

THREE RIVERS

**COMMUNITY DEVELOPMENT
DISTRICT**

October 29, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Three Rivers Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://threeriverscdd.com/>

October 22, 2025

ATTENDEES:

**Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.**

Board of Supervisors
Three Rivers Community Development District

Dear Board Members:

The Board of Supervisors of the Three Rivers Community Development District will hold a Public Hearing and Regular Meeting on October 29, 2025 at 3:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023
 - I. Number 100: England-Thims & Miller, Inc. [\$119,430.00]
 - II. Number 101: SES Environmental Resource SOL [\$1,419.50]
 - III. Number 102: England-Thims & Miller, Inc. [\$83,319.86]
 - IV. Number 103: BrightView Landscape Services, Inc. [\$124,570.19]
 - V. Number 104: SES Environmental Resource SOL [\$16,634.50]
 - VI. Number 105: England-Thims & Miller, Inc. [\$72,330.80]
 - VII. Number 106: BrightView Landscape Services, Inc. [\$7,851.32]
 - VIII. Number 107: BrightView Landscape Services, Inc. [\$4,475.05]
 - IX. Number 108: SES Environmental Resource SOL [\$7,202.50]
 - X. Number 109: England-Thims & Miller, Inc. [\$72,289.29]
 - XI. Number 110: Gemini Engineering & Sciences, Inc. [\$6,500.00]
 - XII. Number 111: SES Environmental Resource SOL [\$11,920.00]
 - XIII. Number 112: England-Thims & Miller, Inc. [\$25,285.68]

- B. Ratification Item(s)
 - I. BrightView Landscape Services, Inc. Agreements
 - a. Agreement for Phase 15 Enhancements
 - b. First Amendment to Agreement for Phase 15 Enhancements
 - II. England, Thims & Miller, Inc. Work Authorizations
 - a. No. 11: Amendment No. 4, Tributary Unit 12 Construction Document Revisions
 - b. No. 21: 2025/2026 General Consulting Engineering Services
 - III. SES Environmental Resource Solutions, LLC Proposal No. P260162 [Tributary Unit 12 ERP Permitting]
 - IV. Jax Utilities Management, Inc. Change Orders
 - a. No. 3 – Tributary Spine Rd. East Unit 7
 - b. No. 5 – Tributary 16A
 - V. Dominion Engineering Group, Inc. Work Authorization (Tributary Unit 17 Redesign)
- 4. Presentation of Supplemental Engineer's Report, Series 2025 Bonds (Units 12, 16 and 17)
- 5. Presentation of Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025
- 6. Consideration of Resolution 2026-01, Making Certain Findings; Approving the Supplemental Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date
- 7. Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement
 - A. Affidavits of Publication
 - Notice of Rule Development
 - Notice of Rulemaking
 - B. Consideration of Resolution 2026-02, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

8. Consideration of Requisitions for Series 2025

A.	Number 1	Three Rivers Developers LLC	\$258, 467.26
B.	Number 2	Three Rivers Developers LLC	\$3,091,608.37
C.	Number 3	Three Rivers Developers LLC	\$11,975.00

9. Acceptance of Unaudited Financial Statements as of September 30, 2025

10. Approval of July 23, 2025 Public Hearing and Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineers: *Dominion Engineering Group, Inc. and ETM*
- C. Property Manager: *Castle Group*
- D. Lifestyle Director: *OnPlace, LLC*
- E. District Manager: *Wrathell, Hunt and Associates, LLC*

- 1,221 Registered Voters in District as of April 15, 2025
- NEXT MEETING DATE: November 20, 2025 at 3:00 PM

○ QUORUM CHECK

SEAT 1	BRAD ODOM	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOE CORNELISON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GREGG KERN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ROSE BOCK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MIKE TAYLOR	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (863) 510-8274 or Ernesto Torres at (904) 295-5714.

Sincerely,

Felix Rodriguez

Felix Rodriguez

District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 280 2710

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3

CONSENT
AGENDA

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3A

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

3AI

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **100**
- (2) Name of Payee pursuant to Acquisition Agreement:
England-Thims & Miller, Inc.
First Citizens
- (3) Amount Payable: **\$ 119,430.00**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Invoice 219945 (May 2025) Master Site Planning (WA#7)	\$ 6,872.50
Invoice 219930 (May 2025) Tributary Units 9 & 21 Mass Grading Construction Document Preparation (WA#21)	\$ 22,000.00
Invoice 220017 (May 2025) Tributary Unit 12 and 13 (WA#11, Amendment 3)	\$ 88,302.50
Invoice 219952 (May 2025) Unit 10 CEI Services (WA#15)	\$ 2,255.00
TOTAL REQUISITION	\$ 119,430.00

- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

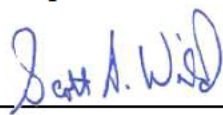
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

,
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3A11

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **101**
- (2) Name of Payee pursuant to Acquisition Agreement:
**SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224**
- (3) Amount Payable: **\$ 1,419.50**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
Tributary Unit 12 ERP Permitting - Invoice 41187
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

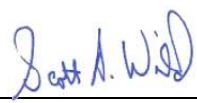
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AIII

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **102**
- (2) Name of Payee pursuant to Acquisition Agreement:
England-Thims & Miller, Inc.
First Citizens
[REDACTED]
[REDACTED]
[REDACTED]
- (3) Amount Payable: **\$ 83,319.86**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Invoice 220435 (June 2025) Master Site Planning (WA#7)	\$ 13,007.50
Invoice 220426 (June 2025) Tributary Unit 12 and 13 (WA#11, Amendment 3)	\$ 30,141.11
Invoice 220427 (June 2025) Tributary Units 9 & 21 Mass Grading Construction Document Preparation (WA#21)	\$ 40,171.25
TOTAL REQUISITION	\$ 83,319.86

- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

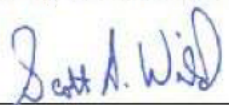
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AIV

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: **103**

(2) Name of Payee pursuant to Acquisition Agreement:

**BrightView Landscape Services, Inc.
PO Box 740655
Atlanta, GA 30374-0655**

(3) Amount Payable: **\$ 124,570.19**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Tributary Unit 15 Landscape and Irrigation - Invoice 9420192

(5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AV

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **104**
- (2) Name of Payee pursuant to Acquisition Agreement:
**SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224**
- (3) Amount Payable: **\$ 16,634.50**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
Tributary Unit 12 ERP Permitting - Invoice 41288
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

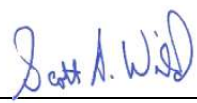
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AVI

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **105**
- (2) Name of Payee pursuant to Acquisition Agreement:
England-Thims & Miller, Inc.
First Citizens
[REDACTED]
[REDACTED]
[REDACTED]
- (3) Amount Payable: **\$ 72,330.80**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Invoice 220909 (July 2025) Master Site Planning (WA#7)	\$ 9,415.00
Invoice 220896 (July 2025) Tributary Unit 12 and 13 (WA#11, Amendment 3)	\$ 33,462.05
Invoice 220899 (July 2025) Tributary Units 9 & 21 Mass Grading Construction Document Preparation (WA#21)	\$ 16,372.50
Invoice 220911 (July 2025) Hydrologic and Hydraulic Analysis for Tributary Units 12 and 13	<u>\$ 13,081.25</u>
TOTAL REQUISITION	\$ 72,330.80

- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023

- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

,
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AVII

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: **106**

(2) Name of Payee pursuant to Acquisition Agreement:

**BrightView Landscape Services, Inc.
PO Box 740655
Atlanta, GA 30374-0655**

(3) Amount Payable: **\$ 7,851.32**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Tributary Unit 10 Landscape and Irrigation - Invoice 9461166

(5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AVIII

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: **107**

(2) Name of Payee pursuant to Acquisition Agreement:

**BrightView Landscape Services, Inc.
PO Box 740655
Atlanta, GA 30374-0655**

(3) Amount Payable: **\$ 4,475.05**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Tributary Unit 50 Landscape and Irrigation - Change Order No. 1

(5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AIX

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **108**
- (2) Name of Payee pursuant to Acquisition Agreement:
**SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224**
- (3) Amount Payable: **\$ 7,202.50**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
Tributary Unit 12 ERP RAI Response - Invoice 41311
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

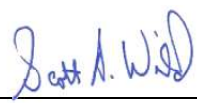
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

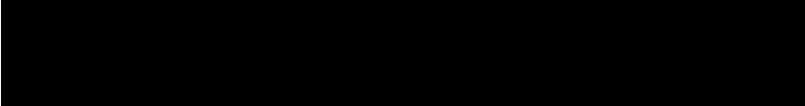
THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AX

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **109**
- (2) Name of Payee pursuant to Acquisition Agreement:
England-Thims & Miller, Inc.
First Citizens

- (3) Amount Payable: **\$ 72,289.29**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Invoice 221546 (Aug 2025) Master Site Planning (WA#7)	\$29,153.75
Invoice 221536 (Aug 2025) Tributary Unit 12 and 13 (WA#11, Amendment 3)	\$13,114.54
Invoice 221537 (Aug 2025) Tributary Units 9 & 21 Mass Grading Construction Document Preparation (WA#21)	\$28,685.00
Invoice 221408 (Aug 2025) Tributary Unit 12 conversion from Townhomes to Duplexes (WA#11)	<u>\$ 1,336.00</u>
TOTAL REQUISITION	\$ 72,289.29

- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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



CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AXI

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: **110**

(2) Name of Payee pursuant to Acquisition Agreement:

**Gemini Engineering & Sciences, Inc.
12926 Gran Bay Parkway West, Suite 210
Jacksonville, Florida 32258**

(3) Amount Payable: **\$ 6,500.00**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

LOMR services on Tributary Units 8, 10 & 15 - Invoice 25505-03

(5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AXII

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **111**
- (2) Name of Payee pursuant to Acquisition Agreement:
SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224
- (3) Amount Payable: **\$ 11,920.00**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
SJRWMD permitting of Unit 12 and Unit 13 of Tributary - Invoice 41378
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

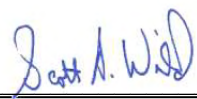
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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

[],
CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AXIII

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: **112**

(2) Name of Payee pursuant to Acquisition Agreement:
England-Thims & Miller, Inc.
First Citizens

[REDACTED]

[REDACTED]

[REDACTED]

(3) Amount Payable: **\$ 25,285.68**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Invoice 222069 (Sept 2025) Master Site Planning (WA#7)	\$ 18,577.50
Invoice 222053 (Sept 2025) Tributary Unit 12 and 13 (WA#11, Amendment 3)	\$ 4,262.18
Invoice 222240 (Sept 2025) Tributary Unit 12 conversion from Townhomes to Duplexes (WA#11)	<u>\$ 2,446.00</u>
TOTAL REQUISITION	\$ 25,285.68

(5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

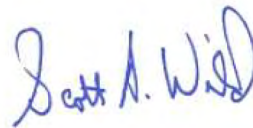
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

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



CONSULTING ENGINEER

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS I

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS Ia

**AGREEMENT BETWEEN THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.,
FOR PHASE 15 ENHANCEMENTS**

THIS AGREEMENT ("Agreement") is made and entered into this 15 day of April 2025, by and between:

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Nassau County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"); and

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation with a mailing address of 11530 Davis Creek Court, Jacksonville, Florida 32256 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation installation services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide landscape and irrigation installation services and has agreed to provide to the District those services identified in the proposal and plans attached hereto as **Exhibit A** ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the Services as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including

but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B.** Services shall be performed and completed no later than June 15th, 2025.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A.** As compensation for the Services, the District shall pay Contractor **One Hundred Twenty-Four Thousand Five Hundred Seventy Dollars and Nineteen Cents (\$124,570.19)** in a lump sum upon the completion and acceptance of contracted services by the district. Completion of the project will be designated after a final turnover walk is completed by contractor installation staff, CDD property management group, developer representatives, and CDD landscape maintenance contractor. Contractor shall invoice the District upon completion of the Services and the District shall provide payment within forty-five (45) days of receipt of the invoice or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Such amounts include all materials and labor

provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District

for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- | | |
|---------------------------------|---|
| A. If to District: | Three Rivers Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager |
| With a copy to: | Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel |
| B. If to the Contractor: | BrightView Landscape Services, Inc.
11530 Davis Creek Court
Jacksonville, Florida 32256
Attn: Rodney Hicks – Asst. Development Manager |

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any

time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Nassau County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Ernesto Torres** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT TORRESE@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of

Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

**BRIGHTVIEW LANDSCAPE
SERVICES, INC.**



By: **RODNEY HICKS**

Its: **Senior Branch Manager**

Exhibit A: Scope of Services

Exhibit A Scope of Services



April 01, 2025
Page 1 of 4

Proposal for Extra Work at Three Rivers CDD

Property Name	Three Rivers CDD	Contact	Nicholas McKenna
Property Address	76183 Tributary Dr Yulee, FL 32097	To	Three Rivers CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431

Project Name	Phase 15: Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131) (LC-09-12)
Project Description	Phase 15: Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131) (LC-09-12)

