

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 09/10/2020

Contract/Lease Control #: C20-2969-GM

Procurement#: NA

Contract/Lease Type: AGREEMENT

Award To/Lessee: PATRIOT RIDGE, LLP

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 09/01/2020

Expiration Date: 08/31/2025 W/1 5 YR RENEWAL

Description of: PATRIOT RIDGE DEVELOPMENT AGREEMENT

Department: GM

Department Monitor: KAMPERT

Monitor's Telephone #: 850-651-7180

Monitor's FAX # or E-mail: EKAMPERT@MYOKALOOSA.COM

Closed:

Cc: BCC RECORDS

DEVELOPMENT AGREEMENT

SEP 01 2020

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ____ day of _____, 2020, by and between the Okaloosa County Board of County Commissioners (the "County") and Patriot Ridge, LLP, a Florida limited liability partnership ("Developer") for the purpose of establishing development right of the Developer for certain real property located with the unincorporated area of Okaloosa County, Florida, as more particularly described herein; providing assurances to the Developer that it may proceed with the Project in accordance with existing laws and policies subject to the conditions of this Agreement; and insuring that this Agreement is in compliance with applicable provisions of Sections 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

ARTICLE I. RECITALS

WHEREAS, the intent of the Florida Local Government Development Agreement Act (the "Act") is explicitly provided in Section 163.3220(2), Florida Statutes, which states as follows:

(2) The Legislature finds and declares that: (a) The lack of certainty in the approval of development can result in a waste of economic and land resources, discourage sound capital investment planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; (b) Assurance to a developer that upon receipt of his development order(s) he may proceed with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development.

(3) Inconformity with, in furtherance of and to implement the Local Government Comprehensive Planning and Land Development Regulation Act and the Florida State Comprehensive Planning Act of 1972, it is the intent of the Legislature to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

(4) This intent is affected by authorizing local governments to enter into development agreements with developers, subject to the procedures and requirements of ss. ~~163.3220-163.3243~~.

(5) Sections ~~163.3220-163.3243~~ shall be regarded as supplemental and additional to the powers conferred upon local governments by other laws and shall not be regarded as in derogation of any powers now existing.

WHEREAS, the Okaloosa County Land Development Code has been adopted by Ordinance No. 91-1, as amended, and does contain Section 1.11.05 "Development Agreement" which specifically authorizes the County to enter into development agreements with developers; and

WHEREAS, the Developer wishes to develop a ~~676570~~ lot single family residential development project which will be comprised solely of residential and accessory uses; and

WHEREAS, the Developer has control of ~~476.08416.60~~ +/-acre parcel of property (the "Property") located as more particularly described in Exhibit A, which possesses the required characteristics to accommodate the proposed general plan for development of the Property, which has been submitted by the Developer under the name of Patriot Ridge Master Plan (the "Project"); and

WHEREAS, the Property is currently zoned by the County for residential and mixed use and the Developer has submitted a development order application with the County, which seeks to develop to an extent which is less than the maximum development density allowed for the zoning district; and

WHEREAS, the Project will be developed in up to six (165) phases over a period of five (5) years and therefore the Developer is desirous of agreeing upon and memorializing its development rights with regard to the Property in contractual terms; and

WHEREAS, it is in the best interests of the County and its citizens that the development of the Property be completed in a planned and orderly fashion giving consideration to the subjects addressed by this Agreement; and

WHEREAS, the Developer and the County have agreed upon terms and conditions relating to the development of the Property, development rights, and benefits to the County and its citizens which are acceptable to the Developer and acceptable to the County, and the Developer and the County have deemed it appropriate that the terms and conditions of their agreements be reduced to written form; and

WHEREAS, the benefits to the County as a result of entering into this Agreement are unique to the particular circumstances of this Agreement; and

WHEREAS, the Act provides a means for the Developer and the County to document the assurances sought by each and commitment to the terms and obligations of this Agreement; and

WHEREAS, pursuant to the requirements of Section 163.3225, Florida Statutes, the County has held two public hearings with respect to this Agreement, those being held on and respectively, with due public notice provided for each as required by law.

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein and other good and valuable consideration, the Developer and the County enter into this Development Agreement and do hereby agree as follows:

ARTICLE II. DEFINITIONS

The following definitions shall apply to the terms and conditions of this Agreement. If a word, term or phrase is not defined in this Article, its meaning shall be as defined in the Okaloosa County Land Development Code.

2.1 "Comprehensive Plan" means the adopted Okaloosa County Comprehensive Plan, Ordinance No. 90-1, as subsequently amended.

2.2 "County" means Okaloosa County, a political subdivision of the State of Florida.

2.3 "Developer" means Patriot Ridge, LLP, a Florida limited liability partnership, and its lawful successors in title and interest.

2.4 "Land Development Code" means the Okaloosa County Land Development Code, Ordinance No. 91-1, as subsequently amended.

2.5 "Maintenance" means servicing, support, and upkeep of all infrastructures servicing the Project.

2.6 "Owners Association" means the non-profit corporation(s) established as a mandatory owners association for the governance of the use of the property subject to this Agreement.

2.7 "Project" means the proposed residential development, Patriot Ridge Master Plan, and all supporting uses and amenities authorized by this Agreement, as more particularly described herein.

2.8 "Property" means the real property more particularly described as Exhibit A upon which the Project will be developed.

2.9 "Right-of-Way" means the area which may be dedicated to the County or such other governmental entity allowing access for public works, utilities, and public access, or to the community association for members' use and access.

ARTICLE III. ESSENTIAL REQUIREMENTS

The essential requirements of law for this Agreement as prescribed by Section 163.3227, Florida Statutes, are addressed as follows:

3.1 **Legal Description** – A legal description of the property to be developed subject to the terms and conditions of this Agreement is attached hereto as Exhibit A, and incorporated herein by reference.

3.2 **Duration of Agreement** – The duration of this Agreement shall be for five (5) years commencing with the effective date of this Agreement. This Agreement may be extended by the mutual consent of the parties for an additional five (5) years.

3.3 **Development Uses**

A. The parties do hereby agree that the Developer intends to develop a residential development consisting of a maximum of ~~676570~~ single family units and all associated roadways, stormwater treatment, landscaping, and other improvements as may be required by the Land Development Code; and could, but are not obligated to, build and develop accessory uses and structures including storage areas, parking lots and/or garages. Building density shall be no more than four (4) units per acre, and building height shall not exceed 45 feet.

B. The Project described in section 3.3(a) may be developed in up to ~~six~~fifteen (165) phases through the term of this Agreement. Prior to the development of each phase, the Developer shall submit to the County all notices and/or contributions provided for in this Agreement. Development authorized by this Agreement shall be in conformance with the terms of this Agreement. The proposed phasing is provided by the attached Exhibit C.

3.4 **Public Facilities, Infrastructure Capacity, and Capacity Reservation** – The Developer, at its expense, will supply adequate public facilities, infrastructure, and services to serve the Project concurrent with the impact which creates the need for the following services:

A. **Solid Waste Disposal** – Collection service for the Project will be in accordance with the franchise agreement between Okaloosa County and the franchised hauler. The Public Works Division has indicated there is sufficient capacity to handle the solid waste from the proposed development.

B. **Stormwater Management** – The Developer shall design and construct or cause to be constructed at its expense, a stormwater management system or systems to serve all parcels within the project boundary or existing facilities shall be shown to accommodate all or a portion of the required stormwater management system. All stormwater management system improvements located with the Project will be: (1) designed and constructed to County and State standards and (2) all improvements located outside the boundaries of individual parcels which are not dedicated to the County will be maintained as common elements by the Owners Association. The County will not be responsible for any construction or maintenance costs associated with the stormwater drainage system within the Project unless it is dedicated as a public facility and formally accepted after the completion of the required bonding and warranty period. The project wide systems are intended to provide the primary treatment capacity for all development with the Project.

C. **Transportation and Roads** –

1. The Developer has submitted to the County a comprehensive Traffic Impact Analysis for the Project prepared by Southern Traffic Services, including land use and transportation capacity analysis data for the purpose of determining the impact the Project will have on all roadway segments included in the County's Transportation Concurrency System, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.
2. The proposed trips resulting from the development of the Project exceeds the capacity available along segments of SR 85 and PJ Adams Parkway. The parties agree that the Developer may address the capacity constraints in the impact area by applying the mitigation payment set forth in the Traffic Impact Analysis (the "Mitigation Payment") to certain transportation improvements, as set forth below.
3. In consideration of the Mitigation Payment, which provides value and capacity enhancement to the County roadway system, the County agrees to reserve a total trip capacity of 62 P.M. Peak Hour trips in relation to the segment of State Road 85 (from Stilwell Avenue to CR 188 – Airport Road), 850 P.M. Peak Hour trips in relation to the segment of State Road 85 (from Antioch Road to I-10) and 220 PM Peak Hour trips in relation to the segment of PJ Adams Parkway (from Antioch Road to Wild Horse Drive).
4. The total budgeted construction cost of phase one of the PJ Adams Parkway Widening project is \$5,300,000, which will create One Thousand Eighty-One (1,881) trips. Based on the Parkway Widening project, the parties agree the Developer's calculated Mitigation Payment amount is \$318,321,287,334. The parties agree the estimated construction cost for operational improvements, described in section 8 below, exceed the calculated Mitigation Payment and no Mitigation Payment shall be made by the Developer to the County.
5. In addition to the impact the development will have on the roadway segments included in the County's Transportation Concurrency System, the development also will impact several other

roadways segments in its service area that are not included in such system, which are currently operating at or above their capacity. The Traffic Impact Analysis identifies these roadway segments and recommends operational improvements required to retain, or improve, the level of service.

