to completion. Professional services offered by PRIME AE include: landscape architecture; project management; construction management; general planning services; community planning and urban design; roadway and transportation design, site engineering; and graphic design. PRIME AE 's staff of professionals include Planners, Civil Engineers, Transportation Engineers, Landscape Architects, Graphic Designers, Architect, Cost Estimators, and other support design and administrative personnel.

Professional Qualifications

Master planning, project management, site engineering, construction management and recreation/parks planning, and design are significant areas of focus for PRIME AE. We have unrivaled experience in the development of residential communities in North Florida. The combined experience of our Project Manager, Justin Williams and Project Team is demonstrated by work completed at EverRange, RiverTown, Nocatee and Palencia in Duval and St. Johns Counties. Applicable federal, state, local licenses and registrations held, as well as relevant experience, can be found in Section E - Resumes. PRIME AE's certificate of status can be found at the end of this section.

The team assembled for the Coastal Ridge CDD contract has a strong background in:

- CDD engineering services
- Civil engineering and regulatory permitting
- Landscape architectural planning and design
- Master planning/residential communities
- Construction administration and management
- Recreational and park facilities planning and design

In addition, the entire team has specific work experience within NE Florida and is therefore familiar with the area.

b) PRIME AE is not a certified minority business enterprise.

c) Willingness to Meet Time and Budget

Since our establishment, PRIME AE has earned a reputation for providing quality services, on time and within budget. This is best reflected by the fact that more than 80 percent of our business is through repeat clientele. We will give this project the focus and dedication needed to meet all budget parameters and deadlines set by the District.

PRIME AE commits to having the key staff, as represented by the resumes within this proposal, **available for the life of this contract**. These staff members will be available at the start of this project and will remain available through its completion.

PRIME AE assigns personnel based upon the expertise of the individual in the particular task area. In order to complete tasks effectively and in the most efficient manner, PRIME AE plans and schedules staff resources months ahead of their need to guarantee their availability. This ensures that the right individuals are available at the right time in the development of the project.

We are experienced in quick-response contracts, which require strict adherence to time schedules and a close, day-to-day working relationship with our clients. Our success hinges upon our ability to manage project tasks, and on our understanding of the client's operational constraints. We recognize the need for occasional changes in direction and priorities and have built flexibility into our project management system.

d) Past Experience & Performance

PRIME AE and its team of planners, engineers and landscape architects have planned and designed some of the most unique and creative parks, greenways, golf facilities, marinas, athletic facilities, and residential developments in northeast Florida over the last 40+ years. Most notably, we are very familiar with the requirements and unique characteristics of CDDs, as outlined in our Example Projects. Justin Williams has served as Engineer of Record on multiple CDD projects within both Duval and St. Johns Counties.

PRIME AE has served as Engineer of Record, consultant and/or managed dozens of CDDs and municipal continuing service contracts (CSC) over the years, some of which are highlighted in greater detail in Section F Projects. PRIME AE's active CSCs, each one also being repeat clients, include:

H. ADDITIONAL INFORMATION

- Rivers Edge, Rivers Edge II & III CDDs
- Heritage Park CDD
- Twin Creeks Creekside
- Twin Creeks North CDD

- Villages of Westport
- Magnolia West CDD
- Tolomato CDD
- Cypress Bluff CDD
- Pioneer Trail CDD

- Fleming Island CDD
- Braddock Lakes CDD

Coastal Ridge CDD

- Darby CDD
- Rivertown CDD

e) Geographic Location

We currently have two offices located within 15 miles of the Coastal Ridge CDD boundary. We have the ability to be at a job site, in person, when immediate needs arise.

Current and Projected Workloads

in various stages of completion. Our management of workload projections assures that the assigned Project Manager and his supporting staff will be available to focus on the District's needs and provide the level of responsiveness required to make this a successful project, once selected.

g) Volume of Work Previously Awarded to Applicant by District

PRIME AE is not currently under contract to provide services for Coastal Ridge CDD.

The PRIME AE Advantage - A single source for your needs from planning through construction close-out.

PRIME AE currently has many on-going land development and roadway design projects statewide

All activities will be under the direct supervision of your Project Manager, Mr. Justin Williams. Justin's key responsibilities will be to offer prompt, personalized service to the District through continuous and consistent communication. He will be responsible for the preparation of necessary progress reports, attendance at District meetings, overseeing construction services and other engineering tasks as they arise. He will address situations or changes as projects develop (as they inevitably do) and handle them efficiently and effectively. PRIME AE firmly believes that effective communication begins with establishing well-defined points-of-contact between the District and the consultant; therefore, all project management duties, correspondence and communication will flow through Justin. Justin will also ensure that the District staff is continually contacted to discuss critical path items or issues that arise during the design process and will not hesitate to solicit opinions concerning certain areas of expertise. Furthermore, Justin will have the authority and manpower to commit the necessary resources to keep the PRIME AE team on schedule. Not only does PRIME AE take immense pride in providing quality service, but we also take immense pride in significantly reducing our client's workload.

State of Florida Department of State

Certificate of Status to do business in the State of Florida

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE ustin Williams

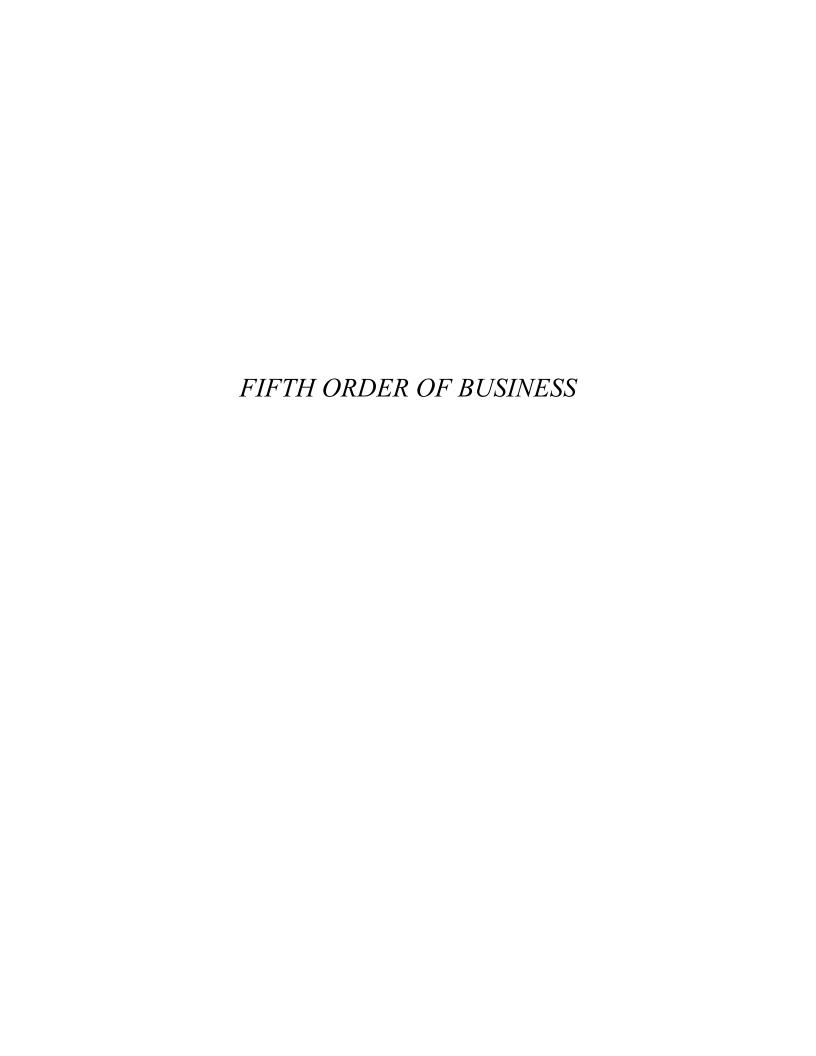
32. DATE

6/18/2025

Justin Williams, PE, Principal

STANDARD FORM 330 (REV 7/2021)

	ARCHITECT-ENGINE	ER QUA	LIFICAT	TIONS		1. SOLICITATIO	n numbe	ER (if any)
					UALIFICATION			
2a FIRM (o	(If a firm has r Branch Office) NAME	branch office	es, complete	for each	specific branch office s	seeking work.) 3. YEAR ESTABLISHED	4 UN	IQUE ENTITY IDENTIFIER
								23CVHDKX2H2
8 3 1 70 3 6	ME					1984	CAG	GE/NCAGE:9E9R0
2b. STREET						a. TYPE	NERSHIP	
13901 2c. CITY	Sutton Park Drive South, Suite	200	2d. STATE	2e 7	IP CODE	Corp	oratio	on
	onville		FL		224	b. SMALL BUSINESS STATUS		
	OFF CONTACT NAME AND TITLE		FL	32	<u> </u>	_		
	h Bradford Davis, Principal					7. NAME OF FIRM (If Block 2a is a	branch off	fice)
6b. TELEPH	HONE NUMBER	6c. E-MAIL ADE	DRESS			PRIME AE Group	, Inc.	
904-7	39-3655	bdavis@		rinc.co	om	·		
Dress	8a. FORMER FIR	M NAME(S)	(If any)			8b. YEAR ESTABLISHED		IQUE ENTITY IDENTIFIER
Pross	er Hallock, Inc.				10 P	1984 PROFILE OF FIRM'S EXPERIENT		3-1966327
	9. EMPLOYEES BY DISCIPLINE	T				AVERAGE REVENUE FOR LAS		
a. Function Code	b. Discipline	c. No. of E (1) Firm	mployees (2) Branch	a. Profile Code		b. Experience		c. Revenue Index Number (see below)
02	Administrative	82	17	A06	Airports; Termina			1
06	Architects Architectural Designers	31 10	1	A09 B01	Anti-Terrorism/Fo			6 4
08	CADD Technicians	22	9	B02	Bridges	itories		8
	Civil Designers	40	18	C15	Construction Ma	nagement		2
12	Civil Engineers	67	21	E02	Education Facilit			6
15 16	Construction Inspectors Construction Managers	61 14	3	E09 E11	EIS, Assessmen Environmental P			<u>2</u> 1
10	Electrical Designers	4	3	G01		e Maintenance Facilities	3	<u> </u>
21	Electrical Engineers	1		G04	GIS Services			5
24	Environmental Engineer/Specialist		_	G06	Graphic Design			3
29 37	GIS Specialist	7 5	6	H03	Landscape Archi			5 6
38	Interior Designers Land Surveyors	17		H07 H09	Hospitals & Med	ts; Airfield Paving ical Facilities		3
39	Landscape Architect	11	10	H11	Housing			5
	Materials Testing	10		M05	Military Design S			6
42	Mechanical Designer Mechanical Engineer	2		O01 O03	Ordnanco: Munit	Industrial Parks ions; Special Weapons		6 1
47	Planner: Urban Planners	10	10	P05	Planning (Region			5
48	Project Managers	8		P06		nstallation Project)		4
	Roof Consultants	2		R04	Recreational Fac			3
57	Structural Designers Structural Engineers	13 16		R06 R12	Renabilitation (B	uildings, Structures)		7 7
37	Technician/Analyst	5		S04		on; Treatment & Dispos	al	6
	Technology	8		S09	Structural Design	n; Special Structures		7
- 00	Transportation Designer	24	6	S11	Sustainable Des	•		6
60	Transportation Engineers Water Resources Designers	22 5	5	T02	Testing & Inspec	ation Services ation Engineering		<u>8</u> 5
62	Water Resources Engineers	3		W03		reatment & Distribution		6
	*LEED AP included in count above	16		Z01	Zoning; Land Us			2
	Spec Writer	1						
	Total	503	107					
a. Federa	ederal Work 9	2. \$10 3. \$25 4. \$50	s than \$100, 0,000 to less 0,000 to less 0,000 to less nillion to less	,000 s than \$2 s than \$5 s than \$1	50,000 00,000 million	6. \$2 million to less 7. \$5 million to less 8. \$10 million to les 9. \$25 million to les 10. \$50 million or gre	than \$5 than \$7 s than \$ s than \$	10 million \$25 million
	1				RESENTATIVE			
a. SIGNATU	IDE	Th	e foregoing	is a state	ment of facts.	b. DATE		
a. SIGNATU	The state of the s					June 202	25	
c. NAME A		- 0' '				3		
Kuma	ar Buvanendaran, PE, Executive	e Chairm	an					



RESOLUTION 2025-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RESCHEDULING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTION 2025-27 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; 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; and

WHEREAS, on April 1, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-27, approving the proposed budget for Fiscal Year 2025/2026 and setting a public hearing on the proposed budget for May 6, 2025, at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256; and

WHEREAS, because the Board was unable to hold the public hearing on the scheduled date, the District Manager rescheduled the date of the public hearing to August 5, 2025, to be held at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, and the District Manager has caused the notice of the public hearing with the new date to be published consistent with the requirements of Chapter 190, Florida Statutes; and

WHEREAS, the Board desires to ratify the District Manager's action in rescheduling the public hearing.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District manager in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2025-27 is hereby amended to reflect that the public hearing as declared in Resolution 2025-27 is rescheduled for August 5, 2025, at eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

SECTION 2. RESOLUTION 2025-27 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-27 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 1st day of July 2025.