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
LC-09:			Subtotal	\$20,800.50
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$2,154.11	\$2,154.11
4.00	EACH	Shumard Red Oak (10-12 H#3-4' spread min/ 3" Cal) - Installed (QS)	\$713.84	\$2,855.38
4.00	EACH	Tree Straps/Staking for all Trees	\$99.62	\$398.48
6,300.00	SQUARE FEET	St Augustine Sod - Installed (Rounded Up to Nearest Pallet) (8,247sqft)	\$0.62	\$3,908.52
3.00	CUBIC YARD	Soil - Installed (For new trees)	\$134.59	\$403.78
12.00	EACH	Pine Straw Mulch - Installed	\$10.69	\$128.25
1.00	EACH	Delivery of all Plant Material	\$818.77	\$818.77
1.00	LUMP SUM	Irrigation Installation	\$10,133.23	\$10,133.23
LC-10:			Subtotal	\$45,637.71
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$3,077.30	\$3,077.30
2.00	EACH	Shumard Red Oak (10-12 H#3-4' spread min/ 3" Cal) - Installed (QS)	\$713.82	\$1,427.65
2.00	EACH	Tree Straps/Staking for all Trees	\$99.62	\$199.23
198.00	EACH	Sand Cord Grass (1 gal) - Installed (SBA)	\$11.10	\$2,197.40
487.00	EACH	Pink Muhly (1 gal) - Installed (MCA)	\$8.51	\$4,142.03
40.00	EACH	Pine Straw Mulch - Installed	\$10.69	\$427.48
8,550.00	SQUARE FEET	St Augustine Sod - Installed (Rounded Up to Nearest Pallet) (8,321sqft)	\$0.62	\$5,304.42
1.00	CUBIC YARD	Soil - Installed (For new trees)	\$134.58	\$134.58
30.00	CUBIC YARD	Soil - Installed (For Shrubs)	\$134.58	\$4,037.39
1.00	EACH	Delivery of all Plant Material	\$736.95	\$736.95
1.00	LUMP SUM	Irrigation Installation	\$23,953.28	\$23,953.28

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President.
11590 Davis Creek Court, Jacksonville, FL 32258 ph: (904) 232-0718 fax: (904) 232-1014



April 01, 2025
Page 2 of 4

Proposal for Extra Work at Three Rivers CDD

LC-11:				Subtotal	\$35,785.27
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$2,461.84		\$2,461.84
8.00	EACH	Southern Live Oak (12-14' H x 5" spread min/3" Cal) - Installed (QV-3)	\$910.00		\$5,480.01
6.00	EACH	Tree Straps/Staking for all Trees	\$99.62		\$597.70
429.00	EACH	Pink Muhiy (1 gal) - Installed (MCA)	\$8.51		\$3,848.73
138.00	EACH	Pine Straw Mulch - Installed (M-A)	\$10.89		\$1,474.78
37.00	EACH	Pine Straw Mulch - Installed	\$10.89		\$395.41
6,750.00	SQUARE FEET	St Augustine Sod - Installed (Rounded Up to Nearest Pallet) (6,360 sqft)	\$0.62		\$4,187.70
1.00	CUBIC YARD	Soil - Installed (For new trees)	\$134.58		\$134.58
8.00	CUBIC YARD	Soil - Installed (For Shrubs)	\$134.58		\$1,078.64
1.00	EACH	Delivery of all Plant Material	\$789.32		\$789.32
1.00	LUMP SUM	Irrigation Installation	\$15,558.58		\$15,558.58
LC-12:				Subtotal	\$15,954.35
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$3,892.77		\$3,892.77
19,800.00	SQUARE FEET	Bahia Sod - Installed (Rounded Up to Nearest Pallet) (19,555 sqft)	\$0.59		\$11,842.40
450.00	SQUARE FEET	St Augustine Sod - Installed (Rounded Up to Nearest Pallet) (117sqft)	\$0.62		\$279.18
1.00	LUMP SUM	Irrigation Installation	\$340.00		\$340.00
(Change Order) Unit 4 Pocket Park and Roundabout Lake Repair:				Subtotal	\$6,392.36
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project.	\$1,848.38		\$1,848.38
7,200.00	SQUARE FEET	Bahia Sod - Installed (Rounded Up to Nearest Pallet) (6,000sqft Unit 4 Pocket Park/1,200 Sqft Roundabout Lake Bank)	\$0.59		\$4,278.80
2.00	CUBIC YARD	Fill Dirt - Installed (To Fill Washout)	\$134.59		\$269.18

For internal use only

SOM 8620589
JOB# 346100639
Service Line 130

Total Price **\$124,570.19**

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11230 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 232-0178 fax: (904) 232-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The employee shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties as outlined by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excises Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance in its regular liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God, defined as extreme weather conditions, fire, earthquake, etc. and also regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health risks, subjects or other medical events not caused by one or more delays or failure of performance beyond the contractor's reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. **Any illegal or unsafe, claims or other damages** (including from work requested that is not on property owned by Customer or not under Customer management) and conditional to the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications and/or any extra costs will be included only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to site:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of the site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** The Work Order may be terminated by the other party with or without cause, upon seven (7) working days advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in dismantling.
13. **Assignment:** The Customer and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any professional liability resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work provided herein cannot guarantee exact results. Professional engineering and inspection, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the contractor. Any design defects in the Contract documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the Designer firm(s).

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- a. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, crotches, cracks, hollows, metal rods, etc. The required mechanical grinding of visible tree stumps will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined roots and stumps may be specified. Customer must be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- b. **Waiver of Liability:** Requests for ground firming in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will reduce a significant number of liability.

Assentment of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer, in excess of a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

Assistant Development Manager

Signature	Title
Nicholas McKenna	April 01, 2025
Printed Name	Date

RightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature	Title
James Chawack Knight	April 01, 2025
Printed Name	Date

Job #: 348100639

SO #: 8620599 Proposed Price: \$24,570.19

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

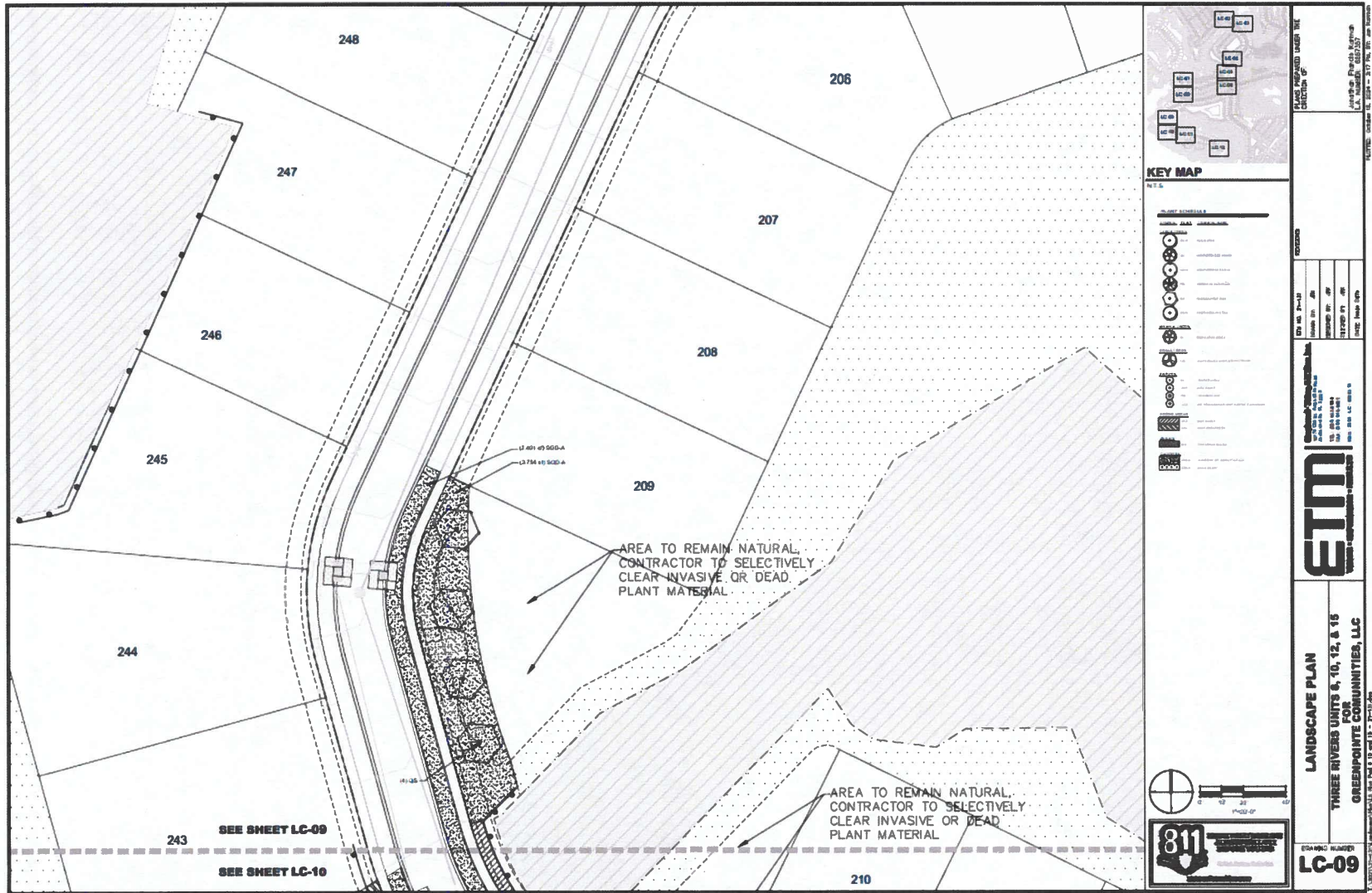
- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

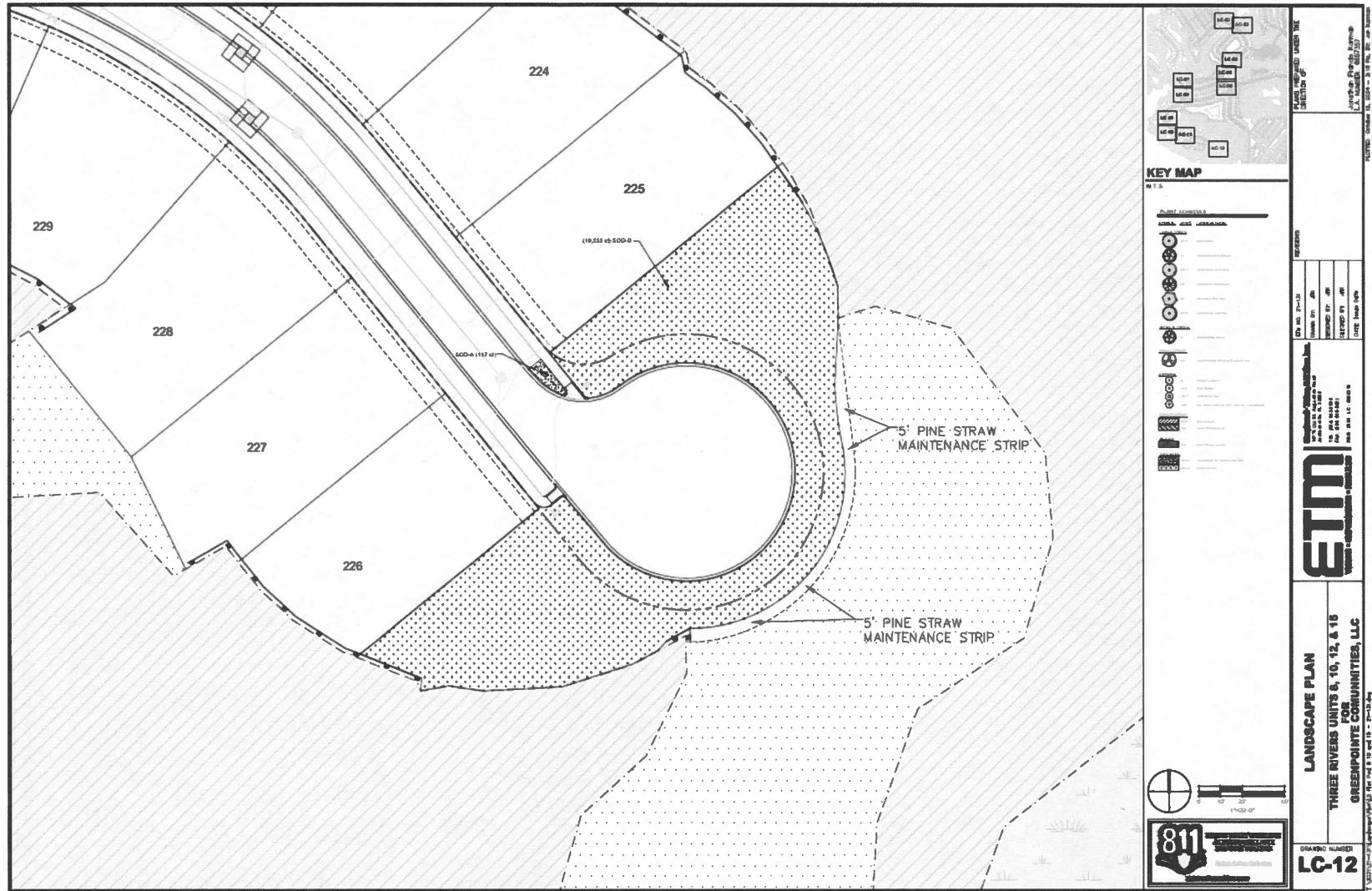
- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)







THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS Ib

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.
FOR PHASE 15 ENHANCEMENTS**

This First Amendment ("First Amendment") is made and entered into this 30 day of JULY 2025, by and between:

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Nassau County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431("District"); and

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation with a mailing address of 11530 Davis Creek Court, Jacksonville, Florida 32256 ("Contractor", and together with District, "Parties").