6. The Developer agrees to provide the operational improvements and cash payment set forth below. The estimated cost of the Developer's total out of pocket cost for surveying, soil testing, design, other soft costs and construction for such improvements is \$1,300,524.
7. The proposed operational improvement(s) shall be made in a public/private partnership with the County participating in the construction of the operational improvements as hereinafter set forth.
8. Notwithstanding any other provision of this Agreement or the Traffic Impact Analysis, the Developer and the County hereby agree to make the following improvements:
 - a) The Developer shall pay \$30,000.00 to the County on or before January 1, 2021 to be used by the County for planned improvements to John King Road; and
 - b) The Developer shall construct southbound dual left turn lanes on SR85 at the intersection with Live Oak Church Road with the outside lane used for Live Oak Church Road turning movements and the inside lane striped for a left u-turn combination, or as otherwise approved by the FDOT, and shall construct a westbound right turn lane on Live Oak Church Road from SR 85 to the current entrance to the CEFCO. Upon approval of this Agreement, Developer shall submit the plans for such improvements to the FDOT and the County within ninety (90) days, shall vigorously pursue obtaining approval of such plans and shall complete these improvements within twelve (12) months after obtaining such approval; and
 - c) The County shall add a project to the County Capital Improvement Plan to widen the bridge on Live Oak Church Road, located 0.8 miles east of SR 85; and
 - d) The Developer shall widen Live Oak Church Road to four (4) lanes from SR85 to Shoal River Drive transitioning to two (2) lanes at that intersection with a right turn on to Shoal River Drive. In addition, the Developer shall also construct westbound dual left turn lanes from Live Oak Church Road onto SR85, or as otherwise approved by the FDOT. Upon receipt of the plans from the County for the bridge widening on Live Oak Church Road, the Developer shall submit the plans for such improvements to the FDOT and the County within ninety (90) days, shall vigorously pursue obtaining approval of such plans and shall complete these improvements within twelve (12) months after obtaining such approval or within twelve (12) months after the County completes the bridge widening, whichever comes later.
 - e) The Developer shall construct a southbound left turn lane on Live Oak Church Road at Airmen's Memorial Road with a minimum queue length of 100' prior to any roadway connection being made from Phase 16 to any other phase in the proposed development.
9. The Developer shall construct or cause to be constructed a roadway system that will be privately maintained within the Project, which will be available to serve all primary and accessory uses. As such, the roadway system shall be owned and maintained as a private common element of the Project by the Owners Associations. The County will not be responsible for any construction or maintenance costs associated with the internal roadways of the Project. The roadways will

be designed and constructed to County standards. As all roads will be low speed and low volume, all roads with the development shall be considered local roadways as defined in Section 6.03.03 C of the Okaloosa County Land Development Code.

10. ~~The~~A roadway connection ~~to~~ng Airman's Memorial Road in Phase 1~~and Skyline Circle~~ shall not be gated nor shall the roadway be restricted to public use in any way. The Developer shall provide an easement over the roadway connection ~~to~~ng Airman's Memorial Road~~and Skyline Circle~~ for public access and shall construct this roadway with a stabilized base for construction traffic before any building permit is issued for any phase beyond phases 2, 3, and 4. The Developer shall not be responsible for monitoring construction traffic on any roadway. The roadway shall be paved and upgraded to County standards when the property adjacent to the roadway is platted.

Phase 1 shall also have access to Airman's Memorial Road but shall only have emergency access to Skyline Drive over the existing platted right-of-way owned by the County. The Developer shall stabilize the emergency access to permit vehicular access by emergency vehicles and for use as an emergency ingress/egress for owners in Phase 1 in the event that the access to Airman's Memorial Road is blocked but such access shall otherwise not be available for public or private use.

D. Parks and Recreational Facilities—The Developer shall satisfy concurrency requirements for parks and recreation as provided in Section 6.07 of the Land Development Code as follows;

- 1) The Land Requirements described in Section 6.07.03 result in five (5) acres of land required to be dedicated since the total acreage of the proposed development is less than five hundred (500). The acreage requirement will be met through the dedication of a +/- 1.39 acre site in Phase 3 of the development for construction of a Private Neighborhood Park which shall be owned and maintained by the Homeowners Association and, through the dedication of a minimum of +/- 187.43 acres for a Public Neighborhood Park, as shown on the attached Exhibit D and as described by the legal description attached as Exhibit D, to provide access to the Shoal River. The Public Neighborhood Park shall have a minimum 40' wide access, in an upland area, connecting the park to Shoal River Drive on the east side of the park and shall have a minimum 10' wide access, in an upland area, connecting the park to Shoal River Drive on the west side of the park as shown in Exhibit D. To aid with privacy and security to adjacent residential lots directly east of the access points, the County shall construct and maintain a 6 foot tall privacy fence, from wood or tan vinyl, along the east side of the 40' wide and 10' wide access points at such time as any improvements are constructed over such access. The privacy fence shall not block sight distance at the intersection of Live Oak Church Road and Shoal River Drive. The Public Neighborhood Park shall be owned and operated by the County. The Developer may modify the legal description of the property to be conveyed for the Public Neighborhood Park prior to its conveyance provided that its configuration and general location is substantially the same as shown at Exhibit D. The Private Neighborhood Park shall be dedicated to the Homeowners Association prior to or in connection with the plat for Phase Five as shown by Exhibit C. The Public Neighborhood Park shall be dedicated to the County, by warranty deed including any underlying mineral rights that developer owns, prior to the

recording of any plat for the proposed development. Based on the amount that Developer paid for the land included within the Project, the acreage being dedicated to the County for the Public Neighborhood Park would be approximately \$2.05 million.

- 2) The Developer plans to improve the Private Neighborhood Park with open fields, a playground, bathroom facilities and other active uses including, at Developer's option, the construction of a swimming pool and related facilities. The improvements to the Private Neighborhood Park shall meet the requirements of Section 6.07.06 of the Land Development Code for the construction of facilities. The improvements to the Private Neighborhood Park shall be required to be completed prior to the plat being recorded for that phase of development as provided for by Exhibit C.

E. **Potable Water** – Potable water will be provided by Okaloosa County Water & Sewer ("OCWS"), which has verified it has overall system capacity to serve the proposed development.

F. **Sanitary Sewer** -

1. The Developer will connect Phases 1-9, 11, ~~and 13-14~~ and 16 to the public sewer system, provided by OCWS. OCWS currently has wastewater treatment and disposal capacity available for these phases at the Jerry D. Mitchem Water Reclamation Facility at the Bob Sikes Industrial Park. Capacity is reserved via payments of Capacity Expansion Charges, at rates established by the current Water & Sewer Ordinance at the time of payment.
2. During future engineering design, for reasons pertaining to pump station or line capacity, OCWS reserves the right to allow phases or parcels to have on-site treatment systems (as approved by the Florida Department of Health), provided the lot size meets the minimum requirements and a gravity sewer main or low pressure sewer main is not available in a public right-of-way or easement adjacent to the phase or parcel.
3. For any lots with a proposed low pressure sewer system and/or individual grinder stations, the Developer will setup a central management entity (such as a Homeowners Association). OCWS will not own, operate, or maintain private grinder stations or plumbing.
4. ~~The proposed development, other proposed developments not part of this Development Agreement, and existing sewer demand requires off-site improvements to the Brown Place Lift Station and construction of a new master lift station to be called the Shoal River Landing Lift Station, with associated force main improvements. Developer hereby agrees to contribute \$57,895 to the cost of the upgrade to the Brown Place Lift Station within ten (10) days of receipt of notification of Developer from OCWS that appropriate Purchase Orders have been issued. Developer hereby agrees to contribute \$187,142 to the cost of the Shoal River Landing Lift Station with associated force main improvements within ten (10) days of receipt of notification based on the following schedule;~~
 - a. Twenty percent (20%), or \$37,428.40, upon approval of cost sharing agreements and allocation of the County funds for the construction by the Board of County Commissioners;
 - b. Forty percent (40%), or \$74,856.80, upon receipt of all permits for the construction and commencement of procurement of materials and equipment; and
 - c. Forty percent (40%), or \$74,856.80, upon the start of construction of the lift station and associated force main improvements.

5. As public central sewer service is not currently available to serve Phases 10, 12, and 15, sewage treatment will be provided through the installation of on-site treatment systems as approved by the Florida Department of Health.
- 3.5 **Concurrency** – Through section 3.4.C, above, the concurrency requirements for traffic and roads have been satisfied by the Developer. The terms of this agreement shall not be construed to imply approval for water, wastewater, stormwater, parks, or solid waste concurrency nor shall it relieve the developer from complying with all applicable rules and/or regulations pertaining to this development. This agreement is applicable to only the specific items expressed herein and the Developer shall comply with all other requirements of the Okaloosa County Land Development Code in their effort to obtain development approval.
- 3.6 **Consistency** – The development authorized by this Agreement is consistent with the goals, objectives, and policies of the Comprehensive Plan and applicable development regulations in effect at the time of the execution of this Agreement.
- 3.7 **Required Permits** – The Developer shall obtain, or cause to be obtained, all requisite County permits and authorizations to allow construction of the development contemplated herein including, but not limited to, an Okaloosa County Development Order, Okaloosa County Stormwater Permit, and an Okaloosa County Underground Utility Permit. Failure of this Agreement to address a particular permit, condition, term or restriction, including permits or authorizations issued by agencies other than Okaloosa County, shall not relieve the Developer from the necessity of complying with the laws governing such permit requirement, condition, term or restriction.
- 3.8 **Additional Conditions** – The Developer, its successors and assigns, agree to provide all necessary facilities and services required for development of the Property in accordance with the terms of this Agreement. The parties hereto do agree that the Developer may act in reliance upon this Agreement. Nothing herein, however, is intended to preclude the County from exercising its proper regulatory powers to protect the health, welfare, and safety of the public.