ATTEST:	COASTAL RIDGE COMMUNITY
	DEVELOPMENT DISTRICT
Secretary	Chair/Vice Chair, Board of Supervisors

Coastal Ridge

Community Development District

Approved Budget FY 2026

July 1, 2025



Table of Contents

General Fund	1
Narratives	2-3
Debt Service Fund Series 2025	4
Series 2025 Amortization Schedule	5
Assessment Schedule	6

Coastal Ridge Community Development District Approved Budget General Fund

		pproved Budget		tuals Thru				jected Thru	Approved Budget		
Description	FY	(2025 (1)		5/31/25	4	Months		9/30/25		FY 2026	
REVENUES:											
Special Assessments/Developer Contributions	\$	-	\$	-	\$	-	\$	-	\$	127,403	
Developer Contributions		75,511		64,123		28,725		92,848		-	
Interest income		-		-		-		-			
Carry Forward Surplus		-		-		-		-			
TOTAL REVENUES	\$	75,511	\$	64,123	\$	28,725	\$	92,848	\$	127,403	
EXPENDITURES:											
Administrative:											
Supervisor Fees	\$	7,000	\$	2,400	\$	3,200	\$	5,600	\$	12,000	
FICA Expenses		536		184		245		428		91	
Engineering Fees		7,000		-		3,500		3,500		12,00	
Attorney		14,583		-		7,292		7,292		25,00	
Annual Audit		3,200		-		-		-		3,10	
Arbitrage Rebate		-		-		-		-		45	
Assessment Roll Administration		-		-		-		-		7,50	
Management Fees		26,250		11,250		15,000		26,250		45,00	
Information Technology		875		450		600		1,050		1,50	
Website Administration		700		300		400		700		1,50	
Website Creation/ADA Compliance		1,750		1,750		_		1,750		96	
Dissemination Agent						_				3,00	
Telephone		300		19		131		150		50	
Postage		875		22		416		438		1,500	
Insurance		3,000		2,973		_		2,973		5,000	
Builder's Risk Insurance		-,		35,219		_		35,219		-,	
Printing & Binding		700		661		120		781		1,200	
Legal Advertising		8,000		2.951		3,050		6,000		5,000	
Other Current Charges		300		4		296		300		60	
Office Supplies		292		-		292		292		500	
Dues, Licenses & Subscriptions		150		125		-		125		17	
TOTAL ADMINISTRATIVE	\$	75,511	\$	58,308	\$	34,540	\$	92,848	\$	127,403	
TOTAL EXPENDITURES	\$	75,511	\$	58,308	\$	34,540	\$	92,848	\$	127,403	
EXCESS REVENUES (EXPENDITURES)	\$	-	\$	5,815	\$	(5,815)	\$	-	\$		
(1) All expenses prorated amount represents 7 mont	hs of fi	scal year.	-	·							
			Gros	ss Assessme	ents				\$	137,733	
				: Discounts		lections 7.5	%		,	10,330	
				Assessment					\$	127,403	
Product	As	ssessable	Тс	otal Gross		FY25 Gross		FY26 Gross	1	ncrease/	

Product	Assessable Units	Total Gross Assessment		FY25 Gross Per Unit	FY26 Gross Per Unit	ncrease/ Decrease)
Townhome	90	\$	11,258.83	\$ -	\$ 125.10	\$ 125.10
40' Lot	107	\$	13,385.49	\$ -	\$ 125.10	\$ 125.10
50' Lot	385	\$	48,162.76	\$ -	\$ 125.10	\$ 125.10
60' Lot	418	\$	52,290.99	\$ -	\$ 125.10	\$ 125.10
70' Lot	72	\$	9,007.06	\$ -	\$ 125.10	\$ 125.10
80' Lot	29	\$	3,627.84	\$ -	\$ 125.10	\$ 125.10
Total	1101	\$	137,733			

Coastal Ridge

Community Development District

Budget Narrative

Fiscal Year 2025/2026

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year or direct bill developers to cover operating expenses.

Developer Contribution

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund General Fund Expenditures for the Fiscal Year.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the approved engagement letter.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2025 Special Assessment Revenue Bonds. The District will contract with an Independent Certified Accounting Firm. to calculate the rebate liability and submit a report to the District.

Assessment Roll Administration

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services NF, LLC.

Website Maintenance

 $Per Chapter 2014-22, Laws of Florida, all Districts \ must have \ a website to provide detailed information on the CDD as \ well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.$

Website Creation/ADA Compliance

 $Costs\ to\ create\ the\ initial\ District\ website\ and\ ensure\ the\ District\ meets\ ADA\ compliance\ guidelines.$

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Telephone

New internet and Wi-Fi service for Office.

Coastal Ridge

Community Development District

Budget Narrative

Fiscal Year 2025/2026

Expenditures - Administrative (continued)

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

 $Copies \ used \ in \ the \ preparation \ of \ agenda \ packages, required \ mailings, and \ other \ special \ projects.$

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Commerce for \$175.

Coastal Ridge
Community Development District
Approved Budget
Debt Service Series 2025 Special Assessment Bonds

Description	Budg	Approved Budget FY 2025		Actuals Thru 5/31/25		Projected Next 4 Months		t Projected Thru 9/30/25		Approved Budget FY 2026
REVENUES:										
Special Assessments-On Roll Special Assessments-Direct Interest Earnings	\$	-	\$	-	\$	- - -	\$	-	\$	- 2,159,277 -
Carry Forward Surplus (1)		-		-		-		-		707,338
TOTAL REVENUES	\$	-	\$	-	\$	-	\$	-	\$	2,866,615
EXPENDITURES:										
Series 2025										
Interest - 11/01	\$	-	\$	-	\$	-	\$	-	\$	707,338
Interest - 05/01		-		-		-		-		878,075
Principal - 05/01		-		-		-		-		410,000
TOTAL EXPENDITURES	\$	-	\$	-	\$	-	\$		\$	1,995,413
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	_	\$	_	\$	_	\$	_	\$	_
Bond Proceed	Ψ	-	Ψ	-	Ψ	3,474,013	Ψ	3,474,013	Ψ	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	3,474,013	\$	3,474,013	\$	-
EXCESS REVENUES (EXPENDITURES)	\$	-	\$	-	\$	3,474,013	\$	3,474,013	\$	871,202
(1) Carry Forward is Net of Reserve Requ	uirement					Interest D	ue 1	1/1/26		\$869,055
									_	\$869,055
				Assessme					\$	2,334,354
						ollections 7.5	%		_	175,077
		Net Assessments								2,159,277

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit		FY26 Gross Per Unit		Increase/ (Decrease)	
Townhome	90	\$ 141.120.00	\$	- \$	1,568.00	\$	1,568.00	
40' Lot	107	\$ 214.000.00	\$	- \$	2.000.00	\$	2,000.00	
50' Lot	385	\$ 811,580.00	\$	- \$	2,108.00	\$	2,108.00	
60' Lot	418	\$ 926,288.00	\$	- \$	2,216.00	\$	2,216.00	
70' Lot	72	\$ 169,272.00	\$	- \$	2,351.00	\$	2,351.00	
80' Lot	29	\$ 72,094.00	\$	- \$	2,486.00	\$	2,486.00	
Total	1101	\$ 2,334,354						

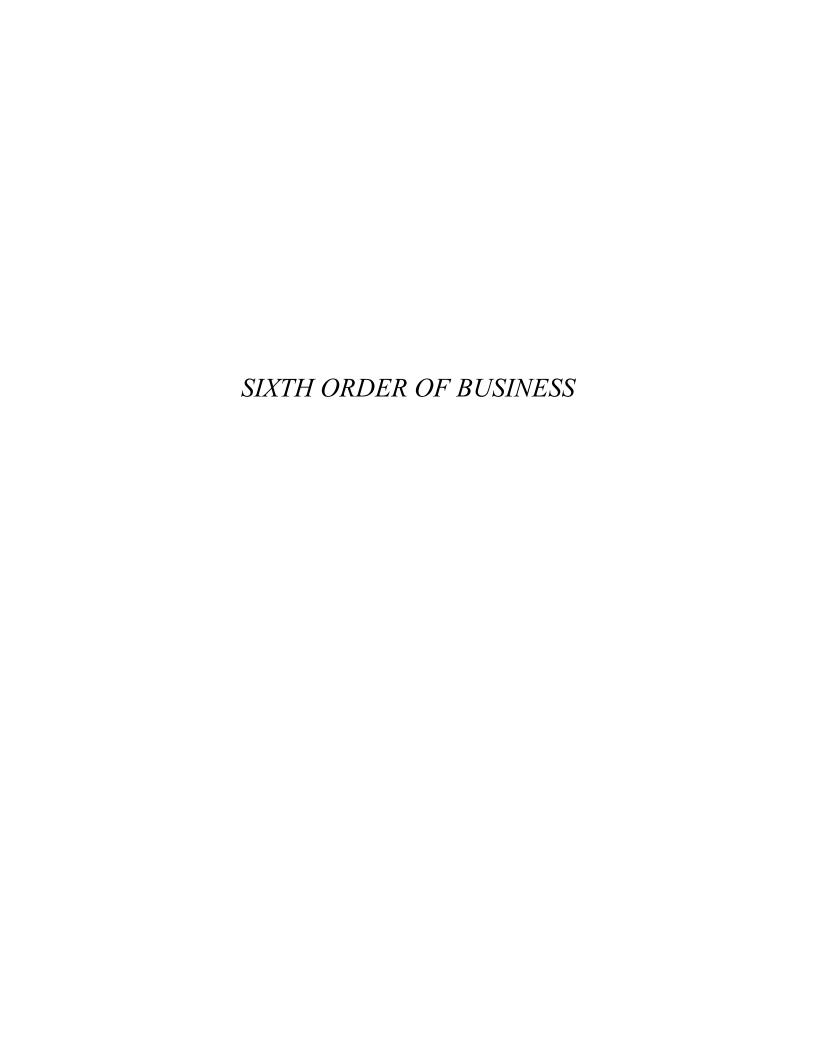
Coastal Ridge Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2025 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 30,365,000	4.400%		\$ 707,338	\$ 707,338
05/01/26	30,365,000	4.400%	410,000	878,075	2.457.120
11/01/26 05/01/27	29,955,000	4.400%	420,000	869,055	2,157,130
	29,955,000	4.400%	430,000	869,055	2.150.650
11/01/27	29,525,000	4.400%	450,000	859,595	2,158,650
05/01/28	29,525,000	4.400%	450,000	859,595	0.450.000
11/01/28	29,075,000	4.400%	470.000	849,695	2,159,290
05/01/29	29,075,000	4.400%	470,000	849,695	2.150.050
11/01/29 05/01/30	28,605,000	4.400%	400,000	839,355	2,159,050
11/01/30	28,605,000 28,115,000	4.400% 4.400%	490,000	839,355 828,575	2,157,930
05/01/31	28,115,000	5.750%	515,000	828,575	2,157,930
11/01/31	27,600,000	5.750%	313,000	813,769	2,157,344
05/01/32	27,600,000	5.750%	545,000	813,769	2,137,311
11/01/32	27,055,000	5.750%	313,000	798,100	2,156,869
05/01/33	27,055,000	5.750%	575,000	798,100	2,100,000
11/01/33	26,480,000	5.750%	-	781,569	2,154,669
05/01/34	26,480,000	5.750%	610,000	781,569	_,,
11/01/34	25,870,000	5.750%	-	764,031	2,155,600
05/01/35	25,870,000	5.750%	650,000	764,031	
11/01/35	25,220,000	5.750%	-	745,344	2,159,375
05/01/36	25,220,000	5.750%	685,000	745,344	
11/01/36	24,535,000	5.750%	-	725,650	2,155,994
05/01/37	24,535,000	5.750%	725,000	725,650	
11/01/37	23,810,000	5.750%	-	704,806	2,155,456
05/01/38	23,810,000	5.750%	770,000	704,806	
11/01/38	23,040,000	5.750%	-	682,669	2,157,475
05/01/39	23,040,000	5.750%	815,000	682,669	
11/01/39	22,225,000	5.750%	-	659,238	2,156,906
05/01/40	22,225,000	5.750%	865,000	659,238	
11/01/40	21,360,000	5.750%	-	634,369	2,158,606
05/01/41	21,360,000	5.750%	915,000	634,369	0.455.404
11/01/41	20,445,000	5.750%	070.000	608,063	2,157,431
05/01/42	20,445,000	5.750%	970,000	608,063	2 150 220
11/01/42 05/01/43	19,475,000	5.750% 5.750%	1 025 000	580,175 580,175	2,158,238
11/01/43	19,475,000 18,450,000	5.750%	1,025,000	550,706	2,155,881
05/01/44	18,450,000	5.750%	1,085,000	550,706	2,133,001
11/01/44	17,365,000	5.750%	1,005,000	519,513	2,155,219
05/01/45	17,365,000	5.750%	1,150,000	519,513	2,100,219
11/01/45	16,215,000	5.750%	-	486,450	2,155,963
05/01/46	16,215,000	6.000%	1,220,000	486,450	_,,
11/01/46	14,995,000	6.000%	-	449,850	2,156,300
05/01/47	14,995,000	6.000%	1,295,000	449,850	
11/01/47	13,700,000	6.000%	-	411,000	2,155,850
05/01/48	13,700,000	6.000%	1,375,000	411,000	
11/01/48	12,325,000	6.000%	-	369,750	2,155,750
05/01/49	12,325,000	6.000%	1,460,000	369,750	
11/01/49	10,865,000	6.000%	-	325,950	2,155,700
05/01/50	10,865,000	6.000%	1,550,000	325,950	
11/01/50	9,315,000	6.000%	-	279,450	2,155,400
05/01/51	9,315,000	6.000%	1,645,000	279,450	.
11/01/51	7,670,000	6.000%	4 ==0 000	230,100	2,154,550
05/01/52	7,670,000	6.000%	1,750,000	230,100	0.455.500
11/01/52	5,920,000	6.000%	4.055.000	177,600	2,157,700
05/01/53	5,920,000	6.000%	1,855,000	177,600	2 15 4 550
11/01/53	4,065,000	6.000%	1,970,000	121,950 121,950	2,154,550
05/01/54 11/01/54	4,065,000 2,095,000	6.000% 6.000%	1,770,000	62,850	2 15/ 000
05/01/55	2,095,000	6.000%	2,095,000	62,850	2,154,800 2,157,850
Total	۵٫۵۶۵٫۵۵۵	0.000%	\$ 30,365,000	\$ 35,043,863	\$ 65,408,863
- vuii			÷ 50,505,000	÷ 55,513,003	φ 00, 200,000

Coastal Ridge Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2025 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY 2025 (1)	Increase/ (decrease)	FY 2026	FY 2025 (1)	Increase/ (decrease)	FY 2026	FY 2025 (1)	Increase/ (decrease)
Townhome	90	90	\$125.10	\$0.00	\$125.10	\$1,568.00	\$0.00	\$1,568.00	\$1,693.10	\$0.00	\$1,693.10
40' Lot	107	107	\$125.10	\$0.00	\$125.10	\$2,000.00	\$0.00	\$2,000.00	\$2,125.10	\$0.00	\$2,125.10
50' Lot	385	385	\$125.10	\$0.00	\$125.10	\$2,108.00	\$0.00	\$2,108.00	\$2,233.10	\$0.00	\$2,233.10
60' Lot	418	418	\$125.10	\$0.00	\$125.10	\$2,216.00	\$0.00	\$2,216.00	\$2,341.10	\$0.00	\$2,341.10
70'Lot	72	72	\$125.10	\$0.00	\$125.10	\$2,351.00	\$0.00	\$2,351.00	\$2,476.10	\$0.00	\$2,476.10
80' Lot	29	29	\$125.10	\$0.00	\$125.10	\$2,486.00	\$0.00	\$2,486.00	\$2,611.10	\$0.00	\$2,611.10
Total	1101	1101									



ASSIGNMENT OF CONSTRUCTION CONTRACT & ACQUISITION OF COMPLETED IMPROVEMENTS

Assignor: EVRDEV, LLC ("Assignor")

Owner/Assignee: Coastal Ridge Community Development District ("Assignee")

Contractor: Vallencourt Construction Co., Inc. ("Contractor")

Contract: Agreement between Owner and Contractor for Construction Contract

(Stipulated Price) for Ranger Station Roadway – Phase 1 and US-1

Widening ("Phase 1/US-1 Roadway Contract")

Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for EverRange (fka Ranger Station) Phase 2 Roadway ("Phase 2 Roadway Contract", and together with the Phase 1/US-1 Roadway

Contract, "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 the rights, interests, benefits and privileges of Assignor under the Contract for the above-referenced Project that is further described by the Contractor's Acknowledgement and Acceptance of Assignment and Release. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof relating to the Project.