RECITALS

WHEREAS, on April 15, 2025, the District and the Contractor entered into an agreement for landscape and irrigation maintenance services ("Services Agreement"); and

WHEREAS, pursuant to Section 20 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

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

SECTION 1. The Services Agreement is hereby affirmed, and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2.

A. The Services Agreement is hereby amended to reflect the additional scope of services pursuant to Contractor's proposal as set forth in **Exhibit A**, attached hereto ("Additional Services").

B. Compensation for the Additional Services shall be amended in accordance with **Exhibit A**. Such payment shall be due and payable in accordance with the terms of the Services Agreement, as amended.

SECTION 3. To the extent that any terms or conditions found in **Exhibit A** conflict with the terms and conditions of the Services Agreement or this First Amendment, the Services Agreement and this First Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

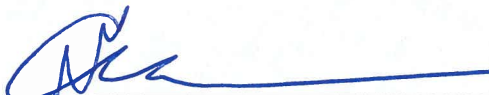


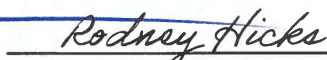
Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

BRIGHTVIEW LANDSCAPE SERVICES, INC.



Witness

By: Rodney Hicks
Its: Sr. Branch Manager

Exhibit A: Scope of Additional Services

Exhibit A
Scope of Additional Services



July 25, 2025

Page 1 of 4

Proposal for Extra Work at Three Rivers CDD

Property Name	Three Rivers CDD	Contact	Nick McKenna
Property Address	76183 Tributary Dr Yulee, FL 32097	To	Three Rivers CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431

Project Name Tributary: Change Order and Additional Work for Unit 8/10/15 (Based on Walk 7.11.25) (Revised)

Project Description Tributary: Change Order and Additional Work for Unit 8/10/15

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
LC-04 (Additional Bed):			Subtotal	\$1,757.75
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only). Flush Cut Pine Tree to open up pathway more.	\$369.28	\$369.28
1.00	EACH	Slash Pine (10-12' Ht/3-4' spread mini 3" Cal) - Installed	\$700.79	\$700.79
28.00	EACH	Pink Muhly (1 gal) - Installed (Front Bed)	\$8.50	\$238.13
12.00	EACH	Pine Straw Mulch - Installed (For Bed Touch Up)	\$10.69	\$128.23
1.00	LUMP SUM	Irrigation Installation	\$321.32	\$321.32
LC-09 (Additional Pink Muhly Grasses):			Subtotal	\$1,135.04
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only). Spray Area out to prevent further weed growth.	\$184.64	\$184.64
60.00	EACH	Pink Muhly (1 gal) - Installed	\$8.50	\$510.27
20.00	EACH	Pine Straw Mulch - Installed (For Bed Touch Up)	\$10.69	\$213.72
1.00	LUMP SUM	Irrigation Installation	\$226.41	\$226.41
LC-10 (Additional Pink Muhly Grasses):			Subtotal	\$456.07
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only). Spray Area out to prevent further weed growth.	\$61.55	\$61.55
18.00	EACH	Pink Muhly (1 gal) - Installed	\$8.50	\$153.08
6.00	EACH	Pine Straw Mulch - Installed (For Bed Touch Up)	\$10.69	\$64.12
1.00	LUMP SUM	Irrigation Installation	\$177.32	\$177.32
LC-11 (Additional Pink Muhly Grasses):			Subtotal	\$1,426.19
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only). Spray Area out to prevent further weed growth.	\$246.18	\$246.18

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 292-0716 fax: (904) 292-1014



July 25, 2025
Page 2 of 4

Proposal for Extra Work at Three Rivers CDD

76.00	EACH	Pink Muhly (1 gal) - Installed	\$8.50	\$646.31
26.00	EACH	Pine Straw Mulch - Installed (For Bed Touch Up)	\$10.69	\$277.84
1.00	LUMP SUM	Irrigation Installation	\$255.86	\$255.86

For internal use only

SO# 8721223
JOB# 346100639
Service Line 130

Total Price \$4,775.05

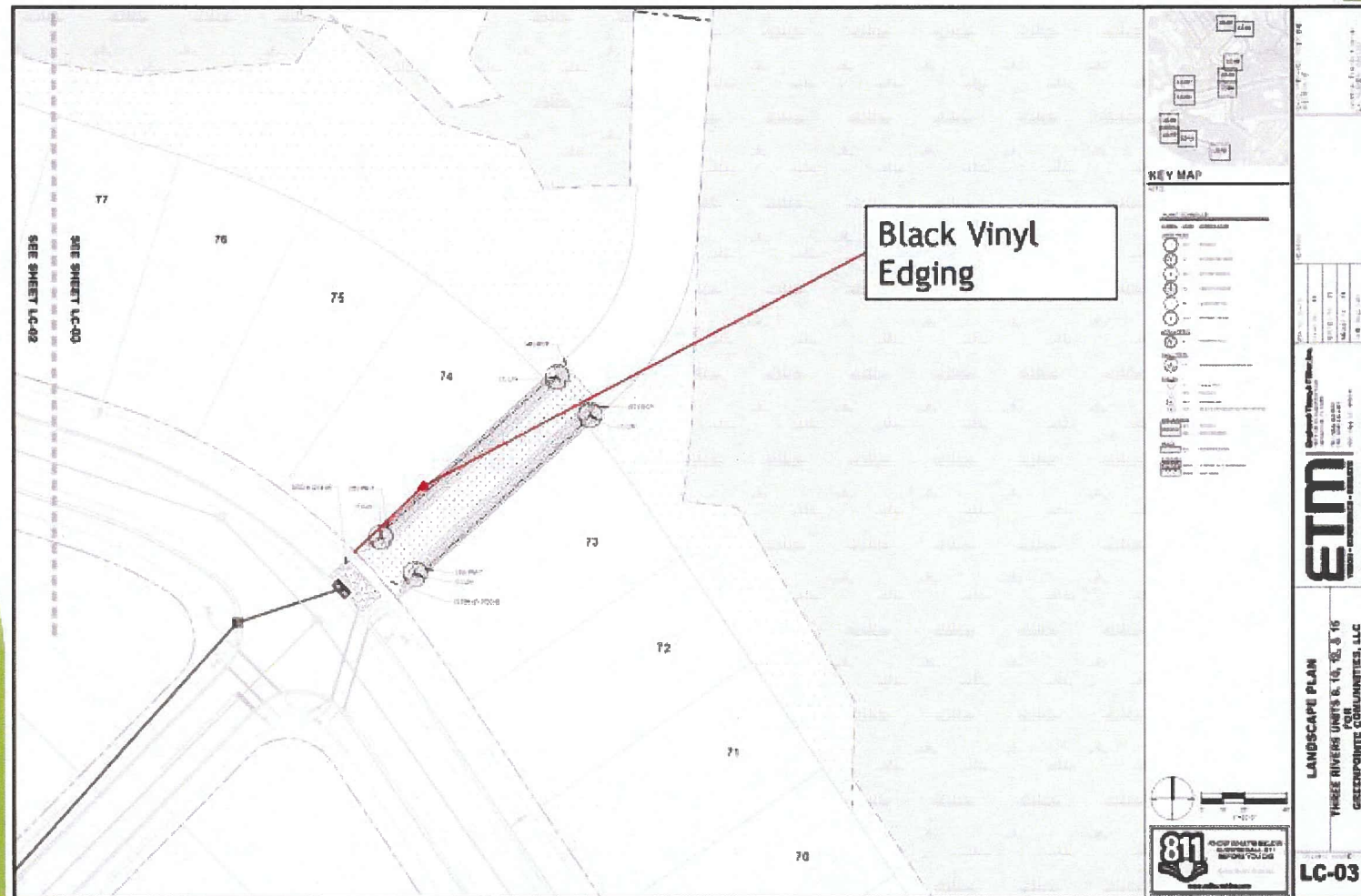
THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 292-0716 fax: (904) 292-1014

LC-03 (Edging):

Conceptual Landscape Design

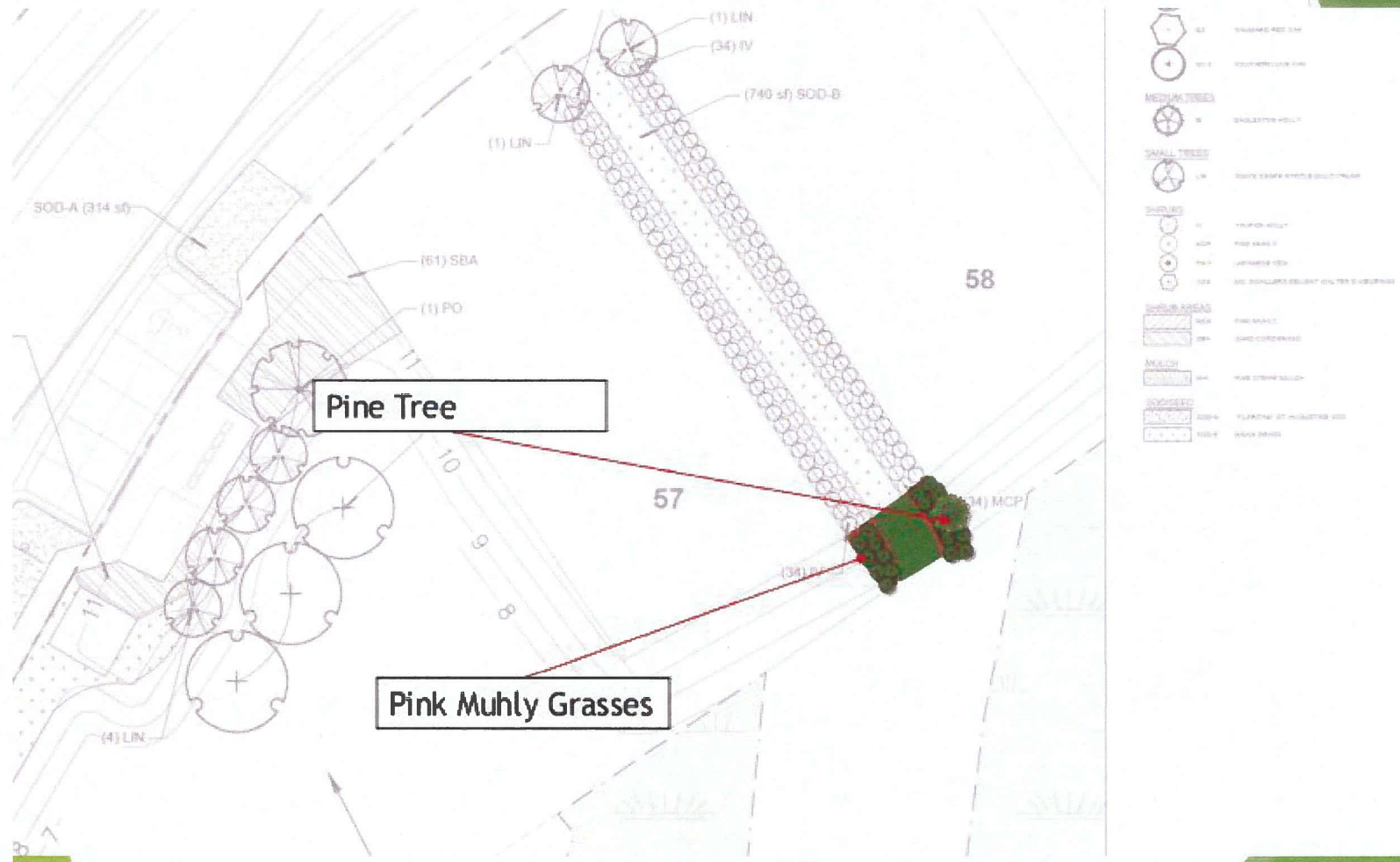
BrightView



LC-04 (Additional Bed):

