by this act, is established on the property described in this act.

(3) The territorial boundary of the district shall embrace and include all of that certain real property described in section 4.

(4) The jurisdiction of this district, in the exercise of its general and special powers, and in the carrying out of its special and limited purposes, is both within the external boundaries of the legal description of this district and extraterritorially when limited to, and as authorized expressly elsewhere in, the charter of the district as created in this act or applicable general law. This special and limited purpose district is created as a public body corporate and politic, and local government authority and power is limited by its charter, this act, and subject to the provisions of other general laws, including chapter 189, Florida Statutes, except that an inconsistent provision in this act shall control and the district has jurisdiction to perform such acts and exercise such authorities, functions, and powers as shall be necessary, convenient, incidental, proper, or reasonable for the implementation of its special and limited purpose regarding the sound planning, provision, acquisition, development, operation, maintenance, and related financing of those public systems, facilities, services, improvements, projects, and infrastructure works as authorized herein, including those necessary and

incidental thereto. The district shall exercise any of its powers extraterritorially within Nassau County upon execution of an interlocal agreement between the district and Nassau County consenting to the district's exercise of any of such powers within Nassau County or an applicable development order issued by Nassau County.

(5) The exclusive charter of the East Nassau Stewardship District is this act and, except as otherwise provided in subsection (2), may be amended only by special act of the Legislature.

Section 4. Legal description of the East Nassau Stewardship District.—

LEGAL DESCRIPTION. The metes and bounds legal description of the District, within which there are no parcels of property owned by those who do not wish their property to be included within the District, includes the lands located within Parcels 1 - 11 as follows:

Parcel 1

A parcel of land, being a portion of Sections 25, 26, 34, 35, 36 and the John Frazier Grant, Section 39, Township 4 North, Range 26 East, Nassau County,

Florida, and being more particularly described as follows:

Begin at the Southwest corner of Section 26, Township 4 North, Range 26 East, Nassau County, Florida; thence on the West line of said Section 26, N 00°30'18" W, a distance of 1648.49 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A"; thence departing said West line and on said Mean High Water Line of the St. Mary's River, Southeasterly a distance of 8022 feet more or less to a point on the Westerly limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way) said point having a tie line of, S 68°37'45" E, a distance of 7483.47 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly limited Access Right of Way line for the next 3 courses, S 30°46'08" W, a distance of 280.03 feet; thence S 24°42'34" W, a distance of 1200.00 feet; thence S 20°45'44" W, a distance of 1895.61 feet to the Northeast corner of those lands described in Official Record Book 1998, Page 970 of the Public Records of Nassau County, Florida; thence departing said Westerly limited Access Right of Way line and on the Northerly

and Westerly lines of said lands for the next 2 courses, N 65°17'05" W, a distance of 3081.32 feet; thence S 57°06'24" W, a distance of 1263.89 feet to a point on the Northeasterly Right of Way line of U. S. Highway No. 17 (variable width Right of Way); thence departing said Westerly line and on said Northeasterly Right of Way line, N 32°53'24" W, a distance of 1725.42 feet to the most Southerly corner of those lands described in Official Record Book 1867, Page 1885 of said Public Records; thence departing said Northeasterly Right of Way line and on the Southerly, Westerly and Northerly lines for the next 5 courses, N 12°06'36" E, a distance of 70.71 feet; thence N 57°06'36" E, a distance of 214.00 feet; thence N 32°53'24" W, a distance of 495.00 feet; thence S 57°06'36" W, a distance of 214.00 feet; thence N 77°53'24" W, a distance of 70.71 feet to a point on the aforesaid Northeasterly Right of Way line; thence departing said Northerly line and on said Northeasterly Right of Way line, N 32°53'24" W, a distance of 1931.47 feet to a point on the North line of Section 34, Township 4 North, Range 26 East, Nassau County, Florida; thence departing said Northeasterly Right of Way line and on said North line, N 88°58'36"

E, a distance of 531.78 feet to the Point of Beginning.

Parcel 2

A parcel of land, being a portion of Section 36 and the William Fox Grant, Section 38, Township 4 North, Range 26 East, and being a portion of Sections 32 and 33, Township 4 North, Range 27 East, and being a portion of Section 1 and the Charles Seton Grant, Section 37 and the William Fox Grant, Section 38 and the Heirs of E. Waterman Grant, Section 41, Township 3 North, Range 26 East, and being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43, the Josiah Smith Grant, Section 44 and the Eugenia Brant Grant, Section 45 and the S. Cashen Grant, Section 46 and the Spicer S. Christopher Grant and J. Smith Grant, Section 47 and the Spicer S. Christopher Grant, Section 48 and the Charles Seton Grant, Section 49 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51 and the John Wingate Grant, Section 53 and the W and J Lofton Grant, Section 54 and the W and J Lofton Grant, Section 55, Township 3

North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, all in Nassau County, Florida and being more particularly described as follows:

Begin at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (a 137.50 foot Right-of-Way at this point) and the Easterly Right-of-Way line of Crandall Road (a 40 foot County Maintained Right-of-Way); thence on said Northeasterly Right-of-Way line for the next 3 courses, thence N 32°52'39" W, a distance 1680.52 feet; thence N 32°57'39" W, a distance 2740.76 feet; thence N 32°53'09" W, a distance 733.22 feet to the Southwest corner of those lands described in Official Record Book 611, Page 651 of the Public Records of Nassau County, Florida; thence departing said Northeasterly Right-of-Way line and on the Southerly line, Easterly line and Northerly line of said lands for the next 3 courses, N 57°06'51" E, a distance 415.00 feet; thence N 32°53'09" W, a distance 315.00 feet; thence S 57°06'51" W, a distance 415.00 feet to the Northwest corner of said lands said point also being on the aforesaid Northeasterly Right-of-Way line of U.S. Highway No. 17; thence departing said Northerly line and on said Northeasterly Right-

of-Way line, N 32°53'09" W, a distance 4009.48 feet to the most Southwesterly corner of those lands described in Official Record Book 44, Page 221 of said Public Records; thence departing said Northeasterly Right-of-Way line and on the Southerly line, Westerly line, Southerly line, Easterly line and on the Northwesterly prolongation thereof for the next 4 courses, thence N 57°06'51" E, a distance 349.29 feet; thence S 32°53'09" E, a distance 735.00 feet; thence N 57°06'51" E, a distance 650.71 feet; thence N 32°53'09" W, a distance 1832.50 feet to the Northeasterly corner of those lands described in Official Record Book 1415, Page 574 of said Public Records; thence departing said Northwesterly prolongation line and on the Northerly line of said lands, S 57°06'51" W, a distance 1000.00 feet to the Northwesterly corner of said lands said point also being on the aforesaid Northeasterly Right-of-Way line of U.S. Highway No. 17; thence departing said Northerly line and on said Northeasterly Right-of-Way line for the next 6 courses, N 32°53'09" W, a distance 693.03 feet; thence N 32°54'39" W, a distance 534.04 feet; thence N 33°01'13" E, a distance 164.28 feet; thence N 32°54'39" W, a distance 695.00 feet; thence S 89°26'12" W, a distance 177.55 feet; thence N

32°54'39" W, a distance 2036.94 feet to the Southeast corner of those lands described in Official Record Book 1641, Page 1573 of said Public Records; thence departing said Northeasterly Right-of-Way line and on the Easterly line and on Northerly lines of said lands for the next 3 courses, N 24°41'55" E, a distance 4517.43 feet; thence N 21°05'55" W, a distance 658.43 feet; thence N 65°17'21" W, a distance 1624.14 feet to a point on the Easterly limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way); thence departing said Northerly line and on said Easterly limited Access Right of Way line for the next 2 courses, N 24°42'34" E, a distance 690.82 feet; thence N 31°16'11" E, a distance 1059.18 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A"; thence departing said Easterly limited Access Right of Way line and on said Mean High Water Line, Southeasterly, a distance of 2951 feet more or less to a point on the Easterly line of the William Fox Grant, Section 38, Township 4 North, Range 26 East, Nassau County, Florida said point having a tie line of, S 51°34'50" E, a distance of 2855.64 feet from said reference point "A"; thence departing said Mean High Water Line and on said Easterly line, S

33°27'43" W, a distance 748.66 feet to a point on the North line of the Charles Seton Grant, Section 37, Township 3 North, Range 26 East, Nassau County, Florida; thence departing said Easterly line and on said North line, N 88°44'44" E, a distance 513.75 feet to a point on the aforesaid Mean High Water Line of the St. Mary's River said point being referred to as reference point "B"; thence departing said North line and on said Mean High Water Line, Southeasterly, a distance of 5276 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "C" said point having a tie line of, S 36°30'52" E, a distance of 4828.26 feet from said reference point "B"; thence continue on said Mean High Water Line, Northeasterly, a distance of 7051 feet more or less to a point on the South line of Section 32, Township 4 North, Range 27 East, Nassau County, Florida, said point also being on said Mean High Water Line said point being referred to as reference point "D" said point having a tie line of, N 49°38'32" E, a distance of 6131.74 feet from said reference point "C"; thence continue on said Mean High Water Line, Northeasterly a distance of 3218 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "E" said point having a

tie line of, N 59°42'40" E, a distance of 3066.75 feet from said reference point "D"; thence continue on said Mean High Water Line, Southeasterly and Northeasterly, a distance of 10,304 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "F" said point having a tie line of, S 86°49'56" E, a distance of 6272.48 feet from said reference point "E"; thence continue on said Mean High Water Line, Southeasterly and Northeasterly, a distance of 9016 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "G" said point having a tie line of, S 76°57'13" E, a distance of 6753.01 feet from said reference point "F"; thence continue on said Mean High Water Line, Southeasterly, a distance of 7683 feet more or less to the Northwest corner of those lands described in Official Record Book 1043, Page 181 of said Public Records said point also being on said Mean High Water Line said point having a tie line of, S 15°33'29" E, a distance of 5567.35 feet from said reference point "G"; thence departing said Mean High Water Line and on the Westerly line and Southerly line of said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said

point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Northwesterly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Easterly line and on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line

of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance

2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 631, Page 31 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the

Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance

of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as

recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of the aforesaid Page Hill Unit 1 for the next 7 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 1155.32 feet; thence S 75°30'02" E, a distance 415.78 feet; thence S 15°05'25" W, a distance 1047.82 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 75°11'45" W, a distance 135.69 feet; thence N 76°11'45" W, a distance 1105.99 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the

Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 6123.00 feet to the Southwest corner of said Yulee Hills; thence departing said Westerly line and continuing on said Easterly line of Section 50, S 43°54'03" W, a distance 4814.17 feet to a point on the North Right of Way line of Pages Dairy Road (80 foot Right of Way) said point also being on a curve, concave Southeast, having of radius 449.26 feet and a central angle of 1°13'25"; thence departing said Easterly line and on said North Right of Way line and on the arc of said curve a distance of 9.59 feet said arc being subtended by a chord which bears S 75°39'19" W, a distance of 9.59 feet to a point on the North Right of Way line of Jefferson Street (75 foot Right of Way) as shown on North Yulee as recorded in Plat

Book 2, Page 26 of the aforesaid Public Records; thence departing said North Right of Way line of Pages Dairy Road and on said North Right of Way line of Jefferson Street, N 89°26'08" W, a distance 1639.13 feet to the Southeast corner of those lands described in Official Record Book 325, Page 159 of said Public Records; thence departing said North Right of Way line and on the Easterly line of said lands, N 28°15'16" W, a distance 2192.02 feet to the Northeast corner of said lands said point also being on the Easterly line of those lands described in Official Record Book 1629, Page 1511 of said Public Records; thence departing said Easterly line and on said Easterly line of those lands described in Official Record Book 1629, Page 1511 and on the Easterly line of those lands described in Official Record Book 1974, Page 625 of said Public Records, N 44°18'02" E, a distance 1176.85 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northwesterly prolongation thereof, N 46°33'16" W, a distance 4615.27 feet to the Northeast corner of those lands described in Official Record Book 1871, Page 1833 of said Public Records; thence departing said Northwesterly prolongation line and on the Westerly line and Southerly line of said lands for

the next 2 courses, S 43°49'29" W, a distance 2150.02 feet; thence S 46°10'48" E, a distance 965.65 feet to the Northwest corner of those lands described in Official Record Book 1560, Page 1741 of said Public Records; thence departing said Southerly line and on the Westerly line of said lands, S 44°45'43" W, a distance 784.92 feet to a point on the Northeasterly Right of Way line of U.S. Highway No. 17 (Variable Width Right of Way); thence departing said Westerly line and on said Northeasterly Right of Way line for the next 3 courses, N 45°55'39" W, a distance 1717.93 feet to the beginning of a curve, concave Northeast, having a radius of 5629.65 feet and a central angle of 7°10'00"; thence on the arc of said curve a distance of 704.17 feet said arc being subtended by a chord which bears N 42°20'39" W, a distance of 703.71 feet to the curves end; thence N 38°45'39" W, a distance 2470.26 feet to a point on the Easterly line of those lands described in Official Record Book 1910, Page 1533 of the aforesaid Public Records; thence departing said Northeasterly Right of Way line and on said Easterly line and on the Northeasterly prolongation thereof, N 49°42'18" E, a distance 446.92 feet to the Southwest corner of those lands described in Official Record Book 697, Page 547 of said Public Records;

thence departing said Northeasterly prolongation line and on the Southerly line of said lands and on the Southeasterly prolongation thereof, S 45°06'08" E, a distance 1089.00 feet to the Southeast corner of those lands described in Official Record Book 2056, Page 790 of said Public Records; thence departing said Southeasterly prolongation line and on the Easterly line of said lands and on the Northeasterly prolongation thereof, N 44°53'52" E, a distance 2046.00 feet to the Northeast corner of those lands described in Official Record Book 762, Page 958 of said Public Records; thence departing said Northeasterly prolongation line and on the Northerly line of said lands and on the Northwesterly prolongation thereof, N 45°06'08" W, a distance 2178.00 feet to the Northwest corner of those lands described in Official Record Book 590, Page 920 of said Public Records; thence departing said Northwesterly prolongation line and on the Westerly line of said lands, S 44°53'52" W, a distance 2046.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands and on the Southeasterly prolongation thereof, S 45°06'08" E, a distance 822.96 feet to a point on the Westerly line of those lands described in

Official Record Book 1961, Page 1186 of said Public Records; thence departing said Southeasterly prolongation line and on the Westerly line of said lands and the Southwesterly prolongation thereof, S 50°46'31" W, a distance 417.39 feet to a point on the aforesaid Northeasterly Right of Way line of U.S. Highway No. 17; thence departing said Southwesterly prolongation line and on said Northeasterly Right of Way line for the next 3 courses, N 38°45'39" W, a distance 897.57 feet to the beginning of a curve, concave Northeast, having a radius of 5629.65 feet and a central angle of 5°53'00"; thence on the arc of said curve a distance of 578.07 feet said arc being subtended by a chord which bears N 35°49'09" W, a distance of 577.82 feet to the curves end; thence N 32°52'39" W, a distance 2569.25 feet to the Southeast corner of those lands described in Official Record Book 87, Page 429 of the aforesaid Public Records; thence departing said Northeasterly Right of Way line and on the Easterly line, Northerly line, and the Westerly line of said lands for the next 3 courses, N 57°07'21" E, a distance 208.70 feet; thence N 32°52'39" W, a distance 208.70 feet; thence S 57°07'21" W, a distance 208.70 feet to a point on the aforesaid Northeasterly Right of Way line of U.S.