The parties acknowledge that the initial Phase 1/US-1 Roadway Contract value was \$21,915,221.91. It is the intent of the parties that the Assignee shall acquire the Improvements constructed to date under the Phase 1/US-1 Roadway Contract without reimbursement. However, to the extent permitted by law and authorized by the applicable bond documents, the Assignee agrees to use proceeds of the Coastal Ridge Community Development District Special Assessment Bonds, Series 2025 for all future costs due under the Phase 1/US-1 Roadway Contract, as such future costs are reflected in the revised Schedules of Values for Ranger State Roadway Phase 1 and US-1 Widening at Ever Range Parkway/Ranger Station attached hereto as **Exhibit A**. At the time of assignment, these costs total \$10,751,855.29, and may be subject to change by amendment to the Phase 1/US-1 Roadway Contract between the Assignee and the Contractor.

The parties further acknowledge that the initial Phase 2 Roadway Contract value was \$17,973,090. It is the intent of the parties that the Assignee shall acquire the Improvements constructed to date under the Phase 2 Roadway Contract without reimbursement. However, to the extent permitted by law and authorized by the applicable bond documents, the Assignee agrees to use proceeds of the Coastal Ridge Community Development District Special Assessment Bonds, Series 2025 for all future costs due under the Phase 2 Roadway Contract, as such future costs are reflected in the revised Schedules of Values for Ranger State Roadway Phase 1 and US-1 Widening at Ever Range Parkway/Ranger Station attached hereto as **Exhibit A**. At the time of assignment, these costs total \$6,727,114.69, and may be subject to change by amendment to the Phase 2 Roadway Contract between the Assignee and the Contractor.

Contractor hereby consents to the assignment of the Contract and all of Contractor's rights, interests, benefits, privileges, and obligations to Assignee, and agrees to execute the Addendum to the Contract concurrent herewith.

Executed in multiple counterparts t	to be effective the day of, 2025.		
EVRDEV, LLC	COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT		
By: Printed Name: Title:	By: Printed Name: Maurice Rudolph Title: Chairperson		
VALLENCOURT CONSTRUCTION CO., INC.			
By: Printed Name: Marcus McInarnay Title: President			

INCORPORATED DOCUMENTS AND EXHIBITS:

- Attachment 1: Developer's Affidavit and Agreement Regarding Assignment of Contract
 - Exhibit A Description of Project
 - Exhibit B Contract
 - o Exhibit C Contractor's Acknowledgment and Release
 - o Exhibit D Payment and Performance Bond
- Attachment 2: Contractor's Acknowledgment and Acceptance of Assignment and Release
 - Exhibit A Description of Improvements
- Attachment 3: Addendum to Contract:
 - o Exhibit A Trench Safety Compliance Act Statement
- Attachment 4: Bill of Sale of Improvements

EXHIBIT A-1

DESCRIPTION OF PROJECT

PHASE 1/US-1 ROADWAY CONTRACT

The Ranger Station Roadway – Phase 1 and US-1 Widening at Ever Range Parkway/Ranger Road improvements ("Improvements") identified in the Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for Ranger Station Roadway – Phase 1 and US-1 Widening ("Phase 1/US-1 Roadway Contract"), and more specifically described as follows:

Clearing and grubbing, earthwork,
grading, paving, storm drainage,
potable water, reuse water, and sewage
system as shown on those certain plans
entitled: (i) England-Thims & Miller,
Inc. Drawings, City of Jacksonville
Development # 10479.001 dated
October 3, 2023, and (ii) FDOT # 20-
088 dated October 3, 2023

TOTAL COST OF IMPROVEMENTS:	\$22,010,069.28
TOTAL PAID TO DATE:	\$11,258,213.99* *No reimbursement
COST TO COMPLETE PHASE 1/US-1 CONTRACT:	\$10,751,855.29

PHASE 2 ROADWAY CONTRACT

The EverRange (fka Ranger State) Phase 2 (Sta. 523-651) improvements ("Improvements") identified in the Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for EverRange (fka Ranger Station) Phase 2 Roadway ("Phase 2 Roadway Contract"), and more specifically described as follows:

Clearing and grubbing, earthwork,
grading, paving, storm drainage,
potable water, reuse water, and sewage
system as shown on those certain plans
entitled: England-Thims & Miller, Inc.
Please named Ranger Station Roadway
Project 22-088, Drawing Number 1-
383, W-STD 1-6, S-STD 1-5, S1-40,
T1-20, L1-3, inclusive, dated October
3, 2023

TOTAL COST OF IMPROVEMENTS:	\$18,032,433.16
TOTAL PAID TO DATE:	\$11,305,318.47* *No reimbursement
COST TO COMPLETE PHASE 1/US-1 CONTRACT:	\$6,727,114.69

EXHIBIT A -2

PHASE 1/US-1 ROADWAY CONTRACT SCHEDULE OF VALUES

EXHIBIT A-3

PHASE 2 ROADWAY CONTRACT SCHEDULE OF VALUES

DEVELOPER'S AFFIDAVIT AND AGREEMENT REGARDING ASSIGNMENT OF CONTRACT

[PHASE 1/US-1 ROADWAY CONTRACT AND PHASE 2 ROADWAY CONTRACT]

STATE OF FLORIDA COUNTY OF DUVAL

COUNTIE	A DO VILE
	ORE ME, the undersigned, personally appeared of EVRDEV, eloper"), who, after being first duly sworn, deposes and says:
(i)	I,, serve as for Developer and am authorized to make this affidavit on its behalf. I make this affidavit to induce the Coastal Ridge Community Development District (" District ") to accept an assignment of the Contract (defined below).
(ii)	The Contract between Developer and Vallencourt Construction Co., Inc. ("Contractor"), as described below and attached hereto as Exhibit B , was competitively bid prior to execution:
	 a. Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for Ranger Station Roadway – Phase 1 and US-1 Widening ("Phase 1/US-1 Roadway Contract")
	 b. Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for EverRange (fka Ranger Station) Phase 2 Roadway ("Phase 2 Roadway Contract", and together with the Phase 1/US-1 Roadway Contract, "Contract" or "Project")
(iii)	Developer, in consideration for the District's acceptance of an assignment of the Contract and acquisition of improvements constructed to date under the Contract as described on Exhibit A (" 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

(iv) Developer has obtained a release from Contractor acknowledging the assignment of the Contract and the validity thereof, the satisfaction of the bonding requirements of Section 255.05, Florida Statutes (if applicable), and waiving all claims against the District arising as a result of or connected with this assignment. Such release is attached as **Exhibit C**.

process for the Contract.

against Indemnitees and which relate in any way to the assignment of, or bid

- (v) The Contractor has furnished and recorded a performance and payment bond in accordance with Section 255.05, Florida Statutes, which is attached hereto as **Exhibit D**.
- (vi) Developer represents and warrants that there are no outstanding liens or claims relating to the Contract.
- (vii) Developer represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Contract are current and there are no outstanding disputes under the Contract.

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.

are true and correct to the best of my ki	nowledge and benefi.
Executed this day of	, 2025.
	EVRDEV, LLC
_	By:
	Name:
	Title:
STATE OF FLORIDA COUNTY OF DUVAL	
The foregoing instrument was a	cknowledged before me by means of \square physical presence
or □ online notarization, this day	of, 2025, by
as of	, on its behalf. S/He [] i
personally known to me or [] produ	ced as identification.
77	D 11' G. (CEL 11
\overline{N}	otary Public, State of Florida

EXHIBIT A

DESCRIPTION OF PROJECT

CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF ASSIGNMENT AND RELEASE

[PHASE 1/US-1 ROADWAY CONTRACT AND PHASE 2 ROADWAY CONTRACT]

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

- (i) Contractor acknowledges and accepts the assignment of the Contract (as defined below) to Coastal Ridge Community Development District ("District") as it relates to certain improvements ("Improvements") as described on Exhibit A attached hereto.
 - a. Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for Ranger Station Roadway – Phase 1 and US-1 Widening ("Phase 1/US-1 Roadway Contract")
 - b. Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for EverRange (fka Ranger Station) Phase 2
 Roadway ("Phase 2 Roadway Contract", and together with the Phase 1/US-1 Roadway Contract, "Contract" or "Project")
- (ii) Contractor represents and warrants that it 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
- (iii) Contractor represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Contract are current and there are no outstanding disputes under the Contract.
- (iv) Contractor hereby releases and waives any claim it may have against the District because of or in connection with such assignment.

(Signatures on Next Page)

Executed this day of	, 2025.	
	VALLENCOUR' CO., INC.	T CONSTRUCTION
	By: Marcus McIna Its: President	ırnay
STATE OF FLORIDA COUNTY OF CLAY		
	acknowledged before me by mea	
or \square online notarization, this $\underline{\hspace{1cm}}$ of $\underline{\hspace{1cm}}$ known to me or $\underline{\hspace{1cm}}$ produced $\underline{\hspace{1cm}}$, on its benaif.	as identification.
	Notary Public, State of Florida	
Exhibit A: Description of Project		

EXHIBIT A

DESCRIPTION OF PROJECT

ADDENDUM ("ADDENDUM") TO CONTRACT

[PHASE 1/US-1 ROADWAY CONTRACT AND PHASE 2 ROADWAY CONTRACT]

- 1. ASSIGNMENT. This Addendum applies to those certain agreements between the Coastal Ridge Community Development District ("District") and Vallencourt Construction Co., Inc. ("Contractor"):
 - a. Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for Ranger Station Roadway Phase 1 and US-1 Widening ("Phase 1/US-1 Roadway Contract")
 - b. Agreement between Owner and Contractor for Construction Contract (Stipulated Price) for EverRange (fka Ranger Station) Phase 2 Roadway ("Phase 2 Roadway Contract", and together with the Phase 1/US-1 Roadway Contract, "Contract" or "Project")

which Contract was assigned to the District simultaneous with the execution of this Addendum (and Addendum together with Contract and Assignment, the "Agreement"). The District shall now be the Owner of the Contract and subject to the rights and obligations set forth in the Contract. To the extent the terms of the Agreement conflict with this Addendum, the terms of this Addendum shall control.

- 2. PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS. Before commencing the work, and consistent with the requirements of Section 255.05, Florida Statutes, the Contractor shall execute, deliver to the District, and record in the public records of Duval County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, Florida Statutes. The cost of such bond shall be added to Contractor's proposal and shall be invoiced to the District. Such bond and/or security shall be for 100% of the project cost and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special-purpose government and not an "Owner" as defined in Section 713.01(23), Florida Statutes. Therefore, notwithstanding anything in the Agreement to the contrary, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall provide to subcontractors, material suppliers or others claiming interest in the work notice of the existence of the payment and performance bond in accordance with all applicable legal requirements.
- 3. INSURANCE. After assignment, the Contractor shall continue to include EvrDev, LLC, SPHBC, Inc., and their respective directors, officers, and employees (the "Developer Insureds") as additional insured entitled to all rights and benefits provided by the insurance coverage required by the Agreement. In addition to the Developer Insureds, the District, its officers, supervisors, agents, attorneys, engineers, managers, and representatives also shall be named as additional insureds under the insurance provided pursuant to the Agreement. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination

within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. Contractor shall, without interruption, maintain the aforementioned insurance for at least five (5) years after the completion or termination of this agreement.

- 4. LOCAL GOVERNMENT PROMPT PAYMENT ACT. Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, Florida Statutes. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, Florida Statutes. All payments due and not made within the time prescribed by Section 218.735, Florida Statutes, bear interest at the rate of two percent (2%) per month on the unpaid balance in accordance with Section 218.735(9), Florida Statutes.
- **5. RETAINAGE.** The following provision addresses the holding of retainage under the Contract:

Five percent (5%) of the amount of each progress payment shall be withheld as retainage until substantial completion of the Work. Within twenty (20) business days after the development of the punch list items and estimated cost to complete each punch list item, Owner shall pay the Contractor the remaining contract balance that includes all retainage previously withheld less an amount equal to one hundred fifty percent (150%) of the estimated cost to complete the punch list items. Upon final completion and acceptance of the Work by the Owner, including satisfaction of all punch list requirements, and submission of all documents required under the Contract, Owner shall pay the remaining outstanding balance, including the withheld amount pursuant to the sentence immediately preceding this, subject to any offsets to which the Owner is entitled.

6. INDEMNIFICATION.

In the Phase 1/US 1 Roadway Contract, the definition of "Indemnitees" as defined in Section 6.20 of the Contract is modified as follows:

The term "Indemnitees" shall mean the Owner (including its <u>affiliates its</u> <u>officers</u>, <u>supervisors</u>, <u>agents</u>, <u>attorneys</u>, <u>engineers</u>, <u>managers</u>, <u>and representatives</u>), <u>the Developer Insured</u>, and any other party indemnified by Contractor at law, in equity or by contract, and the respective partners,

officers, directors, members shareholders, employees and agents of each of the who are not themselves a contractor, consultant, or subcontractor of Owner retained as to the Project

In the Phase 2 Roadway Contract, the definition of "Indemnitees" as defined in Section 6.20 of the Contract is modified as follows:

The term "Indemnitees" shall mean the Owner (including its affiliates its officers, supervisors, agents, attorneys, engineers, managers, and representatives), the Developer Insured, and any other party indemnified by Contractor at law, in equity or by contract, and the respective partners, officers, directors, members shareholders, employees and agents of each of the who are not themselves a contractor, consultant, or subcontractor of Owner retained as to the Project

- 7. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:
 - a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax and has provided Contractor with a copy of its Consumer Exemption Certificate.
 - b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("Direct Purchase Materials") necessary for the work directly from the suppliers to take advantage of District's tax exempt status.
 - c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.
 - d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the

- governmental entity will be responsible for any tax, penalties and interest determined to be due.
- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.
- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.
- j. If the Cost of the Work is reduced due to Direct Purchase Materials, the portion of the reduction attributable to tax savings shall not cause a negative adjustment of the Contractor's Fee under section 6.2 of the Agreement.
- **8. PUBLIC RECORDS.** The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, Contractor must:
 - a. Keep and maintain public records required by the District to perform the service.
 - b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 W. TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA, 32092, <u>JOLIVER@GMSNF.COM</u>, OR AT (904) 940-5850.

- 9. SOVEREIGN IMMUNITY. Nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
- **10. NOTICES.** Notices provided to the District pursuant to the Agreement shall be provided to the following individuals:

If to the District: Coastal Ridge Community Development District

475 W. Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: Kutak Rock LLP

107 West Collage Avenue Tallahassee, Florida 32301 Attn: Katie S. Buchanan

11. STATEMENT REGARDING PUBLIC INTEGRITY LAWS. Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to the Agreement:

- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
- b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited; and
- f. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate the Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies under penalty of perjury that in entering into this Addendum, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Addendum, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

Under penalties of perjury, I declare that I have read the foregoing Section 11 and that the facts stated in it are true.