Conceptual Landscape Design

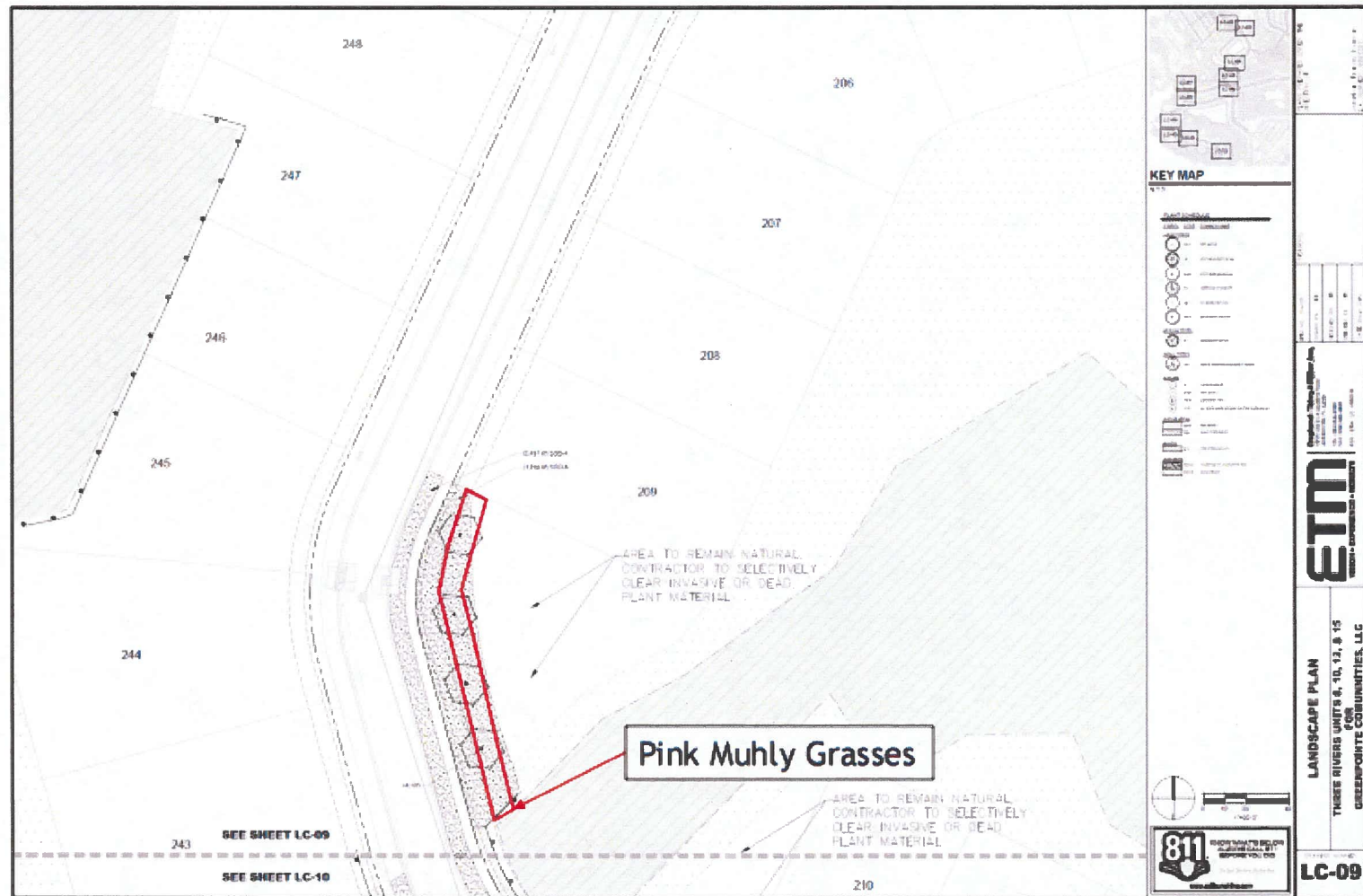
BrightView



LC-09 (Additional Pink Muhly Grasses):

Conceptual Landscape Design

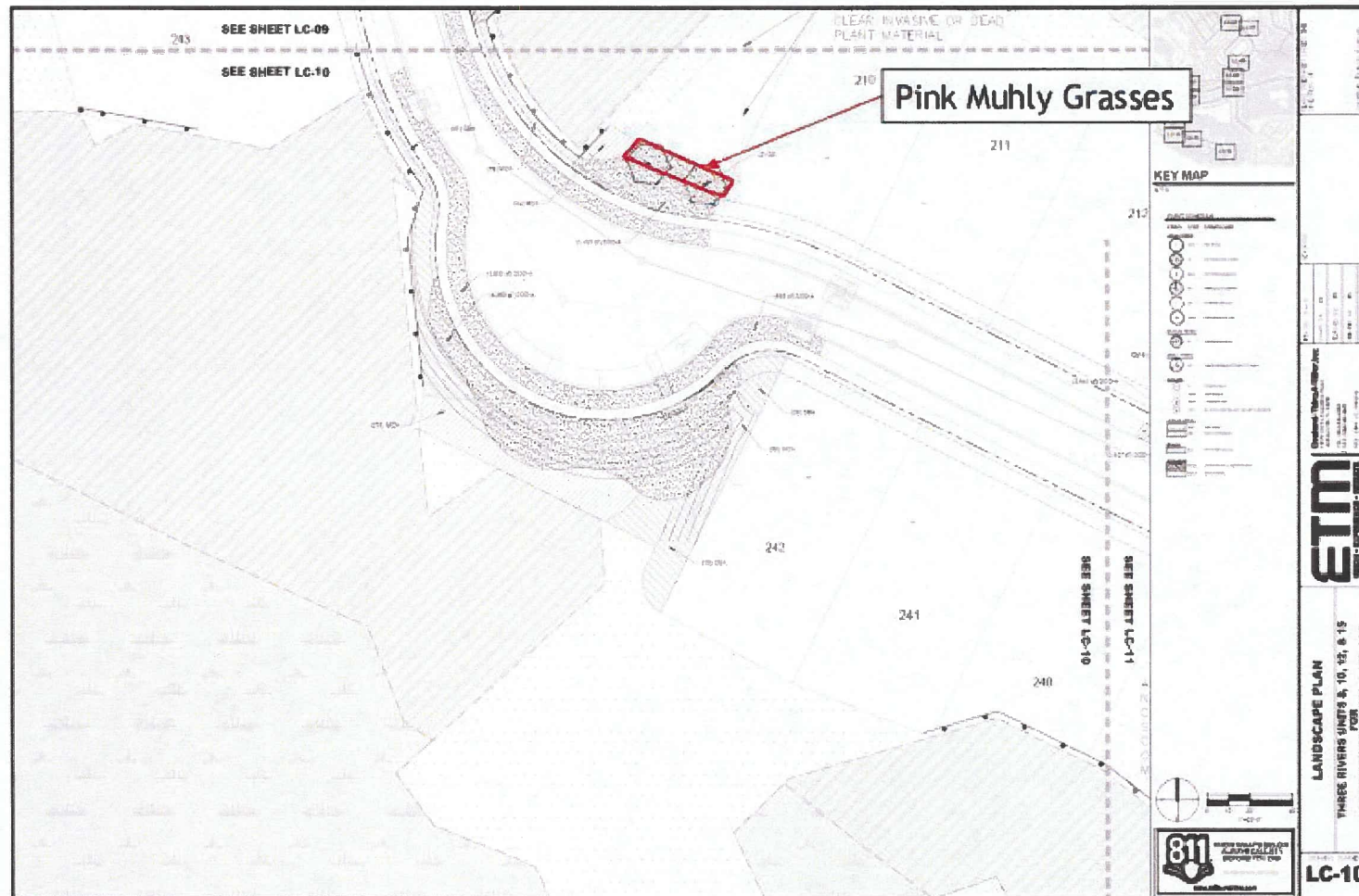
BrightView



LC-10 (Additional Pink Muhly Grasses):

Conceptual Landscape Design

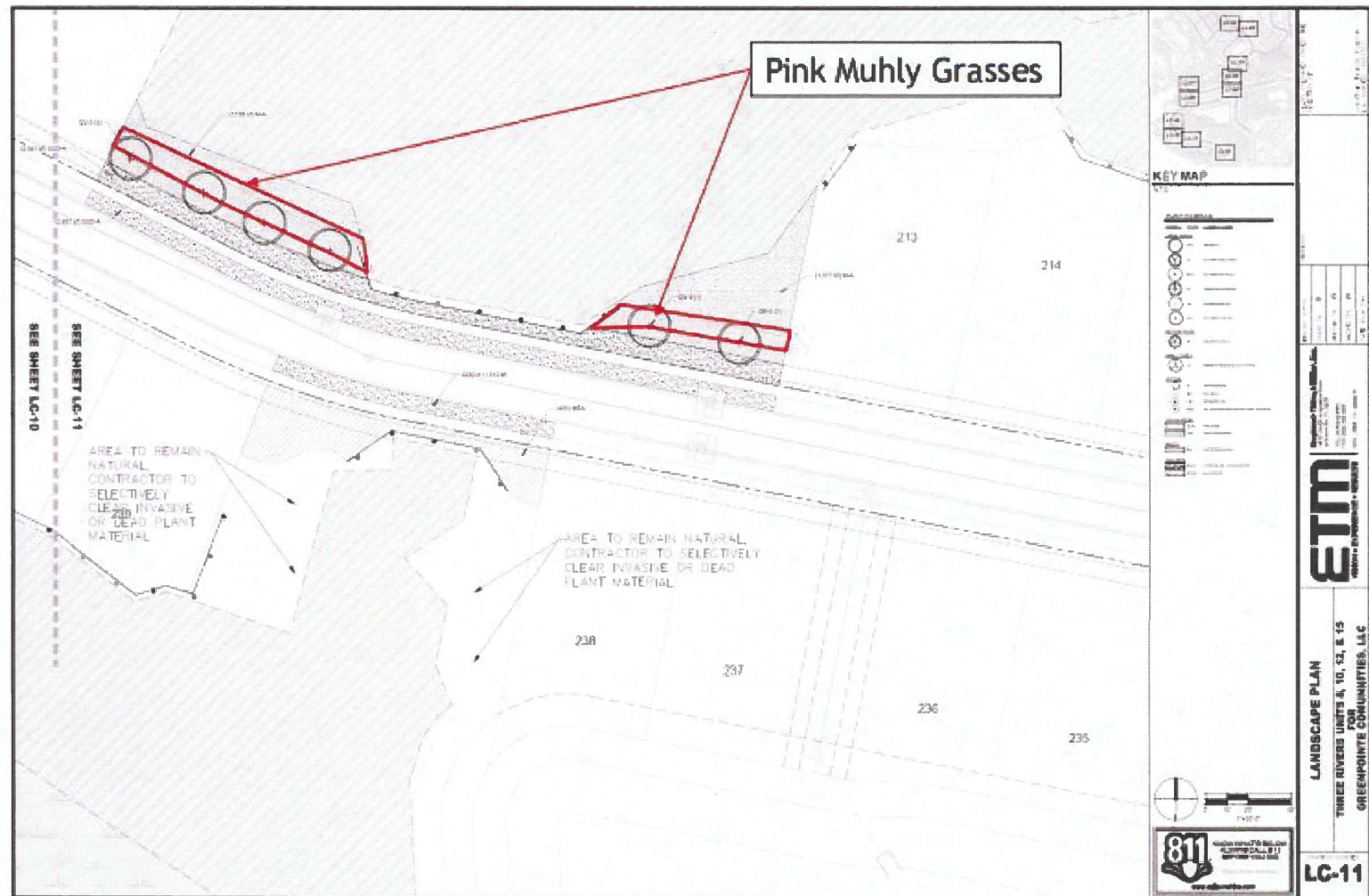
BrightView



LC-11 (Additional Pink Muhly Grasses):

Conceptual Landscape Design

BrightView



THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS II

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS IIa

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 11
Amendment No. 4
TRIBUTARY UNIT 12
CONSTRUCTION DOCUMENT REVISIONS**

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Three Rivers Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

The following revisions are to modify the previously approved plans to change the townhome units to villa units.

Task I – Site Plan Revisions

ETM will modify the existing site plan to accommodate the desired GreenPointe development program, and to comply with Nassau County, JEA and SJRWMD criteria.

LUMP SUM FEE\$4,500.00

Task II – Final Development Plan (FDP) (Unit 12)

ETM will modify, update and segregate the previously prepared FDP, prepare the necessary applications/exhibits, submit the application package, and coordinate its processing. ETM will also respond to comments, and coordinate with Nassau County staff as necessary.

LUMP SUM FEE\$11,350.00

Task III - Subdivision Construction Document Revisions (Unit 12)

England, Thims & Miller, Inc. proposes to modify the previously prepared engineering and construction plans for the currently proposed residential development to revise the townhome units to villa units. Construction Documents will be in accordance with Nassau County, JEA and SJRWMD criteria, and will include:

1. Roadway Design
2. Roadway Signage and Striping
3. Stormwater Collection System Design and Details
4. Potable Water Distribution System Design and Details
5. Gravity Sanitary Sewer Collection Design and Details
6. Coordination with Geotechnical Engineer
7. Erosion and Sediment Control Design
8. Stormwater Pollution Prevention Plan
9. Lot Grading Plan

LUMP SUM FEE\$35,000.00

Task IV – Regulatory Permitting

ETM proposes to prepare permit applications and coordinate the review process for the following permit modifications:

1. Nassau County Construction Plan Review
LUMP SUM FEE..... \$7,500.00
2. JEA Utility Plan Approval
LUMP SUM FEE..... \$5,500.00
3. FDEP Sanitary Sewer Collection System General Permit Modification
LUMP SUM FEE..... \$1,500.00
4. FDEP Water Distribution System General Permit Modification
LUMP SUM FEE..... \$1,500.00
5. St. Johns River Water Management District – Environmental Resource Permit Modification
LUMP SUM FEE..... \$6,800.00

Task V – Code Minimum Landscape Plan

England, Thims & Miller, Inc. shall provide a code minimum landscape plan in accordance with Nassau County requirements.