ARTICLE IV. AGREEMENT AND COVENANT

- 4.1 By execution hereof, the County acknowledges and agrees that this particular Agreement will encourage proper use of the Property, promote economic use of land resources of the County, provide for public facilities and use, and encourage private participation in the comprehensive planning process. The County acknowledges and agrees that it is exercising its sound discretion in this instance by entering into this Agreement to achieve mutual benefits that are particular and unique to the circumstances underlying this Agreement.
- 4.2 This Agreement is assignable by the Developer and shall be binding upon, and inure to the benefit of, all heirs, successors and assigns of the parties hereto.
- 4.3 To the extent that the Developer fails to perform any of the actions or requirements contained in this Agreement, the County shall provide written notice to the Developer of his failure to comply with the terms of this Agreement. Within thirty (30) days of the receipt of such notice, and in the event that the

Developer fails to cure such failure within thirty (30) days after receipt of such notice, the County shall suspend and hold in abeyance all applications for or issuance of any development orders or building permits for the Project until the failure is cured and no further phases of the Project shall be reviewed, permitted, or otherwise approved. At such time as the Developer cures the performance failure then the review and processing of applications for a development order may resume.

4.4 Any notices required to be given or elected to be given by either of the parties pursuant to the terms of this agreement shall be deemed effective provided when placed in the United States Mail, certified return receipt requested, or placed in the hands of an overnight delivery service.

As to the Developer:

Gregory E. Matovina
Patriot Ridge, LLP
12443 San Jose Boulevard, Suite 504
Jacksonville, FL 32223

As to the County:

Elliot Kampert
Growth Management Director
Okaloosa County, Florida
1250 N Eglin Parkway
Shalimar, FL 32579

And a copy to:

County Attorney:

Gregory T. Stewart
County Attorney
1500 Mahan Drive, Suite 200
Tallahassee, Florida 32308

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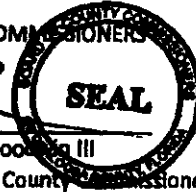
IN WITNESS WHEREOF, the parties have set their hands and seals this SEP 01 2020 day of _____

OKALOOSA COUNTY
BOARD OF COUNTY COMMISSIONERS

By

[Handwritten Signature]

Robert A. "Trey" Gooding III
Chairman, Board of County Commissioners



ATTEST

[Handwritten Signature]



Clerk of Circuit Court

The foregoing instrument was acknowledged before me this 1 day of September by Robert A. "Trey" Gooding III Chairman of the OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS, on behalf of the Board, who is personally known to me.

APPROVED AS TO LEGAL SUFFICIENCY:

[Handwritten Signature]

County Attorney

Signed, sealed and delivered in the presence of:

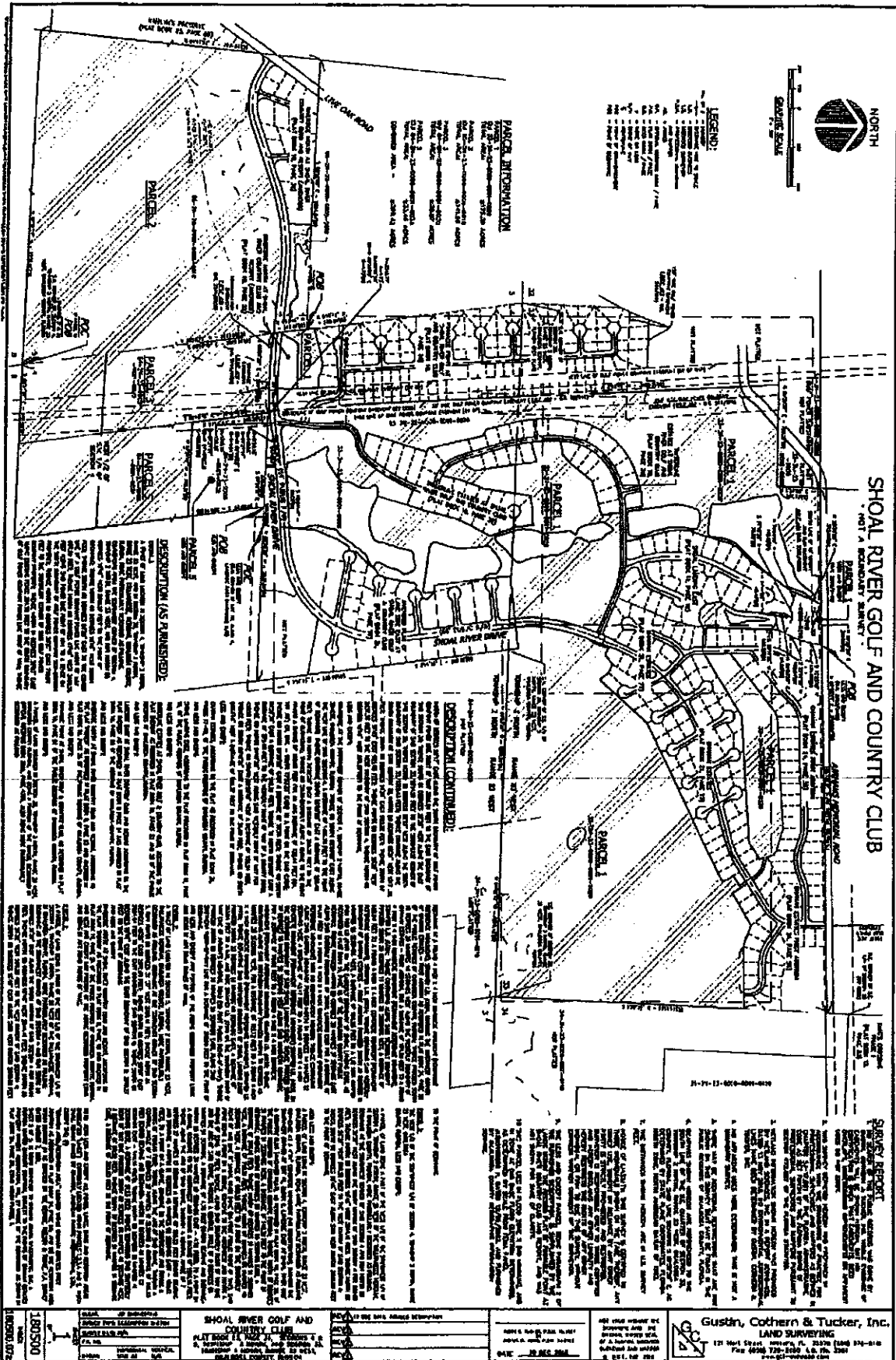
STATE OF FLORIDA COUNTY OF OKALOOSA Notary Public, State of Florida, My Commission Expires:

DEVELOPER

Patriot Ridge, LLP, a Florida limited liability partnership

By: *[Handwritten Signature]*

Gregory E. Matovina, Managing Partner of Patriot Ridge, LLP



SHOAL RIVER GOLF AND COUNTRY CLUB

SURVEY REPORT

Gustin, Cothran & Tucker, Inc.
 LAND SURVEYING
 121 West Street, Wetumpka, GA 30090
 Phone: 404-690-3200

DATE: 10/20/2004
 PROJECT: SHOAL RIVER GOLF AND COUNTRY CLUB
 DRAWING NO: 10000-001

DISCREPANCY
 SHOAL RIVER GOLF AND COUNTRY CLUB
 121 West Street, Wetumpka, GA 30090
 Phone: 404-690-3200

PARCEL 1

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST, AND IN SECTION 33, TOWNSHIP 3 NORTH, RANGE 23 WEST, TALLAHASSEE, MERIDIAN, OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST, AND RUN NORTH 08 DEGREES 10'46" WEST 2919.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 10'46" WEST 280.94 FEET; THENCE SOUTH 88 DEGREES 56'32" EAST TO THE CENTER LINE OF A GULF POWER COMPANY POWER LINE RIGHT OF WAY 607.99 FEET; THENCE NORTH 03 DEGREES 47'49" WEST 3400.26 FEET ALONG SAID POWER LINE RIGHT OF WAY TO A FENCE ON THE SOUTH BOUNDARY OF GULF POWER COMPANY SUB-STATION PROPERTY; THENCE NORTH 89 DEGREES 35'57" EAST 769.27 FEET TO THE SOUTHEAST CORNER OF SAID GULF POWER COMPANY PROPERTY; THENCE NORTH 01 DEGREES 39'03" EAST ALONG EXISTING FENCE 384.72 FEET TO THE SOUTH BOUNDARY OF GULF POWER COMPANY POWER LINE RIGHT OF WAY; THENCE NORTH 87 DEGREES 55'17" EAST ALONG THE SOUTH BOUNDARY OF GULF POWER COMPANY POWER LINE RIGHT OF WAY 3586.04 FEET TO THE EAST BOUNDARY OF SAID SECTION 33; THENCE SOUTH 01 DEGREES 32'39" WEST ALONG THE EAST BOUNDARY OF SAID SECTION 33, 2614.99 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 89 DEGREES 02'13" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, 1319.43 FEET; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, NORTH 89 DEGREES 03'21" WEST 1317.92 FEET; THENCE SOUTH 08 DEGREES 14'36" EAST 983.22 FEET; THENCE SOUTH 07 DEGREES 57'45" EAST 985.60 FEET; THENCE NORTH 88 DEGREES 56'32" WEST 2637.36 FEET TO THE WEST BOUNDARY OF SAID SECTION 4; THENCE NORTH 08 DEGREES 10'46" WEST 279.27 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE GO SOUTH 08°09'08" EAST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1406.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 08°09'08" EAST A DISTANCE OF 220.43 FEET; THENCE GO NORTH 74°32'36" EAST A DISTANCE OF 255.72 FEET TO THE POINT OF CURVATURE; THENCE GO SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET FOR AN ARC DISTANCE OF 133.44 FEET (CH. 127.66'; CH. BRG. - SOUTH 77°53'33" EAST) TO A POINT ON THE SAID CURVE; THENCE GO NORTH 86°56'52" EAST A DISTANCE OF 77.74 FEET; THENCE GO SOUTH 04°33'30" EAST A DISTANCE OF 218.29 FEET; THENCE TO NORTH 85°58'10" EAST A DISTANCE OF 275.00 FEET TO THE WESTERLY RIGHT OF WAY OF A COUNTY ROAD; THENCE GO NORTH 04°47'30" WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 430.13 FEET; THENCE GO SOUTH 88°58'10" WEST A DISTANCE OF 133.24 FEET; THENCE GO SOUTH 03°41'21" EAST A DISTANCE OF 30.00 FEET; THENCE GO SOUTH 88°58'10" WEST A DISTANCE OF 605.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