Highway No. 17; thence departing said Westerly line and on said Northeasterly Right of Way line, N 32°52'39" W, a distance 1163.92 feet to the Southeast corner of those lands described in Official Record Book 756, Page 587 of the aforesaid Public Records; thence departing said Northeasterly Right of Way line and on the Easterly line of said lands, N 57°07'21" E, a distance 85.00 feet to the Southwest corner of those lands described in Official Record Book 309, Page 673 of said Public Records; thence departing said Easterly line and on the Southerly of said lands and on the Southeasterly prolongation thereof, S 54°09'58" E, a distance 1053.12 feet to the Southeast corner of those lands described in Official Record Book 1131, Page 1698 of said Public Records; thence departing said Southeasterly prolongation line and on the Easterly line of said lands and on the Northeasterly prolongation thereof, N 57°00'06" E, a distance 909.57 feet to the Northeast corner of those lands described in Official Record Book 1171, Page 330 of said Public Records; thence departing said Northeasterly prolongation line and on the Northerly line of said lands and on the Northwesterly prolongation thereof, N 32°52'44" W, a distance 1651.85 feet to the Northwest corner of those lands described in Official Record

Book 725, Page 172 of said Public Records; thence departing said Northwesterly prolongation line and on the Westerly line of said lands, S 46°25'51" W, a distance 1401.20 feet to the Point of Beginning.

Together with:

Crandall Road as being described below:

Crandall Road

A parcel of land, being a portion of Sections 31, 32, 33 and the William Fox Grant, Township 4 North, Range 26 East, and being a portion of the Spicer S. Christopher Grant and J. Smith Grant, Section 47, the Spicer S. Christopher Grant, Section 48 and the Heirs of E. Waterman Mill Grant, Section 50, all in Township 3 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

Begin at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (a 137.50 foot Right-of-Way at this point) and the Easterly Right-of-Way line of Crandall Road (a 40 foot County Maintained Right-of-Way); thence on said Northeasterly Right-of-

Way line, thence N 32°52'39" W, a distance 40.71 feet to a point on the Westerly Right-of-Way line of said Crandall Road; thence departing said Northeasterly Right-of-Way line and on said Westerly Right-of-Way line and on the Northerly Right-of-Way line and the Easterly Right-of-Way line of said Crandall Road for the next 29 courses, N 46°25'51" E, a distance of 481.84 feet; thence N 32°05'53" E, a distance of 2418.72 feet to the beginning of a curve, concave Northwest, having a radius of 980.00 feet and a central angle of 20°18'59"; thence on the arc of said curve a distance of 347.50 feet said arc being subtended by a chord which bears N 21°56'23" E, a distance of 345.68 feet to the curves end; thence N 11°46'53" E, a distance of 3953.5 feet; thence N 13°38'05" E, a distance of 600.31 feet; thence N 15°36'12" E, a distance of 2912.08 feet; thence N 16°05'53" E, a distance of 2532.7 feet; thence N 17°11'45" E, a distance of 3439.63 feet; thence N 16°50'41" E, a distance of 1216.59 feet; thence N 13°33'13" E, a distance of 248.97 feet; thence N 05°39'41" E, a distance of 496.30 feet; thence N 11°34'20" E, a distance of 209.7 feet to the beginning of a curve, concave Southeast, having a radius of 320.00 feet and a central angle of 28°06'20"; thence

on the arc of said curve a distance of 156.97 feet said arc being subtended by a chord which bears N 25°37'30" E, a distance of 155.40 feet to the curves end; thence N 39°40'40" E, a distance of 158.24 feet; thence S 50°19'20" E, a distance of 40.00 feet; thence S 39°40'40" W, a distance of 158.24 feet to the beginning of a curve, concave Southeast, having a radius of 280.00 feet and a central angle of 28°06'20"; thence on the arc of said curve a distance of 137.35 feet said arc being subtended by a chord which bears S 25°37'30" W, a distance of 135.98 feet to the curves end; thence S 11°34'20" W, a distance of 207.64 feet; thence S 05°39'41" W, a distance of 496.99 feet; thence S 13°33'13" W, a distance of 252.88 feet; thence S 16°50'41" W, a distance of 1217.86 feet; thence S 17°11'45" W, a distance of 3439.37 feet; thence S 16°05'53" W, a distance of 2532.14 feet; thence S 15°36'12" W, a distance of 2911.22 feet; thence S 13°38'05" W, a distance of 598.98 feet; thence S 11°46'53" W, a distance of 3952.85 feet to the beginning of a curve, concave Northwest, having a radius of 1020.00 feet and a central angle of 20°18'59"; thence on the arc of said curve a distance of 361.68 feet said arc being subtended by a chord which bears S 21°56'23" W, a

distance of 359.79 feet to the curves end; thence S 32°05'53" W, a distance of 2423.75 feet; thence S 46°25'51" W, a distance of 494.42 feet to the Point of Beginning.

Less and Except:

Those lands described in Official Records Book 235, Page 149 and Official Records Book 609, Page 780 all of the Public Records of Nassau County, Florida.

Parcel 3

A parcel of land, being a portion of Sections 1, 2, 11 and the Heirs of E. Waterman Grant, Section 41, lying Northerly of County Road No. 108, Westerly of CSX Railroad Right-of-Way, and Easterly of Interstate I-95, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 1; thence on the South line of said Section 1, N 89°47'06" E, a distance of 397.04 feet to a point on the Southwesterly Right-of-Way line of CSX Railroad (a

variable width Right-of-Way); said point also being the Point of Beginning; thence departing said South line and on said Southwesterly Right-of-Way line, N 32°54'39" W, a distance of 1660.86 feet, to the Southeast corner of those lands as described in Official Records 260, Page 357, of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right-of-Way line and on the South line of said lands, S 89°14'18" W, a distance of 173.85 feet to a point the Southwest corner of said lands; thence departing said South line and on the West line of said lands, N 32°54'39" W, a distance of 500.00 feet to the Northwest corner of said lands; thence departing said West line and on the North line of said lands, N 89°14'18" E, a distance of 173.85 feet to a point on the aforesaid Southwesterly Right-of-Way line of CSX Railroad; thence departing said North line and on said Southwesterly Right-of-Way line, N 32°54'39" W, a distance of 890.93 feet to a point on the Northeasterly Right-of-Way line of Interstate I-95 (a variable width Limited Access Right-of-Way); thence departing said Southwesterly Right-of-Way and on said Northeasterly Right-of-Way line, for the next 3 courses; thence S 24°42'34" W, a distance of 1926.46 feet to the beginning of a curve, concave Easterly,

having a radius of 6769.49 feet and a central angle of 41°19'33"; thence on the arc of said curve a distance of 4882.64 feet said arc being subtended by a chord which bears S 04°02'47" W, a distance of 4777.49 feet to the curves end; thence S 16°36'59" E, a distance of 531.21 feet to a point on the Northerly Right-of-Way line of County Road No. 108 (a 80 foot Right-of-Way); thence departing said Northeasterly Right-of-Way line and on said Northerly Right-of-Way line for the next 2 courses; thence S 66°36'32" E, a distance of 589.65 feet; thence S 72°26'59" E, a distance of 6784.16 feet to the intersection of said Northerly Right-of-Way line and aforesaid Southwesterly Right-of-Way line of CSX Railroad; thence departing said Northerly Right-of-Way line and on said Southwesterly Right-of-Way line of CSX Railroad for the next 2 courses; N 32°53'09" W, a distance of 5384.64 feet; thence N 32°54'39" W, a distance of 2645.20 feet to the Point of Beginning.

Less and Except:

Those lands as described in Official Records 942, Page 384, Official Records 594, Page 1111, Official Records 883, Page 1590, Official Records 1567, Page 1597,

Official Records 279, Page 615, (Official Records 1750, Page 132, Parcel 11) and (Official Records 1750, Page 132, Parcel 12)

Parcel 4

A parcel of land, being a portion of Sections 11, 14, 23 and the N. Wildes Grant, Section 39 and the Heirs of E. Waterman Grant, Section 41, Township 3 North, Range 26 East,

and being a portion of the Heirs of E. Waterman Mill Grant, Section 44 and the E. Waterman Mill Grant, Section 50 and the John Carr Grant, section 56, Township 3 North, Range 27 East, lying Southerly of County Road No. 108, Westerly of CSX Railroad, and Easterly of Interstate I-95, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Heirs of E. Waterman Grant, Section 41, Township 3 North, Range 26 East; thence on the West line of said Section 41, S 01°08'09" E, a distance of 5354.74 feet to a point on the Southerly Right-of-Way line of County Road No. 108 (a 80 foot Right-of-Way) and the Point of Beginning;

thence departing said West line and on said Southerly Right-of-Way line, S 72°26'59" E, a distance of 4950.42 feet to point on the Southwesterly Right-of-Way line of CSX Railroad (a variable width Right-of-Way); thence departing said Southerly Right-of-Way line and on said Southwesterly Right-of-Way line for the next 3 courses, S 32°53'09" E, a distance of 1338.21 feet; thence S 32°57'39" E, a distance of 2740.73 feet; thence S 32°52'39" E, a distance of 1038.25 feet to the Northeast corner of those lands as described in Official Records 1232, Page 954, of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right-of-Way line and on the Northerly line of said lands, S 57°07'21" W, a distance of 158.00 feet to the Northwest corner of said lands; thence departing said Northerly line and on the Westerly line of said lands, and on the Westerly line of those lands as described in Official Records 875, Page 1070, of said Public Records, S 40°05'39" E, a distance of 320.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 57°07'21" E, a distance of 117.80 feet to a point on aforesaid Southwesterly Right-of-Way line of the CSX Railroad; thence departing said Southerly line and on

said Southwesterly Right-of-Way line for the next 3 courses, S 32°52'39" E, a distance of 4678.98 feet to the beginning of a curve, concave Northeast, having a radius of 5967.15 feet and a central angle of 5°53'00"; thence on the arc of said curve a distance of 612.73 feet said arc being subtended by a chord which bears S 35°49'09" E, a distance of 612.46 feet to the curves end; thence S 38°45'39" E, a distance of 12456.99 feet to the Northeast corner of those lands described in Official Record Book 715, Page 1293 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line and on the North line of said lands, S 72°16'23" W, a distance of 1557.25 feet to the Northwest corner of said lands; thence departing said North line and on the Westerly of said lands the next 2 courses and on the Westerly line of those lands described in Official Record Book 1205, Page 1158 of said Public Records, thence S 13°25'59" W, a distance of 461.74 feet; thence S 11°04'43" E, a distance of 85.85 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'49" E, a distance of 44.42 feet to a point on the Westerly line of those lands described in Official Record Book 826, Page 1117 of said Public Records;

thence departing said Southerly line and on said Westerly line for the next 2 courses, S 32°37'18" W, a distance of 48.23 feet; thence S 31°02'03" E, a distance of 30.01 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°18'45" E, a distance of 43.74 feet to the Northwest corner of those lands described in Official Record Book 1588, Page 1340 of said Public Records said point being on a curve, concave Northeast, having a radius of 457.48 feet and a central angle of 26°44'58"; thence on the Westerly line of said lands and the arc of said curve for the next 2 courses, a distance of 213.58 feet said arc being subtended by a chord which bears S 50°22'02" E, a distance of 211.65 feet to the curves end; thence S 69°51'30" E, a distance of 259.80 feet to the Southwest corner of said lands said point also being on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said Westerly line and on said Northerly Right of way line, S 76°05'01" W, a distance of 511.09 feet to the Southeast corner of those lands described in Official Record Book 142, Page 441 of the aforesaid Public Records; thence departing said Northerly Right of way line and on the East line of said lands, N 17°43'59"