LUMP SUM FEE \$4,800.00

Task VI – Street Light Design Coordination

This task will include coordination of the street light design modifications.

LUMP SUM FEE ----- \$2,800.00

Task VII – Project Management

This task includes attendance at meetings with the Client and other project team members. Also includes conference calls, schedule preparation/updates, opinions of probable construction cost, miscellaneous exhibit preparation, consultant coordination and any other requested preconstruction activities.

Fee -----HOURLY
(Budget Estimate: \$6,000.00)

FEE SUMMARY

	Lump Sum Fee	Hourly Fee
Task I – Site Plan Modifications	\$ 4,500.00	
Task II – Final Development Plan (FDP) (Unit 12)	\$11,350.00	
Task III – Subdivision Construction Document Revisions (Unit 12)	\$35,000.00	
Task IV – Code Minimum Landscape Plan	\$ 4,800.00	
Task IV – Regulatory Permitting		
1. Nassau County Construction Plan Review	\$ 7,500.00	
2. JEA Utility Plan Approval	\$ 5,500.00	
3. FDEP Sanitary Sewer Collection System General Permit Modifications	\$ 1,500.00	
4. FDEP Water Distribution System General Permit Modifications	\$ 1,500.00	
5. SJRWMD Environmental Resource Permit Modification	\$ 6,800.00	
Task V – Street Light Design Coordination	\$ 2,800.00	
Task VII – Project Management		\$ 6,000.00
FEE SUMMARY SUB-TOTAL	\$81,250.00	\$ 6,000.00
FEE SUMMARY TOTAL	\$87,250.00	

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2024

CEO/CSO.....	\$475.00	/Hr.
President.....	\$375.00	/Hr.
Executive Vice President.....	\$362.00	/Hr.
Principal - Vice President.....	\$290.00	/Hr.
Vice President.....	\$280.00	/Hr.
Senior Advisor.....	\$298.00	/Hr.
Senior Engineer / Senior Project Manager.....	\$244.00	/Hr.
Project Manager.....	\$216.00	/Hr.
Director.....	\$208.00	/Hr.
Engineer.....	\$186.00	/Hr.
Assistant Project Manager.....	\$163.00	/Hr.
Senior Planner / Planning Manager.....	\$223.00	/Hr.
Senior Environmental Scientist.....	\$230.00	/Hr.
Planner.....	\$173.00	/Hr.
CEI Senior Project Engineer.....	\$305.00	/Hr.
Construction Project Manager / Project Coordinator.....	\$219.00	/Hr.
Senior Construction Owner's Representative.....	\$202.00	/Hr.
Construction Owner's Representative.....	\$185.00	/Hr.
CEI Senior Inspector / Client Representative.....	\$173.00	/Hr.
CEI Inspector	\$140.00	/Hr.
Senior Landscape Architect.....	\$195.00	/Hr.
Landscape Architect.....	\$186.00	/Hr.
Senior Technician / Senior Specialist.....	\$169.00	/Hr.
GIS Program Manager.....	\$185.00	/Hr.
GIS Analyst	\$146.00	/Hr.
GIS Consultant.....	\$157.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$166.00	/Hr.
Engineering / Landscape Designer.....	\$152.00	/Hr.
Engineering Intern	\$148.00	/Hr.
CADD/GIS Technician.....	\$139.00	/Hr.
Project Coordinator / CSS.....	\$116.00	/Hr.
Administrative Support.....	\$99.00	/Hr.

*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Approval

Submitted by: 

 England, Thims & Miller, Inc.

Date: August 21, 2025

Approved by:  **Joe Cornelison**

 Three Rivers Community Development District

Date: _____, 2025

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS I Ib

WORK AUTHORIZATION NO. 21
THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
2025/2026 GENERAL CONSULTING ENGINEERING SERVICES

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Three Rivers Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

- | | |
|---|---|
| 1. Attending Meetings | 5. Development and Analysis of District Projects |
| 2. Preparation of Engineering Reports and Studies | 6. Operation and Maintenance Inspections |
| 3. Preparation of Cost Estimates and Budgets | 7. Prepare Presentation Documents for District Meetings |
| 4. Technical Support for Community Development District Staff | 8. Requisition Preparation/Presentation |

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE\$10,000.00

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2025

CEO / Chairman / Founder	\$ 475.00 / Hr.
Executive Vice President	\$ 370.00 / Hr.
Principal - Vice President	\$ 305.00 / Hr.
Vice President	\$ 295.00 / Hr.
Senior Advisor	\$ 325.00 / Hr.
Senior Engineer / Senior Project Manager	\$ 255.00 / Hr.
Project Manager / Construction Project Manager	\$ 225.00 / Hr.
Director	\$ 210.00 / Hr.
Engineer	\$ 190.00 / Hr.
Assistant Project Manager	\$ 165.00 / Hr.
Senior Planner / Planning Manager	\$ 225.00 / Hr.
Senior Environmental Scientist	\$ 240.00 / Hr.
Planner	\$ 170.00 / Hr.
CEI Senior Project Engineer	\$ 320.00 / Hr.
Senior Construction Representative	\$ 205.00 / Hr.
Construction Representative	\$ 180.00 / Hr.
CEI Inspector	\$ 140.00 / Hr.
Senior Landscape Architect	\$ 215.00 / Hr.
Landscape Architect	\$ 190.00 / Hr.
GIS Director	\$ 205.00 / Hr.
GIS Solutions / Engineer / Manager	\$ 185.00 / Hr.
GIS Analyst	\$ 155.00 / Hr.
GIS Consultant	\$ 165.00 / Hr.
GIS Specialist	\$ 150.00 / Hr.
Senior Engineering Designer	\$ 170.00 / Hr.
Senior Landscape Designer	\$ 170.00 / Hr.
Engineering / Landscape Designer	\$ 155.00 / Hr.
Engineering Intern	\$ 150.00 / Hr.
CADD / GIS Technician	\$ 145.00 / Hr.
Project Coordinator / CSS	\$ 120.00 / Hr.
Administrative Support	\$ 110.00 / Hr.

* ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

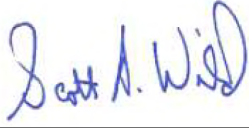
Revised December 27, 2024

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2026.

Approval



Submitted by: _____
England, Thims & Miller, Inc.

Date: September 8, 2025

Approved by:  _____
Three Rivers Community Development District

Date: 09/09/2025

Three Rivers CDD - 2025-2026 General Consulting Engineering Services

Final Audit Report

2025-09-09

Created:	2025-09-08
By:	Shelley Blair (blairs@etmnc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwxHTG6EPfz6mfjuF8YdGfaep1qQ2fW1X

"Three Rivers CDD - 2025-2026 General Consulting Engineering Services" History

-  Document created by Shelley Blair (blairs@etmnc.com)
2025-09-08 - 7:52:33 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-09-08 - 7:52:37 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-09-09 - 12:51:18 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-09-09 - 12:52:14 PM GMT - Time Source: server
-  Agreement completed.
2025-09-09 - 12:52:14 PM GMT

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS III



SES Environmental Resource Solutions LLC

8 August 2025

Mr. Joe Cornelison
Three Rivers Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**RE: Tributary Unit 12 ERP Permitting (Additional Services/Permitting)
Nassau County, Florida
Proposal/Contract for Services
ERS Proposal No. P260162**

Dear Mr. Cornelison:

SES Environmental Resource Solutions LLC (ERS) is pleased to provide you with this additional services proposal/contract to assist with St. Johns River Water Management District Environmental Resource Permitting for the Tributary Project located in Nassau County.

We look forward to working with you on this project. Please feel free to contact me with any questions.

Sincerely,

SES ENVIRONMENTAL RESOURCE SOLUTIONS LLC

Patrick Pierce
Senior Environmental Scientist/Project Manager

Attachment: Proposal/Contract for Services
General Terms and Conditions

PCP/P250420_Tributary Unit 12 ERP

PROPOSAL/CONTRACT

Prepared for:

Mr. Joe Cornelison**Three Rivers Community Development District****c/o Wrathell, Hunt & Associates, LLC****2300 Glades Road, Suite 410W****Boca Raton, FL 33431****8 August 2025**

RE: Tributary Unit 12 ERP Permitting (Additional Services/Permitting)
Nassau County, Florida
Proposal/Contract for Services
ERS Proposal No. P260162

Scope of Services

Task 1 – Unit 12 St. Johns River Water Management District Environmental Resource Permitting. SES Environmental Resource Solutions LLC (ERS) will assist the project engineer in preparing all necessary documentation and graphics required for submittal of an Environmental Resource Permit (ERP) permit application to St. Johns River Water Management District (SJRWMD). The application materials will be prepared consistent with the existing ERP Conceptual Permit for Three Rivers (Permit No. 105897-15). ERS will prepare a mitigation plan sufficient to offset all proposed impacts in the Unit 12 project area utilizing existing mitigation surplus from previous phases of the project or from available, dedicated mitigation bank credits at Thomas Creek Mitigation Bank*. This task includes permit application preparation, responses to agency requests for additional information, and ERS attendance at meetings with the regulatory agency as needed. ERS will require final plans in AutoCAD format prior to initiating permit application preparation.

Task 1 – Time/Materials Not to Exceed.....PREVIOUSLY AUTHORIZED

Task 2 – SJRWMD Conceptual Permit Compliance Assessment/Impact Inventory. ERS will review existing and pending Conservation Easements, completed and anticipated wetland impacts, mitigation status, and mitigation monitoring activities to determine status of the project relative to the SJRWMD Conceptual Permit and existing SJRWMD ERP construction permits. ERS will review the existing SJRWMD permits for consistency with proposed modifications to the U.S. Army Corps of Engineers (USACE) Individual Permit being completed by others. ERS will coordinate with Client, Project Engineer, and consultant team with recommendations for future permitting activities, mitigation requirements, or other tasks to maintain or re-establish compliance with the SJRWMD Conceptual Permit. ERS will attend project team meetings, site visits, or agency meetings as necessary or requested by the client to complete this task.

Task 2 – Time/Materials Not to Exceed.....\$12,000.00

Task 3 – SJRWMD Conceptual Permit Modification. In coordination with the Project Engineer, ERS will prepare and submit an application for a minor modification of the existing SJRWMD Conceptual Permit for Tributary. The modification will incorporate all current and previous site planning adjustments to the proposed impact and mitigation plan for the project. ERS will prepare an updated UMAM evaluation for the project and all associated impact and mitigation tables and exhibits. ERS will provide SJRWMD with project status tables and exhibits. ERS will respond to Requests for Additional Information from SJRWMD reviewers, and ERS will attend site visits or agency meetings as requested by SJRWMD reviewers.

Task 3 – Time/Materials Not to Exceed.....\$15,000.00

Task 4 – Unit 12 ERP Permit Modification. In coordination with project engineer and upon completion of Task 3, ERS will prepare and submit a modification to the SJRWMD Unit 12 ERP construction permit to incorporate the revised site planning for the Unit 12 area. ERS will prepare a mitigation plan sufficient to offset all proposed impacts in the Unit 12 project area

utilizing existing mitigation surplus from previous phases of the project, through recording of additional Conservation Easements areas under the Conceptual Permit mitigation plan, or from available, dedicated mitigation bank credits at Thomas Creek Mitigation Bank*. This task includes permit application preparation, responses to agency requests for additional information, and ERS attendance at meetings with the regulatory agency as needed. ERS will require final plans in AutoCAD format prior to initiating permit application preparation.

Task 4 – Time/Materials Not to Exceed.....\$8,500.00*

Task 5 – Unit 13 St. Johns River Water Management District Environmental Resource Permitting. ERS will assist the project engineer in preparing all necessary documentation and graphics required for submittal of an ERP permit application to SJRWMD for Unit 13. The application materials will be prepared consistent with the modified ERP Conceptual Permit for Three Rivers (Task 3). ERS will prepare a mitigation plan sufficient to offset all proposed impacts in the Unit 13 project area utilizing existing mitigation surplus from previous phases of the project or from available, dedicated mitigation bank credits at Thomas Creek Mitigation Bank*. This task includes permit application preparation, responses to agency requests for additional information, and ERS attendance at meetings with the regulatory agency as needed. ERS will require final plans in AutoCAD format prior to initiating permit application preparation.