CHANAN ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 21, PAGES 77-79, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND LESS AND EXCEPT:

SHOAL LANDING EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 11, PAGE 18, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND LESS AND EXCEPT:

TIMBERLINE ESTATES AT SHOAL RIVER GOLF & COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND LESS AND EXCEPT:

LAKESIDE EAST AT SHOAL RIVER COUNTRY CLUB AND RESORT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 PAGE 94 AND AMENDED IN PLAT BOOK 10, PAGE 25 OF THE RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND LESS AND EXCEPT:

RIVERSIDE NORTH AT SHOAL RIVER COUNTRY CLUB AND RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 93 AND AMENDED IN PLAT BOOK 10, PAGE 26 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND LESS AND EXCEPT:

PINNACLE POINT AT SHOAL RIVER GOLF & COUNTRY CLUB, AS RECORDED IN PLAT BOOK 10, PAGE 96 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY FLORIDA, AND BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2961, PAGE 4776, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT), STAMPED L.B. #5024, MARKING THE NORTHWEST CORNER OF CHANAN ESTATES - FIRST ADDITION AS RECORDED IN PLAT BOOK 24, PAGE 58 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 12 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF CHANAN ESTATES - FIRST ADDITION, FOR A DISTANCE OF 174.00 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT), STAMPED L.B. #5024; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY PROCEED SOUTH 25 DEGREES 19 MINUTES 28 SECONDS WEST, A DISTANCE OF 188.94 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT), STAMPED L.B. #5024; THENCE DEPARTING SAID WESTERLY BOUNDARY OF CHANAN ESTATES - FIRST ADDITION PROCEED SOUTH 80 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 106.25 FEET TO A 1/2 INCH CAPPED IRON ROD LB #7191 ON THE EASTERLY BOUNDARY OF SHOAL LANDING EAST, AS RECORDED IN PLAT BOOK 11, PAGE 18 OF THE OKALOOSA COUNTY PUBLIC RECORDS; THENCE PROCEED NORTH 09 DEGREES 30 MINUTES 37 SECONDS EAST ALONG SAID EASTERLY BOUNDARY OF SHOAL LANDING EAST FOR A DISTANCE OF 94.00 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT) WITH NO IDENTIFICATION NUMBER; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY PROCEED NORTH 14 DEGREES 44 MINUTES 22 SECONDS WEST, A DISTANCE OF 43.47 FEET TO A FOUND 4 INCH X 4 INCH

CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT) STAMPED LB. #4150, ON THE NORTHERN BOUNDARY OF SAID SHOAL LANDING EAST; THENCE PROCEED SOUTH 77 DEGREES 15 MINUTES 58 SECONDS WEST ALONG SAID NORTHERN BOUNDARY, FOR A DISTANCE OF 70.62 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT) STAMPED LB. #4150; THENCE CONTINUING ALONG SAID NORTHERN BOUNDARY PROCEED NORTH 70 DEGREES 45 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 115.12 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT), STAMPED LB. #4150; THENCE DEPARTING SAID NORTHERN BOUNDARY OF SHOAL LANDING EAST PROCEED NORTH 23 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 213.94 FEET TO A NAIL AND DISC STAMPED LB. #7191 ON THE SOUTHERN RIGHT OF WAY LINE OF AIRMAN'S MEMORIAL ROAD (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE PROCEED NORTH 88 DEGREES 59 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE FOR A DISTANCE OF 310.90 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING AND BEING IN ANY ROAD RIGHTS OF WAYS.

PARCEL 2:

A TRACT OF LAND LOCATED IN SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, TALLAHASSEE MERIDIAN, OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5, RUN NORTH 88 DEGREES 31'37" WEST 2708.41 FEET; THENCE NORTH 04 DEGREES 45'55" EAST 2871.69 FEET; THENCE SOUTH 88 DEGREES 50'00" EAST 2054.04 FEET TO THE EAST BOUNDARY OF SAID SECTION 5; THENCE SOUTH 08 DEGREES 10'46" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 5; 2919.27 FEET TO THE POINT OF BEGINNING

AND LESS AND EXCEPT

RIVERSIDE NORTH AT SHOAL RIVER COUNTRY CLUB AND RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 93 AND AMENDED IN PLAT BOOK 10, PAGE 26 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. AND LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING AND BEING IN ANY ROAD RIGHTS OF WAYS.

PARCEL 3:

A PARCEL OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST OF THE TALLAHASSEE MERIDIAN, IN OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4 AND RUN SOUTH 88 DEGREES 31'37" EAST ALONG THE SOUTH MARGIN OF SAID SECTION 4 FOR 600.00 FEET; THENCE NORTH 08 DEGREES 10'46" WEST 2644.41 FEET; THENCE NORTH 88 DEGREES 56'32" WEST 599.28 FEET TO THE WEST MARGIN OF SAID SECTION 4; THENCE SOUTH 08 DEGREES 10'46" EAST ALONG SAID WEST MARGIN 2640.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST,
OKALOOSA

COUNTY, FLORIDA, LESS AND EXCEPT:

A PARCEL OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST OF THE TALLAHASSEE MERIDIAN, IN OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4 AND RUN NORTH 88 DEGREES 31'37" WEST ALONG THE SOUTH MARGIN OF SAID SECTION 4 FOR 600.00 FEET; THENCE NORTH 08 DEGREES 10'46" WEST 2644.41 FEET; THENCE NORTH 88 DEGREES 56'32" WEST 599.28 FEET TO THE WEST MARGIN OF SAID SECTION 4; THENCE SOUTH 08 DEGREES 10'46" EAST ALONG SAID WEST MARGIN 2640.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION), MARKING THE SOUTHWEST CORNER OF LOT 42, BLOCK C, LAKESIDE EAST AT SHOAL RIVER GOLF & COUNTRY CLUB (AMENDED PLAT), AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 140.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 586.18 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 718.31 FEET; THENCE NORTH 07 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 600.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SHOAL RIVER DRIVE (66 FOOT PUBLIC RIGHT OF WAY); SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2345.77 FEET; THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREES 06 MINUTES 56 SECONDS, A DISTANCE OF 4.73 FEET (CHORD BEARING AND DISTANCE= NORTH 85 DEGREES 36 MINUTES 09 SECONDS EAST - 4.73 FEET), TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1216.16 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7 DEGREES 27 MINUTES 17 SECONDS A DISTANCE OF 158.23 FEET (CHORD BEARING AND DISTANCE = NORTH 81 DEGREES 49 MINUTES 02 SECONDS EAST - 158.12 FEET), TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1150.16 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7 DEGREES 27 MINUTES 17 SECONDS A DISTANCE OF 149.65 FEET (CHORD BEARING AND DISTANCE= NORTH 81 DEGREES 49 MINUTES 02 SECONDS EAST - 149.54 FEET); THENCE NORTH 85 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 91.13 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE PROCEED SOUTH 02 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 80.22 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 323.83 FEET TO THE POINT OF BEGINNING.

NOTE: ALSO LESS AND EXCEPT ALL PONDS, LAKES, DAMS AND RETENTION AREAS (HEREAFTER "LAKES") CURRENTLY LOCATED WITHIN PARCELS 1,2,3,4 AND 5, WHICH SHALL REMAIN OWNED BY GRANTOR, AMERICAN PACIFIC INTERNATIONAL, LTD., EXCEPT THE; (I)

"COMMON AREA/RETENTION AREA" LOCATED WITHIN CHANAN ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK 24, PAGE 56; AND (II) THE RETENTION AREA WITHIN FAIRWAY #4 AS DICTED ON THE GEORGE, NIELSEN & TOOKE, P.A. SURVEY DATED AUGUST 7, 1991,

SHEET 2 OF 5; IS BEING CONVEYED TO CHANAN ADARA INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY. SUBJECT TO THE RIGHTS OF CHANAN ESTATES PROPERTY OWNERS ASSOCIATION, INC., BY VIRTUE OF THE DEDICATION AS SHOWN IN PLAT BOOK 24, PAGE 56, LYING WITHIN PARCEL 1.



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 2080-4575701

Issuing Office File Number: 2019-1722

The land referred to herein below is situated in the County of Okaloosa, State of Florida, and described as follows:

A parcel or tract of land situated in Section 34, Township 3 North, Range 23 West, and in Section 3 and Section 4, Township 2 North, Range 23 West, Okaloosa County, Florida more particularly described as follows:

Begin at the Southwest corner of said Section 34; thence proceed North 01 degrees 32 minutes 39 seconds East, along the West line of said Section 34, a distance of 2614.99 feet to a point on the Southerly line of an 150.00 foot wide Gulf Power Company Easement; thence departing the West line of said Section 34, proceed North 87 degrees 55 minutes 17 seconds East, along the Southerly line of said Gulf Power Company Easement, a distance of 334.75 feet; thence departing the Southerly line of said Gulf Power Company Easement, proceed South 01 degrees 32 minutes 39 seconds West, a distance of 1312.75 feet; thence proceed South 89 degrees 02 minutes 13 seconds East, a distance of 325.93 feet; thence proceed South 01 degrees 32 minutes 39 seconds West, a distance of 660.00 feet; thence proceed South 89 degrees 02 minutes 13 seconds East, a distance of 660.03 feet; thence proceed South 01 degrees 32 minutes 39 seconds West, a distance of 660.00 feet to a point on the North line of said Section 3; thence proceed North 89 degrees 02 minutes 13 seconds West, along North line of said Section 3, a distance of 661.09 feet; thence departing the North line of said Section 3, proceed South 08 degrees 14 minutes 36 seconds East, a distance of 334.83 feet; thence proceed North 89 degrees 02 minutes 13 seconds West, a distance of 658.97 feet to a point on the East line of said Section 4; thence proceed North 89 degrees 03 minutes 33 seconds West, a distance of 659.03 feet; thence proceed South 08 degrees 12 minutes 41 seconds East, a distance of 334.70 feet; thence proceed North 89 degrees 03 minutes 33 seconds West, a distance of 659.21 feet; thence proceed North 08 degrees 10 minutes 47 seconds West, a distance of 669.44 feet to a point on the North line of said Section 4; thence proceed South 89 degrees 03 minutes 33 seconds East, along the North line of said Section 4, a distance of 1317.68 feet to the point of beginning of the parcel herein described.