- 12. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit A**.
- **13.** Construction Defects. PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE <u>NOT</u> SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

- 14. CONFIDENTIALITY. Given the District's status as a public entity, the parties agree that any terms of the Agreement purporting to confidentiality, if any, does not apply as it relates to the District and on a going forward basis and that instead the public records laws and any exemptions provided therein, if applicable, shall control.
- 15. CHOICE OF LAW. The Agreement and the provisions of the Agreement 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.
- 16. COUNTERPARTS; ELECTRONIC SIGNATURES. The Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.
- 17. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. By entering into this Addendum, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statues, within the year immediately preceding the date of this Addendum.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum, to be effective as of the Effective Date of the Assignment.

VALLENCOURT

Witness By: Marcus McInarnay Its: President Print Name of Witness COASTAL RIDGE COMMUNITY

DEVELOPMENT DISTRICT

Witness By: Maurice Rudolph

Its: Chairman, Board of Supervisors

Print Name of Witness

Exhibit A: Trench Safety Act Statement

Exhibit A to Addendum

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, Florida Statutes, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29

CERTIFICATION

	and provide	_			y Act, and I will design of five feet in depth for
	this project.				
2.	The estimate	d cost imposed by o	compliance with The	Trench Safety A	ct will be:
				Dollars \$(Figures)	
		(Written)			(Figures)
3.	The amount	listed above has bee	en included within the	Contract Price.	
Da	ated this	day of		, 2025.	
			Vallencourt C	onstruction Co.,	, Inc
STATE OF	F FLORIDA OF CLAY		By: Marcus M Title: President		
The foregoi	ng instrument v	vas acknowledged be	fore me by means of \square	physical presence	e or □ online notarization
this	day of		2025, by	of	, who is sidentification, and did [
or did not [] take the oath.	wno nas produced		as	s identification, and did [
			Notary Public, Sta	te of Florida	
			Print Name:		
			Commission No.:		

My Commission Expires:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT TRENCH SAFETY ACT COMPLIANCE COST STATEMENT

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, Florida Statutes, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
Trench Box			
Sloping			
		Project Total	
Dated this day of		_, 2025.	
Subcontractor:			
	By:		
	Title:		
STATE OF			
The foregoing instrument was acknowledged before	e me by means of \Box 1	physical presence or	☐ online notarization,
this day of, 20 personally known to me or who has produced	25, by	of	, who is
or did not [] take the oath.		as ide	ntification, and did []
	Notary Public, State	e of Florida	
	Print Name:		
	Commission No.:	xpires:	
	wry Commission Ex	трись.	

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

CERTIFICATE OF DISTRICT ENGINEER FOR ASSIGNMENT OF CONTRACT AND ACQUISITION OF IMPROVEMENTS

[PHASE 1/US-1 ROADWAY CONTRACT AND PHASE 2 ROADWAY CONTRACT]

	, 2025
Board of Supervisors	
Coastal Ridge Community Develop	ment District

Re: Coastal Ridge Community Development District – Assignment of Contract for Improvements

Ladies and Gentlemen:

The undersigned, a representative of England, Thims & Miller, Inc. ("District Engineer"), as District Engineer for the Coastal Ridge Community Development District ("District"), hereby makes the following certifications in connection with the District's acceptance of certain improvements within the District ("Improvements") as identified in Exhibit A. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

- 1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
- 2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Master Engineer's Report* dated _____ ("Engineer's Report"), and specially benefit property within the District as further described in the Engineer's Report.
- 3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, can perform the functions for which they were intended.
- 4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
- 5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

ENGLAND, THIMS & MILLER, INC.

		110.
	Ву:	
	Print Name: Daniel Welch	
	Its:	
STATE OF FLORIDA		
COUNTY OF DUVAL		
The foregoing instrument was a	acknowledged before me by means of \Box phy	ysical presence
or \square online notarization, this day	y of, 2025, by	, as
	, on its behalf. He [] is per	
to me or [] produced	as identification.	
$\frac{-}{N}$	otary Public, State of Florida	
	•	

EXHIBIT A

DESCRIPTION OF PROJECT

BILL OF SALE

[PHASE 1/US-1 ROADWAY CONTRACT AND PHASE 2 ROADWAY CONTRACT]

KNOW ALL MEN BY THESE PRESENTS, that **EVRDEV**, **LLC** ("Seller"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, which has been or will be paid to it by the **Coastal Ridge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**"), has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to wit:

Those improvements set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF So the day and year above-written effect	eller has caused this Bill of Sale to be signed in its name or tive as of, 2025.
WITNESS:	EVRDEV, LLC
Print Name:	By: Name: Title:
Print Name:	
STATE OF FLORIDA COUNTY OF	
	s acknowledged before me by means of \Box physical presence day of, 2025, by, as
of	on its behalf. He [] is personally known as identification.
	Notary Public, State of Florida

EXHIBIT A

APPLICA	ATION AND CERTIFICA	TE FOR PAYMENT	AIA D	OCUMENT G702	(Instructions on re	everse side)		PA	(GE
FROM:	Coastal Ridge CDD C/O ENGLAND, THIMS 14775 ST. AUGUSTINE JACKSONVILLE, FL 32 Attn: Jason Hall/ Mike D VALLENCOURT CONS PO Box 1889, Green Co ORANGE PARK, FL 32	ERD. 1258 D <mark>aliberti/ Mo Rudolp</mark> TRUCTION CO., IN Dive Springs, FL 320	n C.	er Station Phase 1 &		APPLICATION NO: PERIOD TO: ARCHITECT'S PROJECT NO:	6/30/25	[] [] Co	stribution to: OWNER ARCHITECT CONTRACTOR entractors oject # 2023-43 23-72
CONTRA	ACT FOR:					CONTRACT DATE:			
CONTRA	ACTOR'S APPLICATION	FOR PAYMENT		Applicatio	n is made for Payment, as	s shown below, in co	nnection with th	e Co	ntract.
	ORDER SUMMARY			Continuat	on Sheet, AIA Document	G703, is attached			
	Orders approved in months by Owner	ADDITIONS	DEDUCTIONS		NAL CONTRACT SUM ange by Change Orders				
	d this Month				RACT SUM TO DATE (Lin				
Number	Date Approved				COMPLETED & STORE				
1		94,847.37		b	(Column G on G703) NAGE: 6 of Completed Work \$ (Column D + E on G70 6 of Stored Materials \$ (Column F on G703) Setainage (Line 5a + 5b or	03)	<u>)</u>		
	TOTALS	94,847.37			Total in Column 1 of 0				
The und nformat complete paid by to said by the said by the saued and the same of the same	on and belief the Work or ed in accordance with the he Contractor for Work f	covered by this Appl e Contract Documer or which previous C	94,847.37 of the Contractor's knowledge ication for Payment has been that all amounts have ertificates for Payment should be that current payment should be something to the source of the	edge, been 7. LESS been nown 8. CURR	EARNED LESS RETAIN (Line 4 Less Line 5 To PREVIOUS CERTIFICATE PAYMENT (Line 6 from ENT PAYMENT DUE ICE TO FINISH, PLUS RE (Line 3 less Line 6)	otal) ES FOR m prior Certificate)		\$ \$_	281,957.33 281,957.33 10,469,897.96
CONTRA	ACTOR: Mancus M.	Charna	Date: 6/30/2	2025					
n accordata con data con dest of the ndicated	nprising the above applic ne Architect's knowledge	Documents, based of attion, the Architect of a information and be is in accordance w	on on-site observations a certifies to the Owner tha elief the Work has progre th the Contract Documer CERTIFIED	nd the (Attach exit to the Enginner: ssed as By: hts, and This Certic Contractor	CERTIFIED planation if amount certifi ficate is not negotiable. Trenamed herein. Issuance to any rights of the Owner	ed differs from the a The AMOUNT CERTI E, payment and acce	mount applied for a part of the control of the cont	only	

Exhibit "A"

Ranger Station Roadway Phase 1

Schedule of Values (October 3, 2023 Plans)

Excavation (SMF) Cost Code # (160120)	Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	1	otal Installed This Period	To	10% Net etaiange on otal Installed This Period	Т	otal Installed To Date	Р	roject Total	% Comp.
Maintain Access	General Conditions	0.30	LS	\$ 93,211.55		0.05	0.05	\$	4,660.58	\$	4,194.52	\$	4,660.58	\$	27,963.47	17%
Surveying	Construction Entrance	1.00	Ea	\$ 7,665.19		0.20	0.20	\$	1,533.04	\$	1,379.73	\$	1,533.04	\$		
Construction Entrance Signs	Maintain Access					0.05	0.05	\$,		
Mobilize Clearing and Grubbing (Cost Code # 1	Surveying	0.20	LS	\$ 88,462.80		0.05					3,980.83	\$		\$		
Grubbing (Cost Code # -		85.00	DY	\$ 32.54		5.00	5.00	\$	162.70	\$	146.43	\$	162.70	\$	2,765.90	6%
Earthwork Density Testing		_						\$	11,174,99	\$	10.057.49	s	11.174.99	\$	58.460.30	
Final Dressout right of ways Grade or Regrade Ditches On site 3,000.00 LF \$ 11.37 \$ - \$ - \$ - \$ 34,110.00 0% 15,000.00 \$ 9,450.00 \$ 10,500.00 \$ 49,000.00 21%		0.20	IS	\$109 346 53			-			Table 2			-	100		0%
Grade or Regrade Ditches On site 3,000.00 LF \$ 11.37 - \$ - \$ - \$ - \$ - \$ 34,110.00 0%						15 000 00	15 000 00	_			9 450 00	_	10 500 00	_		
Lot Fill and Testing (Cost Code # 160125)	Grade or Regrade Ditches On site		1			10,000.00										
Cost Code # 165160 Cost Code # 10,000 LF S 1,21 S S S S S S S S S								T	10,500.00	7.50	9,450.00		10,500.00			
Excavation (SMF) Cost Code # (160120)							-		-		-	_	-1	_		#DIV/0
Cost Code # 160100 S							(-	\$	-	\$	-	\$		\$	- 140	#DIV/0
Seed 18,400 SY \$0.58 - \$ - \$ - \$ - \$ 10,672.00 0%		-						\$	-	\$	-	\$		\$		
Seeding & Mulching & Sod (Cost Code # 185160)	Sod	86,962	Sy	\$ 2.31			1-	\$	-	\$	-	\$	- A	\$		
Cost Code # 165160	Seed	18,400	SY	\$0.58			-	\$	-	\$	- 4	\$		\$	10,672.00	0%
Inlet Protection		_						\$		\$	_	\$	a a	\$	211,554.22	
Inlet Protection	Maintain Silt Fence COJ project	10,000	LF	\$ 1.21			-	\$	-	\$	-	\$	-74.0	\$	12,100.00	0%
Erosion and Sediment Control (Cost Code # 160100) -							140		1911	\$		\$	36.	\$	11,116.64	0%
NPDES Permit Compliance 0.20 Ls 53,775 - \$ - \$ - \$ 10,754.94 0% Stormwater Pollution Prevention Plan (Cost Code # 160101) - \$ - \$ - \$ - \$ 10,754.94		-						\$		\$	_	\$		\$	23,216.64	
Stormwater Pollution Prevention Plan (Cost Code # 160101) Sample - Stormwater Pollution Subgrade for Sidewalks and Flat concretes 253 SY Sample - Stormwater Pollution Subgrade for Sidewalks and Flat concretes 253 SY Sample - Stormwater Pollution Sample - Stormwater Sample -		0.20	Ls	53.77	5		-	\$	-		_	\$	-	\$	10,754.94	0%
concretes 253 SY \$ 4.91 200.00 200.00 \$ 982.00 \$ 883.80 \$ 982.00 \$ 1,242.23 79% Subsoil Stabilization LBR 40 M.U.P. 3,000 SY \$ 14.28 2,000.00 2,000.00 \$ 28,560.00 \$ 28,560.00 \$ 28,560.00 \$ 42,840.00 67% Roadway Stabilize and Base (#165120) - \$ 29,542.00 \$ 26,587.80 \$ 29,542.00 \$ 44,082.23 1.5" Final Lift Asphalt SP -12.5 Traffic C PG 76-22 ROAD 38,650 SY \$ 20.66 - - - - - 798,509.00 0% Tack Coat 38,650 SY \$ 0.63 -	Stormwater Pollution Prevention Plan (Cost Code # 160101)								-	\$		\$		\$		
M.U.P. 3,000 SY \$ 14.28 2,000.00 2,000.00 \$ 28,560.00 \$ 25,704.00 \$ 28,560.00 \$ 42,840.00 67%	concretes	253	SY	\$ 4.91		200.00	200.00	\$	982.00	\$	883.80	\$	982.00	\$	1,242.23	79%
(#165120) - \$ 29,542.00 \$ 26,587.80 \$ 29,542.00 \$ 44,082.23 1.5" Final Lift Asphalt SP -12.5 Traffic C PG 76-22 ROAD 38,650 SY \$ 20.66 - \$ - \$ - \$ 798,509.00 0% Tack Coat 38,650 SY \$ 0.63 - \$ - \$ - \$ - \$ 24,349.50 0%	M.U.P.	3,000	SY	\$ 14.28		2,000.00	2,000.00	\$	28,560.00	\$	25,704.00	\$	28,560.00	\$	42,840.00	67%
Traffic C PG 76-22 ROAD 38,650 SY \$ 20.66 - \$ - \$ - \$ 798,509.00 0% Tack Coat 38,650 SY \$ 0.63 - \$ - \$ - \$ - \$ 24,349.50 0%	(#165120)	-						\$	29,542.00	\$	26,587.80	\$	29,542.00	\$	44,082.23	
							15		14.1				T-E	<u> </u>		
Asphalt (Cost Code # 165135) - \$ - \$ - \$ 822,858.50		38,650	SY	\$ 0.63			1 ·							_		0%