W, a distance of 206.66 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 72°16'01" W, a distance of 99.78 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 17°43'59" E, a distance of 200.00 feet to the Southwest corner of said lands said point also being on the aforesaid Northerly Right of Way line State Road No. 200 (A1A); thence departing said West line and on said Northerly Right of Way line, S 76°05'01" W, a distance of 60.13 feet to the Southeast corner of Tax I.D. No. 44-2N-27-0000-0003-0080 of the Property Appraiser's Office of Nassau County, Florida; thence departing said Northerly Right of Way line and on the East line of Tax I.D. No. 44-2N-27-0000-0003-0080 and Tax I.D. No. 44-2N-27-0000-0003-0000 and Tax I.D. No. 44-2N-27-0000-0003-0010, N 17°43'59" W, a distance of 256.00 feet to the Northeast corner of said Tax I.D. No. 44-2N-27-0000-0003-0000; thence departing said East line and on the North line of said Tax I.D. No. 44-2N-27-0000-0003-0000 and Tax I.D. No. 44-2N-27-0000-0003-0030 and Tax I.D. No. 44-2N-27-0000-0006-0000, S 70°03'50" W, a distance of 522.00 feet to the Northwest corner of said Tax I.D. No. 44-2N-27-0000-0006-0000; thence

departing said North line and on the West line of said Tax I.D. No. 44-2N-27-0000-0006-0000 and Tax I.D. No. 44-2N-27-0000-0008-0000, S 17°05'59" E, a distance of 201.00 feet to the Southeast corner of said Tax I.D. No. 44-2N-27-0000-0008-0000 said point also being on the aforesaid Northerly Right of Way line State Road No. 200 (A1A); thence departing said West line and on said Northerly Right of Way line for the next 3 courses, S 76°05'01" W, a distance of 2180.25 feet to the beginning of a curve, concave Southeast, having a radius of 17312.73 feet and a central angle of 3°46'03"; thence on the arc of said curve a distance of 1138.42 feet said arc being subtended by a chord which bears S 74°11'59" W, a distance of 1138.22 feet to the curves end; thence S 72°19'01" W, a distance of 5100.21 feet to the Southeast corner of those lands described in Official Record Book 408, Page 695 of the aforesaid Public Records; thence departing said Northerly Right of way line and on the Easterly line of said lands, N 17°40'59" W, a distance of 595.24 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1782, Page 1450 and Official Record Book 1484, Page 1762 of the said

Public Records for the next 2 courses, S 72°15'36" W, a distance of 818.28 feet; thence S 89°00'37" W, a distance of 840.96 feet to a Northeast corner of last said lands; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1241.54 feet to the most Northeast corner of said lands; thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to the Northwest corner of said lands said point being on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line for the next 3 courses, N 16°36'59" W, a distance of 13466.15 feet; thence N 73°23'01" E, a distance of 25.00 feet; thence N 16°36'59" W, a distance of 518.67 feet to a point on the South line of Henry Young Grant, Section 40, Township 3 North, Range 26 East, Nassau County, Florida; thence departing said Easterly Limited Access Right of Way line and on said South line, S 85°14'18" E, a distance of 2011.92 feet to the Southeast corner of said Section 40 said point also being on the East line of the N. Wildes Grant, Section 39, Township 3 North, Range 26 East, Nassau County, Florida; thence

departing said South line and on said East line, S 04°52'08" W, a distance of 1450.42 feet to the Southwest corner of said Section 39; thence departing said East line and on the South line of said Section 39 and on the South line of N. Wildes Grant, Section 57, Township 3 North, Range 27 East, Nassau County, Florida, S 88°54'50" E, a distance of 4785.65 feet to the Southeast corner of said Section 57; thence departing said South line and on the East line of said Section 57, N 04°00'16" E, a distance of 3135.18 feet to the Northeast corner of said Section 57; thence departing said East line and on the North line of said Section 57, N 84°41'50" W, a distance of 2194.99 feet to Northwest corner of said Section 57 said point also being the Northeast corner of the N. Wildes Grant, Section 39, Township 3 North, Range 26 East, Nassau County, Florida; thence departing said North line, and on the North line of said Section 39, N 85°35'46" W, a distance of 2543.35 feet to the Northwest corner of said Section 39 said point also being the Northeast corner of the Henry Young Grant, Section 40, Township 3 North, Range 26 East; thence departing said North line and on the North line of said Section 40, N 85°07'42" W, a distance of 2359.91 feet to a point on the Northeasterly Right-of-Way line of Interstate I-95

(a variable width Limited Access Right-of-Way); thence departing said North line and on said Northeasterly Right-of-Way line for the next 4 courses, N 16°36'59" W, a distance of 1294.85 feet; thence S 73°23'01" W, a distance of 261.65 feet; thence N 31°39'00" W, a distance of 626.48 feet; thence N 16°36'59" W, a distance of 6817.56 feet to a point on the Southerly Right-of-Way line of aforesaid County Road No. 108; thence departing said Northeasterly Right-of-Way line and on said Southerly Right-of-Way line for the next 2 courses, S 77°22'21" E, a distance of 466.13 feet; thence S 72°26'59" E, a distance of 1930.57 feet to the Point of Beginning.

Less and Except:

Those lands described in Official Records Book 1981, Page 109 (School Site) and Official Records Book 1981, Page 172 (90 foot Roadway Parcel "A" and 81 foot Roadway Parcel "B") all of the Public Records of Nassau County, Florida.

Also Less and Except:

Lot 1 as shown on Plat of Market Street Office Site as recorded in Plat Book 8, Pages 156 - 160 of the Public Records of Nassau County, Florida.

Parcel 5

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 44, S 88°51'21" W, a distance of 3142.74 feet to the Northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said South line and on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the Southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the East line of said Section 7, S 00°35'09" E, a

distance of 570.02 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'21" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a

radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to a point on the Southerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said Northeasterly Right of Way line and said Southerly Right of way line N 72°19'01" E, a distance of 629.04 feet to the Northeast corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of way line and on the Westerly line of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southeast corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 17°40'59" W, a distance of 800.00 feet to the Northeast corner of said lands said point being on the aforesaid Southerly Right of way line of State Road No. 200 (A1A); thence departing said Easterly line and on said Southerly Right of way line for the next 3

courses, N 72°19'01" E, a distance of 2918.12 feet to the beginning of a curve, concave Southeast, having a radius of 17128.73 feet; and a central angle of 03°46'00"; thence on the arc of said curve a distance of 1126.06 feet said arc being subtended by a chord which bears N 74°12'01" E, a distance of 1125.85 feet to the curves end; thence N 76°05'01" E, a distance of 2201.73 feet to the Northwest corner of those lands described in Official Record Book 739, Page 1054 of the aforesaid Public Records; thence departing said Southerly Right of way line and on the West line of said lands and on the West line of Parcel No. 100-A as shown on Florida Department of Transportation Right of Way Map, Section No. 74060, State Road No. 200 (A1A), S 17°40'59" E, a distance of 517.51 feet to the Southwest corner of said Parcel 100-A; thence departing said West line and on the South line of said Parcel 100-A, N 72°11'36" E, a distance of 183.67 feet to the Northwest corner of Parcel 100-B of said Florida Department of Transportation Right of Way Map, Section No. 74060; thence departing said South line and on the West line of said Parcel 100-B, S 17°48'24" E, a distance of 73.85 feet to the Southwest corner of said Parcel 100-B; thence departing said West line and on the South line of said Parcel 100-B, N 72°11'36" E,

a distance of 50.00 feet to the Southeast corner of said Parcel 100-B; thence departing said South line and on the East line of said Parcel 100-B, N 17°48'24" W, a distance of 73.85 feet to the Northeast corner of said Parcel 100-B said point also being on the aforesaid South line of Parcel 100-A; thence departing said East line and on said South line and on the Southerly and Easterly lines of said Parcel 100-A for the next 4 courses, N 72°11'36" E, a distance of 52.03 feet; thence N 42°10'12" E, a distance of 531.94 feet; thence N 13°54'59" W, a distance of 160.22 feet; thence N 76°05'01" E, a distance of 675.00 feet; thence N 13°54'59" W, a distance of 40.00 feet to the aforesaid Southerly Right of way line of State Road No. 200 (A1A); thence departing said Easterly line and on said Southerly Right of way line for the next 2 courses, N 76°05'01" E, a distance of 155.31 feet to the beginning of a curve, concave Northwest, having a radius of 1969.86 feet and a central angle of 04°58'03"; thence on the arc of said curve a distance of 170.79 feet said arc being subtended by a chord which bears N 73°36'00" E, a distance of 170.73 feet to a point on the Westerly Right of way line of Oak Tree Lane; thence departing said Southerly Right of way line and on said Westerly Right of way line, S

25°30'41" E, a distance of 53.14 feet to a point on the Easterly line of the aforesaid Section 44, of Heirs of E. Waterman Mill Grant; thence departing said Westerly Right of way line and on said Easterly line of said Section 44 for the next 6 courses, S 45°54'18" W, a distance of 1268.66 feet; thence S 42°41'32" W, a distance of 771.87 feet; thence N 86°46'11" W, a distance of 43.23 feet; thence S 03°05'38" W, a distance of 50.06 feet; thence S 43°57'52" W, a distance of 1279.55 feet; thence S 44°24'05" W, a distance of 1834.86 feet to the Point of Beginning.

Parcel 6

A parcel of land, being a portion of Sections 6 and 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Southerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way) with the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way);

thence on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°40'38"; thence on the arc of said curve a distance of 44.61 feet said arc being subtended by a

chord which bears S 03°19'37" E, a distance of 44.60 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line and on said Northeasterly line, N 67°40'22" W, a distance of 479.97 feet to the most Northeasterly corner of said lands said point also being on the South line of Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said Northeasterly line and on the North line of said lands and on said South line of Section 6, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line and said South line, N 00°06'22" W, a distance of 965.41 feet to a point on the North line of said Section 6; thence on said North line, S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the aforesaid Public Records; thence departing said North line and on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northwest corner of said lands said point also being the Northeast corner

of those lands described in Official Record Book 513, Page 91 of said Public Records; thence departing said North line and on the Northerly line of said lands, S 69°45'17" W, a distance of 94.87 feet to the Northwest corner of said lands said point also being on the Easterly Right of Way line of Harper Chapel Road and being on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence on the arc of said curve a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence on said Easterly Right of Way line, N 17°40'59" W' a distance of, 923.94 feet to a point on the aforesaid Southerly Right of way line of State Road No. 200 (A1A); thence departing said Easterly Right of Way line and on said Southerly Right of way line, N 72°19'01" E, a distance of 573.63 feet to the Point of Beginning.

Parcel 7

A parcel of land, being a portion of Section 12, Township 2 North, Range 26 East and being a portion of Sections 7 and 18, Township 2 North, Range 27 East,

all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 7, N 88°16'03" E, a distance of 1986.88 feet to the Northeast corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 7; thence departing said North line and on the East line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 7 and the Southerly prolongation of said East line, S 02°07'48" E, a distance of 2244.22 feet to the Southwest corner of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southerly prolongation of East line and on the South line of said lands, N 88°02'22" E, a distance of 1654.64 feet to the Northwest corner of those lands described in Official Record Book 1376, Page 651 Well Site 1 of said Public Records; thence departing said South line and on the West line of said lands, S 01°57'38" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said West line and on the South line of said lands, N 88°02'22" E, a distance of 800.00

feet to the Southeast corner of said lands; thence departing said South line and on the East line of said lands, N 01°57'38" W, a distance of 800.00 feet to the Northeast corner of said lands said point also being on the aforesaid South line of those lands described in Official Record Book 936, Page 894; thence departing said East line and on said South line, N 88°02'22" E, a distance of 742.77 feet to the Southeast corner of said lands said point also being on the East line of aforesaid Section 7; thence departing said South line and on said East line of Section 7, S 00°35'09" E, a distance of 98.31 feet to the Northeast corner of those lands described in Official Record Book 1376, Page 651 Well Site 2 of aforesaid Public Records; thence departing said East line and on the North line of said lands, S 89°24'51" W, a distance of 200.00 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 00°35'09" E, a distance of 200.00 feet to the Southwest corner of said lands; thence departing said West line and on the South line of said lands, N 89°24'51" E, a distance of 200.00 feet to the Southeast corner of said lands said point also being on the East line of aforesaid Section 7; thence departing said South line and on said East line

of Section 7, S 00°35'09" E, a distance of 1487.09 feet to a point on the Northerly line of the Jno Uptergrove Grant, Section 45, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on said Northerly line, S 67°24'50" W, a distance of 610.19 feet to the Northwest corner of said Section 45; thence departing said Northerly line and on the Westerly line of said Section 45, S 22°35'10" E, a distance of 1511.79 feet to a point on the East line of Section 18, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said Westerly line and on said East line, S 01°03'30" E, a distance of 2228.05 feet to the Northeast corner of those lands described in Official Record Book 1828, Page 47 of the aforesaid Public Records; thence departing said East line and on the North line of said lands, N 89°00'13" W, a distance of 34.73 feet to the Northwest corner of said lands; thence departing said North line and on the Westerly lines of said lands for the next 4 courses, S 00°58'51" W, a distance of 326.17 feet; thence S 18°22'50" W, a distance of 439.28 feet; thence S 00°24'30" W, a distance of 579.16 feet; thence S 10°13'00" E, a distance of 216.58 feet to a point on the Mean High Water Line of the Nassau River said point being referred to as

reference point "A"; thence departing said Westerly line and on said Mean High Water Line of the Nassau River, Westerly and Northerly, a distance of 4797 feet more or less to a point being on the Mean High Water Line of Plummer Creek said point also being referred to as reference point "B" said point having a tie line of, N 57°04'14" W, a distance of 2799.23 feet from said reference point "A"; thence departing said Mean High Water Line of the Nassau River and on said Mean High Water Line of Plummer Creek, Westerly and Northerly a distance of 2852 feet more or less to a point said point having a tie line of, N 52°09'11" W, a distance of 1897.00 feet from said reference point "B"; thence continue on said Mean High Water Line of Plummer Creek, N 62°30'17" W, a distance of 268.44 feet to a point on the Easterly limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way) also said point being on a curve, concave Westerly, having a radius of 7789.44 feet and a central angle of 8°23'40"; thence departing said Mean High Water Line of Plummer Creek and on said Easterly limited Access Right of Way line and on the arc of said curve a distance of 1141.25 feet said arc being subtended by a chord which bears N 03°45'11" E, a distance of 1140.23 feet to the Southwest corner of

those lands described in Official Record Book 364, Page 395 of the aforesaid Public Records; thence departing said Easterly limited Access Right of Way line and on the South line of said lands, N 89°14'13" E, a distance of 2893.20 feet to the Southeast corner of said lands; thence departing said South line and on the East line of said land, N 01°05'19" W, a distance of 1374.08 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 88°28'11" W, a distance of 1330.59 feet to the Southeast corner of those lands described in Official Record Book 1376, Page 651 Well Site 5 of aforesaid Public Records; thence departing said North line and on the East line of said lands, N 01°31'49" W, a distance of 200.00 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 88°28'11" W, a distance of 200.00 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 01°31'49" E, a distance of 200.00 feet to the Southwest corner of said lands said point also being on the North line of the aforesaid lands described in Official Record Book 364, Page 395; thence departing said West line and on said North line S 88°28'11" W, a distance of 1462.62 feet

to the Northwest corner of said lands said point also being on the aforesaid Easterly limited Access Right of Way line of Interstate 95 said point also being on a curve, concave Southwest, having a radius of 7789.44 feet and a central angle of 6°18'57"; thence departing said North line and on said Easterly limited Access Right of Way line and on the arc of said curve for the next 3 courses, a distance of 858.66 feet said arc being subtended by a chord which bears N 13°27'30" W, a distance of 858.23 feet to the curves end; thence N 16°36'59" W, a distance of 3196.48 feet; thence N 11°31'54" W, a distance of 74.27 feet to a point on the North line of Section 12, Township 2 North, Range 26 East, Nassau County, Florida; thence departing said Easterly limited Access Right of Way line and on said North line, N 89°14'31" E, a distance of 67.91 feet to the Point of Beginning.