Task 5 – Time/Materials Not to Exceed.....\$8,500.00*

****If mitigation requirements cannot be met with existing surplus mitigation within previous project phases or mitigation bank credits from Thomas Creek Mitigation Bank, additional scope may be required for the preparation and coordination of conservation easement packages for on-site preservation areas.***

If this proposal, which incorporates the attached General Terms and Conditions by reference, meets with your approval, please sign below and return a copy to our office as your authorization to proceed. We look forward to working with you.

TERMS ACCEPTED:

For: _____
Joe Cornelison
 Digitally signed by Joe Cornelison
 DN: cn=Joe Cornelison, o=SES Environmental Resource Solutions LLC, ou=SES Environmental Resource Solutions LLC, email=jc@ersenvironmental.com, c=US

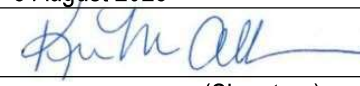
Date: _____

By: _____
 (Signature)

 (Printed/Typed)

For: **SES Environmental Resource Solutions LLC**

Date: **8 August 2025**

By: 
 (Signature)
Kim Allerton
 (Printed/Typed)

PCP/P260162_Tributary Permitting Add-On

General Terms and Conditions

GC-1 DEFINITIONS

- A. "Consultant" shall be defined as SES Environmental Resource Solutions LLC.
- B. "Client" means the company entering into this Agreement with Consultant.
- C. Consultant and Client will be collectively referred to as the "Parties" or sometimes individually as a "Party".
- D. "Work" is defined as the services being provided by Consultant to Client, and all duties and responsibilities associated therewith.
- E. "Agreement" is defined as the Agreement reached by the Parties for the Work and all documents referenced in and made a part of the Agreement, including, but not limited to Consultant's Cost Estimate and associated proposal.

GC-2 ORDER OF PRECEDENCE

All contract documents and subsequently issued modifications are essential parts of this Agreement, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, errors, or omissions, the following order of precedence shall be used:

- A. Cost Estimate including Scope of Work and Agreement signature page.
- B. General Terms and Conditions.
- C. Attachments, if any.

GC-3 ENTIRE AGREEMENT

This Agreement embodies the entire agreement between the Parties. The Parties shall not be bound by or liable for any statement, representation, promise, or understanding not set forth herein and nothing contained in proposals, correspondence, discussions, or negotiations prior to the date of this agreement has any effect on this agreement unless specifically incorporated herein. No changes, amendments, or modifications of any of the terms and conditions hereof shall be valid unless reduced to writing and signed by the Parties.

GC-4 RESPONSIBILITIES

Consultant has the responsibility for providing the services described in the cost estimate. The Work is to be performed according to accepted industry standards of care and is to be completed in a timely manner. The Client or a duly authorized representative is responsible for providing the Consultant with a clear understanding of the project nature and scope (the Work). The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the Work. The Client shall also communicate changes in the nature and scope of the Work as soon as possible during performance of the Work so that the changes can be incorporated into the work product.

GC-5 HEADINGS

The captions in this Agreement are for convenience only and shall not define or limit any of the terms herein.

GC-6 SEVERABILITY AND INTERPRETATION

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted. Each Party acknowledges that it has had a fair and reasonable opportunity to review this Agreement, which shall be construed as though drafted by both parties.

GC-7 WAIVER

The waiver by either Party of any default or breach of this Agreement shall not constitute a waiver of any other or subsequent default or breach.

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

All finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, videos, project-customized software, project-customized intellectual property, and reports which are first produced by the Consultant in the performance of the Work are, and will remain, the property of Consultant.

GC-9 INDEPENDENT CONTRACTOR

Consultant represents that it is fully experienced, properly qualified, registered, licensed, equipped, organized and financed to perform the Work under this Agreement. Consultant shall perform the Work hereunder in accordance with its own methods subject to compliance with the Agreement. Consultant agrees to be solely responsible for all matters pertaining to its status as a business in the state as well as all federal laws, IRS requirements, and labor laws as they pertain to the Work being performed and paid under this Agreement. Consultant shall act as an independent contractor and not as the agent of Client in performing this Agreement, maintaining complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Agreement or any lower-tier purchase order or Agreement awarded by Consultant shall create any contractual relationship or rights between any lower-tier supplier or subcontractor and Client. Nothing contained in the Agreement shall be construed to imply a joint venture, partnership or principal-agent relationship between the Parties. Neither Party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other Party.

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for clarification. Consultant shall not proceed in conflict areas without specific written direction from the Client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site. Under the terms of this Agreement, the term "hazardous materials" includes, but is not limited to, hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, mold and asbestos. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition that may mandate a renegotiation of the scope of Work. Consultant and Client agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are

General Terms and Conditions

encountered. Client agrees to make all disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, its agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

GC-12 CONSIDERATION AND COMPENSATION

Consultant shall be paid in accordance with the rates and/or prices established in the Agreement. Unless amended in writing and signed by the Parties, Consultant is not obligated to incur expenses and cost in excess of that amount.

GC-13 BILLING AND PAYMENT

Consultant will submit invoices to Client monthly or upon the completion of the Work. Invoices will reflect charges for different personnel and expense classifications or will indicate a lump sum charge for services rendered in accordance with the Cost Estimate. Payment is due thirty (30) days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past due accounts. If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

GC-14 WRITTEN NOTICE

The addresses provided for the Parties in the Agreement shall be the addresses for all notices and correspondence in all matters dealing with this Agreement. Except as otherwise expressly provided herein, all written notices required to be delivered by the Parties pursuant hereto shall be deemed so delivered at the time delivered by hand one business day after confirmed transmission by facsimile or other electronic system (with confirmation copy sent by regular U.S. Mail or overnight delivery service) or 3 business days after placement in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, or to such other address as such party may designate by 10 days' advance written notice to the other Party.

GC-15 FORCE MAJEURE

Neither Party shall be liable nor be able to terminate this Agreement for any failure to perform hereunder where such failure is proximately caused by a Force Majeure Occurrence, which is defined as an occurrence beyond the control and without the fault or negligence of the Party affected and which by exercise of reasonable diligence the Party is unable to prevent or protect against. Without limiting the generality of the foregoing, Force Majeure Occurrences shall include: acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, terrorist acts, government sanction or embargo, labor disputes of third parties to this Agreement, or the prolonged failure of electricity or other vital utility service. Any Party asserting Force Majeure as an excuse to performance shall have the burden of proving proximate cause, that reasonable steps were taken to minimize the delay and damages caused by events when known, and that the other Party was timely notified of the likelihood or actual occurrence which is claimed as grounds for a defense under this clause.

GC-16 INSURANCE

For its sole protection, Consultant shall carry and maintain in force and effect during the entire term of this Agreement the following required insurance policies: Commercial General Liability, Worker's Compensation and Employer's Liability, Business Auto Liability, and Professional Liability. Evidence of Insurance referencing these policies will be provided upon request. No additional insurance terms or provisions will be provided.

GC-17 LIMITATION OF LIABILITY

Client agrees that the Consultant's liability for on account of any error, omission, or other professional negligence will be limited to a sum not to exceed Fifty Thousand (\$50,000.00) Dollars, or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of One Million (\$1,000,000.00) Dollars upon Client's written request, provided that Client agrees to pay an additional consideration of four percent (4%) of the total fee for the project or Five Hundred (\$500.00) Dollars, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

GC-18 INDEMNITY

Subject to the limits established in the Limitation of Liability clause herein, each Party shall defend, save the other together with their agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors harmless from and against and shall indemnify the other for any liability, loss, costs, expenses, or damages to the extent of its negligent acts or omissions in performing under this Agreement. To the extent of its negligence, the indemnifying Party shall defend said action at its own expense and shall pay and discharge any judgment that may be rendered in any such action. If such indemnifying Party fails or neglects to so defend, the Party sued may defend the same and any expenses, including reasonable attorneys' fees, which it may pay or incur in defending said action and the amount of any judgment which it may be required to pay shall be promptly reimbursed upon demand. Such undertaking of defense shall not be deemed an admission of liability, an agreement to assume liability, or a waiver of any right or remedy which the undertaking Party may have. In the event of any indemnified claim against Consultant by Client or any third person associated with Client, Consultant reserves the right to choose legal counsel and direct the defense of such claim at Client's sole cost and expense if the Client is notified of the claim, the claim is the result of Client's efforts, and the Client either fails or neglects to defend the claim. Each Party shall protect, defend, indemnify and hold harmless the other Party hereto from and against any and all damages and expenses arising out of a claim of actual or alleged infringement of patent, copyright, trademark or trade name asserted in connection with the use of equipment, tools, or methods of operation furnished pursuant to this Agreement. In no event, whether on warranty, contract, or negligence, shall either Party be liable to the other for incidental, indirect, or consequential damages, including but not limited to, loss of profits, loss of revenue, loss of use of equipment or facilities, costs of capital, cost of substitute or underutilization of equipment, facilities or labor, downtime costs, or claims of customers resulting from the performance or nonperformance of obligations of this Agreement.

GC-19 STANDARD OF CARE

Services performed by the Consultant under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the Work. No other warranty, expressed or implied, is made. The Client recognizes that site conditions may change from those observed at the site at the time Work is performed. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of the performance of the Work. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information provided.

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

Information which is exchanged under or in connection with this Agreement may include proprietary and confidential information of the disclosing Party. The receiving Party shall not disclose such confidential information to others or use it for any purposes other than this Agreement without prior written consent from disclosing Party. All such proprietary information shall be clearly marked as "Proprietary." In the event proprietary information is orally disclosed, it should then be

General Terms and Conditions

reduced to writing and marked "Proprietary" within ten (10) days thereafter. The receiving Party shall use at least the same degree of care to prevent disclosure to any third party of misuse of the proprietary information as it employs with respect to its own proprietary information of like importance and use. Proprietary information shall not include, and this paragraph shall not apply to information which: (a) was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the disclosing Party; (b) is or becomes public knowledge without fault of the receiving Party; (c) is acquired by the receiving Party from a third party with good legal title thereto and without binder of secrecy; (d) is independently developed by the receiving Party; (e) is used or disclosed with the prior written approval of the disclosing Party; or (f) is disclosed pursuant to the requirement or request of U.S. or other governmental agency. If such a requirement or request is presented by the U.S. or other governmental agency, Consultant will immediately notify Client and will give Client a reasonable opportunity to contest or dispute such disclosure if they deem necessary. The obligations stated under this clause shall survive the expiration or termination of this Agreement and any extension thereof for a period of two (2) years. All tangible forms and copies of the proprietary information, such as written documentation, delivered by either Party to the other pursuant to this Agreement shall be and remain the property of the issuing Party, and all such tangible information shall be properly returned to said Party or destroyed upon its written request. Any work papers, memoranda or other writings prepared by the receiving Party incorporating any or all of the information shall also be subject to the provisions of this Agreement.

GC-21 RESOLUTION OF DISPUTES

The Parties agree to attempt to resolve any dispute by direct negotiations and in good faith. If these negotiations prove unsuccessful, the following rules shall apply: The Parties agree that this Agreement, and the performance or breach thereof, shall be governed and construed in accordance with the substantive and procedural laws of the State of Florida, United States of America. Any dispute, controversy, claim or difference arising out of or relating to, or resulting from this Agreement, its application or interpretation, or a breach thereof, which cannot be settled amicably by the Parties, shall be resolved definitively and exclusively by arbitration under the Rules of Procedure of the American Arbitration Association (the "Rules") then prevailing, which arbitration shall be held in Jacksonville, Florida. Arbitration shall be by a single arbitrator within thirty (30) calendar days after demand for arbitration, the arbitrator being chosen in accordance with the Rules. It is agreed that all documentary submissions, presentations and proceedings shall be in the English language. The decision of the arbitrator shall be final and binding on the parties, and judgment upon any award rendered may be entered in any court having jurisdiction thereof. Any time which elapses in attempting to resolve the dispute through either or both negotiation or arbitration shall extend day-for-day any applicable statute(s) of repose or limitation of actions. The Parties agree that this arbitration obligation shall survive the termination of this Agreement, whether by default or convenience. Notwithstanding anything to the contrary, (a) Consultant reserves the right to pursue and obtain injunctive or equitable relief from a court of law; (b) if a lawsuit or arbitration is brought against Consultant in a court of law and such claims involve, directly or indirectly, Client's work, Consultant reserves the right to join Client in such arbitration or lawsuit, and (c) if any claims by Client involve, directly or indirectly, the work or obligations of other persons, Consultant reserves the right to join such other persons to its arbitration or litigation with Client.

GC-22 ASSIGNMENT

Neither the Client nor the Consultant may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other Party. However, Consultant may assign rights to be paid amounts due to a financing institution if Client is promptly furnished a written notice and a signed copy of such assignment. If assigned, all covenants, stipulations and promises of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives.

GC-23 TAXES

Unless otherwise stated in this Agreement, Client shall pay all taxes, levies, duties, and assessments of every nature due in connection with the Work under this Agreement required by law and hereby indemnifies and holds harmless Consultant from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. Unless otherwise provided herein, the price of the Work includes all applicable federal, state and local taxes.