					5. <u>4</u>	\$, a	\$	-	\$	-1	\$	F	#DIV/0!
					-	\$		\$	-	\$	-	\$		#DIV/0!
Curb (Cost Code # 165130)	-					\$	÷	\$	- 1	\$	-	\$	-	
Concrete - Flat Work 8" thick									(40)					
End Road Per plans	528	SF	\$ 12.45			\$		\$	-	\$	-	\$	6,573.60	0%
Sidewalks concrete M.U.P.														
Landings for ADA Mats	3,674	SF	\$ 5.55		-	\$	-	\$		\$		\$	20,390.70	0%
6' Sidewalk	3,489		\$ 5.55	1,489.00	1,489.00	\$	8,263.95	\$	7,437.56	\$	8,263.95	\$	19,363.95	43%
A.D.A. Handicap Ramps M.U.P.														H. 1
and Sidewalks	18	Ea	\$ 303.74	12.00	12.00	\$	3,644.88	\$	3,280.39	\$	3,644.88	\$	5,467.32	67%
A.D.A. Mats	630	SF	\$ 46.17		-	\$	-	\$	-	\$	19.1	\$	29,087.10	0%
Flush Header Curb 6" wide	1,000	LF	\$ 26.21		-	\$	-	\$	7	\$	1.5	\$	26,210.00	0%
1.5" M.U.P	3,710	SY	\$ 20.13		-	\$	-	\$		\$		\$	74,682.30	0%
4" Multiuse Path Base Material	3,710	SY	\$ 24.48			\$	-	\$		\$	-	\$	90,820.80	0%
Sidewalk & Path (Cost Code #		1												
165150)	241					\$	11,908.83	\$	10,717.95	\$	11,908.83	\$	272,595.77	
Stripe	0.50	le	\$150,508.15		_	\$	-	\$	-	\$	-	\$	75,254.08	0%
Striping & Signage (Cost	0.00	-	ψ100,000.10			Ť						1		
Code # 165140)	<u>.</u>					\$		\$	2.	\$	120	\$	75,254.08	
Punch Out Storm Drain	11,207	l f	\$ 2.56			\$	_	\$	_	\$	-	\$	28,689.92	0%
Storm Drainage System (Cost	11,201	LI	Ψ 2.00			Ψ		Ψ		Ψ		Ψ	20,000.02	0 70
Code # 165110)						\$		\$		\$		\$	28,689.92	0%
Code # 165110)						\$		\$		\$		\$		#DIV/0!
Roadway Underdrain (Cost						Ф		Φ		φ	_	Ψ		#01770:
Code # 165180)						\$		\$	15	\$		\$		
		1.0	A 50 075 00			\$	-	\$		\$		\$	58,975.20	00/
As Builts	1.00	LS	\$ 58,975.20		-	Ф	-	Þ	-	φ	-	Ф	56,975.20	0%
Paving and Drainage As-builts						\$		•		•			58,975.20	
(Cost Code # 165190)	-		A 40 4 0 HO 4 H	0.05	0.05		-	\$	-	\$	04747.07	\$		440/
Signalization(Pg T-6 & T-7)	0.45		\$494,353.47	0.05	0.05	_		\$		\$	24,717.67	\$	222,459.06	
Signalization (pg T-8)	0.45	LS	\$482,435.00	0.05	0.05		24,121.75	\$	21,709.58		24,121.75	\$		11%
Electric (Cost Code # 180110)						\$	48,839.42	\$	43,955.48	\$	48,839.42	\$	439,554.81	WE !! !!!!
	-	Lf			-	\$	-	\$		\$		\$		#DIV/0!
Irrigation(Cost Code # 190120)	-					\$		\$		\$	(0)	\$	-	
		Lf			-	\$	-	\$	-1	\$	-	\$	-	#DIV/0!
Landscaping(Cost Code														
#190120)	-					\$	- 1	\$	-	\$	-	\$	- 4	
Bond	1.00	Ls	\$ 94,847.37		-	\$	-	\$	÷	\$	-	\$	94,847.37	
Change Order # 1 (Cost Code														
# 160110)						\$	-	\$	-	\$		\$	94,847.37	
A Committee of the Comm					16	\$	-	\$	-	\$	-	\$	-	
Change Order #4 Storm														
Drainage System (Cost Code										No.				
# 165110)	-					\$	-	\$	-	\$	-	\$	-	
									10% Net					
								re	taiange on					
						To	tal Installed		tal Installed	To	tal Installed			%
							his Period		his Period			Pro	ject Total	Comp.
						_								
						1	111,965.24		100,768.72		111,965.24		2,245,823.28	5%

Exhibit "A"

US-1 Widening at Ever Range Parkway/Ranger Station

Schedule of Values

Scope of Work	Oct 3rd Quantity	Uni	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	To	10% Net etaiange on otal Installed This Period	Т	otal Installed	P	roject Total	% Com
General Conditions		LS	\$ 145,147.67		0.10	0.10	\$	14,514,77	\$	13,063.29	\$	14,514.77	\$	116,118,14	13%
Construction Entrance		Ea			0.10	0.10	\$	3,670.31	\$	3,303.28	_	3,670.31	\$	29,362.50	
Demolition of Existing Asphalt & Pipe	0.90		\$ 320,229.83				\$		\$		\$	Ι (α	\$	288,206.85	
Maintance of Traffic	0.80	Ls	\$ 561,863.41		0.05	0.05	\$	28,093.17	\$	25,283.85	\$	28,093.17	\$	449,490.73	
Night time work	1.00	LS	\$ 138,488.33		0.05	0.05	\$	6,924.42	\$	6,231.97	\$	6,924.42	\$	138,488.33	5%
Surveying		LS			0.05	0.05	\$		S	1,376,13	\$	1,529.03	\$	24,464.52	
Mobilize Clearing and Grubbing							\$	54,731.70	\$	49,258.53	\$	54,731.70	\$	1,046,131.07	
Strip Topsoil	2,500				1,675.00	1,675.00	\$	17,855.50	\$	16,069.95	\$	17,855.50	\$		67%
Respread 6" Topsoil		CY					\$	-	\$		\$		\$		
Bury in Pond	1,175				350.00	350.00		2,019.50	\$	1,817.55	_	2,019.50	\$	6,779.75	
Site Cut	3,184				2,000.00	2,000.00	\$	26,740.00	\$	24,066.00	_	26,740.00	\$		
Place & Compact Fill	15,335				5,335.00	5,335.00	_	16,485.15	\$		\$	16,485.15	\$	47,385.15	
Earthwork Density Testing	0.80		\$ 105,839.82		0,000.00	- 0,000.00	\$	10,100.10	\$	- 1,000.01	\$	-	\$		_
Final Dressout	33,100					-	\$	-	\$		\$	-	\$	50,643.00	
Construct Ditch	2,530		\$ 26.55			-	\$		\$	-	\$		\$	67,171.50	
Dress Behind Electric Contractor		LS		1			\$	_	\$	_	\$	-	\$		
Earthwork and Testing (Cost C			ψ 10,070.25				\$	63,100.15	\$	56,790.14	\$	63,100.15	\$	346,290.13	0,0
Dewater for Pond	19,151		\$ 0.47		5,335.00	5,335.00	\$	2,507.45	\$	2,256.71	\$	200000000000000000000000000000000000000	S	9,000.97	28%
Get Dirt From On-site Pond	19,151				5,335.00	5,335.00	\$	57,831.40	-	52,048.26	\$	57,831.40	\$	207,596.84	
Excavation (SMF) Cost Code #		101	Ι Ψ 10.04		0,000.00	0,000.00	\$	60,338.85	\$	54,304.97	\$	60,338.85	\$	216,597.81	120,0
Site Sod	25,945	lsv	\$ 3.00			-	\$	-	\$	- 1,000 1.00	\$	-	\$	THE RESERVE OF THE PERSON NAMED IN	0%
Seeding & Mulching & Sod (Co				E			\$	201	\$	-	\$		\$	77,835.00	
Silt Fence Type III (Regular) - COJ Project	11,080		\$ 1.92				\$	_	\$		\$		\$	21,273.60	
Inlet Protection		Ea					\$	-	\$	-	\$		\$		
Maintain Silt Fence	15,380				3,000.00	3,000.00	S	3,600.00	\$	3,240.00		3,600.00	\$	18,456.00	
Erosion and Sediment Control					3,000.00	3,000.00	\$	3,600.00	\$	3,240.00		3,600.00	\$	46,209.60	
NPDES Permit Compliance	0.90		17,750		0.10	0.10		1,774.99	\$	1,597.49		1,774.99	\$	15,974.93	
Stormwater Pollution Prevention					0.10	0.10	\$	1,774.99	\$	1,597.49		1,774.99	\$	15,974.93	
Subsoil Stabilization (Shoulder-	III Flair (CO	St Ct	1001017				Ψ	1,774.00	Ψ	1,007.40	Ψ.	1,174.00	4	10,014.00	
Per Typical Section)	2,870	SV	\$ 17.24				\$		\$		\$		s	49,478.80	0%
Subgrade for Sidewalk	1,348	SV	\$ 4.06		1,000.00	1,000.00	\$	4,060.00	\$	3,654.00	\$	4,060.00	\$	5,472.88	
Subsoil Stabilization (Travel	1,540	101	Ψ 4.00		1,000.00	1,000.00	Ψ	4,000.00	Ψ	5,054.00	Ψ	4,000.00	1	5,472.00	1 7/0
Lanes-Per Typical Section)	21,585	SY	\$ 13.55				\$	4	\$		\$		\$	292,476.75	0%
8" Limerock	1,125						\$	-	\$		\$		\$		_
10" Limerock	18,025						\$	-	\$	4	\$		\$		
Roadway Stabilize and Base (#		101	20.75				\$	4,060.00	\$	3,654.00	\$	4,060.00	\$	856,699.43	
Milling Existing Asphalt	8,040	lsv	\$ 11.50			-	\$	-,000.00	\$	-	\$	4,000.00	\$	92,460.00	
Prime & Tack	41,330					-	\$	- 4	\$		\$		\$		

Scope of Work	Oct 3rd Quantity	Uni		Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com p.
.75" Friction Course FC-5		10		140.03								a december	14.7
(Travel Lanes)	27,828	SY	\$	19.84				\$		\$ -	\$ -	\$ 552,107.52	0%
1.5" SP Structural Course Traffic C (Resurface)	8,181	SY	\$	31.38				\$	- 1	\$ -	\$ -	\$ 256,719.78	0%
4.5" SP Structural Course Traffic C (Travel Lanes)	19,432	SY	\$	61.93				\$		\$ -	\$ -	\$ 1,203,423.76	
area	2,140	Tn	\$	200.00			191	\$		\$ -	\$ -	\$ 428,000.00	0%
3" Asphalt Pavement FDOT	200	CV	_	45.00			- 4				p	\$ 13.674.56	00/
Driveway		SY		45.28				\$	We	\$ -	\$ -		
Nocatee Parkway Paving repair Asphalt (Cost Code # 165135)	400	SY	\$	42.28				\$	- 1-	\$ -	\$ -	\$ 16,912.00 \$ 2,590,162.12	
	4.000		-	00.44				PARTY.	•	\$ -		A STATE OF THE PARTY OF THE PAR	
Type E Curb and Gutter	4,890	LF	\$	29.11			-	\$	14	\$ -	\$ -	\$ 142,347.90	
Curb (Cost Code # 165130)	12.721	-	-					\$		\$ -	\$ -	\$ 142,347.90	
Sidewalks	12,132			5.68			-1	\$	-	\$ -	\$ -	\$ 68,909.76	
A.D.A. Handicap Ramps	13	Ea	\$	315.00			-	\$	190	\$ -	\$ -	\$ 4,095.00	
A.D.A. Mats		SF	\$	47.88			- 1	\$	- 0-	\$ -	\$ -	\$ 8,379.00	
Sidewalk & Path (Cost Code # 1								\$	(-	\$ -	\$ -	\$ 81,383.76	
Gauard rail & Signs	1.00	Ls	\$	63,755.00			-11	\$	•	\$ -	\$ -	\$ 63,755.00	
Asphalt at Gaurdrail		SY		55.55				\$.¥.1	\$ -	\$ -	\$ 27,775.00	
Stripe & Signs	1.00	Ls	\$	167,858.00			-	\$		\$ -	\$ -	\$ 167,858.00	
Striping & Signage (Cost Code								\$		\$ -	\$ -	\$ 259,388.00	
Dewater Storm Drain	1,378	LF	\$	25.42			-	\$	-	\$ -	\$ -	\$ 35,028.76	
DBI Type C (Double) 0-6' Deep		Ea		5,575.62				\$	-	\$ -	\$ -	\$ 5,575.62	
DBI Type C (Single) 0-6' Deep	1	Ea	\$	6,072.09			+1	\$		\$ -	\$ -	\$ 6,072.09	
DBI Type D 0-6' Deep		Ea		7,072.70			+ 1	\$	-	\$ -	\$ -	\$ 7,072.70	
DBI Type C (Single) 6-8' Deep		Ea		8,257.39				\$	Y•	\$ -	\$ -	\$ 8,257.39	
Type P inlets	11	Ea		10,621.00			4.7	\$	0.30	\$ -	\$ -	\$ 116,831.00	
Type 1 Inlet 0-6' Deep		Ea		12,844.80			2.1	\$	-	\$ -	\$ -	\$ 12,844.80	
Type 2 Inlet 0-6' Deep	1	Ea		11,030.20			4,11	\$		\$ -	\$ -	\$ 11,030.20	
Type 5 Inlet 0-6' Deep		Ea		10,378.71			-	\$		\$ -	\$ -	\$ 41,514.84	0%
Type 6 Inlet 0-6' Deep		Ea		14,869.64			+ 1	\$	- 19	\$ -	\$ -	\$ 29,739.28	
Type 5 Inlet 6-8' Deep		Ea		10,101.74			¥1	\$	45.5	\$ -	\$ -	\$ 10,101.74	
Storm Top Adjustments		Ea		549.32				\$	-	\$ -	\$ -	\$ 23,071.44	
Storm Inverts		Ea		664.88	1		- M	\$	14.1	\$ -	\$ -	\$ 27,924.96	
24" Mitered End Section		Ea		3,763.09			¥.,	\$	- 2	\$ -	\$ -	\$ 7,526.18	
Section	1	Ea	\$	4,920.92				\$	1-	\$ -	\$ -	\$ 4,920.92	
15" RCP 0-6' Deep	8	LF	\$	102.98			÷	\$	-	\$ -	\$ -	\$ 823.84	
18" RCP 0-6' Deep	424	LF	\$	122.01				\$		\$ -	\$ -	\$ 51,732.24	
30" RCP 0-6' Deep		LF	\$	199.10				\$	-	\$ -	\$ -	\$ 8,959.50	
30" RCP 6-8' Deep	94	LF	\$	202.06				\$		\$ -	\$ -	\$ 18,993.64	
36" RCP 6-8' Deep	328	LF	\$	253.00			-	\$	-	\$ -	\$ -	\$ 82,984.00	0%
14"x23" ERCP 0-6' Deep	479	LF	_	184.65			× ×	\$		\$ -	\$ -	\$ 88,447.35	
24"x38" ERCP 0-6' Deep		LF		362.88			-	\$		\$ -	\$ -	\$ 14,515.20	
Storm Crossing		LF		848.13	1		1 200	\$	-	\$ -	\$ -	\$ 74,635.44	
Road Repair at Crossing		Ea		33,000.00			-	\$		\$ -	\$ -	\$ 33,000.00	