Less and Except:

Those lands described in Official Records Book 1376, Page 651 (Well Sites 3and 4) of the Public Records of Nassau County, Florida.

Parcel 8

A parcel of land, being a portion of the John D. Vaughan Grant, Section 38, Township 2 North, Range 27 East and being a portion of the John Lowe Mill Grant, Section 51 and the John D. Vaughan Grant, Section 52, Township 3 North, Range 27 East, all in Nassau County, Florida and being more particularly described as follows:

Begin at the Point of Curvature of CSX Transportation System Railroad (former Seaboard Air Line Railway Company per Right of Way and Track Map, Baldwin Branch, Dated: June 30, 1918, Sheet VO4275, 120 foot Right of Way); thence on the Southerly Right of Way line of said CSX Transportation System Railroad and on a curve, concave Southerly, having radius of 2804.94 feet and a central angle of 26°12'02"; thence on the arc of said curve a distance of 1282.66 feet said arc being subtended by a chord which bears N 85°26'05" E, a distance of 1271.52 feet to the Northwest corner of those lands described in Official Records Book 1577, Page 1447, of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 00°45'05" E, a distance of 51.15 feet to the Northwest corner of

those lands described in Official Records Book 1231, Page 541, Parcel 3, of said Public Records; thence departing said Westerly line and on the Westerly line of said lands described in Official Records Book 1231, Page 541, Parcel 3, S 21°26'44" E, a distance of 1993.18 feet to the Southwest corner of said lands; thence departing said Westerly line, S 29°50'31" E, a distance of 864.91 feet to the Southwest corner of those lands described in Official Records Book 1626, Page 210, of said Public Records; thence S 35°51'31" E, a distance of 566.46 feet to the Northwest corner of those lands described in Official Records Book 1579, Page 453, Parcel 2, of said Public Records; thence on the Westerly line of said lands and also being on the Westerly line of those lands described in Official Records Book 1671, Page 1626, of said Public Records, S 15°59'57" E, a distance of 1375.26 feet to the Southwest corner of said lands described in Official Records Book 1671, Page 1626 said point also being on the Northerly Right of Way line of State Road No. 200 (per Florida Department of Transportation Right of Way Map, Section 74060-2503, a Variable Width Right of Way); thence departing said Westerly line and on said Northerly Right of Way line for the next 3 courses, N 84°44'02" W, a distance of 1740.65 feet;

thence N 81°09'27" W, a distance of 400.78 feet; thence N 84°44'02" W, a distance of 207.38 feet to a point on the Mean High Water Line of Lofton Creek said point being referred to as reference point "H"; thence departing said Northerly Right of Way line and on said Mean High Water Line, Northerly a distance of 7551 feet more or less to the Southeast corner of those lands described in Official Records Book 678, Page 699, Parcel C of aforesaid Public Records said point having a tie line of, N 20°34'22" W, a distance of 3357.16 feet from said reference point "H"; thence departing said Mean High Water Line and on the Easterly line of said lands, N 24°03'26" W, a distance of 717.45 feet to the Northeast corner of said lands said point also being on the aforesaid Mean High Water Line; thence departing said lands and on said Mean High Water Line, thence N 22°30'09" E, a distance of 105.39 feet to a point on the aforesaid Southerly Right of Way line of CSX Transportation System Railroad; thence departing said Mean High Water Line and on said Southerly Right of Way line, N 72°20'04" E, a distance of 660.65 feet to the Point of Beginning.

Parcel 9

A parcel of land, being a portion of Sections 25, 26, 36 and the John Frazier Grant, Section 39, Township 4 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 26, Township 4 North, Range 26 East, Nassau County, Florida; thence on the West line of said Section 26, N 00°30'18" W, a distance of 1648.49 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A" and the Point of Beginning; thence departing said West line and on said Mean High Water Line of the St. Mary's River, Southeasterly a distance of 8022 feet more or less to a point on the Westerly Limited Access Right of Way line of Interstate 95 (variable width limited Access Right of Way) said point having a tie line of, S 68°37'45" E, a distance of 7483.47 feet from said point being referred to as reference point "A" and the Point of Beginning; thence departing said Mean High Water Line and on said Westerly Limited Access Right of Way line for the next 2 courses, N 30°46'08" E, a distance of 1027.28 feet; thence N 24°42'34" E, a distance of 208.67 feet to a point on the South line

of Section 25, Township 4 North, Range 26 East, Nassau County, Florida said point being referred to as reference point "B"; thence departing said Westerly Limited Access Right of Way line and on the Northerly meander lines of Section 25, Township 4 North, Range 26 East, Nassau County, Florida, Northwesterly, a distance of 2344 feet more or less to a point on the Easterly line of the John Frazier Grant, Section 39, Township 4 North, Range 26 East, Nassau County, Florida said point being referred to as reference point "C" said point having a tie line of, N 27°35'34" W, a distance of 1874.93 feet from said point being referred to as reference point "B"; thence departing said Northerly meander line of Section 25 and on the Easterly line of said Section 39, N 36°04'58" E, a distance of 2323.66 feet to a point on the waters of the St. Mary's River said point being referred to as reference point "D"; thence departing said Easterly line and on said waters of the St. Mary's River, Northerly, a distance of 2089 feet more or less to a point said point having a tie line of, N 56°11'22" W, a distance of 1835.09 feet from said point being referred to as reference point "D"; thence departing said waters of the St. Mary's River, S 66°25'16" W, a distance of 1223.70 feet to the waters of the St.

Mary's River said point being referred to as reference point "E"; thence on said waters of the St. Mary's River, Southerly and Westerly, a distance of 6791 feet more or less to the West line of the aforesaid Section 26 said point having a tie line of, S 81°13'49" W, a distance of 5513.84 feet from said point being referred to as reference point "E"; thence departing said waters of the St. Mary's River and on said West line, S 0°30'18" E, a distance of 1575.89 feet to the Point of Beginning.

Parcel 10

A parcel of land, being a portion of Section 36, Township 4 North, Range 26 East and being a portion of the Charles Seton Grant, Section 37, Township 3 North, Range 26 East and being a portion of the Spicer S. Christopher Grant, Section 48, the Charles Seton Grant, Section 49 and the he Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Section 36, Township 4 North, Range 26 East, Nassau County, Florida; thence

on the East line of Section 36, N 00°50'05" W, a distance of 3453.89 feet to a point on the waters of the St. Mary's River said point being referred to as reference point "E"; thence departing said East line and on said waters of the St. Mary's River, Northwesterly, a distance of 2241 feet more or less to a point on the North line of aforesaid Section 36 said point having a tie line of, N 33°02'08" W, a distance of 2109.99 feet from said point being referred to as reference point "E"; thence departing said waters of the St. Mary's River and on said North line, S 87°05'38" W, a distance of 1591.13 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Right of Way); thence departing said North line and on said Easterly Limited Access Right of Way line for the next 3 courses, S 20°56'59" W, a distance of 1683.67 feet; thence S 24°42'34" W, a distance of 1200.00 feet; thence S 31°16'11" W, a distance of 148.73 feet to a point on the Mean High Water Line of the St. Mary's River said point being referred to as reference point "A"; thence departing said Easterly Limited Access Right of Way line and on said Mean High Water Line, Southeasterly a distance of 2951 feet more or less to a point on the Easterly line of the William Fox Grant Section 38,

Township 4 North, Range 26 East, Nassau County, Florida also said point being referred to as reference point "F" said point having a tie line of, S 51°34'50" E, a distance of 2855.64 feet from said point being referred to as reference point "A"; thence departing said the Mean High Water Line and on the said Easterly line of Section 38, S 33°27'43" W, a distance of 748.66 feet to a point on the South line of aforesaid Section 36; thence departing said Easterly line and on said South line, N 88°44'44" E, a distance of 513.75 feet to a point on the aforesaid Mean High Water Line of the St. Mary's River said point being referred to as reference point "B"; thence departing said South line and on said Mean High Water Line of the St. Mary's River, Southeasterly, a distance of 5276 feet more or less to a point on said Mean High Water Line said point being referred to as reference point "C" said point having a tie line of, S 36°30'52" E, a distance of 4828.26 feet from said reference point "B"; thence continue on said Mean High Water Line, Northeasterly, a distance of 7051 feet more or less to a point on the North line of Township 3 North, Range 26 East, Nassau County, Florida, said point also being on said Mean High Water Line said point being referred to as reference point "D" said point having a tie line

of, N 49°38'32" E, a distance of 6131.74 feet from said reference point "C"; thence departing said Mean High Water Line of the St. Mary's River, Southwesterly and Northwesterly, a distance of 9133 more or less to the Point of Beginning said point having a tie line of, S 89°28'22" W, a distance of 5913.35 feet said tie line being the aforesaid North line of Township 3 North, Range 26 East, from said reference point "D";

Parcel 11

A parcel of land, being a portion of Section 34 and 35, Township 4 North, Range 27 East and being a portion of Section 2 and 3, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida; thence N 15°33'29" W, a distance of 5567.35 feet to the Mean High Water Line of the St. Mary's River said point being referred to as reference point "G" and the Point of Beginning; thence on said Mean High Water Line of the St. Mary's River, Westerly, a distance of 2526

feet more or less to a point being referred to as reference point "I" said point having a tie line of, N 84°33'29" W, a distance of 2256.91 feet from said point being referred to as reference point "G"; thence departing said Mean High Water Line of the St. Mary's River and on the waters of the St. Mary's River, Northerly, a distance of 1723 feet more or less to a point being referred to as reference point "J" said point having a tie line of, N 38°50'53" W, a distance of 2146.27 feet from said point being referred to as reference point "G"; thence continue on said waters of the St. Mary's River, Easterly and Southerly, a distance of 6702 feet more or less to a point being referred to as reference point "K" said point having a tie line of, S 65°04'22" E, a distance of 5854.39 feet from said point being referred to as reference point "J" and said point having a tie line of, S 78°04'37" E, a distance of 4041.88 feet from said point being referred to as reference point "G"; thence departing said waters of the St. Mary's River and on the waters of Bells River, Northwesterly, a distance of 4558 feet more or less to a point being referred to as reference point "L" said point having a tie line of, S 24°12'34" W, a distance of 729.91 feet from said point being referred to as reference point "G"; thence departing

said waters of Bells River and on the Mean High Water Line of Bells River and on the aforesaid Mean High Water Line of the St. Mary's River, Northerly, a distance of 1083 feet more or less the Point of Beginning.

Section 5. Board of supervisors; members and meetings; organization; powers; duties; terms of office; related election requirements.—

(1) The board of supervisors shall exercise the powers granted to the district pursuant to this act. The board shall consist of five members, each of whom shall hold office for a term of 4 years, as provided in this section, except as otherwise provided herein for initial board members, and until a successor is chosen and qualified. The members of the board must be residents of the state and citizens of the United States.

(2)(a) Within 90 days after the effective date of this act, there shall be held a meeting of the landowners of the district for the purpose of electing five supervisors for the district. Notice of the landowners' meeting shall be published once a week for 2 consecutive weeks in a newspaper that is in general circulation in the area of the district, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election. The landowners, when assembled at such meeting, shall organize by electing a chair,

who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. The landowners present at the meeting, in person or by proxy, shall constitute a quorum. At any landowners' meeting, 50 percent of the district acreage shall not be required to constitute a quorum, and each governing board member elected by landowners shall be elected by a majority of the acreage represented either by owner or proxy present and voting at said meeting.

(b) At such meeting, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the district for each person to be elected. A landowner may vote in person or by proxy in writing. Each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy need not be notarized. A fraction of an acre shall be treated as 1 acre, entitling the landowner to one vote with respect thereto. The three candidates receiving the highest number of votes shall each be elected for a term

populated with qualified electors. The transition shall occur such that the composition of the board, after the first general election following a trigger of the qualified elector population thresholds set forth below, shall be as follows:

(I) Once 9,000 qualified electors reside within the district, one governing board member shall be a person who is a qualified elector of the district and who was elected by the qualified electors, and four governing board members shall be persons who were elected by the landowners.

(II) Once 18,000 qualified electors reside within the district, two governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors, and three governing board members shall be persons elected by the landowners.

(III) Once 27,000 qualified electors reside within the district, three governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors, and two governing board members shall be persons who were elected by the landowners.

(IV) Once 36,000 qualified electors reside within the district, four governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors, and one governing board member shall be a person who was elected by the landowners.

(V) Once 40,500 qualified electors reside within the district, all five governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors. In the event less than 40,500 qualified electors reside within the district, but the development of the district has completed the construction of 22,000 residential units or more, all five governing board members shall be persons who were elected by the qualified electors.