GC-24 COMPLIANCE WITH LAWS

The Parties will comply with applicable laws, statutes, ordinances, orders, rules and regulations of all governmental authorities having jurisdiction over the Work to be performed, and will have all licenses, permits, and other necessary documents for the performance of the Work.

GC-25 CHANGES

This Agreement may not be and shall not be deemed or construed to have been modified, amended, rescinded, canceled or waived in whole or part, except by written instruments signed by the Parties hereto. When, in the Consultant's opinion, any direction from Client or any other discovery or occurrence, constitutes a change to the Agreement terms, Consultant shall notify the Client immediately in writing to obtain a written instrument implementing the change. Upon request from Client, Consultant may be required at a later date to submit a formal written request including all necessary supporting documentation to justify the change. Notice of request for change must be given as soon as practical, and at all times must be given prior to any action being taken by Consultant on the changed Work or activity. A modification constitutes complete agreement between the Parties regarding any changes made to the Agreement.

GC-26 SUSPENSION

The Client may for any reason direct the Consultant to suspend performance of any part or all of the Agreement for an indefinite period of time. If any such suspension significantly delays progress or causes the Consultant additional direct expenses in the performance of the Agreement, not due to the fault or negligence of the Consultant, the compensation to the Consultant shall be adjusted by a formal modification to the Agreement and the time of performance shall be extended by the actual duration of the suspension.

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses.

In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

Consultant will retain all pertinent records relating to the services performed for a period of five (5) years following completion of the Work, during which period the records will be made available to the Client at all reasonable times.

GC-29 SUCCESSORS

All covenants, stipulations and promises in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives. Neither Party shall have the right to assign or otherwise transfer its rights or obligations under this Agreement except with the written consent of the other Party, provided, however, that a successor in interest by merger, by operation of law, assignment, purchase, or otherwise of the entire business of either Party, shall acquire all interest of such Party hereunder. Prohibited assignments shall be void at the option of the non-assigning Party.

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS IV

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS IVa

CHANGE ORDER REQUEST



Serving NE Florida Since 1974

Project: Tributary Spine Rd. East Unit 7

Change Order No: 3

Owner: Three Rivers Developers CDD

Date: 7/25/2025

Engineer: Dominion Eng. Group

Contract for: SITE WORK

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

SCOPE

The contract is changed as follows:

Item	Previous Change Orders	Qty	Unit	Unit Price	Total Price
1	Material Credit	1	LS	-\$349,497.81	-\$349,497.81
2	36" to 42" RCP	1	LS	\$41,623.10	\$41,623.10
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

SUMMARY

The original Contract Sum was:

\$ 2,394,053.00

The net change by previously authorized Change Orders:

-\$307,874.71

The Contract Sum prior to this Change Order was:

\$ 2,086,178.29

The Contract Sum will be increased (decreased) by this Change Order in the amount of:

\$40,750.00

The new Contract Sum including this Change Order will be:

\$ 2,126,928.29

TIME

The original commencement date was: 8/7/2025

Original days to Substantial Completion was: 285 days

Date: 5/19/2026

Original days to Final Completion was: 387 days

Date: 8/29/2026

Days added prior to this change order was: 0 days

Days will be increased (decreased) by: 7 days

Current Substantial Completion: 285 days

Date: 5/19/2026

New days to Substantial Completion: 292 days

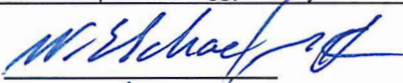
Date: 5/26/2026

Current Final Completion: 387 days

Date: 8/29/2026

New days to Final Completion: 394 days

Date: 9/5/2026

By: 
EngineerBy: _____
OwnerBy: 
Contractor

Date: 7/25/25

Date: _____

Date: July 28, 2025



Serving NE Florida Since 1974

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

Date 7/25/2025

Change Order Proposal & Scope of Work

Project: Tributary Spine Rd. East Unit 7

Owner: Three Rivers Developers CDD

Engineer: Dominion Eng. Group

Item	Change Oder 3: Utility Plan Revision	Quantity	Units	Unit Price	Total Price
Survey /Asbuilts		1	LS	\$ 3,500.00	\$ 3,500.00
4" FM		160	LF	\$ 75.00	\$ 12,000.00
4" FM GV		1	EA	\$ 1,500.00	\$ 1,500.00
FM Tie-In		1	EA	\$ 1,800.00	\$ 1,800.00
12" Reuse Tee & Stub Out		1	EA	\$ 6,400.00	\$ 6,400.00
12" GV Reuse		1	EA	\$ 1,785.00	\$ 1,785.00
Testing		160	LF	\$ 3.00	\$ 480.00
12" WM (100 LF)		100		\$ 153.00	\$ 15,300.00
12" GV WM		1		\$ 3,800.00	\$ 3,800.00
8" WM Credit (Material credited in CO1)		(100)		\$ 49.80	\$ (4,980.00)
8" GV Credit (Material credited in CO1)		(1)		\$ 835.00	\$ (835.00)
Note: 7 Contract Days					
Total					\$ 40,750.00

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS IVb

CHANGE ORDER REQUEST



Serving NE Florida Since 1974

Project: Tributary 16 AOwner: Three Rivers Developers CDDEngineer: Dominion Eng. GroupChange Order No: 5Date: 9/29/2025Contract for: SITE WORK

Charles Freshwater - President | Rick Johns - Vice President | Steven Jordan - CTO

SCOPE

The contract is changed as follows:

Item	Previous Change Orders	Qty	Unit	Unit Price	Total Price
1	Material Credit	1	LS	-\$517,943.00	-\$517,943.00
2	Replace 36" RCP with 36" HDPE	1	LS	-\$11,660.00	-\$11,660.00
3	Unit 8 Canal	1	LS	\$7,500.00	\$7,500.00
4	Sleeves All Phases	1		\$86,800.00	\$86,800.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

SUMMARY

The original Contract Sum was:

\$ 5,696,594.00

The net change by previously authorized Change Orders:

-\$435,303.00

The Contract Sum prior to this Change Order was:

\$ 5,261,291.00

The Contract Sum will be increased (decreased) by this Change Order in the amount of:

\$83,700.00

The new Contract Sum including this Change Order will be:

\$ 5,344,991.00

TIME

The original commencement date was: 4/7/2025Original days to Substantial Completion was: 219 daysDate: 11/12/2025Original days to Final Completion was: 326 daysDate: 2/27/2026Days added prior to this change order was: 0 daysDays will be increased (decreased) by: 0 daysCurrent Substantial Completion: 219 daysDate: 11/12/2025Current Final Completion: 326 daysDate: 2/27/2026New days to Substantial Completion: 219 daysDate: 11/12/2025New days to Final Completion: 326 daysDate: 2/27/2026By: [Signature]
EngineerDate: 9-29-25By: [Signature]
OwnerDate: 10/1/25By: [Signature]
ContractorDate: 9-29-25



Date 9/29/2025

Project: Tributary 16 A
Owner: Three Rivers Developers CDD
Engineer: Dominion Eng. Group

www.jaxum.com

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS V

WORK AUTHORIZATION

October 21, 2025

Three Rivers Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**Subject: Work Authorization, Three Rivers Community Development District
Tributary Unit 17 Redesign
Engineering and Permitting**

Dear Chairperson, Board of Supervisors:

Dominion Engineering Group, Inc. ("Design Professional") is pleased to submit this work authorization to provide professional services for the Three Rivers Community Development District. We will provide these services pursuant to our current agreement dated May 30, 2019 ("Agreement") as follows:

I. Scope of Work

Three Rivers Community Development District ("District") hereby engages the services of Design Professional to perform the work described in Attachment A, attached hereto, of which pages eight and nine were intentionally excluded.

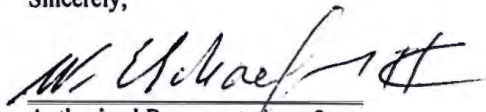
II. Fees

The District will compensate Design Professional in accordance with the terms of the Agreement and Attachment A.

This proposal, together with the Agreement, represents the entire understanding between the District and Design Professional with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Dominion Engineering Group, Inc. We look forward to helping you create a quality project.

Sincerely,


Authorized Representative of
Dominion Engineering Group, Inc.

APPROVED AND ACCEPTED

By: 

Authorized Representative of
Three Rivers Community Development District

Date: 10/21/25

Attachment A



October 10, 2025

Mr. Gregg Kern, PE, Chairman
Three Rivers CDD
c/o Governmental Management Services, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771

**Re: Tributary Unit 17 Redesign
Engineering and Permitting
Nassau County, Florida**

Dear Mr. Kern:

As requested, **Dominion Engineering Group, Inc. ("DEG")** is pleased to submit this letter agreement (the "Agreement") to **Three Rivers CDD ("Client")** for providing consulting services for your proposed project. The scope of services and terms follow.

PROJECT UNDERSTANDING

The scope of services and fees described herein are based upon our understanding of the project and assumptions as follows:

1. The project consists of approximately 40 acres located in Nassau County, Florida.
2. This phase is planned for 35 -- 50' x 120' single family lots and 53 -- 50' x 120' single family lots.
3. We will modify the plans and update the geometry, grading and utility services.
4. A JEA modification will be required.
5. A minor modification will be required by the SJRWMD.
6. Permitting required for the development of this project includes preparing the applications for the following permits: Nassau County; JEA for water, reuse and sewer; FDEP for water and sewer, and the SJRWMD (ERP). The owner shall pay all and any permit fees for modifications.
7. Changes in design requested after approval of the site plan, or after production has begun on the final plans, may be considered a change of scope. Changes in scope are

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considered additional effort and will be billed at the hourly rates currently in effect, or an agreed upon lump sum fee if negotiated prior to the additional efforts.

SCOPE OF SERVICES

The services to be performed by DEG will include and be limited to the following:

Task 1. Final Site Planning and FDP submittal

DEG will develop a Final Development Plan set for submittal to the County. This effort will include the minimum information required by Nassau County in their checklist.

Under this task DEG will prepare the applications and submit to Nassau County for the FDP. This effort will include the necessary meetings with staff and the Public Meetings for approval.

Task 2. SJRWMD Design and Permitting

DEG will prepare a permit modification that is submitted to the SJRWMD. We do not anticipate modifying the pond area or outfalls. We will submit and follow up with District staff as necessary to receive the permit.

Task 3. Final Engineering & Design

DEG will develop in ACAD a revised master water, reuse and sewer plan for the revised unit 17. Location and layout of the potable water distribution lines (with diameters) for the project will also be included to verify that proper water pressure and fire demand will be delivered. Location and layout of the reuse distribution lines (with diameters) for the project will also be included to verify that proper pressure. For this level of modification, JEA will require a pre-application meeting. This effort will require we update the Tributary wide water and reuse models.

DEG will complete the construction drawings and prepare the Engineering Review submittal for the JEA for review. We will prepare all engineering calculations for the proposed water, reuse and sewer services, and fire protection. We will have to update the pump station calculations to reflect the 88 proposed lots.

DEG will prepare the final engineering for submittal to the reviewing agencies. The proposed site plan will require we redesign the utility services, the lot grading, the roadway centerlines, location of roadway inlets, the street lighting plan and landscape plans. The project will be designed in one phase and phase line added as needed.

The drawing set for will generally consist of:

1. Cover Sheet
2. Pre-Development Plan
3. Post-Development Plan
4. Horizontal Control Plan
5. Grading and Drainage Plan

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6. Master Utility Plan
7. Roadway Plan and Profile
8. Paving and Drainage Details
9. General Notes
10. Erosion Control Plan (NPDES)
11. NPDES Detail Sheets
12. Sanitary Pump Station Details
13. Water, Reuse and Sewer Details

Landscape Architecture will be required for the project to meet Nassau requirements. We assume you will retain a Landscape Architect to develop the necessary Tree Mitigation Plan, Tree Planting Plan and Landscape Plan. Please note that since we are in the drawing production phase that changes in the site plan after this point may constitute a change in scope.

Task 4. Permitting Assistance

Plans and applications will be prepared for your submittal with appropriate supporting calculations, to the following:

- a) St. Johns River Water Management District for Stormwater permit modification.
- b) Nassau County for (SEP) Engineering Review.
- c) JEA for water, reuse, and sewer permits review. FDEP for water and sewer service permits.

Task 5. Coordination of Secondary Utilities

DEG will coordinate with FPL for design of the electrical distribution. DEG will provide required plans and meet as required. DEG will prepare the sleeving plans under this task.

Task 6. Construction Phase Services

DEG will provide professional construction phase services for the project, for the purpose of providing assistance to Client during construction. These services are as follows for each construction phase:

Construction Bid Package: If requested, DEG will prepare a bid package and assist with bid evaluations for the selection of site contractors if requested.

Pre-Construction Conference: Attend a Pre-Construction Conference prior to commencement of Work at the Site.

Visits to Site and Observation of Construction: Provide on-site construction observation services during the construction phase of the subject project. Observations will vary depending on the type of work being performed by the contractors, the location, and the contractors' schedules.