Scope of Work	Oct 3rd Quantity	Uni	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	-	otal Installed This Period	To	10% Net etaiange on otal Installed This Period	ו	Fotal Installed To Date	P	roject Total	% Com
temp patch for stom installation		SY	\$ 42.28			-	\$	-	\$	_	\$	2	\$	27,482.00	<u> </u>
Underdrain Cleanout		Ea	\$ 665.83			2	\$	_	\$	_	\$	-	\$	15,979.92	
Punch Out Storm Drain	3,968	_	\$ 2.53				\$		\$	-	\$	-	\$	10,039.04	
Flowable Fill		су	\$ 211.00		65.00	65.00	\$	13,715.00	\$	12,343.50	-	13,715.00	\$	13,715.00	_
TV Storm Drain (Laser Profile)		-	\$ 9.60			-	\$	-	\$		\$	-	\$	38,092.80	0%
Storm Drainage System (Cost C							\$	13,715.00	\$	12,343.50	\$	13,715.00	\$	826,911.89	
Roadway Underdrain	2,825		\$ 45.26			- Au	\$	_	\$	-	\$	-	\$	127,859.50	0%
Roadway Underdrain (Cost Cod	le # 165180)					\$	-	\$	-	\$	-	\$	127,859.50	
Asbuilts		LS	\$ 26,940.09			- 1-	\$	-	\$		\$	-	\$	26,940.09	0%
Paving and Drainage As-builts	(Cost Code	# 16	55190)				\$	-	\$	-	\$	-	\$	26,940.09	
Signalization	1.00	LS	\$ 1,731,382.00				\$		\$		\$	-	\$	1,731,382.00	0%
Electric (Cost Code # 180110)							\$	•	\$	-	\$	-	\$	1,731,382.00	
Bond		LS	\$ 89,904.00			7-0	\$	-	\$	-	\$	-	\$		####
Change Order # 1 (Cost Code # 160110)							\$		\$	4	\$	-	\$		
existing	0.50	LS	\$ 227,837.59			-	\$	-	\$		\$	-	\$	113,918.80	0%
Change Order							\$		\$	-	\$	-	\$	113,918.80	
							1 2 2	otal Installed	То	10% Net taiange on tal Installed his Period		otal Installed To Date		oject Total	% Com p.
								201,320.69		181,188.62		201,320.69		8,506,032.01	2%

Grand Total of Ph-1 Roadway and US-1

Total Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com p.
313,285.93	281,957.34	313,285.93	10,751,855.29	3%

APPLIC	ATION AND CERTIFICA	TE FOR PAYMENT	AIA DOC	UMENT G702	(Instructions on reverse side)		PA	AGE
TO:	Coastal Ridge CDD C/O ENGLAND, THIMS 14775 ST. AUGUSTINE JACKSONVILLE, FL 32 Attn: Jason Hall/ Mike I	E RD. 2258 Daliberti/ Mo Rudolp	ń	ge Phase 2 (Sta 523 - 6	PERIOD TO:	IO: 1 6/30/25	[]	stribution to: OWNER ARCHITECT CONTRACTOR
FROM:	VALLENCOURT CONS PO Box 1889, Green CORANGE PARK, FL 32	ove Springs, FL 320			ARCHITECT'S PROJECT NO:			ontractors oject # 2024-18
CONTR	ACT FOR:				CONTRACT DAT	ΓE:		
	ACTOR'S APPLICATION	FOR PAYMENT			nade for Payment, as shown below, in		ne Co	ontract.
	E ORDER SUMMARY	ABBITIONS	DEDUCTIONS	Continuation S	heet, AIA Document G703, is attached	d		
previous	Orders approved in months by Owner	ADDITIONS	DEDUCTIONS		CONTRACT SUM		100	
TOTAL					by Change Orders			
4.1	d this Month				SUM TO DATE (Line 1 +- 2)			
Number 1	Date Approved	59,343.16		5. RETAINAG a. 10 % of 0 (0 b % o	MPLETED & STORED TO DATE Column G on G703) E: Completed Work \$ Column D + E on G703) of Stored Materials \$ Column F on G703) lage (Line 5a + 5b or		\$_	816,540.57
	TOTALS	59,343.16			otal in Column 1 of G703)			
The und informat	ion and belief the Work of	covered by this Appl	59,343.16 of the Contractor's knowledg cation for Payment has beer	e, (l n 7. LESS PRE\	RNED LESS RETAINAGE: Line 4 Less Line 5 Total) /IOUS CERTIFICATES FOR			816,540.57
			its, that all amounts have be		AYMENT (Line 6 from prior Certificate	A contract to the contract of		
			ertificates for Payment show		PAYMENT DUE			
	and payments received for now due.	orm the Owner, and	hat current payment shown		FO FINISH, PLUS RETAINAGE Line 3 less Line 6)		\$_	5,910,574.12
	ACTOR: Nancus M	Thanna	Date: 6/30/202	5				
ln accor data cor	IER CERTIFICATE FOR dance with the Contract longitudes	PAYMENT Documents, based o cation, the Architect	on on-site observations and t certifies to the Owner that to elief the Work has progresse	he (Attach explana the Enginner:	TIFIED ation if amount certified differs from the	\$ e amount applied t	for.)	
indicate		is in accordance wi	th the Contract Documents,	and This Certificate Contractor nan	is not negotiable. The AMOUNT CER ned herein. Issuance, payment and a y rights of the Owner or Contractor un	RTIFIED is payable cceptance of paym		

Exhibit "A"

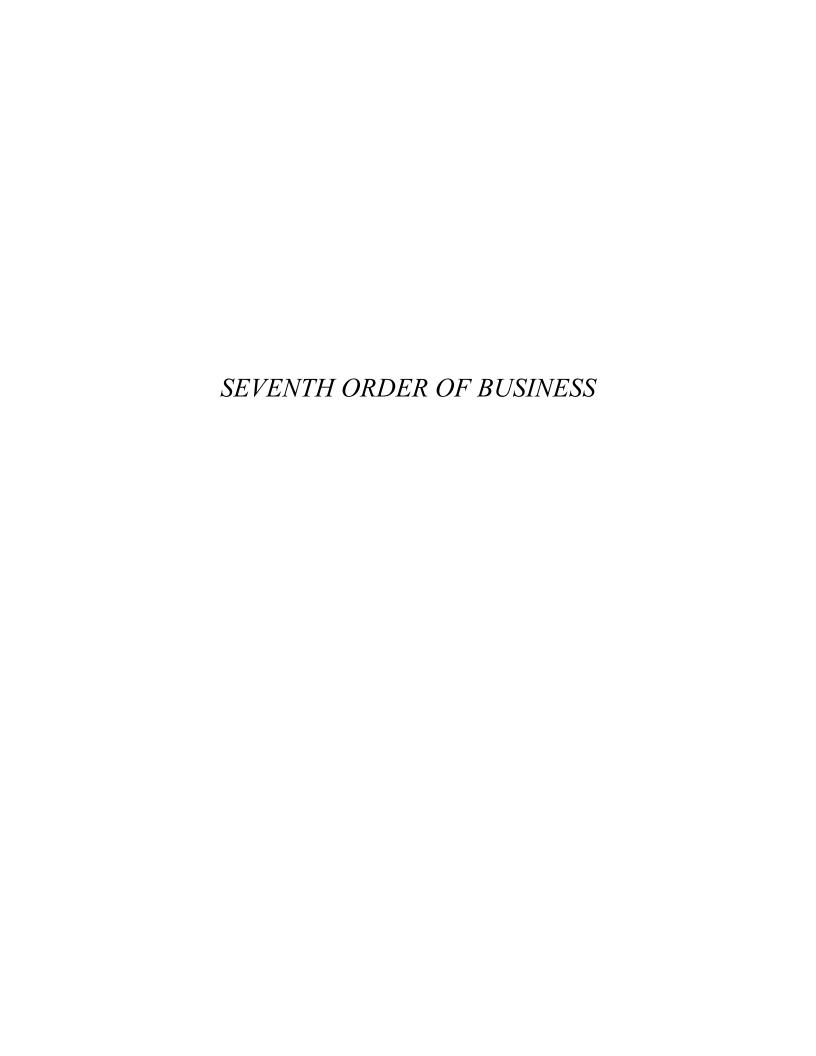
EverRange Roadway Phase 2 Sta 523 - 651

Schedule of Values (October 3, 2023 Plans)

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retaiange on Total Installed This Period	Т	otal Installed To Date	Pi	roject Total	% Com p.
General Conditions	0.40	LS	\$ 86,789.79		0.05	0.05	\$	4,339.49	\$ 3,905.54	\$	4,339.49	\$	34,715.92	
Maintain Access	0.40	Ea	\$ 8,799.00		0.05	0.05	\$	439.95		\$	439.95		3,519.60	
Surveying	0.40	LS	\$ 101,200.00		0.05	0.05	\$	5,060.00	\$ 4,554.00	\$	5,060.00	\$	40,480.00	13%
Mobilize Clearing and Grubbing (Cost Code # 160110)							\$	9,839.44		\$	9,839.44		78,715.52	
Ponds	24,939		\$ 2.23		10,939.00	10,939.00	\$	24,393.97		\$	24,393.97		55,613.97	
Earthwork Density Testing	0.30		\$ 136,682.00		0.10	0.10	\$	13,668.20		\$	13,668.20		41,004.60	
Final Dressout right of ways	165,000		\$ 0.70			*	\$		\$ -	\$		\$	115,500.00	
Dress Behind Electric Contractor	1	LS	\$ 35,687.00		0.50	0.50	\$	17,843.50	\$ 16,059.15	\$	17,843.50	\$	35,687.00	50%
Grade or Regrade Ditches On site	7,358	LF	\$ 11.37				\$		\$ -	\$	-	\$	83,660.46	0%
Lot Fill and Testing (Cost Code # 160125)	-						\$	55,905.67	\$ 50,315.10	\$	55,905.67	\$	331,466.03	
						() I	\$	-	\$ -	\$	- 4	\$	· /=:	####
							\$	3-2	\$ -	\$	-	\$	-	####
Excavation (SMF) Cost Code # (160120)							\$	-	\$ -	\$	-	\$		
Sod	164,378	Sy	\$ 2.31		64,378.00	64,378.00	\$	148,713.18	\$ 133,841.86	\$	148,713.18	\$	379,713.18	39%
Seed	32,355	SY	\$ 0.58			÷	\$		\$ -	\$		\$	18,765.90	0%
Seeding & Mulching & Sod (Cost Code # 165160)	-						\$	148,713.18	\$ 133,841.86	\$	148,713.18	\$	398,479.08	
Silt Fence Type III (Regular)	(200)		\$ 1.94	1000	(200.00)	(200.00)	_	(388.00)			(388.00)		(388.00)	
Maintain Silt Fence COJ project	17,200		\$ 1.21		3,000.00	3,000.00	\$	3,630.00		\$	3,630.00	_	20,812.00	
Inlet Protection	82	Ea	\$ 182.24			-	\$	-	\$ -	\$	-	\$	14,943.68	10%
Erosion and Sediment Control (Cost Code # 160100)	-						\$	3,242.00		\$	3,242.00	\$	35,367.68	
NPDES Permit Compliance	0.40	Ls	66,454		0.05	0.05	\$	3,322.70	\$ 2,990.43	\$	3,322.70	\$	26,581.60	13%
Stormwater Pollution Prevention Plan (Cost Code # 160101)	÷						\$	3,322.70	\$ 2,990.43	\$	3,322.70	\$	26,581.60	
Subgrade for Sidewalks and Flat concretes	1,857	SY	\$ 4.91			0.	\$	-4-1	\$ -	\$		\$	9,117.87	0%
Subsoil Stabilization LBR 40 Subgrade Roads	19,107		\$ 8.58		5,000.00	5,000.00	\$	42,900.00	\$ 38,610.00	\$	42,900.00	\$	163,938.06	
8" Limerock	20,907	SY	\$ 22.45				\$	-61	\$ -	\$		\$	469,362.15	0%
Roadway Stabilize and Base (#165120)	-						\$	42,900.00	\$ 38,610.00	\$	42,900.00	\$	642,418.08	

Scope of Work	Quantity	Unit	U	nit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	To	10% Net etaiange on etal Installed This Period	Т	otal Installed To Date	Р	roject Tótal	% Com p.
1.5" Final Lift Asphalt SP -12.5 Traffic C PG 76-22 ROAD	50,907	ev	\$	20.66			_	\$		\$		\$			1,051,738.62	09/
2" Structural SP 12.5 Traffic C	50,907	31	φ	20.00				Ψ		φ		Ψ		φ	1,001,730.02	10 /8
1st Lift Roads	38,907	SY	\$	29.16		5,000.00	5,000.00	\$	145,800.00	\$	131,220.00	\$	145,800.00	\$	1,134,528.12	13%
Prime base material	38,907		\$	0.63		5,000.00	5,000.00	\$	3,150.00	\$	2,835.00	\$	3,150.00	\$	24,511.41	
Tack Coat	50,907		\$	0.63		0,000.00	-	\$	-	\$	-	\$	-	\$	32,071.41	
Asphalt (Cost Code # 165135)	-		-	0.00				\$	148,950.00		134.055.00	\$	148,950.00		2,242,849.56	970
6" Header Curb Type D	317	IF	\$	34.42			1	\$		\$	-	\$		\$	10,911.14	0%
18" City Std. Curb & Gutter	7,935		\$	21.34		3,935.00	3,935.00	\$	83,972.90		75,575.61	\$	83,972.90	\$	169,332.90	
18" City Std. Drop Curb	398		\$	35.08		0,000.00	-	\$	-	\$	-	\$	-	\$	13,961.84	
RA Curb 2.25' Wide	379		\$	40.52			74	\$		\$	-	\$		\$	15,357.08	
Curb (Cost Code # 165130)	-			, 3.02				\$	83,972.90		75,575.61	\$	83,972.90	\$	209,562.96	
Concrete - Flat Work 8" thick									,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
End Road Per plans	1,085	SF	\$	12.45			- 4	\$	-	\$		\$	/_	\$	13,508.25	0%
Concrete Pavement Paver Base	2,730		\$	11.89			9	\$	ė	\$	ω	\$		\$	32,459.70	
Sidewalks concrete M.U.P.		17.7													Descri	
Landings for ADA Mats	7,311		\$	5.55				\$		\$		\$		\$	40,576.05	0%
6' Sidewalk	4,180	SF	\$	5.55			-	\$	-	\$	- J	\$	2	\$	23,199.00	0%
A.D.A. Handicap Ramps M.U.P.								1								
and Sidewalks		Ea	\$	303.74			-	\$		\$		\$		\$	6,682.28	
A.D.A. Mats	795		\$	46.17		1		\$		\$		\$	-	\$	36,705.15	
Brick Pavers	2,930		\$	22.96			- 4	\$		\$		\$	-	\$	67,272.80	
Flush Header Curb 6" wide	26,025		\$	26.21			÷	\$	ė	\$	- T-	\$	4	\$	682,115.25	
1.5" M.U.P	21,900	SY	\$	20.13			(a)	\$	ė	\$		\$		\$	440,847.00	
Prime Multiuse path base	21,900		\$	0.63			-	\$	H	\$		\$		\$	13,797.00	
M.U.P.	30,540		\$	12.88			121	\$	- 1	\$. Unit	\$		\$	393,355.20	
4" Multiuse Path Base Material	22,900	SY	\$	24.48			-	\$		\$	(B)	\$	1.00	\$	560,592.00	0%
Sidewalk & Path (Cost Code # 165150)	-							\$	-	\$		\$	-	\$	2,311,109.68	
Stripe	1.0	Ls	\$ 26	39,109.00			-	\$	0.2	\$	-	\$		\$	269,109.00	0%
Striping & Signage (Cost Code # 165140)	-							\$		\$		\$		\$	269,109.00	
Storm Top Adjustments	31	Ea	\$	683.41		10.00	10.00	\$	6,834.10	\$	6,150.69	\$	6,834.10	\$	21,185.71	32%
Storm Inverts	21	Ea	\$	823.12		10.00	10.00	\$	8,231.20	\$	7,408.08	\$	8,231.20	\$	17,285.52	48%
Rip Rap	1.0	Ls	\$ 3	32,258.58		0.50	0.50	\$	16,129.29	\$	14,516.36	\$	16,129.29	\$	32,258.58	50%
Upgrade to RCP		Ls	\$ 15	6,151.00		1.00	1.00	\$	156,151.00	\$	140,535.90	\$	156,151.00	\$	156,151.00	100%
Punch Out Storm Drain	19,168	Lf	\$	2.56			÷	\$		\$	-	\$	+	\$	49,070.08	0%
Storm Drainage System (Cost Code # 165110)	-							\$	187,345.59	\$	168,611.03	\$	187,345.59	\$	275,950.89	68%
Roadway Underdrain	100	LF	\$	29.48			2.1	\$	-	\$	2	\$	-	\$	2,948.00	0%
Roadway Underdrain (Cost Code # 165180)	_							\$		\$		\$		\$	2,948.00	
As Builts	1.00	LS	\$ 6	57,821.00				\$	-	\$	-	\$	-	\$	67,821.00	0%