Nothing in this sub-subparagraph is intended to require an election prior to the expiration of an existing board member's term.

b. On or before June 1 of each election year, the board shall determine the number of qualified electors in the district as of the immediately preceding April 15. The board shall use and rely upon the official records maintained by the supervisor of elections and property appraiser or tax collector in Nassau County in making this determination. Such determination shall be made at a properly noticed meeting of the board and shall become a part of the official minutes of the district.

c. All governing board members elected by qualified electors shall be elected at large at an election occurring as provided in subsection (2) and this subsection.

d. All governing board members elected by qualified electors shall reside in the district.

e. Once the district qualifies to have any of its board members elected by the qualified electors of the district, the initial and all subsequent elections by the qualified electors of the district shall be held at the general election in November. The board shall adopt a resolution if necessary to implement this requirement. The transition process described herein is intended to be in lieu of the process set forth in s. 189.041, Florida Statutes.

(b) Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. Board members shall assume the office on the second Tuesday following their election.

(c) Candidates seeking election to office by qualified electors under this subsection shall conduct their campaigns in accordance with the provisions of chapter 106, Florida Statutes, and shall file qualifying papers and qualify for individual seats in accordance with s. 99.061, Florida Statutes.

(d) The supervisor of elections shall appoint the inspectors and clerks of elections, prepare and furnish the ballots, designate polling places, and canvass the returns of the election of board members by qualified electors. The county canvassing board shall declare and certify the results of the election.

(4) Members of the board, regardless of how elected, shall

be public officers, shall be known as supervisors, and, upon entering into office, shall take and subscribe to the oath of office as prescribed by s. 876.05, Florida Statutes. Members of the board shall be subject to ethics and conflict of interest laws of the state that apply to all local public officers. They shall hold office for the terms for which they were elected or appointed and until their successors are chosen and qualified. If, during the term of office, a vacancy occurs, the remaining members of the board shall fill each vacancy by an appointment for the remainder of the unexpired term.

(5) Any elected member of the board of supervisors may be removed by the Governor for malfeasance, misfeasance, dishonesty, incompetency, or failure to perform the duties imposed upon him or her by this act, and any vacancies that may occur in such office for such reasons shall be filled by the Governor as soon as practicable.

(6) A majority of the members of the board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the district shall be upon a vote of a majority of the members present unless general law or a rule of the district requires a greater number.

(7) As soon as practicable after each election or appointment, the board shall organize by electing one of its members as chair and by electing a secretary, who need not be a

member of the board, and such other officers as the board may deem necessary.

(8) The board shall keep a permanent record book entitled "Record of Proceedings of East Nassau Stewardship District," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds given by all employees, and any and all corporate acts. The record book and all other district records shall at reasonable times be opened to inspection in the same manner as state, county, and municipal records pursuant to chapter 119, Florida Statutes. The record book shall be kept at the office or other regular place of business maintained by the board in a designated location in Nassau County.

(9) Each supervisor shall not be entitled to receive compensation for his or her services; however, each supervisor shall receive travel and per diem expenses as set forth in s. 112.061, Florida Statutes.

(10) All meetings of the board shall be open to the public and governed by the provisions of chapter 286, Florida Statutes.

Section 6. Board of supervisors; general duties.—

(1) DISTRICT MANAGER AND EMPLOYEES.—The board shall employ and fix the compensation of a district manager, who shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by

the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112, Florida Statutes, for a board member, the district manager, or another employee of the district to be a stockholder, officer, or employee of a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board.

(2) TREASURER.—The board shall designate a person who is a resident of the state as treasurer of the district, who shall have charge of the funds of the district. Such funds shall be disbursed only upon the order of or pursuant to a resolution of the board by warrant or check countersigned by the treasurer and by such other person as may be authorized by the board. The board may give the treasurer such other or additional powers and duties as the board may deem appropriate and may fix his or her compensation. The board may require the treasurer to give a bond in such amount, on such terms, and with such sureties as may be deemed satisfactory to the board to secure the performance by the treasurer of his or her powers and duties. The financial records of the board shall be audited by an independent certified public accountant at least once a year.

(3) PUBLIC DEPOSITORY.—The board is authorized to select as a depository for its funds any qualified public depository as defined in s. 280.02, Florida Statutes, which meets all the requirements of chapter 280, Florida Statutes, and has been designated by the treasurer as a qualified public depository upon such terms and conditions as to the payment of interest by such depository upon the funds so deposited as the board may deem just and reasonable.

(4) BUDGET; REPORTS AND REVIEWS.—

(a) The district shall provide financial reports in such form and such manner as prescribed pursuant to this act and chapter 218, Florida Statutes.

(b) On or before July 15 of each year, the district manager shall prepare a proposed budget for the ensuing fiscal year to be submitted to the board for board approval. The proposed budget shall include at the direction of the board an estimate of all necessary expenditures of the district for the ensuing fiscal year and an estimate of income to the district from the taxes and assessments provided in this act. The board shall consider the proposed budget item by item and may either approve the budget as proposed by the district manager or modify the same in part or in whole. The board shall indicate its approval of the budget by resolution, which resolution shall provide for a hearing on the budget as approved. Notice of the hearing on the budget shall be published in a newspaper of

general circulation in the area of the district once a week for two consecutive weeks, except that the first publication shall be no fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary. At the conclusion of the budget hearing, the board shall, by resolution, adopt the budget as finally approved by the board. The budget shall be adopted prior to October 1 of each year.

(c) At least 60 days prior to adoption, the board of supervisors of the district shall submit to the Board of County Commissioners of Nassau County, for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year, and the board of county commissioners may submit written comments to the board of supervisors solely for the assistance and information of the board of supervisors of the district in adopting its annual district budget.

(d) The board of supervisors of the district shall submit annually a public facilities report to the Board of County Commissioners of Nassau County pursuant to Florida Statutes. The board of county commissioners may use and rely on the district's public facilities report in the preparation or revision of the Nassau County comprehensive plan.

(5) DISCLOSURE OF PUBLIC INFORMATION, WEB-BASED PUBLIC ACCESS.—The district shall take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the district. Such information shall be made available to all existing residents and all prospective residents of the district. The district shall furnish each developer of a residential development within the district with sufficient copies of that information to provide each prospective initial purchaser of property in that development with a copy; and any developer of a residential development within the district, when required by law to provide a public offering statement, shall include a copy of such information relating to the public financing and maintenance of improvements in the public offering statement. The district shall file the disclosure documents required by this subsection and any amendments thereto in the property records of each county in which the district is located. By the end of the first full fiscal year of the district's creation, the district shall maintain an official Internet website in accordance with s. 189.069, Florida Statutes.

(6) GENERAL POWERS.—The district shall have, and the board may exercise, the following general powers:

(a) To sue and be sued in the name of the district; to adopt and use a seal and authorize the use of a facsimile

thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of, real and personal property, or any estate therein; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers.

(b) To apply for coverage of its employees under the Florida Retirement System in the same manner as if such employees were state employees, subject to necessary action by the district to pay employer contributions into the Florida Retirement System Trust Fund.

(c) To contract for the services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be subject to public bidding or competitive negotiation requirements as set forth in general law applicable to independent special districts.

(d) To borrow money and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any district purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any district purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto.

(e) To adopt and enforce rules and orders pursuant to the provisions of chapter 120, Florida Statutes, prescribing the powers, duties, and functions of the officers of the district;

the conduct of the business of the district; the maintenance of records; and the form of certificates evidencing tax liens and all other documents and records of the district. The board may also adopt and enforce administrative rules with respect to any of the projects of the district and define the area to be included therein. The board may also adopt resolutions which may be necessary for the conduct of district business.

(f) To maintain an office at such place or places as the board of supervisors designates in Nassau County, and within the district when facilities are available.

(g) To hold, control, and acquire by donation, purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservations for those purposes authorized by this act and to make use of such easements, dedications, or reservations for the purposes authorized by this act.

(h) To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the district is authorized to undertake and facilities or property of any nature for the use of the district to carry out the purposes authorized by this act.

(i) To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness as provided

herein; to levy such taxes and assessments as may be authorized; and to charge, collect, and enforce fees and other user charges.

(j) To raise, by user charges or fees authorized by resolution of the board, amounts of money which are necessary for the conduct of district activities and services and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law.

(k) To exercise within the district, or beyond the district with prior approval by vote of a resolution of the governing body of the county if the taking will occur in an unincorporated area in that county, or the governing body of the city if the taking will occur in an incorporated area, the right and power of eminent domain, pursuant to the provisions of chapters 73 and 74, Florida Statutes, over any property within the state, except municipal, county, state, and federal property, for the uses and purpose of the district relating solely to water, sewer, district roads, and water management, specifically including, without limitation, the power for the taking of easements for the drainage of the land of one person over and through the land of another.

(l) To cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this act.

(m) To assess and to impose upon lands in the district ad valorem taxes as provided by this act.

(n) If and when authorized by general law, to determine, order, levy, impose, collect, and enforce maintenance taxes.

(o) To determine, order, levy, impose, collect, and enforce assessments pursuant to this act and chapter 170, Florida Statutes, pursuant to authority granted in s. 197.3631, Florida Statutes, or pursuant to other provisions of general law that provide or authorize a supplemental means to order, levy, impose, or collect special assessments. Such special assessments, in the discretion of the district, may be collected and enforced pursuant to the provisions of ss. 197.3632 and 197.3635, Florida Statutes, and chapters 170 and 173, Florida Statutes, or as provided by this act, or by other means authorized by general law. The district may levy such special assessments for the purposes enumerated in this act and to pay special assessments imposed by Nassau County on lands within the district.

(p) To exercise such special powers and other express powers as may be authorized and granted by this act in the charter of the district, including powers as provided in any interlocal agreement entered into pursuant to chapter 163, Florida Statutes, or which shall be required or permitted to be undertaken by the district pursuant to any development order, including any detailed specific area plan development order, or

any interlocal service agreement with Nassau County for fair-share capital construction funding for any certain capital facilities or systems required or the construction or dedication of right-of-way of any portion of the East Nassau Community Planning Area Mobility Network (as defined in the East Nassau Community Planning Area Mobility Fee Agreement), of the developer pursuant to any applicable development order or agreement.

(g) To exercise all of the powers necessary, convenient, incidental, or proper in connection with any other powers or duties or the special and limited purpose of the district authorized by this act.

The provisions of this subsection shall be construed liberally in order to carry out effectively the special and limited purpose of this act.

(7) SPECIAL POWERS.—The district shall have, and the board may exercise, the following special powers to implement its lawful and special purpose and to provide, pursuant to that purpose, systems, facilities, services, improvements, projects, works, and infrastructure, each of which constitutes a lawful public purpose when exercised pursuant to this charter, subject to, and not inconsistent with, general law regarding utility providers' interlocal, territorial, and service agreements, and the regulatory jurisdiction and permitting authority of all

other applicable governmental bodies, agencies, and any special districts having authority with respect to any area included therein, and to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, finance, fund, and maintain improvements, systems, facilities, services, works, projects, and infrastructure. Any or all of the following special powers are granted by this act in order to implement the special and limited purpose of the district:

(a) To provide water management and control for the lands within the district and to connect some or any of such facilities with roads and bridges. In the event that the board assumes the responsibility for providing water management and control for the district which is to be financed by benefit special assessments, the board shall adopt plans and assessments pursuant to law or may proceed to adopt water management and control plans, assess for benefits, and apportion and levy special assessments, as follows:

1. The board shall cause to be made by the district's engineer, or such other engineer or engineers as the board may employ for that purpose, complete and comprehensive water management and control plans for the lands located within the district that will be improved in any part or in whole by any system of facilities that may be outlined and adopted, and the engineer shall make a report in writing to the board with maps

and profiles of said surveys and an estimate of the cost of carrying out and completing the plans.

2. Upon the completion of such plans, the board shall hold a hearing thereon to hear objections thereto, shall give notice of the time and place fixed for such hearing by publication once each week for 2 consecutive weeks in a newspaper of general circulation in the general area of the district, and shall permit the inspection of the plan at the office of the district by all persons interested. All objections to the plan shall be filed at or before the time fixed in the notice for the hearing and shall be in writing.

3. After the hearing, the board shall consider the proposed plan and any objections thereto and may modify, reject, or adopt the plan or continue the hearing until a day certain for further consideration of the proposed plan or modifications thereof.

4. When the board approves a plan, a resolution shall be adopted and a certified copy thereof shall be filed in the office of the secretary and incorporated by him or her into the records of the district.

5. The water management and control plan may be altered in detail from time to time until the engineer's report pursuant to s. 298.301, Florida Statutes, is filed but not in such manner as to affect materially the conditions of its adoption. After the

engineer's report has been filed, no alteration of the plan shall be made, except as provided by this act.

6. Within 20 days after the final adoption of the plan by the board, the board shall proceed pursuant to s. 298.301, Florida Statutes.

(b) To provide water supply, sewer, and wastewater management, reclamation, and reuse, or any combination thereof, and any irrigation systems, facilities, and services and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system.

(c) To provide bridges, culverts, wildlife corridors, or road crossings that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of way, highway, grade, fill, or cut.

(d) To provide district roads equal to or exceeding the specifications of the county in which such district roads are located, and to provide street lights, including conditions of development approval for which specifications may sometimes be different than the normal specifications of the county. This

special power includes, but is not limited to, roads, parkways, intersections, bridges, landscaping, hardscaping, irrigation, bicycle lanes, sidewalks, jogging paths, multi-use pathways/trails, street lighting, traffic signals, regulatory or informational signage, road striping, underground conduit, underground cable or fiber or wire installed pursuant to an agreement with or tariff of a retail provider of services, and all other customary elements of a functioning modern road system in general or as tied to the conditions of development approval for the area within the district, and parking facilities that are freestanding or that may be related to any innovative strategic intermodal system of transportation pursuant to applicable federal, state, and local law and ordinance.

(e) To provide buses, trolleys, rail access, mass transit facilities, transit shelters, ridesharing facilities and services, parking improvements, and related signage.

(f) To provide investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the district under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the district and who caused or contributed to the contamination.

(g) To provide observation areas, mitigation areas, wetland creation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related

interest in real or personal property, including the management, maintenance, and ownership of the Conservation and Habitat Network ("CHN").