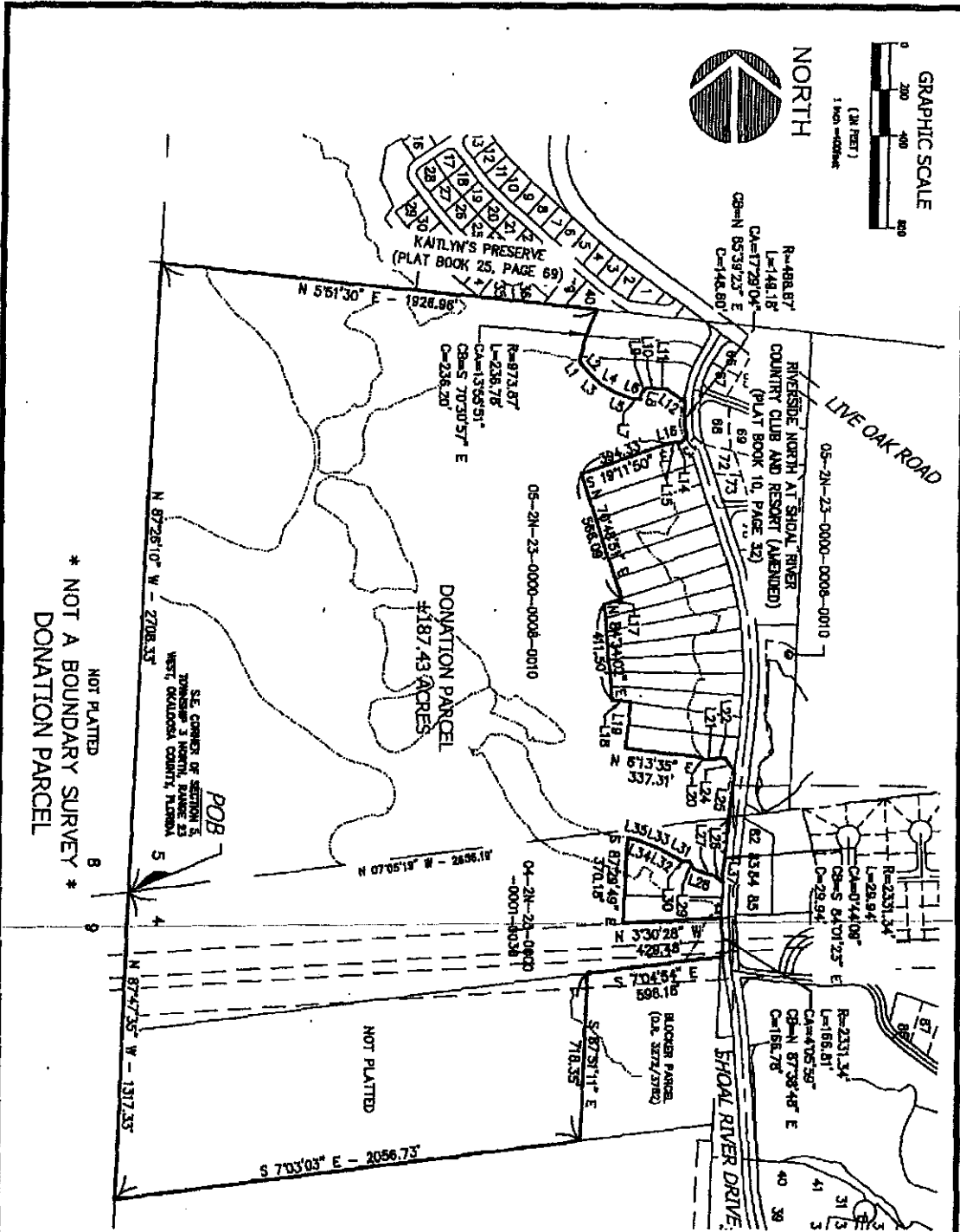
Less and except that portion of the above described property contained in Warranty Deed recorded in Official Records Book 2320, Page 465, and less and except that portion of the above described property contained in Warranty Deed recorded in Official Records Book 2452, Page 3533.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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PATRIOT RIDGE						
PROPOSED PHASING SCHEDULE						
EXHIBIT C						
PHASE #	GENERAL LOCATION			MAX # OF LOTS	TRAFFIC PAYMENT	PUBLIC SEWER SYSTEM
1	West of Lakes A and B			65	\$ 30,987	Y
2	Between Lake C and Shoal River Drive			28	14,085	Y
3	East of Shoal River Drive (Mixed Use Unit One)			57	25,353	Y
4	East of Shoal River Drive (Mixed Use Unit Two)			73	30,987	Y
5	East of Shoal River Drive (Mixed Use Unit Three) INCLUDES PRIVATE NEIGHBORHOOD PARK			83	36,621	Y
6	East of Shoal River Drive (Mixed Use Unit Four)			51	25,353	Y
7	East of Shoal River Drive (Mixed Use Unit Five)			53	22,536	Y
8	East of Shoal River Drive (Mixed Use Unit Six)			49	22,536	Y
9	Chanteuse Parkway extension			18	8,451	Y
10	Between Lake C and Skyline Circle			24	11,268	N
11	Off Airmens Memorial Road			11	5,634	Y
12	Adjacent to Lake E			8	2,817	N
13	Between Chanan Estates and First Addition			21	11,268	Y
14	South of Shoal River Drive INCLUDES PUBLIC NEIGHBORHOOD PARK			20	8,451	Y
15	Off Timberline Drive			10	5,634	N
16	East and south of Phases 2-9			105	56,340	
TOTAL				676	\$ 318,321	
NOTE: Phase numbers/designation do not necessarily indicate the order the phases will be developed but are used to match the phases per this exhibit to the phases per the Master Plan.						



SEE SHEET 2 FOR DESCRIPTION AND SURVEY REPORT

DONATION PARCEL AT SHOAL RIVER GOLF AND COUNTRY CLUB IN SECTIONS 4 & 5, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

<p>DATE: 12/18/2018</p> <p>DESCRIPTION: SURVEY</p> <p>CURVEY: J.D. ENGELBRECHT</p> <p>PREP: N/A</p> <p>DATE: N/A</p> <p>DATE: N/A</p>	<p>ALLEN E. TUCKER, P.S.M. No. 4594</p> <p>OR</p> <p>JOSHUA P. WOOD, P.S.M. No. 5860</p>	<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>
<p>18 DEC 2018</p>		<p>© G.S.T., INC. 2018</p>
<p>GUSTIN, COTHERN & TUCKER, INC. LAND SURVEYING (850) 878-5141 L.B. #3501 121 HART STREET www.gct-survey.com NICEVILLE, FL 32578</p>		<p>180500</p> <p>INDEX</p> <p>180500.06a</p>
<p>SHEET</p> <p>1</p>		<p>OF 2</p>

DESCRIPTION (AS WRITTEN):