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retaiange on Total Installed This Period	T	otal Installed To Date	Project Total		% Com p.
Paving and Drainage As-builts (Cost Code # 165190)	-						\$		\$ -	\$		\$	67,821.00	
Rapid Flasing Beacon	1.00	LS	\$ 43,838.00			94	\$	-	\$ -	\$	4	\$	43,838.00	0%
Electric (Cost Code # 180110)	-						\$	9-7	\$ -	\$	-	\$	43,838.00	
(RAB Delete)	0.70	Ls	\$(572,563.77)			3	\$	90.	\$ -	\$	4	\$	(400,794.64)	
Asphalt (Cost Code # 165135)	-						\$	-	\$	49		\$	(400,794.64)	
							\$	-	\$ -	\$		\$	-	####
							\$	•	\$	\$		\$		
Revision 7 to 8 (Raise Roadway)	0.50	Ls	\$ 264,698.18		0.50	0.50	\$	132,349.09	\$ 119,114.18	\$	132,349.09	\$	132,349.09	100%
Asphalt (Cost Code # 165135)							\$	132,349.09	\$ 119,114.18	\$	132,349.09	\$	132,349.09	
Payment and performance bond	1		\$ 59,343.16				\$	-	\$ -	\$	-	\$	59,343.16	0%
Change Order # 1 Bond							\$	-	5	\$		\$	59,343.16	
							100	otal Installed his Period	10% Net retaiange on Total Installed This Period	To	tal Installed To Date	Pro	eject Total	% Com p.
								816,540.57	734,886.51		816,540.57		6,727,114.69	12%





COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 01

(B) Name of Payee: **Carlton Construction Inc.**

4615 U.S. Highway 17

Suite 1

Fleming Island, FL 32003

(C) Amount Payable: \$287,339.51

Carlton Construction Pay Application #1

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
 - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver Authorized Officers

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

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E. Consulting Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

NET CHANGES by Change Order

TOTAL

0.00

0.00

0.00

TO OWNER Coastal Ridge CDD PROJECT: EverRange Amenity Distribution to: 475 W. Town Place, Suite 114 12858 Ever Range Parkway APPLICATION NO: 1 St. Augustine FL 32092 Jackonville FL 32256 X **OWNER** PERIOD TO: 06/30/2025 FROM CONTRACTOR: Carlton Construction, Inc. VIA ARCHITECT: ARCHITECT 4615 U.S. Highway 17 X Suite 1 PROJECT NOS: CONTRACTOR Fleming Island FL 32003 CONSULTANT CONTRACT DATE: 05/07/2025 CONTRACT FOR: EverRange Amenity CONTRACTOR'S APPLICATION FOR PAYMENT CONTRACTOR'S CERTIFICATION OF WORK The undersigned Contractor certifies that to the best of the Contractor's knowledge. 1. ORIGINAL CONTRACT SUM 12.209.201.77 information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by 2. Net change by Change Orders 0.00 the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Qwner, and that current payment shown herein is now due 3. CONTRACT SUM TO DATE (Line 1+2) 12,209,201.77 CONTRACTOR 4. TOTAL COMPLETED & STORED TO DATE 294,266.67 State of: Florida County of: Clay (Column G on detailed sheet) 5. RETAINAGE: Subscribed and sworn to before me this 23rd day of June a. 5.00 % of Completed Work 6,927.16 (Column D + E on detailed sheet) Notary Public: RILEY ZYLSTRA 0.00 % of Stored Material 0.00 My Commission Expires: Notary Public, State Of Florida (Column F on detailed sheet) Commission No. HH 336813 My Commission Expires: 11/30/2026 Total Retainage (Lines 5a + 5b or ARCHITECT'S CERTIFICATE FOR PAYMENT 6,927.16 Total in Column I of detailed sheet) 6. TOTAL EARNED LESS RETAINAGE In accordance with the Contract Documents, based on on-site observation and the data 287,339.51 (Line 4 less Line 5 Total) comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of 0.00 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT the Work is in accordance with the Contract Documents, and the Contractor is entitled to (Line 6 from prior Certificate) 287.339.51 payment of the AMOUNT CERTIFIED. 8. CURRENT PAYMENT DUE 287,339.51 AMOUNT CERTIFIED..... 11,921,862.26 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) (Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified. CHANGE ORDER SUMMARY **ADDITIONS DEDUCTIONS** Total Changes approved in 0.00 0.00 ARCHITECT: Date: June 25, 2025 Previous month by Owner By: 0.00 0.00 Total approved this Month

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
General Conditions	726,438.00	7	26,438.00		60,536.50		60,536.50	8.33	665,901.50	
Performance Bond	90,693.49		90,693.49		84,725.00		84,725.00	93.42	5,968.49	
Liability Insurance	125,544.78	1	25,544.78		10,462.07		10,462.07	8.33	115,082.71	
Private Provider Plan Review	ew 8,000.00		8,000.00		7,000.00		7,000.00	87.50	1,000.00	350.00
Permits	11,315.00		11,315.00		243.90		243.90	2.16		12.20
Sitework	1,368,730.00	1,3	68,730.00						1,368,730.00	
Beacon Crossing	85,000.00		85,000.00						85,000.00	
Landscape & Irrigation	557,654.00	5	57,654.00						557,654.00	
Surveying & Layout	45,740.00		45,740.00						45,740.00	
Hardscapes	849,978.00	8	49,978.00						849,978.00	
Site Furnishings	53,445.00		53,445.00						53,445.00	
Pool & Splash Pad	1,716,419.00	1,7	16,419.00		83,708.20		83,708.20	4.88	1,632,710.80	4,185.41
Shade Structures	577,187.00	5	77,187.00						577,187.00	•
Pickleball Courts	285,900.00	2	85,900.00						285,900.00	
Playground	232,595.00	2	32,595.00						232,595.00	
Welcome Ctr & Lakeside F	Pav. 3,386,019.00	3,3	86,019.00						3,386,019.00	
Site & Hardscape Plumbing	g 63,200.00		63,200.00						63,200.00	
Site & Hardscape Electrica	al 500,000.00	5	00.000,000						500,000.00	
FF&E	684,650.00	6	84,650.00						684,650.00	
Final Clean	19,600.00		19,600.00						19,600.00	
Contractor Contingency	250,000.00	2	50,000.00						250,000.00	
Contractor Fee	571,093.50	5	71,093.50		47,591.00		47,591.00	8.33	523,502.50	2,379.55
Totals:	12,209,201.77	12,2	209,201.77		294,266.67	·	294,266.67	2.41	11,914,935.10	6,927.16

Page: 2 of 2

JOHNSON COMPANY

801 N. Orange Ave., Suite 510 • Orlando, FL 32801-5202 407/843-1120 • 800/331-3379 FAX: 407/843-5772

> Carlton Construction, Inc. 4615 U.S. Highway 17 Suite 1 FLEMING ISLAND 32003



INVOICE

Customer	Carlton Construction, Inc.	Carlton Construction, Inc.						
Acct#	2223							
Date	05/19/2025							
Customer Service	(407)843-1120							
Page	1 of 1							

Payment Information								
Invoice Summary	\$	84,725.00						
Payment Amount								
Payment for:	Invoice#8	35149						
016248300								

Thank You

Customer: Carlton Construction, Inc.

Invoice	Effective	Transaction	Description	Amount
85149	05/19/2025	New business	Policy #016248300 05/19/2025-05/19/2026 Liberty Mutual Insurance Company Surety - New business Performance and Payment Bond Obligee: Coastal Ridge Community Development District EverRange Amenity Center Project Contract Price: \$12,209,201.77 — 202416 PHASE 40 CC: 610	84,725.00
			TAX RESERVED	Total \$ 84,725.00
				Thank You

Johnson & Company	(407)843-1120	Date
801N Orange Avenue Suite 510 Orlando, FL 32801		05/19/2025





NOTE: New REMIT TO Address

Invoice Date 3/6/2025

Invoice Number

2035034

Always Refer To Above Number

PLEASE REMIT TO: ECS FLORIDA, LLC 14030 THUNDERBOLT PLACE, SUITE 500 CHANTILLY, VA 20151

PROJECT NAME:

The Grove at Ever Range Amenity Plan

Review

Duval County, FL

TO: Accounts Payable

Carlton Construction Inc. 4615 US Highway 17

Suite 1

Fleming Island, FL 32003

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE PROJECT NO. 35:43270D 35:36588

BILLED THRU DATE 3/1/2025

TERMS DUE UPON RECEIPT

Units

Please Pay This Amount:

\$4,200.00

Description

Quantity

Unit Price

Extension Total

Miscellaneous Services

Plan Review - First Review

\$4,200.00

Subtotal:

\$4,200.00

Invoice Total - Please Remit =>

\$4,200.00

If you have any questions regarding this invoice, please contact Robert Metcalf at 904.880.0960

Private Provide



PLEASE REMIT TO:

NOTE: New REMIT TO Address

Invoice Date

Invoice Number

4/7/2025

2048554

Always Refer To Above Number

ECS FLORIDA, LLC 14030 THUNDERBOLT PLACE, SUITE 500 CHANTILLY, VA 20151

PROJECT NAME:

Quantity

The Grove at Ever Range Amenity Plan

Review

Duval County, FL

TO: Accounts Payable

Carlton Construction Inc. 4615 US Highway 17

Suite 1

Fleming Island, FL 32003

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE PROJECT NO. BILLED THRU DATE **TERMS** 35:43270D 35:36588 3/29/2025 DUE UPON RECEIPT Please Pay This Amount:

Unit Price

\$1,800.00

Miscellaneous Services

Final Plan Review & Permit Submission

\$1,800.00

Subtotal:

Extension

\$1,800.00

Total

Invoice Total - Please Remit =>

Units

\$1,800.00

If you have any questions regarding this invoice, please contact Robert Metcalf at 904.880.0960

Description





PLEASE REMIT TO: NOTE: New REMIT TO Address ECS FLORIDA, LLC 14030 THUNDERBOLT PLACE, SUITE 500 CHANTILLY, VA 20151

Invoice Number

5/12/2025

2057023

Always Refer To Above Number

PROJECT NAME:

The Grove at Ever Range Amenity Plan

Review

Duval County, FL

TO: Accounts Payable

Carlton Construction Inc 4615 US Highway 17

Suite 1

Fleming Island, FL 32003

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE | PROJECT NO. | BILLED THRU DATE **TERMS** 35:43270D 35:36588

5/3/2025 DUE UPON RECEIPT Please Pay This Amount:

\$1,000.00

Description Quantity Units **Unit Price** Extension Total

Miscellaneous Services

Permit Coordination

\$1,000.00

Subtotal:

\$1,000.00

Invoice Total - Please Remit =>

\$1,000.00

If you have any questions regarding this invoice, please contact Anis Elkaz at 904.880.0960









Payment Complete

You can now close this page.

Invoice Number	Category	Invoice Date	Invoice Amount
COJP-5226211	Permit	05/01/2025	\$75.00
	Convenience Fee	05/01/2025	\$3.95
Total			\$78.95

Close



City of Jacksonville

Building Inspection Division



PAYMENT

JaxEPICS Payment Receipt

Control #:

159434

Date Paid:

6/4/2025, 5:05 PM

Payment Type:

credit

Payee Name: Amy Brooks

Payee Address:

4615 U. S. Highway 17, Suite 1, Fleming

Island FL 32003

Phone Number:

9042365863

COJP- 5226204

Permit #:

Address:

Invoice Total:

L-25-281403.000

12858 EVER RANGE PKWY

\$75.00

DESCRIPTION

L-25-281403.000

Fees

Amount

Permit Fee

\$75.00

SUB TOTAL

75.00

Convenience Fee

3.95

TOTAL

78.95

Amy's Amex

202416 - Ever Range Sitework permit for Welcome Center



CONSTRUCTION DOCUMENTS PLUS, INC. LDI REPROPRINTING ORANGE PARK

REPROPRINTING ORANGE PARK 550-8 WELLS ROAD

ORANGE PARK, FL 32073 US (904)579-4027

orangepark@ldireproprinting.com WWW.LDILINE.COM

BILL TO

Carlton Construction, Inc. 4615 U.S. Highway 17, Suite 1 Fleming Island, Florida 32003

Invoice



SHIP TO

Carlton Construction, Inc. 4615 U.S. Highway 17, Suite 1 Fleming Island, Florida 32003

INDVOICE II					
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
CDP31362	05/00/0005	000.00			
CDF31362	05/22/2025	\$86.00	06/06/2025	Net 15	

JOB NAME
EverRange Amenity

ORDERED BY Amy Brooks PURCHASE ORDER

202416 / 1310

DESCRIPTION	QTY	RATE	AMOUNT
Color - Redline 24 x 36	32	2.50	80.00T
AF	1	0.00	0.00T

The above signed receipt of the described material and represents that the reproduction of the above described material does not violate any copyright laws and the above signed agrees to indemnity and hold LDI harmless against all claims and expenses (including attorney's fees) for an alleged copyright infringement of such material.