(h) Using its general and special powers as set forth in this act, to provide any other project within or without the boundaries of the district when the project is the subject of an agreement between the district and the Board of County Commissioners of Nassau County or with any other applicable public or private entity, and is not inconsistent with the effective local comprehensive plans.

(i) To provide public parks and public facilities for indoor and outdoor recreational, cultural, and educational uses.

(j) To provide school buildings and related structures, which may be leased, sold, or donated to the school district, for use in the educational system when authorized by the district school board.

(k) To provide security, including, but not limited to, guardhouses, fences, gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; however, the district may not exercise any powers of a law enforcement agency but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries. Notwithstanding any provision of general law, the district may operate guardhouses for the limited purpose of providing security for

the residents of the district and which serve a predominate public, as opposed to private, purpose. Such guardhouses shall be operated by the district or any other unit of local government pursuant to procedures designed to serve such security purposes as set forth in rules adopted by the board, from time to time, following the procedures set forth in chapter 120, Florida Statutes.

(l) To provide control and elimination of mosquitoes and other arthropods of public health importance.

(m) To enter into impact fee, mobility fee, or other similar credit agreements with Nassau County or a landowner developer and to sell or assign such credits, on such terms as the district deems appropriate.

(n) To provide buildings and structures for district offices, maintenance facilities, meeting facilities, town centers, or any other project authorized or granted by this act.

(o) To establish and create, at noticed meetings, such departments of the board of supervisors of the district, as well as committees, task forces, boards, or commissions, or other agencies under the supervision and control of the district, as from time to time the members of the board may deem necessary or desirable in the performance of the acts or other things necessary to exercise the board's general or special powers to implement an innovative project to carry out the special and limited purpose of the district as provided in this act and to

delegate the exercise of its powers to such departments, boards, task forces, committees, or other agencies and such administrative duties and other powers as the board may deem necessary or desirable, but only if there is a set of expressed limitations for accountability, notice, and periodic written reporting to the board that shall retain the powers of the board.

(p) To provide sustainable or green infrastructure improvements, facilities, and services, including, but not limited to, recycling of natural resources, reduction of energy demands, development and generation of alternative or renewable energy sources and technologies, mitigation of urban heat islands, sequestration, capping or trading of carbon emissions or carbon emissions credits, LEED or Florida Green Building Coalition certification, and development of facilities and improvements for low-impact development and to enter into joint ventures, public-private partnerships, and other agreements and to grant such easements as may be necessary to accomplish the foregoing. Nothing herein shall authorize the district to provide electric service to retail customers or otherwise act to impair electric utility franchise agreements.

(q) To provide fire prevention and control, including fire stations, water mains and plugs, fire trucks, and other vehicles and equipment.

(r) To provide waste collection and disposal.

(s) To provide for the construction and operation of communications systems and related infrastructure for the carriage and distribution of communications services, and to enter into joint ventures, public-private partnerships, and other agreements and to grant such easements as may be necessary to accomplish the foregoing. Communications systems shall mean all facilities, buildings, equipment, items, and methods necessary or desirable in order to provide communications services, including, without limitation, wires, cables, conduits, wireless cell sites, computers, modems, satellite antennae sites, transmission facilities, network facilities, and appurtenant devices necessary and appropriate to support the provision of communications services. Communications services includes, without limitation, internet, voice telephone or similar services provided by voice over internet protocol, cable television, data transmission services, electronic security monitoring services, and multi-channel video programming distribution services.

The enumeration of special powers herein shall not be deemed exclusive or restrictive but shall be deemed to incorporate all powers express or implied necessary or incident to carrying out such enumerated special powers, including also the general powers provided by this special act charter to the district to implement its single purpose. Further, the provisions of this

subsection shall be construed liberally in order to carry out effectively the special and limited purpose of this district under this act. The exercise of the special powers described in paragraphs (i) and (k) shall be accomplished through an interlocal agreement between the district and Nassau County. The interlocal agreement will address the procedures, operation, and care of such facilities based upon county requirements.

(8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to the other powers provided for in this act, and not in limitation thereof, the district shall have the power, at any time and from time to time after the issuance of any bonds of the district shall have been authorized, to borrow money for the purposes for which such bonds are to be issued in anticipation of the receipt of the proceeds of the sale of such bonds and to issue bond anticipation notes in a principal sum not in excess of the authorized maximum amount of such bond issue. Such notes shall be in such denomination or denominations, bear interest at such rate as the board may determine not to exceed the maximum rate allowed by general law, mature at such time or times not later than 5 years from the date of issuance, and be in such form and executed in such manner as the board shall prescribe. Such notes may be sold at either public or private sale or, if such notes shall be renewal notes, may be exchanged for notes then outstanding on such terms as the board shall determine. Such notes shall be paid from the proceeds of such bonds when issued.

The board may, in its discretion, in lieu of retiring the notes by means of bonds, retire them by means of current revenues or from any taxes or assessments levied for the payment of such bonds, but, in such event, a like amount of the bonds authorized shall not be issued.

(9) BORROWING.—The district at any time may obtain loans, in such amount and on such terms and conditions as the board may approve, for the purpose of paying any of the expenses of the district or any costs incurred or that may be incurred in connection with any of the projects of the district, which loans shall bear interest as the board determines, not to exceed the maximum rate allowed by general law, and may be payable from and secured by a pledge of such funds, revenues, taxes, and assessments as the board may determine, subject, however, to the provisions contained in any proceeding under which bonds were theretofore issued and are then outstanding. For the purpose of defraying such costs and expenses, the district may issue negotiable notes, warrants, or other evidences of debt to be payable at such times and to bear such interest as the board may determine, not to exceed the maximum rate allowed by general law, and to be sold or discounted at such price or prices not less than 95 percent of par value and on such terms as the board may deem advisable. The board shall have the right to provide for the payment thereof by pledging the whole or any part of the funds, revenues, taxes, and assessments of the district or by

covenanting to budget and appropriate from such funds. The approval of the electors residing in the district shall not be necessary except when required by the State Constitution.

(10) BONDS.—

(a) Sale of bonds.—Bonds may be sold in blocks or installments at different times, or an entire issue or series may be sold at one time. Bonds may be sold at public or private sale after such advertisement, if any, as the board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon. Bonds may be sold or exchanged for refunding bonds. Special assessment and revenue bonds may be delivered by the district as payment of the purchase price of any project or part thereof, or a combination of projects or parts thereof, or as the purchase price or exchange for any property, real, personal, or mixed, including franchises or services rendered by any contractor, engineer, or other person, all at one time or in blocks from time to time, in such manner and upon such terms as the board in its discretion shall determine. The price or prices for any bonds sold, exchanged, or delivered may be:

1. The money paid for the bonds.

2. The principal amount, plus accrued interest to the date of redemption or exchange, or outstanding obligations exchanged for refunding bonds.

3. In the case of special assessment or revenue bonds, the amount of any indebtedness to contractors or other persons paid with such bonds, or the fair value of any properties exchanged for the bonds, as determined by the board.

(b) Authorization and form of bonds.—Any general obligation bonds, special assessment bonds, or revenue bonds may be authorized by resolution or resolutions of the board which shall be adopted by a majority of all the members thereof then in office. Such resolution or resolutions may be adopted at the same meeting at which they are introduced and need not be published or posted. The board may, by resolution, authorize the issuance of bonds and fix the aggregate amount of bonds to be issued; the purpose or purposes for which the moneys derived therefrom shall be expended, including, but not limited to, payment of costs as defined in section 2(2)(i); the rate or rates of interest, not to exceed the maximum rate allowed by general law; the denomination of the bonds; whether or not the bonds are to be issued in one or more series; the date or dates of maturity, which shall not exceed 40 years from their respective dates of issuance; the medium of payment; the place or places within or without the state at which payment shall be made; registration privileges; redemption terms and privileges, whether with or without premium; the manner of execution; the form of the bonds, including any interest coupons to be attached thereto; the manner of execution of bonds and coupons; and any

and all other terms, covenants, and conditions thereof and the establishment of revenue or other funds. Such authorizing resolution or resolutions may further provide for the contracts authorized by s. 159.825(1)(f) and (g), Florida Statutes, regardless of the tax treatment of such bonds being authorized, subject to the finding by the board of a net saving to the district resulting by reason thereof. Such authorizing resolution may further provide that such bonds may be executed in accordance with the Registered Public Obligations Act, except that bonds not issued in registered form shall be valid if manually countersigned by an officer designated by appropriate resolution of the board. The seal of the district may be affixed, lithographed, engraved, or otherwise reproduced in facsimile on such bonds. In case any officer whose signature shall appear on any bonds or coupons shall cease to be such officer before the delivery of such bonds, such signature or facsimile shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

(c) Interim certificates; replacement certificates.—Pending the preparation of definitive bonds, the board may issue interim certificates or receipts or temporary bonds, in such form and with such provisions as the board may determine, exchangeable for definitive bonds when such bonds have been executed and are available for delivery. The board may also

provide for the replacement of any bonds which become mutilated, lost, or destroyed.

(d) Negotiability of bonds.—Any bond issued under this act or any temporary bond, in the absence of an express recital on the face thereof that it is nonnegotiable, shall be fully negotiable and shall be and constitute a negotiable instrument within the meaning and for all purposes of the law merchant and the laws of the state.

(e) Defeasance.—The board may make such provision with respect to the defeasance of the right, title, and interest of the holders of any of the bonds and obligations of the district in any revenues, funds, or other properties by which such bonds are secured as the board deems appropriate and, without limitation on the foregoing, may provide that when such bonds or obligations become due and payable or shall have been called for redemption and the whole amount of the principal and interest and premium, if any, due and payable upon the bonds or obligations then outstanding shall be held in trust for such purpose, and provision shall also be made for paying all other sums payable in connection with such bonds or other obligations, then and in such event the right, title, and interest of the holders of the bonds in any revenues, funds, or other properties by which such bonds are secured shall thereupon cease, terminate, and become void; and the board may apply any surplus in any sinking fund established in connection with such bonds or

obligations and all balances remaining in all other funds or accounts other than moneys held for the redemption or payment of the bonds or other obligations to any lawful purpose of the district as the board shall determine.

(f) Issuance of additional bonds.—If the proceeds of any bonds are less than the cost of completing the project in connection with which such bonds were issued, the board may authorize the issuance of additional bonds, upon such terms and conditions as the board may provide in the resolution authorizing the issuance thereof, but only in compliance with the resolution or other proceedings authorizing the issuance of the original bonds.

(g) Refunding bonds.—The district shall have the power to issue bonds to provide for the retirement or refunding of any bonds or obligations of the district that at the time of such issuance are or subsequent thereto become due and payable, or that at the time of issuance have been called or are, or will be, subject to call for redemption within 10 years thereafter, or the surrender of which can be procured from the holders thereof at prices satisfactory to the board. Refunding bonds may be issued at any time that in the judgment of the board such issuance will be advantageous to the district. No approval of the qualified electors residing in the district shall be required for the issuance of refunding bonds except in cases in which such approval is required by the State Constitution. The

board may by resolution confer upon the holders of such refunding bonds all rights, powers, and remedies to which the holders would be entitled if they continued to be the owners and had possession of the bonds for the refinancing of which such refunding bonds are issued, including, but not limited to, the preservation of the lien of such bonds on the revenues of any project or on pledged funds, without extinguishment, impairment, or diminution thereof. The provisions of this act pertaining to bonds of the district shall, unless the context otherwise requires, govern the issuance of refunding bonds, the form and other details thereof, the rights of the holders thereof, and the duties of the board with respect to them.

(h) Revenue bonds.—

1. The district shall have the power to issue revenue bonds from time to time without limitation as to amount. Such revenue bonds may be secured by, or payable from, the gross or net pledge of the revenues to be derived from any project or combination of projects; from the rates, fees, or other charges to be collected from the users of any project or projects; from any revenue-producing undertaking or activity of the district; from special assessments; or from benefit special assessments; or from any other source or pledged security. Such bonds shall not constitute an indebtedness of the district, and the approval of the qualified electors shall not be required unless such

bonds are additionally secured by the full faith and credit and taxing power of the district.

2. Any two or more projects may be combined and consolidated into a single project and may hereafter be operated and maintained as a single project. The revenue bonds authorized herein may be issued to finance any one or more of such projects, regardless of whether or not such projects have been combined and consolidated into a single project. If the board deems it advisable, the proceedings authorizing such revenue bonds may provide that the district may thereafter combine the projects then being financed or theretofore financed with other projects to be subsequently financed by the district and that revenue bonds to be thereafter issued by the district shall be on parity with the revenue bonds then being issued, all on such terms, conditions, and limitations as shall have been provided in the proceeding which authorized the original bonds.

(i) General obligation bonds.—

1. Subject to the limitations of this charter, the district shall have the power from time to time to issue general obligation bonds to finance or refinance capital projects or to refund outstanding bonds in an aggregate principal amount of bonds outstanding at any one time not in excess of 35 percent of the assessed value of the taxable property within the district as shown on the pertinent tax records at the time of the authorization of the general obligation bonds for which the full

faith and credit of the district is pledged. Except for refunding bonds, no general obligation bonds shall be issued unless the bonds are issued to finance or refinance a capital project and the issuance has been approved at an election held in accordance with the requirements for such election as prescribed by the State Constitution. Such elections shall be called to be held in the district by the Board of County Commissioners of Nassau County upon the request of the board of the district. The expenses of calling and holding an election shall be at the expense of the district, and the district shall reimburse the county for any expenses incurred in calling or holding such election.

2. The district may pledge its full faith and credit for the payment of the principal and interest on such general obligation bonds and for any reserve funds provided therefor and may unconditionally and irrevocably pledge itself to levy ad valorem taxes on all taxable property in the district, to the extent necessary for the payment thereof, without limitation as to rate or amount.

3. If the board determines to issue general obligation bonds for more than one capital project, the approval of the issuance of the bonds for each and all such projects may be submitted to the electors on one and the same ballot. The failure of the electors to approve the issuance of bonds for any one or more capital projects shall not defeat the approval of

bonds for any capital project which has been approved by the electors.