DONATION PARCEL

THAT PORTION OF PARCELS 2, 3 AND 5 OF THE AMERICAN PACIFIC INTERNATIONAL LTD PARCEL (OFFICIAL RECORDS BOOK 2961, PAGE 4778), IN SECTIONS 4 AND 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, LYING SOUTH OF SHOAL RIVER DRIVE AND A PROPOSED DEVELOPMENT ADJACENT THERETO, LYING EAST OF KAITLYN'S PRESERVE (PLAT BOOK 25, PAGE 69), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N 87°28'10" W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 2708.33 FEET TO THE SOUTHEAST CORNER OF SAID KAITLYN'S PRESERVE; THENCE N 05°51'30" E ALONG THE EAST LINE THEREOF, A DISTANCE OF 1928.98 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 973.87 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°55'51", AN ARC DISTANCE OF 236.78 FEET, (CHORD BEARING = S 70°30'57" E, CHORD = 236.20 FEET); THENCE N 54°23'37" E, A DISTANCE OF 23.45 FEET; THENCE N 45°14'58" E, A DISTANCE OF 51.31 FEET; THENCE N 39°24'43" E, A DISTANCE OF 68.39 FEET; THENCE N 27°09'58" E, A DISTANCE OF 56.70 FEET; THENCE N 25°00'57" E, A DISTANCE OF 57.12 FEET; THENCE N 19°43'38" E, A DISTANCE OF 32.08 FEET; THENCE N 08°58'26" E, A DISTANCE OF 34.92 FEET; THENCE N 75°50'51" W, A DISTANCE OF 28.94 FEET; THENCE N 48°48'55" W, A DISTANCE OF 33.84 FEET; THENCE N 08°51'29" E, A DISTANCE OF 49.17 FEET; THENCE N 03°22'52" W, A DISTANCE OF 37.48 FEET; THENCE N 37°08'07" E, A DISTANCE OF 97.88 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SHOAL RIVER DRIVE, LYING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 488.87 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 17°29'04", AN ARC DISTANCE OF 149.18 FEET, (CHORD BEARING = N 85°39'23" E, CHORD = 148.80 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S 49°16'56" E, A DISTANCE OF 38.08 FEET; THENCE S 05°10'28" W, A DISTANCE OF 29.45 FEET; THENCE S 20°44'31" W, A DISTANCE OF 4.86 FEET; THENCE S 14°35'20" E, A DISTANCE OF 31.98 FEET; THENCE S 19°11'50" E, A DISTANCE OF 394.33 FEET; THENCE N 70°48'51" E, A DISTANCE OF 588.09 FEET; THENCE S 18°26'58" E, A DISTANCE OF 82.27 FEET; THENCE N 84°34'02" E, A DISTANCE OF 411.50 FEET; THENCE N 07°47'28" E, A DISTANCE OF 82.18 FEET; THENCE S 83°48'25" E, A DISTANCE OF 199.78 FEET; THENCE N 08°13'35" E, A DISTANCE OF 337.31 FEET; THENCE N 49°40'08" E, A DISTANCE OF 13.84 FEET; THENCE N 07°10'34" W, A DISTANCE OF 37.88 FEET; THENCE N 05°36'50" W, A DISTANCE OF 54.30 FEET; THENCE N 57°18'48" E, A DISTANCE OF 76.30 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) CALLS: 1) S 83°50'05" E, A DISTANCE OF 360.25 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2331.34 FEET; 2) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°44'09", AN ARC DISTANCE OF 29.94 FEET, (CHORD BEARING = S 84°01'23" E, CHORD = 29.94 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY, PROCEED S 80°45'49" E, A DISTANCE OF 86.87 FEET; THENCE S 42°02'38" W, A DISTANCE OF 38.71 FEET; THENCE S 15°48'33" W, A DISTANCE OF 46.93 FEET; THENCE S 17°37'58" W, A DISTANCE OF 47.80 FEET; THENCE S 58°04'25" W, A DISTANCE OF 43.26 FEET; THENCE S 01°28'40" W, A DISTANCE OF 37.08 FEET; THENCE S 30°27'15" W, A DISTANCE OF 66.28 FEET; THENCE S 29°11'13" W, A DISTANCE OF 45.86 FEET; THENCE S 19°48'08" W, A DISTANCE OF 61.51 FEET; THENCE S 21°15'35" W, A DISTANCE OF 47.86 FEET; THENCE S 14°27'50" W, A DISTANCE OF 50.28 FEET; THENCE S 07°29'49" E, A DISTANCE OF 370.18 FEET; THENCE N 03°30'28" W, A DISTANCE OF 429.48 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, LYING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2331.34 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 04°05'59", AN ARC DISTANCE OF 166.81 FEET, (CHORD BEARING = N 87°38'48" E, CHORD = 166.78 FEET) TO THE NORTHWEST CORNER OF THE BLOCKER PARCEL (OFFICIAL RECORDS BOOK 3272, PAGE 3782); THENCE ALONG THE WEST AND SOUTH LINES THEREOF, THE FOLLOWING TWO (2) CALLS: 1) S 07°04'54" E, A DISTANCE OF 588.18 FEET; 2) S 87°51'11" E, A DISTANCE OF 718.35 FEET TO THE SOUTHEAST CORNER OF SAID BLOCKER PARCEL, LYING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 4; THENCE S 07°03'03" E ALONG SAID EAST LINE, A DISTANCE OF 2056.73 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 4; THENCE N 87°47'35" W ALONG SAID SOUTH SECTION LINE, A DISTANCE OF 1317.33 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 187.43 ACRES, MORE OR LESS.

LINE TABLE

LINE#	DISTANCE	BEARING
L1	23.45	N 54°23'37" E
L2	51.31	N 45°14'58" E
L3	68.39	N 39°24'43" E
L4	56.70	N 27°09'58" E
L5	57.12	N 25°00'57" E
L6	32.08	N 19°43'38" E
L7	34.92	N 8°58'26" E
L8	28.94	N 75°50'51" W
L9	33.84	N 48°48'55" W
L10	49.17	N 8°51'29" E
L11	37.48	N 37°08'07" E
L12	97.88	N 37°08'07" E
L13	38.08	S 49°16'56" E
L14	29.45	S 6°10'28" W
L15	4.86	S 20°44'31" W
L16	31.98	S 14°35'20" E
L17	82.27	S 18°26'58" E
L18	82.18	N 7°47'28" E
L19	199.78	S 83°48'25" E
L20	13.84	S 49°40'08" E
L21	37.88	N 7°10'34" W
L22	54.30	N 57°18'48" E
L24	76.30	N 57°18'48" E
L25	360.25	S 83°50'05" E
L26	38.71	S 42°02'38" W
L27	46.93	S 15°48'33" W
L28	47.80	S 17°37'58" W
L29	43.26	S 58°04'25" W
L30	37.08	S 1°28'40" W
L31	54.30	S 30°27'15" W
L32	45.86	S 29°11'13" W
L33	61.51	S 19°48'08" W
L34	47.86	S 21°15'35" W
L35	50.28	S 14°27'50" W
L37	86.87	S 80°45'49" E

SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- NO APPARENT USES WERE DETERMINED. THIS IS NOT A BOUNDARY SURVEY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE SOUTH LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, SAID LINE BEARING N 87°28'10" W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983, THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE SURVEY MAP AND SURVEY REPORT ARE NOT FULL & COMPLETE WITHOUT THE OTHER.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF, ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

SEE SHEET 1 FOR PLAN VIEW

GUSTIN, COTHERN & TUCKER, INC.



LAND SURVEYING
 (850) 678-5141 L.B. #3501
 www.gci-survey.com NICEVILLE, FL. 32578

180500

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SHEET

2

OF 2

DONATION PARCEL

THAT PORTION OF PARCELS 2, 3 AND 5 OF THE AMERICAN PACIFIC INTERNATIONAL LTD PARCEL (OFFICIAL RECORDS BOOK 2961, PAGE 4776), IN SECTIONS 4 AND 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, LYING SOUTH OF SHOAL RIVER DRIVE AND A PROPOSED DEVELOPMENT ADJACENT THERETO, LYING EAST OF KAITLYN'S PRESERVE (PLAT BOOK 25, PAGE 69), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N 87°26'10" W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 2708.33 FEET TO THE SOUTHEAST CORNER OF SAID KAITLYN'S PRESERVE; THENCE N 05°51'30" E ALONG THE EAST LINE THEREOF, A DISTANCE OF 1926.96 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 973.87 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°55'51", AN ARC DISTANCE OF 236.78 FEET, (CHORD BEARING = S 70°30'57" E, CHORD = 236.20 FEET); THENCE N 54°23'37" E, A DISTANCE OF 23.45 FEET; THENCE N 45°14'58" E, A DISTANCE OF 51.31 FEET; THENCE N 39°24'43" E, A DISTANCE OF 68.39 FEET; THENCE N 27°09'58" E, A DISTANCE OF 56.70 FEET; THENCE N 25°00'57" E, A DISTANCE OF 57.12 FEET; THENCE N 19°43'38" E, A DISTANCE OF 32.08 FEET; THENCE N 06°58'26" E, A DISTANCE OF 34.92 FEET; THENCE N 75°50'51" W, A DISTANCE OF 28.94 FEET; THENCE N 48°46'55" W, A DISTANCE OF 33.64 FEET; THENCE N 06°51'29" E, A DISTANCE OF 49.17 FEET; THENCE N 03°22'52" W, A DISTANCE OF 37.49 FEET; THENCE N 37°08'07" E, A DISTANCE OF 97.98 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SHOAL RIVER DRIVE, LYING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 488.87 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 17°29'04", AN ARC DISTANCE OF 149.18 FEET, (CHORD BEARING = N 85°39'23" E, CHORD = 148.60 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S 49°16'56" E, A DISTANCE OF 36.06 FEET; THENCE S 05°10'28" W, A DISTANCE OF 29.45 FEET; THENCE S 20°44'31" W, A DISTANCE OF 4.65 FEET; THENCE S 14°35'20" E, A DISTANCE OF 31.98 FEET; THENCE S 19°11'50" E, A DISTANCE OF 394.33 FEET; THENCE N 70°48'51" E, A DISTANCE OF 566.09 FEET; THENCE S 18°26'56" E, A DISTANCE OF 82.27 FEET; THENCE N 84°34'02" E, A DISTANCE OF 411.50 FEET; THENCE N 07°47'28" E, A DISTANCE OF 82.18 FEET; THENCE S 83°46'25" E, A DISTANCE OF 199.76 FEET; THENCE N 06°13'35" E, A DISTANCE OF 337.31 FEET; THENCE N 49°40'08" E, A DISTANCE OF 13.84 FEET; THENCE N 07°10'34" W, A DISTANCE OF 37.88 FEET; THENCE N 05°36'50" W, A DISTANCE OF 54.30 FEET; THENCE N 57°18'48" E, A DISTANCE OF 76.30 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) CALLS: 1) S 83°50'05" E, A DISTANCE OF 360.25 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2331.34 FEET; 2) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°44'09", AN ARC DISTANCE OF 29.94 FEET, (CHORD BEARING = S 84°01'23" E, CHORD = 29.94 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY, PROCEED S 80°45'49" E, A DISTANCE OF 86.87 FEET; THENCE S 42°02'38" W, A DISTANCE OF 38.71 FEET; THENCE S 15°46'33" W, A DISTANCE OF 46.93 FEET; THENCE S 17°37'58" W, A DISTANCE OF 47.80 FEET; THENCE S 58°04'25" W, A DISTANCE OF 43.26 FEET; THENCE S 01°29'40" W, A DISTANCE OF 37.09 FEET; THENCE S 30°27'15" W, A DISTANCE OF 56.26 FEET; THENCE S 29°11'13" W, A DISTANCE OF 45.86 FEET; THENCE S 19°48'06" W, A DISTANCE OF 51.51 FEET; THENCE S 21°15'35" W, A DISTANCE OF 47.85 FEET; THENCE S 14°27'50" W, A DISTANCE OF 50.28 FEET; THENCE S 87°29'49" E, A DISTANCE OF 370.18 FEET; THENCE N 03°30'28" W, A DISTANCE OF 429.48 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, LYING IN A CURVE CONCAVE NORTHERLY

AND HAVING A RADIUS OF 2331.34 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ}05'59''$, AN ARC DISTANCE OF 166.81 FEET, (CHORD BEARING = N $87^{\circ}38'48''$ E, CHORD = 166.78 FEET) TO THE NORTHWEST CORNER OF THE BLOCKER PARCEL (OFFICIAL RECORDS BOOK 3272, PAGE 3782); THENCE ALONG THE WEST AND SOUTH LINES THEREOF, THE FOLLOWING TWO (2) CALLS: 1) S $07^{\circ}04'54''$ E, A DISTANCE OF 598.18 FEET; 2) S $87^{\circ}51'11''$ E, A DISTANCE OF 718.35 FEET TO THE SOUTHEAST CORNER OF SAID BLOCKER PARCEL, LYING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 4; THENCE S $07^{\circ}03'03''$ E ALONG SAID EAST LINE, A DISTANCE OF 2056.73 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 4; THENCE N $87^{\circ}47'35''$ W ALONG SAID SOUTH SECTION LINE, A DISTANCE OF 1317.33 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 187.43 ACRES, MORE OR LESS.