 SUBTOTAL
 80.00

 TAX
 6.00

 TOTAL
 86.00

 BALANCE DUE
 \$86.00

SUBCONTRACTOR S APPLICATION FOR PATMENT AFFIDAVIT Subcontractor: Crown Pools Inc. Project Name: EverRange Amenity Payment Request No: Subcontract No: SC-7502 Poul + Splash Pad Period: 5/1 TO 5/31 2025 STATEMENT OF CONTRACT AMOUNT: 1. Original Contract Amount \$ 564,000.00 (1 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) \$ (2 3. Adjusted Contract Amount (1 +/- 2) 564,000.00 (3)4. Work Completed Previous Application (4)5. Work Completed This Application (5)6. Value of Work Completed to Date (per attached Schedule of Values) 83,708.20 (6)7. Total Prior Retainage \$ 4,185.41 8. Amount retained w/This Application \$ (8) 9. Total Retainage to Date (7 + 8) 4,185,41 (9)10. Work Completed, Minus Retainage (6 - 9) 79,522.79 (10)11. Less Previous Payments Received \$ (11)12. AMOUNT OF THIS REQUEST (10 - 11) 79,522.79 (12)I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and relating to the above-referenced project. I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor. Dated or 22-May 2025 Crown Pools Inc. Company Name BRAD CORREIA PRES Printed Name and Title State of FLORIDA County of DUVAL date of Y The foregoing instrument was acknowledged before methis C (title) for (name) as (company name) Personally Known Produced ID Notary Seal TERI ANN HOWARD MY COMMISSION # HH 383639 My Commission Expires: EXPIRES: August 5, 2027 SWORN STATEMENT UNPAID LABORERES, MATERIALMEN, SUPPLIERS, CONTRACTORS, SUBCONTRACTORS AND OTHERS WITH AMOUNTS DUE OR TO BECOME DUE Name Address Amt Remaining Unpaid

	A	R	L	T		N
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CONTINUATION SHEET

SCHEDULE OF VALUES

APPLICATION NUMBER: APPLICATION DATE: PERIOD FROM:

5 2

SUBCONTRACTOR NAME: Crown Pools Inc

JOB NAME: EverRange Amenity

___TERIOD TO:

RETAINAGE %:

50/

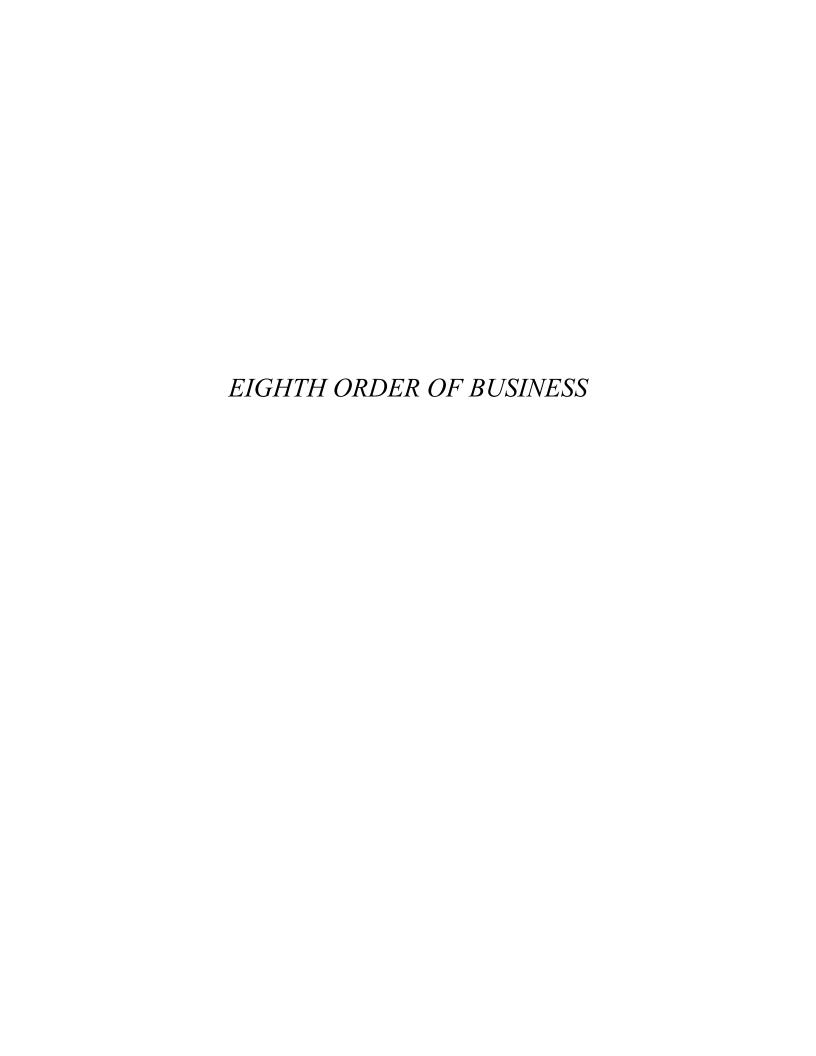
			_						37
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	В	С	D	E	F	G	H	(6-0)	(G Retailinge %)
·	Swimming Pool			Ì					
1	MOB/ PERMIT / MATERIAL / DIG	\$ 121,179.50	S -			\$ 60,589.75	50%	\$ 60,589.75	\$ 3,029.49
2	SHELL	\$ 545,307.75				\$ -	0%	\$ 545,307.75	
3	PLUMBING	\$ 121,179.50				s -	0%	\$ 121,179.50	\$ -
4	EQUIPMENT / TILE / COPING	\$ 302,948.75				\$ -	0%		
5	PLASTER	\$ 121,179.50				s -	0%	\$ 121,179.50	S -
	Interactive Water Feature (Spiash Pad)				 				
1	MOB / PERMIT / MATERIAL / DIG	\$ 46,236.90	\$ -			\$ 23,118.45	50%	\$ 23,118.45	\$ 1,155.92
2	SHELL	\$ 161,829.15				\$ -	0%	\$ 161,829.15	
3	PLUMBING	\$ 46,236.90			1	s -	0%	\$ 46,236.90	s .
4	EQUIPMENT	\$ 161,829.15				\$ -	0%		
5	PLASTER	\$ 46,236.90				\$ -	0%		
	TOTAL WORK	\$ 1,674,164.00	\$ -	s -	s -	\$ 83,708.20		\$ 1,590,455.80	\$ 4,185.41

CHANGE ORDERS:

C.O.#	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
ļ			

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: \$ 287,339.51
Through Date: 06/30/2025
Owner: Coastal Ridge Community Development District
The undersigned company has provided labor, services, materials or equipment for the above-listed project at the property listed above. The undersigned company does hereby waive and release all bond claims, liens, or claims of right of lien, statutory or otherwise against the above-listed property, project, owner and any sureties, for labor, services, material or equipment provided by the undersigned company through the above-listed through date. This document is effective only upon the undersigned company's receipt of payment from the financial institution on which the check in the above-listed payment amount is drawn. This Conditional Waiver and Release of Lien does not cover any retention or labor, services, equipment, or materials furnished for the above-mentioned project at the property listed above after the above-listed through date.
Company Name: Carlton Construction, Inc.
Signature: Am m
Print Name: Anthony Cantu
Title: Project Manager
Date of Signature: 6 - 23 - 25
ACKNOWLEDGMENT
STATE OF Florida)
COUNTY OF Clay
Personally appeared before me, this 23rd day of June, 2025, Anthony Cantu, who being duly sworn on oath says that he/she is Project Manager of Carlton Construction, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.
Signature: Allows
Printed Name: Rilay Zylstra
NOTARY PUBLIC – STATE OF: FL NOTARY STAMP
RILEY ZYLSTRA Notary Public, State Of Florida Commission No. HH 336813 My Commission Expires: 11/30/2026



A.

Coastal Ridge

Community Development District

Unaudited Financial Reporting May 31, 2025



Table of Contents

Balanc	ce Sheet
Gener	al Fund
Month to	o Month
Developer Contri	butions

Coastal Ridge

Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund				
Assets:					
Cash:					
Operating Account - Truist	\$	13,561			
Due from Developer		-			
Prepaid Expenses		-			
Total Assets	\$	13,561			
Liabilities:					
Accounts Payable	\$	7,624			
Total Liabilites	\$	7,746			
Fund Balance:					
Nonspendable:					
Prepaid Items	\$	-			
Deposits		-			
Restricted for Debt Service 2025		-			
Capital Project		-			
Assigned for Capital Reserves		-			
Capital Reserves		-			
Unassigned		5,815			
Total Fund Balances	\$	5,815			
Tablifica O Family	_d	12 564			
Total Liabilities & Fund Balance	\$	13,561			

Coastal Ridge Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	A	dopted	Prora	ated Budget		Actual		
		Budget		1 05/31/25	Thru	05/31/25	7	/ariance
Revenues:								
Developer Contributions	\$	75,511	\$	64,123	\$	64,123	\$	-
Total Revenues	\$	75,511	\$	64,123	\$	64,123	\$	-
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	7,000	\$	389	\$	2,400	\$	(2,011)
FICA Expense		536		30		184		(154)
Engineering		7,000		-		-		-
Annual Audit		3,200		-		-		-
Attorney		14,583		-		-		-
Management Fees		26,250		15,000		11,250		3,750
Information Technology		875		500		450		50
Website Administration		700		400		300		100
Website Creation/ADA Compliance		1,750		1,750		1,750		-
Telephone		300		171		19		152
Postage		875		500		22		478
Insurance		3,000		1,714		2,973		(1,259)
Builder's Risk Insurance		-		-		35,219		(35,219)
Printing & Binding		700		400		661		(261)
Legal Advertising		8,000		4,571		2,951		1,621
Other Current Charges		300		171		4		167
Office Supplies		292		167		-		167
Dues, Licenses & Subscriptions		150		125		125		-
Total General & Administrative	\$	75,511	\$	25,889	\$	58,308	\$	(32,419)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	38,234	\$	5,815	\$	32,419
Other Financing Sources/(Uses):								
Transfer In/(Out)		-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Nat Change in Found Dalance	\$		\$	20.224	¢	F 04F	\$	22.440
Net Change in Fund Balance	3	-	3	38,234	\$	5,815	3	32,419
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	5,815		

Coastal Ridge Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ - \$	- \$	- \$	- \$	20,750 \$	4,125 \$	39,248 \$	- \$	- \$	- \$	- \$	- \$	64,123
Interest	-	-	-	-	=	-	=	=	-	-	=	-	-
Total Revenues	\$ - \$	- \$	- \$	- \$	20,750 \$	4,125 \$	39,248 \$	- \$	- \$	- \$	- \$	- \$	64,123
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	2,400 \$	- \$	- \$	- \$	- \$	2,400
FICA Expense	-	-	-	-	-	-	-	184	-	-	-	-	184
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	3,750	3,750	3,750	-	-	-	-	11,250
Information Technology	=	-	-	=	=	150	150	150	=	-	=	=	450
Website Administration	=	-	-	=	=	100	100	100	=	-	=	=	300
Website Creation/ADA Compliance	=	-	-	=	=	=	1,750	-	=	-	=	=	1,750
Telephone	=	-	-	=	=	=	-	19	=	-	=	=	19
Postage	-	-	-	=	-	-	-	22	-	-	-	-	22
Insurance	=	-	-	=	=	=	2,973	-	=	-	=	=	2,973
Builder's Risk Insurance							35,219						35,219
Printing & Binding	=	-	-	=	=	=	29	632	=	-	=	=	661
Legal Advertising	=	-	-	=	=	=	-	2,951	=	-	=	=	2,951
Other Current Charges	=	-	-	=	=	=	-	4	=	-	=	=	4
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	-	-	-	-	-	-	125	-	-	-	-	-	125
Total General & Administrative	\$ - \$	- \$	- \$	- \$	- \$	4,000 \$	44,096 \$	10,212 \$	- \$	- \$	- \$	- \$	58,308
Excess (Deficiency) of Revenues over Expenditures	\$ - \$	- \$	- \$	- \$	20,750 \$	125 \$	(4,848) \$	(10,212) \$	- \$	- \$	- \$	- \$	5,815
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Net Change in Fund Balance	\$ - \$	- \$	- \$	- \$	20,750 \$	125 \$	(4,848) \$	(10,212) \$	- \$	- \$	- \$	- \$	5,815

Coastal Ridge Community Development District Developer Contributions/Due from Developer

Funding Request	Date Prepared	Date Payment	Check Amount		Payment Amount		Amount Fund		nount Funding (Due to		Amount Funding		(Due to		Over and (short)	
#		Received			R	equest FY25		Developer)	Bal	ance Due						
1	2/25/25	4/30/25	\$	20,750.00	\$	20,750.00	\$	-	\$	-						
2	3/26/25	4/30/25	\$	4,125.00	\$	4,125.00	\$	-	\$	-						
3	4/7/25	4/30/25	\$	35,218.70	\$	35,218.70	\$	-	\$	-						
4	4/7/25	5/21/25	\$	4,029.25	\$	4,029.25	\$	-	\$	-						
5	5/27/25	6/11/25	\$	4,673.32	\$	4,673.32	\$	-	\$	-						

Due from Developer	\$ 68,796.27	\$ 68,796.27	\$ -	\$ -
Total Developer Contributions		\$ 68,796.27	\$ 	



Coastal Ridge

Community Development District

FY 25 Funding Request #6

June 24, 2025

PAYEE GENERAL FUND

1 Governmental Management Services LLC

Invoice #4 Management Fees June 2025 Less: Legal ads from FR #1 \$ 5,819.95 (1,362.49)

TOTAL \$ 4,457.46

Please make check payable to:

Coastal Ridge Community Development District

475 West Town Place Ste 114 St Augustine FL 32092

Governmental Management Services, LLC

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

Invoice

Invoice #: 4

Invoice Date: 6/1/25 Due Date: 6/1/25

Case:

P.O. Number:

Bill To:

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

Hours/Qty	Rate	Amount
	3,750.00	3,750.00
	100.00	100.00
	150.00	150.00
	0.27	0.27
	205.13	205.13
	246.75	246.75
	5.31	5.31
	177.00	177.00
	107.00	107.00
	576.00	576.00
	35.99	35.99
	37.00	37.00
	215.50	215.50
	100.00	100.00
	114.00	114.00
	Hours/Qty	3,750.00 100.00 150.00 0.27 205.13 246.75 5.31 177.00 107.00 576.00 35.99 37.00 215.50 100.00

Total	\$5,819.95
Payments/Credits	\$0.00
Balance Due	\$5,819.95