4. In arriving at the amount of general obligation bonds permitted to be outstanding at any one time pursuant to subparagraph 1., there shall not be included any general obligation bonds that are additionally secured by the pledge of:

a. Any assessments levied in an amount sufficient to pay the principal and interest on the general obligation bonds so additionally secured, which assessments have been equalized and confirmed by resolution of the board pursuant to this act or s. 170.08, Florida Statutes.

b. Water revenues, sewer revenues, or water and sewer revenues of the district to be derived from user fees in an amount sufficient to pay the principal and interest on the general obligation bonds so additionally secured.

c. Any combination of assessments and revenues described in sub-subparagraphs a. and b.

(j) Bonds as legal investment or security.—

1. Notwithstanding any provisions of any other law to the contrary, all bonds issued under the provisions of this act shall constitute legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries and for any board, body, agency, instrumentality, county, municipality, or other political subdivision of the state and shall be and constitute

security which may be deposited by banks or trust companies as security for deposits of state, county, municipal, or other public funds or by insurance companies as required or voluntary statutory deposits.

2. Any bonds issued by the district shall be incontestable in the hands of bona fide purchasers or holders for value and shall not be invalid because of any irregularity or defect in the proceedings for the issue and sale thereof.

(k) Covenants.—Any resolution authorizing the issuance of bonds may contain such covenants as the board may deem advisable, and all such covenants shall constitute valid and legally binding and enforceable contracts between the district and the bondholders, regardless of the time of issuance thereof. Such covenants may include, without limitation, covenants concerning the disposition of the bond proceeds; the use and disposition of project revenues; the pledging of revenues, taxes, and assessments; the obligations of the district with respect to the operation of the project and the maintenance of adequate project revenues; the issuance of additional bonds; the appointment, powers, and duties of trustees and receivers; the acquisition of outstanding bonds and obligations; restrictions on the establishing of competing projects or facilities; restrictions on the sale or disposal of the assets and property of the district; the priority of assessment liens; the priority of claims by bondholders on the taxing power of the district;

the maintenance of deposits to ensure the payment of revenues by users of district facilities and services; the discontinuance of district services by reason of delinquent payments; acceleration upon default; the execution of necessary instruments; the procedure for amending or abrogating covenants with the bondholders; and such other covenants as may be deemed necessary or desirable for the security of the bondholders.

(l) Validation proceedings.—The power of the district to issue bonds under the provisions of this act may be determined, and any of the bonds of the district maturing over a period of more than 5 years shall be validated and confirmed, by court decree, under the provisions of chapter 75, Florida Statutes, and laws amendatory thereof or supplementary thereto.

(m) Tax exemption.—To the extent allowed by general law, all bonds issued hereunder and interest paid thereon and all fees, charges, and other revenues derived by the district from the projects provided by this act are exempt from all taxes by the state or by any political subdivision, agency, or instrumentality thereof; however, any interest, income, or profits on debt obligations issued hereunder are not exempt from the tax imposed by chapter 220, Florida Statutes. Further, the district is not exempt from the provisions of chapter 212, Florida Statutes.

(n) Application of s. 189.051, Florida Statutes.—Bonds issued by the district shall meet the criteria set forth in s. 189.051, Florida Statutes.

(o) Act furnishes full authority for issuance of bonds.—This act constitutes full and complete authority for the issuance of bonds and the exercise of the powers of the district provided herein. No procedures or proceedings, publications, notices, consents, approvals, orders, acts, or things by the board, or any board, officer, commission, department, agency, or instrumentality of the district, other than those required by this act, shall be required to perform anything under this act, except that the issuance or sale of bonds pursuant to the provisions of this act shall comply with the general law requirements applicable to the issuance or sale of bonds by the district. Nothing in this act shall be construed to authorize the district to utilize bond proceeds to fund the ongoing operations of the district.

(p) Pledge by the state to the bondholders of the district.—The state pledges to the holders of any bonds issued under this act that it will not limit or alter the rights of the district to own, acquire, construct, reconstruct, improve, maintain, operate, or furnish the projects or to levy and collect the taxes, assessments, rentals, rates, fees, and other charges provided for herein and to fulfill the terms of any agreement made with the holders of such bonds or other

obligations and that it will not in any way impair the rights or remedies of such holders.

(q) Default.—A default on the bonds or obligations of a district shall not constitute a debt or obligation of the state or any general-purpose local government or the state. In the event of a default or dissolution of the district, no local general-purpose government shall be required to assume the property of the district, the debts of the district, or the district's obligations to complete any infrastructure improvements or provide any services to the district. The provisions of s. 189.076(2), Florida Statutes, shall not apply to the district.

(11) TRUST AGREEMENTS.—Any issue of bonds shall be secured by a trust agreement by and between the district and a corporate trustee or trustees, which may be any trust company or bank having the powers of a trust company within or without the state. The resolution authorizing the issuance of the bonds or such trust agreement may pledge the revenues to be received from any projects of the district and may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as the board may approve, including, without limitation, covenants setting forth the duties of the district in relation to: the acquisition, construction, reconstruction, improvement, maintenance, repair, operation, and insurance of any projects; the fixing and revising of the rates, fees, and

charges; and the custody, safeguarding, and application of all moneys, and for the employment of consulting engineers in connection with such acquisition, construction, reconstruction, improvement, maintenance, repair, or operation. It shall be lawful for any bank or trust company within or without the state which may act as a depository of the proceeds of bonds or of revenues to furnish such indemnifying bonds or to pledge such securities as may be required by the district. Such resolution or trust agreement may set forth the rights and remedies of the bondholders and of the trustee, if any, and may restrict the individual right of action by bondholders. The board may provide for the payment of proceeds of the sale of the bonds and the revenues of any project to such officer, board, or depository as it may designate for the custody thereof and may provide for the method of disbursement thereof with such safeguards and restrictions as it may determine. All expenses incurred in carrying out the provisions of such resolution or trust agreement may be treated as part of the cost of operation of the project to which such trust agreement pertains.

(12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL ASSESSMENTS; MAINTENANCE TAXES.—

(a) Ad valorem taxes.—An elected board shall have the power to levy and assess an ad valorem tax on all the taxable property in the district to construct, operate, and maintain

assessable improvements; to pay the principal of, and interest on, any general obligation bonds of the district; and to provide for any sinking or other funds established in connection with any such bonds. An ad valorem tax levied by the board for operating purposes, exclusive of debt service on bonds, shall not exceed 3 mills. The ad valorem tax provided for herein shall be in addition to county and all other ad valorem taxes provided for by law. Such tax shall be assessed, levied, and collected in the same manner and at the same time as county taxes. The levy of ad valorem taxes must be approved by referendum as required by Section 9 of Article VII of the State Constitution.

(b) Benefit special assessments.—The board annually shall determine, order, and levy the annual installment of the total benefit special assessments for bonds issued and related expenses to finance assessable improvements. These assessments may be due and collected during each year county taxes are due and collected, in which case such annual installment and levy shall be evidenced to and certified to the property appraiser by the board not later than August 31 of each year. Such assessment shall be entered by the property appraiser on the county tax rolls and shall be collected and enforced by the tax collector in the same manner and at the same time as county taxes, and the proceeds thereof shall be paid to the district. However, this subsection shall not prohibit the district in its discretion from using the method prescribed in either s. 197.3632 or

chapter 173, Florida Statutes, for collecting and enforcing these assessments. Each annual installment of benefit special assessments shall be a lien on the property against which assessed until paid and shall be enforceable in like manner as county taxes. The amount of the assessment for the exercise of the district's powers under subsections (6) and (7) shall be determined by the board based upon a report of the district's engineer and assessed by the board upon such lands, which may be part or all of the lands within the district benefited by the improvement, apportioned between benefited lands in proportion to the benefits received by each tract of land. The board may, if it determines it is in the best interests of the district, set forth in the proceedings initially levying such benefit special assessments or in subsequent proceedings a formula for the determination of an amount, which when paid by a taxpayer with respect to any tax parcel, shall constitute a prepayment of all future annual installments of such benefit special assessments and that the payment of which amount with respect to such tax parcel shall relieve and discharge such tax parcel of the lien of such benefit special assessments and any subsequent annual installment thereof. The board may provide further that upon delinquency in the payment of any annual installment of benefit special assessments, the prepayment amount of all future annual installments of benefit special assessments as determined

in the preceding sentence shall be and become immediately due and payable together with such delinquent annual installment.

(c) Non-ad valorem maintenance taxes.—If and when authorized by general law, to maintain and to preserve the physical facilities and services constituting the works, improvements, or infrastructure owned by the district pursuant to this act, to repair and restore any one or more of them, when needed, and to defray the current expenses of the district, including any sum which may be required to pay state and county ad valorem taxes on any lands which may have been purchased and which are held by the district under the provisions of this act, the board of supervisors may, upon the completion of said systems, facilities, services, works, improvements, or infrastructure, in whole or in part, as may be certified to the board by the engineer of the board, levy annually a non-ad valorem and nonmillage tax upon each tract or parcel of land within the district, to be known as a "maintenance tax." This non-ad valorem maintenance tax shall be apportioned upon the basis of the net assessments of benefits assessed as accruing from the original construction and shall be evidenced to and certified by the board of supervisors of the district not later than June 1 of each year to the Nassau County property appraiser and shall be extended by the property appraiser on the tax roll of the property appraiser, as certified by the property appraiser to the tax collector, and collected by the tax

collector on the merged collection roll of the tax collector in the same manner and at the same time as county ad valorem taxes, and the proceeds therefrom shall be paid to the district. This non-ad valorem maintenance tax shall be a lien until paid on the property against which assessed and enforceable in like manner and of the same dignity as county ad valorem taxes.

(d) Maintenance special assessments.—To maintain and preserve the facilities and projects of the district, the board may levy a maintenance special assessment. This assessment may be evidenced to and certified to the property appraiser by the board of supervisors not later than August 31 of each year and shall be entered by the property appraiser on the county tax rolls and shall be collected and enforced by the tax collector in the same manner and at the same time as county taxes, and the proceeds therefrom shall be paid to the district. However, this subsection shall not prohibit the district in its discretion from using the method prescribed in s. 197.363, s. 197.3631, or s. 197.3632, Florida Statutes, for collecting and enforcing these assessments. These maintenance special assessments shall be a lien on the property against which assessed until paid and shall be enforceable in like manner as county taxes. The amount of the maintenance special assessment for the exercise of the district's powers under this section shall be determined by the board based upon a report of the district's engineer and assessed by the board upon such lands, which may be all of the

lands within the district benefited by the maintenance thereof, apportioned between the benefited lands in proportion to the benefits received by each tract of land.

(e) Special assessments.—The board may levy and impose any special assessments pursuant to this subsection.

(f) Enforcement of taxes.—The collection and enforcement of all taxes levied by the district shall be at the same time and in like manner as county taxes, and the provisions of the laws of Florida relating to the sale of lands for unpaid and delinquent county taxes; the issuance, sale, and delivery of tax certificates for such unpaid and delinquent county taxes; the redemption thereof; the issuance to individuals of tax deeds based thereon; and all other procedures in connection therewith shall be applicable to the district to the same extent as if such statutory provisions were expressly set forth herein. All taxes shall be subject to the same discounts as county taxes.

(g) When unpaid tax is delinquent; penalty.—All taxes provided for in this act shall become delinquent and bear penalties on the amount of such taxes in the same manner as county taxes.

(h) Status of assessments.—Benefit special assessments, maintenance special assessments, and special assessments are hereby found and determined to be non-ad valorem assessments as defined by s. 197.3632, Florida Statutes. Maintenance taxes are non-ad valorem taxes and are not special assessments.

(i) Assessments constitute liens; collection.—Any and all assessments, including special assessments, benefit special assessments, and maintenance special assessments authorized by this section, and including special assessments as defined by section 2(2)(z) and granted and authorized by this subsection, and including maintenance taxes if authorized by general law, shall constitute a lien on the property against which assessed from the date of levy and imposition thereof until paid, coequal with the lien of state, county, municipal, and school board taxes. These assessments may be collected, at the district's discretion, under authority of s. 197.3631, Florida Statutes, by the tax collector pursuant to the provisions of ss. 197.3632 and 197.3635, Florida Statutes, or in accordance with other collection measures provided by law. In addition to, and not in limitation of, any powers otherwise set forth herein or in general law, these assessments may also be enforced pursuant to the provisions of chapter 173, Florida Statutes.

(j) Land owned by governmental entity.—Except as otherwise provided by law, no levy of ad valorem taxes or non-ad valorem assessments under this act or chapters 170 or 197, Florida Statutes, or otherwise, by a board of the district, on property of a governmental entity that is subject to a ground lease as described in s. 190.003(14), Florida Statutes, shall constitute a lien or encumbrance on the underlying fee interest of such governmental entity. There shall be no levy of ad valorem taxes

or non-ad valorem assessments under this act on property owned by the state or Nassau County.

(13) SPECIAL ASSESSMENTS.—

(a) As an alternative method to the levy and imposition of special assessments pursuant to chapter 170, Florida Statutes, pursuant to the authority of s. 197.3631, Florida Statutes, or pursuant to other provisions of general law, now or hereafter enacted, which provide a supplemental means or authority to impose, levy, and collect special assessments as otherwise authorized under this act, the board may levy and impose special assessments to finance the exercise of any of its powers permitted under this act using the following uniform procedures:

1. At a noticed meeting, the board of supervisors of the district may consider and review an engineer's report on the costs of the systems, facilities, and services to be provided, a preliminary special assessment methodology, and a preliminary roll based on acreage or platted lands, depending upon whether platting has occurred.

a. The special assessment methodology shall address and discuss and the board shall consider whether the systems, facilities, and services being contemplated will result in special benefits peculiar to the property, different in kind and degree than general benefits, as a logical connection between the systems, facilities, and services themselves and the property, and whether the duty to pay the special assessments by

the property owners is apportioned in a manner that is fair and equitable and not in excess of the special benefit received. It shall be fair and equitable to designate a fixed proportion of the annual debt service, together with interest thereon, on the aggregate principal amount of bonds issued to finance such systems, facilities, and services which give rise to unique, special, and peculiar benefits to property of the same or similar characteristics under the special assessment methodology so long as such fixed proportion does not exceed the unique, special, and peculiar benefits enjoyed by such property from such systems, facilities, and services.

b. The engineer's cost report shall identify the nature of the proposed systems, facilities, and services, their location, a cost breakdown plus a total estimated cost, including cost of construction or reconstruction, labor, and materials, lands, property, rights, easements, franchises, or systems, facilities, and services to be acquired, cost of plans and specifications, surveys of estimates of costs and revenues, costs of engineering, legal, and other professional consultation services, and other expenses or costs necessary or incident to determining the feasibility or practicability of such construction, reconstruction, or acquisition, administrative expenses, relationship to the authority and power of the district in its charter, and such other expenses or costs as may

be necessary or incident to the financing to be authorized by the board of supervisors.

c. The preliminary special assessment roll will be in accordance with the assessment methodology as may be adopted by the board of supervisors; the special assessment roll shall be completed as promptly as possible and shall show the acreage, lots, lands, or plats assessed and the amount of the fairly and reasonably apportioned assessment based on special and peculiar benefit to the property, lot, parcel, or acreage of land; and, if the special assessment against such lot, parcel, acreage, or portion of land is to be paid in installments, the number of annual installments in which the special assessment is divided shall be entered into and shown upon the special assessment roll.