PATRIOT RIDGE						
PROPOSED PHASING SCHEDULE						
EXHIBIT C						
PHASE #	GENERAL LOCATION			MAX # OF LOTS	TRAFFIC PAYMENT	PUBLIC SEWER SYSTEM
1	West of Lakes A and B			65	\$ 30,987	Y
2	Between Lake C and Shoal River Drive			28	14,085	Y
3	East of Shoal River Drive (Mixed Use Unit One)			57	25,353	Y
4	East of Shoal River Drive (Mixed Use Unit Two)			73	30,987	Y
5	East of Shoal River Drive (Mixed Use Unit Three) INCLUDES PRIVATE NEIGHBORHOOD PARK			83	36,621	Y
6	East of Shoal River Drive (Mixed Use Unit Four)			51	25,353	Y
7	East of Shoal River Drive (Mixed Use Unit Five)			53	22,536	Y
8	East of Shoal River Drive (Mixed Use Unit Six)			49	22,536	Y
9	Chanteuse Parkway extension			18	8,451	Y
10	Between Lake C and Skyline Circle			24	11,268	N
11	Off Airmens Memorial Road			11	5,634	Y
12	Adjacent to Lake E			8	2,817	N
13	Between Chanan Estates and First Addition			21	11,268	Y
14	South of Shoal River Drive INCLUDES PUBLIC NEIGHBORHOOD PARK			20	8,451	Y
15	Off Timberline Drive			10	5,634	N
16	East and south of Phases 2-9			105	56,340	
TOTAL				676	\$ 318,321	

NOTE: Phase numbers/designation do not necessarily indicate the order the phases will be developed but are used to match the phases per this exhibit to the phases per the Master Plan.

LEGAL DESCRIPTION (OVERALL)

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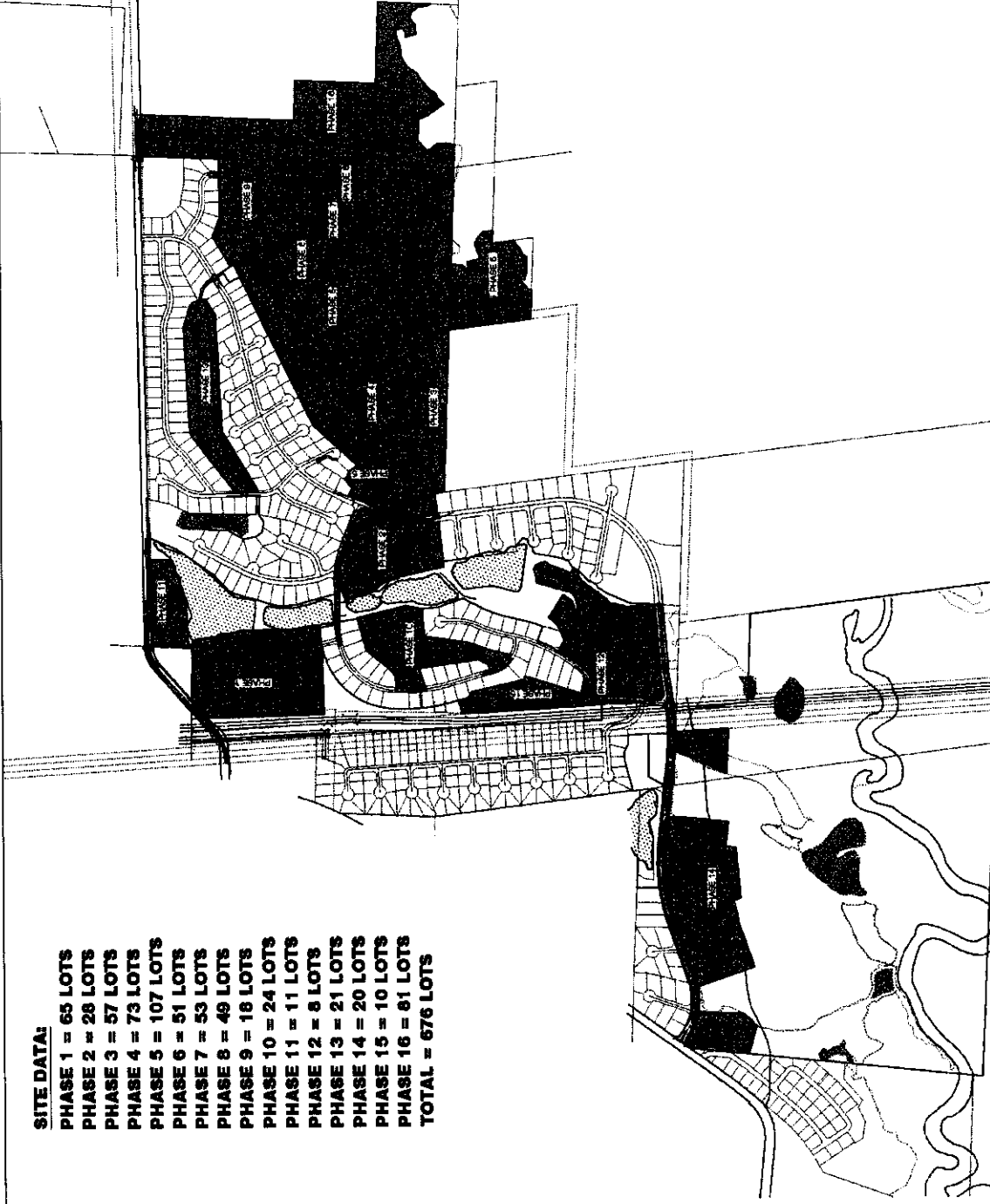
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SITE DATA:

- PHASE 1 = 65 LOTS
- PHASE 2 = 28 LOTS
- PHASE 3 = 57 LOTS
- PHASE 4 = 73 LOTS
- PHASE 5 = 107 LOTS
- PHASE 6 = 51 LOTS
- PHASE 7 = 53 LOTS
- PHASE 8 = 49 LOTS
- PHASE 9 = 18 LOTS
- PHASE 10 = 24 LOTS
- PHASE 11 = 11 LOTS
- PHASE 12 = 8 LOTS
- PHASE 13 = 21 LOTS
- PHASE 14 = 20 LOTS
- PHASE 15 = 10 LOTS
- PHASE 16 = 81 LOTS
- TOTAL = 676 LOTS



A north arrow pointing upwards and a graphic scale bar. The scale bar is labeled 'HORIZONTAL SCALE: 1" = 100'' and has markings for 0, 50, 100, and 150 feet.

JENKS ENGINEERING, INC.
 1501 AMHERST ROAD, SUITE 200
 JACKSONVILLE, FLORIDA 32216
 PHONE: 904.727.1111
 FAX: 904.727.1111
 www.jenks.com
 C.D.A. NO. 9927

MATOWNA & COMPANY
 PATRIOT RIDGE
 OKALOOSA COUNTY, FLORIDA
MASTER PLAN
 DATE: 02/20/10
 DESIGNED: MTF/PBL
 DRAWN: MFT
 CHECKED: MFT
 SHEET NUMBER: 30X OF 30X
CSX

NORTHWEST FLORIDA

Daily News

nwfdailynews.com

Published Daily

Fort Walton Beach, Florida

Distributed in Okaloosa, Santa Rosa & Walton
Counties

STATE OF FLORIDA

COUNTY OF OKALOOSA

Before the undersigned authorized personally appeared Toni Brown, who on oath says that she is an employee of Gatehouse Media Group, owner of the Northwest Florida Daily News, a daily newspaper published at Fort Walton Beach, in Okaloosa County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

the matter of

PUBLIC HEARING

In the Okaloosa County Court, was published in said newspaper
in the issues of

8/20/2020

Affiant further says that the said Northwest Florida Daily News is a newspaper published at Fort Walton Beach, in said Okaloosa County, Florida, and that the said newspaper has heretofore been continuously published in said Okaloosa County, Florida, each day, and has been entered as periodicals matter at the post office in Fort Walton Beach, in said Okaloosa County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

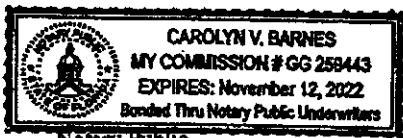
Toni Brown

(Signature of Applicant)

Sworn to and subscribed before me this 20th day of AUGUST 2020, by Toni Brown X who is personally known to me or who has produced ✓ as identification.

Carolyn V. Barnes

(Signature of Notary Public-State of Florida)



Notary Public

NOTICE OF PUBLIC HEARING

The Okaloosa County Growth Management Department notice that, on Tuesday, September 1, 2020 the Okaloosa County Board of County Commissioners will consider:

An amendment to the Development Agreement by and between the Board of County Commissioners and Patriots Ridge, LLP for the purpose of establishing development rights for certain real property located within the unincorporated area of Okaloosa County; providing assurances in accordance with existing laws and policies subject to the conditions of the agreement; and, insuring that the agreement is in compliance with applicable provisions of Section 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

The proposed residential development is a maximum of 676 lot single family detached residential subdivision, will be developed up to sixteen (16) phases and will be valid for five (5) years from the effective date of the agreement. The property is currently zoned Agriculture (AA), Residential 1 (R-1) and Mixed Use (MU) and the Future Land Use Map (FLUM) designation is Agriculture (AG), Low Density Residential (LDR) and Mixed Use (MU). A general location of the property is south of Airman's Memorial Road, north of Shoal River Drive in Crestview and contains 476.08 acres more or less.