2. The board of supervisors of the district may determine and declare by an initial special assessment resolution to levy and assess the special assessments with respect to assessable improvements stating the nature of the systems, facilities, and services, improvements, projects, or infrastructure constituting such assessable improvements, the information in the engineer's cost report, the information in the special assessment methodology as determined by the board at the noticed meeting and referencing and incorporating as part of the resolution the engineer's cost report, the preliminary special assessment methodology, and the preliminary special assessment roll as

referenced exhibits to the resolution by reference. If the board determines to declare and levy the special assessments by the initial special assessment resolution, the board shall also adopt and declare a notice resolution which shall provide and cause the initial special assessment resolution to be published once a week for a period of 2 weeks in newspapers of general circulation published in Nassau County and said board shall by the same resolution fix a time and place at which the owner or owners of the property to be assessed or any other persons interested therein may appear before said board and be heard as to the propriety and advisability of making such improvements, as to the costs thereof, as to the manner of payment therefor, and as to the amount thereof to be assessed against each property so improved. Thirty days' notice in writing of such time and place shall be given to such property owners. The notice shall include the amount of the special assessment and shall be served by mailing a copy to each assessed property owner at his or her last known address, the names and addresses of such property owners to be obtained from the record of the property appraiser of the county political subdivision in which the land is located or from such other sources as the district manager or engineer deems reliable, and proof of such mailing shall be made by the affidavit of the manager of the district or by the engineer, said proof to be filed with the district manager, provided that failure to mail said notice or notices

shall not invalidate any of the proceedings hereunder. It is provided further that the last publication shall be at least 1 week prior to the date of the hearing on the final special assessment resolution. Said notice shall describe the general areas to be improved and advise all persons interested that the description of each property to be assessed and the amount to be assessed to each piece, parcel, lot, or acre of property may be ascertained at the office of the manager of the district. Such service by publication shall be verified by the affidavit of the publisher and filed with the manager of the district. Moreover, the initial special assessment resolution with its attached, referenced, and incorporated engineer's cost report, preliminary special assessment methodology, and preliminary special assessment roll, along with the notice resolution, shall be available for public inspection at the office of the manager and the office of the engineer or any other office designated by the board of supervisors in the notice resolution. Notwithstanding the foregoing, the landowners of all of the property which is proposed to be assessed may give the district written notice of waiver of any notice and publication provided for in this subparagraph and such notice and publication shall not be required, provided, however, that any meeting of the board of supervisors to consider such resolution shall be a publicly noticed meeting.

3. At the time and place named in the noticed resolution as provided for in subparagraph 2., the board of supervisors of the district shall meet and hear testimony from affected property owners as to the propriety and advisability of making the systems, facilities, services, projects, works, improvements, or infrastructure and funding them with assessments referenced in the initial special assessment resolution on the property. Following the testimony and questions from the members of the board or any professional advisors to the district of the preparers of the engineer's cost report, the special assessment methodology, and the special assessment roll, the board of supervisors shall make a final decision on whether to levy and assess the particular special assessments. Thereafter, the board of supervisors shall meet as an equalizing board to hear and to consider any and all complaints as to the particular special assessments and shall adjust and equalize the special assessments to ensure proper assessment based on the benefit conferred on the property.

4. When so equalized and approved by resolution or ordinance by the board of supervisors, to be called the final special assessment resolution, a final special assessment roll shall be filed with the clerk of the board and such special assessment shall stand confirmed and remain legal, valid, and binding first liens on the property against which such special assessments are made until paid, equal in dignity to the first

liens of ad valorem taxation of county and municipal governments and school boards. However, upon completion of the systems, facilities, service, project, improvement, works, or infrastructure, the district shall credit to each of the assessments the difference in the special assessment as originally made, approved, levied, assessed, and confirmed and the proportionate part of the actual cost of the improvement to be paid by the particular special assessments as finally determined upon the completion of the improvement; but in no event shall the final special assessment exceed the amount of the special and peculiar benefits as apportioned fairly and reasonably to the property from the system, facility, or service being provided as originally assessed. Promptly after such confirmation, the special assessment shall be recorded by the clerk of the district in the minutes of the proceedings of the district, and the record of the lien in this set of minutes shall constitute prima facie evidence of its validity. The board of supervisors, in its sole discretion, may, by resolution grant a discount equal to all or a part of the payee's proportionate share of the cost of the project consisting of bond financing cost, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of the project, upon payment in full of any special assessments during such period prior to the time such financing costs are incurred as may be specified by the board of supervisors in such resolution.

5. District special assessments may be made payable in installments over no more than 40 years from the date of the payment of the first installment thereof and may bear interest at fixed or variable rates.

(b) Notwithstanding any provision of this act or chapter 170, Florida Statutes, that portion of s. 170.09, Florida Statutes, that provides that special assessments may be paid without interest at any time within 30 days after the improvement is completed and a resolution accepting the same has been adopted by the governing authority shall not be applicable to any district special assessments, whether imposed, levied, and collected pursuant to the provisions of this act or other provisions of Florida law, including, but not limited to, chapter 170, Florida Statutes.

(c) In addition, the district is authorized expressly in the exercise of its rulemaking power to adopt a rule or rules which provides or provide for notice, levy, imposition, equalization, and collection of assessments.

(14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

(a) The board may, after any special assessments or benefit special assessments for assessable improvements are made, determined, and confirmed as provided in this act, issue certificates of indebtedness for the amount so assessed against the abutting property or property otherwise benefited, as the

case may be, and separate certificates shall be issued against each part or parcel of land or property assessed, which certificates shall state the general nature of the improvement for which the assessment is made. The certificates shall be payable in annual installments in accordance with the installments of the special assessment for which they are issued. The board may determine the interest to be borne by such certificates, not to exceed the maximum rate allowed by general law, and may sell such certificates at either private or public sale and determine the form, manner of execution, and other details of such certificates. The certificates shall recite that they are payable only from the special assessments levied and collected from the part or parcel of land or property against which they are issued. The proceeds of such certificates may be pledged for the payment of principal of and interest on any revenue bonds or general obligation bonds issued to finance in whole or in part such assessable improvement, or, if not so pledged, may be used to pay the cost or part of the cost of such assessable improvements.

(b) The district may also issue assessment bonds, revenue bonds, or other obligations payable from a special fund into which such certificates of indebtedness referred to in paragraph (a) may be deposited or, if such certificates of indebtedness have not been issued, the district may assign to such special fund for the benefit of the holders of such assessment bonds or

other obligations, or to a trustee for such bondholders, the assessment liens provided for in this act unless such certificates of indebtedness or assessment liens have been theretofore pledged for any bonds or other obligations authorized hereunder. In the event of the creation of such special fund and the issuance of such assessment bonds or other obligations, the proceeds of such certificates of indebtedness or assessment liens deposited therein shall be used only for the payment of the assessment bonds or other obligations issued as provided in this section. The district is authorized to covenant with the holders of such assessment bonds, revenue bonds, or other obligations that it will diligently and faithfully enforce and collect all the special assessments, and interest and penalties thereon, for which such certificates of indebtedness or assessment liens have been deposited in or assigned to such fund; to foreclose such assessment liens so assigned to such special fund or represented by the certificates of indebtedness deposited in the special fund, after such assessment liens have become delinquent, and deposit the proceeds derived from such foreclosure, including interest and penalties, in such special fund; and to make any other covenants deemed necessary or advisable in order to properly secure the holders of such assessment bonds or other obligations.

(c) The assessment bonds, revenue bonds, or other obligations issued pursuant to this section shall have such

dates of issue and maturity as shall be deemed advisable by the board; however, the maturities of such assessment bonds or other obligations shall not be more than 2 years after the due date of the last installment which will be payable on any of the special assessments for which such assessment liens, or the certificates of indebtedness representing such assessment liens, are assigned to or deposited in such special fund.

(d) Such assessment bonds, revenue bonds, or other obligations issued under this section shall bear such interest as the board may determine, not to exceed the maximum rate allowed by general law, and shall be executed, shall have such provisions for redemption prior to maturity, shall be sold in the manner, and shall be subject to all of the applicable provisions contained in this act for revenue bonds, except as the same may be inconsistent with the provisions of this section.

(e) All assessment bonds, revenue bonds, or other obligations issued under the provisions of this section shall be, shall constitute, and shall have all the qualities and incidents of negotiable instruments under the law merchant and the laws of the state.

(15) TAX LIENS.—All taxes of the district provided for in this act, together with all penalties for default in the payment of the same and all costs in collecting the same, including a reasonable attorney fee fixed by the court and taxed as a cost

in the action brought to enforce payment, shall, from January 1 for each year the property is liable to assessment and until paid, constitute a lien of equal dignity with the liens for state and county taxes and other taxes of equal dignity with state and county taxes upon all the lands against which such taxes shall be levied. A sale of any of the real property within the district for state and county or other taxes shall not operate to relieve or release the property so sold from the lien for subsequent district taxes or installments of district taxes, which lien may be enforced against such property as though no such sale thereof had been made. In addition to, and not in limitation of, the preceding sentence, for purposes of s. 197.552, Florida Statutes, the lien of all special assessments levied by the district shall constitute a lien of record held by a municipal or county governmental unit. The provisions of ss. 194.171, 197.122, 197.333, and 197.432, Florida Statutes, shall be applicable to district taxes with the same force and effect as if such provisions were expressly set forth in this act.

(16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE DISTRICT; SHARING IN PROCEEDS OF TAX SALE.—

(a) The district shall have the power and right to:

1. Pay any delinquent state, county, district, municipal, or other tax or assessment upon lands located wholly or partially within the boundaries of the district.

2. Redeem or purchase any tax sales certificates issued or sold on account of any state, county, district, municipal, or other taxes or assessments upon lands located wholly or partially within the boundaries of the district.

(b) Delinquent taxes paid, or tax sales certificates redeemed or purchased, by the district, together with all penalties for the default in payment of the same and all costs in collecting the same and a reasonable attorney fee, shall constitute a lien in favor of the district of equal dignity with the liens of state and county taxes and other taxes of equal dignity with state and county taxes upon all the real property against which the taxes were levied. The lien of the district may be foreclosed in the manner provided in this act.

(c) In any sale of land pursuant to s. 197.542, Florida Statutes, the district may certify to the clerk of the circuit court of the county holding such sale the amount of taxes due to the district upon the lands sought to be sold, and the district shall share in the disbursement of the sales proceeds in accordance with the provisions of this act and under the laws of the state.

(17) FORECLOSURE OF LIENS.—Any lien in favor of the district arising under this act may be foreclosed by the district by foreclosure proceedings in the name of the district in a court of competent jurisdiction as provided by general law in like manner as is provided in chapter 170 or chapter 173,

Florida Statutes, and amendments thereto, and the provisions of those chapters shall be applicable to such proceedings with the same force and effect as if those provisions were expressly set forth in this act. Any act required or authorized to be done by or on behalf of a municipality in foreclosure proceedings under chapter 170 or chapter 173, Florida Statutes, may be performed by such officer or agent of the district as the board of supervisors may designate. Such foreclosure proceedings may be brought at any time after the expiration of 1 year from the date any tax, or installment thereof, becomes delinquent; however, no lien shall be foreclosed against any political subdivision or agency of the state. Other legal remedies shall remain available.

(18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS, FACILITIES, AND SERVICES.—To the full extent permitted by law, the district shall require all lands, buildings, premises, persons, firms, and corporations within the district to use the facilities of the district.

(19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED PROVISIONS REQUIRED.—

(a) No contract shall be let by the board for any goods, supplies, or materials to be purchased when the amount thereof to be paid by the district shall exceed the amount provided in s. 287.017, Florida Statutes, for category four, unless notice of bids shall be advertised once in a newspaper in general

circulation in Nassau County. Any board seeking to construct or improve a public building, structure, or other public works shall comply with the bidding procedures of s. 255.20, Florida Statutes, and other applicable general law. In each case, the bid of the lowest responsive and responsible bidder shall be accepted unless all bids are rejected because the bids are too high or the board determines it is in the best interests of the district to reject all bids. The board may require the bidders to furnish bond with a responsible surety to be approved by the board. Nothing in this subsection shall prevent the board from undertaking and performing the construction, operation, and maintenance of any project or facility authorized by this act by the employment of labor, material, and machinery.

(b) The provisions of the Consultants' Competitive Negotiation Act, s. 287.055, Florida Statutes, apply to contracts for engineering, architecture, landscape architecture, or registered surveying and mapping services let by the board.

(c) Contracts for maintenance services for any district facility or project shall be subject to competitive bidding requirements when the amount thereof to be paid by the district exceeds the amount provided in s. 287.017, Florida Statutes, for category four. The district shall adopt rules, policies, or procedures establishing competitive bidding procedures for maintenance services. Contracts for other services shall not be subject to competitive bidding unless the district adopts a