The Agreement is for the property shown and described in the map in this advertisement. A public hearing has been scheduled as follows.

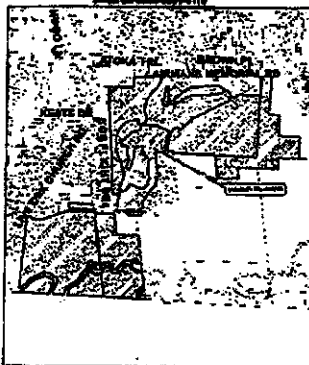
The meeting will be held at 3:00 PM or soon thereafter in the Okaloosa County Courthouse, Board of County Commissioners meeting room, located at 101 E. James Lee Blvd., Crestview, FL

The proposed Agreement may be inspected by the public at the Department of Growth Management offices in Shalimar, 1250 N. Eglin Pkwy., 3rd floor, (850) 651-7180 or in Growth Management offices located at 402 Brookmeade Dr, Crestview, (850) 689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management offices described above and must be made at least 48 hours in advance of the hearings in order to provide the requested service.

33-39-02-0001-001-0000
34-39-02-0002-001-0000
35-39-02-0003-001-0000
36-39-02-0004-001-0000



8/27/2020

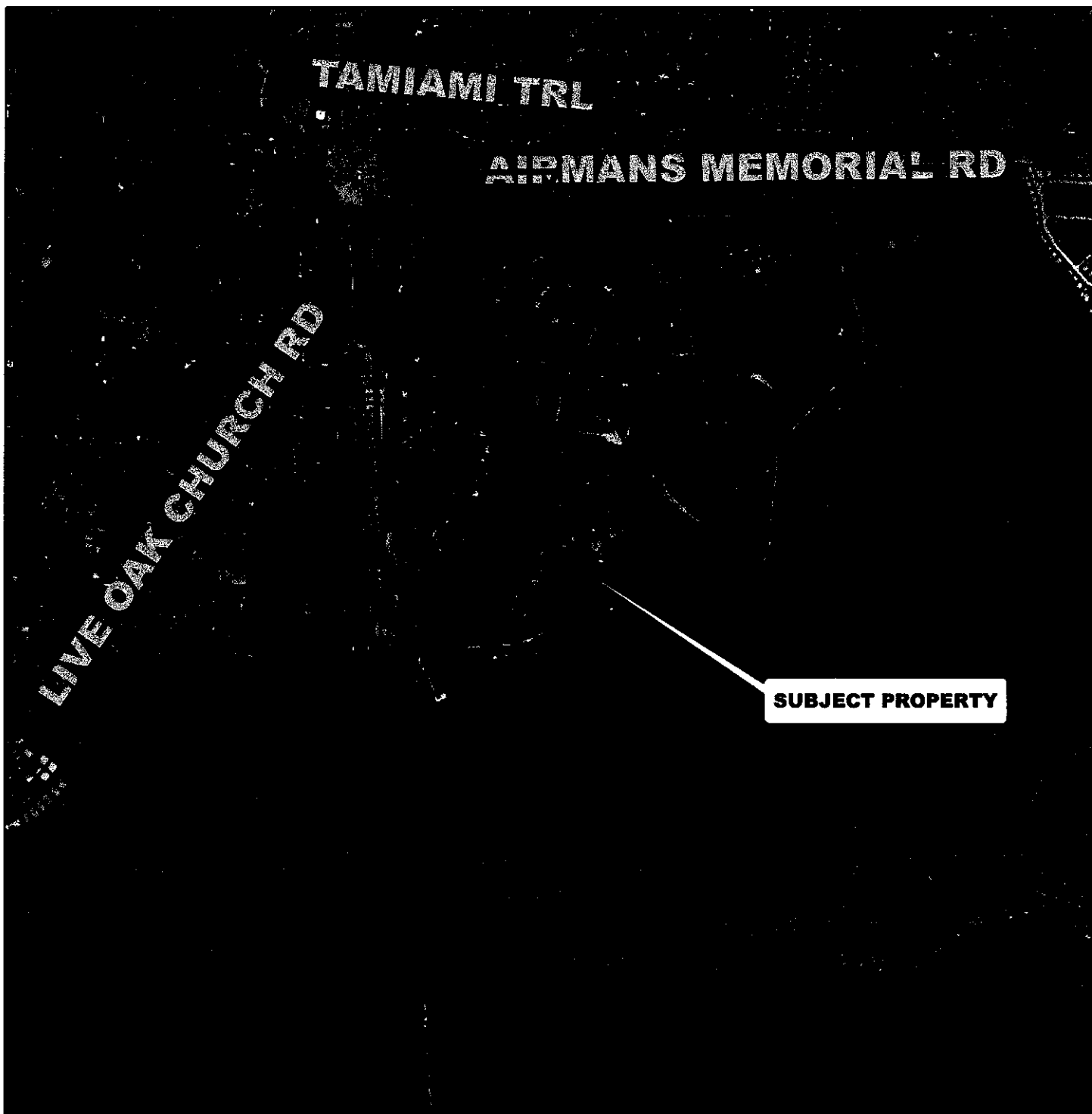
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05-2N-23-0000-0008-0010

34-3N-23-0000-0001-0110

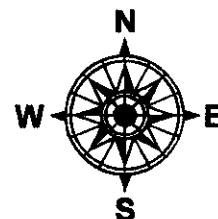
ATTACHMENT - B



Legend

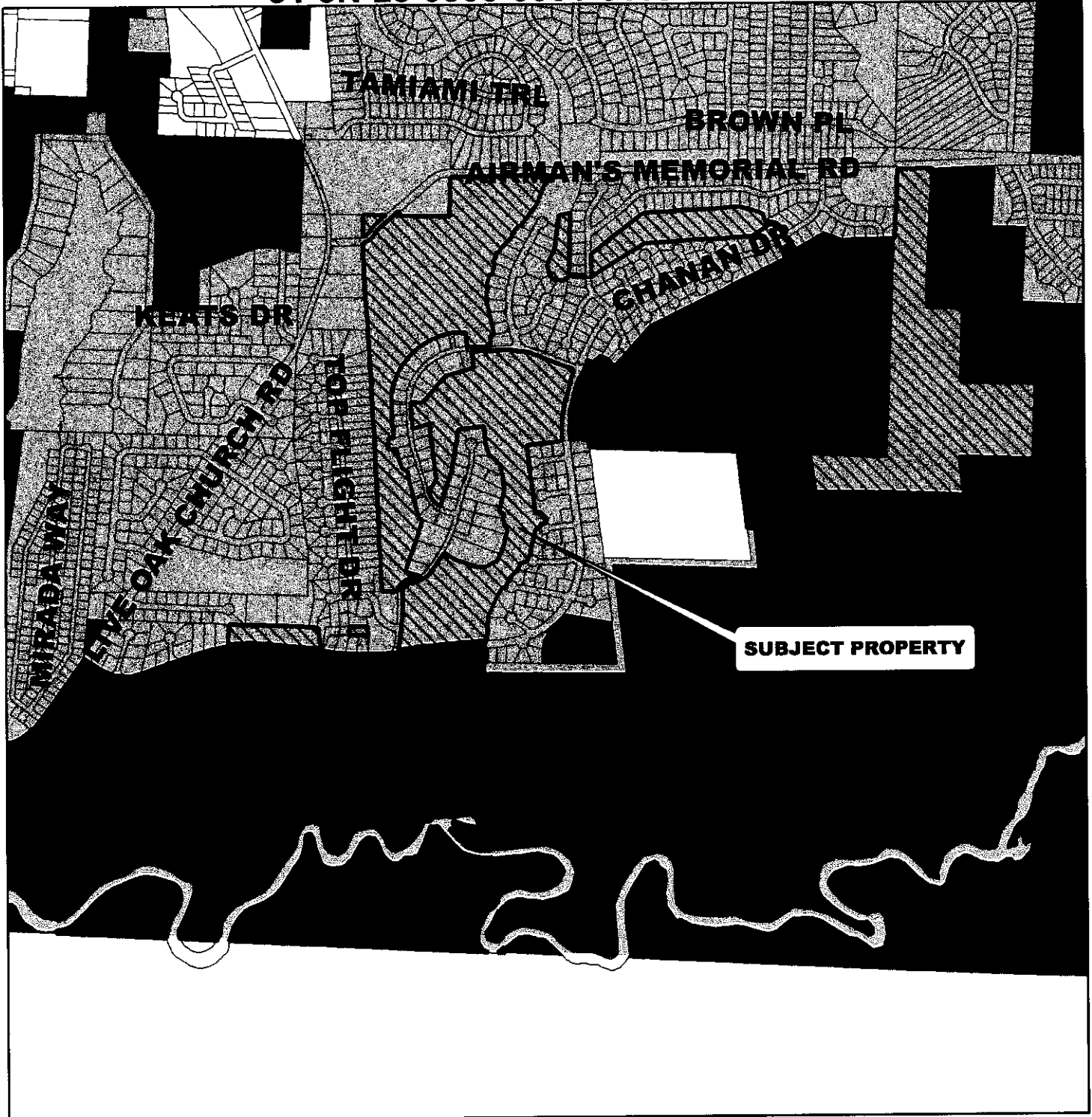
 Parcel Lines

Aerial Photo



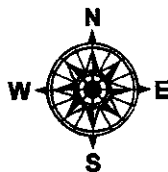
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05-2N-23-0000-0008-0010
34-3N-23-0000-0001-0110

ATTACHMENT - D



FLUM Legend

- AG
- MU
- LDR



ZONE Legend

- AA
- MU
- R-1

FLUM & Zoning Map