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Additional inspection will be made at the client's request. Such visits and observations by DEG are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on DEG's exercise of professional judgment. Based on information obtained during such visits and such observations, DEG will determine if Contractor's work is generally proceeding in accordance with the Contract Documents, and DEG shall keep Client informed of the general progress of the Work.

The purpose of DEG's visits to the site will be to enable DEG to better carry out the duties and responsibilities assigned in this Agreement to DEG during the construction phase by Client, and, in addition, by the exercise of DEG's efforts, to provide Client a greater degree of confidence that the completed Work will conform in general to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor. DEG shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall DEG have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, DEG neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Clarifications and Interpretations. Issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by Client.

Change Orders. DEG will recommend Change Orders to Client, as appropriate. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.

Shop Drawings and Samples. DEG will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.

Substitutes and "or-equal." DEG will evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.

Inspections and Tests. DEG will require such special inspections or tests of Contractor's work as DEG deems appropriate, and receive and review certificates of inspections within DEG's area of responsibility or of tests and approvals required by laws and regulations or the Contract Documents. DEG's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. DEG shall be entitled to rely on the results of such tests and the facts being certified.

Substantial Completion. Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Client and Contractor, the engineer shall conduct one site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of Client, DEG considers the Work substantially complete, DEG shall notify Client and Contractor.

Final Notice of Acceptability of the Work. Conduct a final single site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that DEG may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, DEG shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of DEG's knowledge, information, and belief and based on the extent of the services provided by DEG under this Agreement and based upon information provided to DEG upon which it is entitled to rely.

Limitation of Responsibilities. DEG shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. DEG shall not have the authority or responsibility to stop the work of any Contractor.

ADDITIONAL SERVICES

The following services are not included in the scope of services but can be provided as additional services if authorized by you. Compensation for additional services will be agreed to prior to their performance.

1. Professional land surveying services.
2. Wetland Jurisdictional Determinations.
3. Environmental Site Assessments, Archaeology, or biological consulting services.
4. Engineer's opinion of probable Construction Costs.
5. Groundwater modeling and lined pond design.
6. Regional Surface Water Modeling.
7. Landscape Architecture services.
8. Traffic studies and design of traffic signals including mast arms.
9. Site electrical and site lighting design services.

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10. Structural design (retaining walls, box culverts, bridges, etc.).
11. Planning, design, or permitting off-site improvements other than those improvements specifically indicated within the scope of work.
12. Permit modifications due to Client requested plan revisions.
13. Services required by additional governmental regulations, which might be put into effect after the date of this agreement.
14. Construction contract administration except as called for in the Scope of Services.
15. Resident observation of water and sanitary sewer construction. This implies daily inspections during construction.

SCHEDULE

We will provide our services as diligently as practicable

FEE AND BILLING

For Tasks 1, 2, 3, 4, 5, & 6, DEG will perform the services described in the Scope of Services on a lump sum fee as shown in the below table. Additional Services will be performed on an hourly basis in accordance with the current rate schedule.

TASK	DESCRIPTION	FEE
1	Final Site Planning and FDP Submittal	\$5500
2	SJRWMD Design and Permitting	\$1500
3	Final Engineering & Design	\$15,520
4	Permitting Assistance	
5	Permitting ERP	\$500
a	Permitting Nassau County	\$4000
b	Permitting W, R & S (JEA & FDEP)	\$3200
c	Coordinate Secondary Utility Design (electric)	\$2200
6	Construction Administration	\$17,000
Total		\$49,420

The hourly rates are as follows.

Classification	Rates (hourly)
Principals & Senior Managers	\$220
Professional Engineers	\$170
Project Engineer	\$142
Senior Engineering Designer	\$145
Cadd Technician	\$98
Administrative Staff	\$85

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Fees will be invoiced monthly based upon percent complete and other direct costs as of the invoice date. These rates are valid for 12 months from the effective date of this contract, after which time they may be adjusted according to our then current direct salaries and overhead factors.

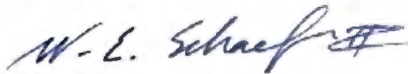
CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to and only to, the terms and conditions in the attached Standard Terms and Conditions, which are incorporated by reference. As used in the Standard Terms and Conditions, the term "the Consultant" shall refer to Dominion Engineering Group, Inc., and the term "the Client" shall refer to **Three Rivers CDD**.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us with a \$0 retainer. Fees stated in this Agreement are valid for thirty (30) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,
Dominion Engineering Group, Inc.



William E. Schaefer, PE
Principal

Attached: Standard Terms

Agreed to this ____ day of _____, 2025

Three Rivers CDD

By: _____

(Signature)

(Type Name)

Witness: _____

(Signature)

(Type Name)

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THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

4

SUPPLEMENTAL ENGINEER'S REPORT

Series 2025 Bonds

(Units 12, 16 and 17)

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

Prepared for:

**BOARD OF SUPERVISORS
THREE RIVERS COMMUNITY DEVELOPMENT
DISTRICT**

September 23, 2025

ENGLAND-THIMS & MILLER, INC.
14775 Old Saint Augustine Road
Jacksonville, Florida 32258
904-642-8900
(ETM No. 25-002)

INTRODUCTION

The Development

Tributary (FKA Three Rivers) is a 1,546-acre mixed-use master planned development (the "**Development**" or "**Tributary**") bounded by State Road 200 to the north, Edwards Road to the east, the Nassau River to the south and Boggy Creek to the west. A map identifying the general location of the Development is attached as Exhibit 1.

Tributary is zoned as the Tributary Planned Unit Development ("**PUD**"), which was approved by Nassau County by Ordinance 2006-126 on August 28, 2006, and subsequently amended. Approved development within Tributary generally consists of single and multi-family residential, commercial, retail, office and various open space, recreational and park uses.

Three Rivers Community Development District

Tributary is contained entirely within the Three Rivers Community Development District ("**District**"), established by Ordinance 2018-47, by the Board of County Commissioners in and for Nassau County, effective January 17, 2019. The District boundary is coextensive with the Development boundary. The District was established for financing and managing a portion of the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur.

Construction has been ongoing in Phase 1A (Units 1-6) and Phase 1B (Units 8, 10 and 15), together with the construction of the collector road. The first section of Tributary Drive and Units 1 – 6 and Units 8, 10 and 15 are complete and accepted by regulatory agencies.

PURPOSE AND SCOPE OF IMPROVEMENTS

The District was established for financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District.

The District previously adopted that certain Master Engineer's Report dated August 27, 2019, which contains a description of the improvements anticipated to be funded, acquired, operated and/or maintained by the District ("**Capital Improvement Plan**" or "**CIP**").

This Supplemental Engineer's Report describes the portion of the Capital Improvement Plan to be financed through the issuance of Special Assessment Revenue Bonds, Series 2025 Bonds (Phase 1B: Units 12, 16 and 17 and Phase 2 of the Spine Road) to provide the related costs necessary to complete additional portions of the CIP.

Specifically, the District proposes to design, install, construct and/or acquire public improvements associated with certain infrastructure. These include stormwater management systems, water, sewer and reuse systems and certain roadways specific to Units 12, 16 and 17 of the District, and these improvements are further described herein, ("**Series 2025 Project**"). The legal descriptions of the assessment areas associated with Unit 12, Unit 16 and Unit 17, which are planned for 468 residential units (the "Series 2025 Assessment Area") are provided in Appendix A as Exhibit 2. The Series 2025 Assessment Areas are depicted on Exhibit 3.

Note: The District anticipates it will issue additional Series of bonds in the future to fund construction, acquisition and installation of portions of the Improvement Plan not funded by the 2019 Series, 2021 Series, 2022 Series and 2025 Series.

The currently proposed development program associated with Units 12, 16 and 17 is depicted in Table 1, below.

Table 1

Development Program		
Unit	Size	Number
12	20' Townhomes	50
	30' Townhomes	22
	50'	80
	60'	70
16	50'	99
	60'	61
17	50'	26
	60'	60
TOTAL		468

A summary of the neighborhood costs for the Series 2025 Project is presented in Tables 2A, 2B, 2C and 2D, for each of the specified categories of improvements. Similarly, the master infrastructure cost is presented in Tables 2E, 2F and 2G. The purpose of this Supplemental Engineer's Report is to describe the portion of the Series 2025 Project improvements that will be financed through issuance of the Series 2025 Bonds.

Table 2A: Unit 12

<u>Improvement Description</u>	Estimated Cost
Stormwater Management System	\$9,561,700
Roadway Improvements	\$1,908,700
Water, Sewer and Reuse Systems	\$6,431,000
SERIES 2025 PROJECT SUB-TOTAL	\$17,901,400

Table 2B: Unit 16

<u>Improvement Description</u>	Estimated Cost
Stormwater Management System	\$7,213,700
Roadway Improvements	\$1,076,000
Water, Sewer and Reuse Systems	\$3,603,300
SERIES 2025 PROJECT SUB-TOTAL	\$11,893,000

Table 2C: Unit 17

<u>Improvement Description</u>	Estimated Cost
Stormwater Management System	\$4,203,900
Roadway Improvements	\$1,546,400
Water, Sewer and Reuse Systems	\$1,757,100
SERIES 2025 PROJECT SUB-TOTAL	\$7,507,400

Table 2D: Neighborhood Infrastructure Total

<u>Improvement Description</u>	Estimated Cost
Stormwater Management System	\$20,979,300
Roadway Improvements	\$4,531,100
Water, Sewer and Reuse Systems	\$11,791,400
NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$37,301,800

Table 2E: Spine Road (Phase 2)

<u>Improvement Description</u>	Estimated Cost
Stormwater Management System	\$2,335,100
Roadway Improvements	\$1,880,000
Water, Sewer and Reuse Systems	\$1,272,000
SERIES 2025 PROJECT SUB-TOTAL	\$5,487,100

Table 2F: Master Lift Station

<u>Improvement Description</u>	Estimated Cost
Master Lift Station	\$1,032,900
MASTER INFRASTRUCTURE TOTAL	\$1,032,900

Table 2G: Master Infrastructure Total

<u>Improvement Description</u>	Estimated Cost
Spine Road (Phase 2)	\$5,487,100
Master Lift Station	\$1,032,900
MASTER INFRASTRUCTURE TOTAL	\$6,520,000

SERIES 2025 PROJECT TOTAL**\$43,821,800**

STATUS OF CONSTRUCTION

The Developer is moving forward with significant improvements within the District.

The following table outlines the current status of the projects underway and planned within the District.

Table 3

Three Rivers CDD Overall Construction Project Status & Permit Approvals						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	Nassau CountyDRC	FDEP Water& Sewer	FDOT
Master Roadway	100%	X	X	X	X	X
Master Drainage	98%	X	X	X	N/A	N/A
Entry Feature	100%	X	X	X	N/A	X
Community Park	60%	X	X	X	X	N/A
NeighborhoodPocket Parks	70%	N/A	X	X	N/A	N/A
Amenity Center	100%	X	X	X	X	N/A
Unit 1	100%	X	X	X	X	N/A
Unit 2	100%	X	X	X	X	N/A
Unit 3	100%	X	X	X	X	N/A
Unit 4	100%	X	X	X	X	N/A
Unit 5	100%	X	X	X	X	N/A
Unit 6	100%	X	X	X	X	N/A
Unit 8	100%	X	X	X	X	N/A
Unit 10	100%	X	X	X	X	N/A
Unit 15	100%	X	X	X	X	N/A

X- Permit Issued

N/A - Not applicable

0 - Not submitted

S - Submitted to the Agency for Approval

The following table outlines the current status of permitting within the Series 2025 Assessment Area which consists of Units 12, 16 and 17 planned for 468 residential units within the District.

Table 4

Three Rivers CDD Series 2025 Project Status & Permit Approvals						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	Nassau County DRC	FDEP Water & Sewer	FDOT
Unit 12	N/A	X	S	X	0	N/A
Unit 16	N/A	X	X	X	X	N/A
Unit 17	N/A	X	X	X	X	N/A
Spine Road (Phase 2)	N/A	X	X	X	X	N/A

X- Permit Issued

N/A - Not applicable

0 - Not submitted

S - Submitted to the Agency for Approval

STATUS OF CERTAIN CIP PROJECTS

Amenity Center – Complete.

Regional County Park – Phase 1 and Phase 2 are complete. Phase 3 is cleared and graded. The Master Plan Design for Phase 3 is complete, and construction will commence per terms of the Development Agreement with Nassau County.

Dog Park – Complete.

Offsite Utility Extension – The offsite utility connection from the East entrance to the West entrance has been designed and permitted. Construction is anticipated to start in 2026.

Transportation Improvements – The scope of improvements associated with Sweetwood Cove, Hanberry Lane, Lazy Waters Lane (stub) and White Rabbit Avenue are currently in engineering design. Construction is anticipated to commence upon receipt of all required permits and each project will be constructed in accordance with the Developer's Final Development Plan ("FDP").

OWNERSHIP & MAINTENANCE

The following is a brief summary of the anticipated ownership and maintenance responsibilities for the Series 2025 Project which consists of neighborhood infrastructure specific to Units 12, 16 and 17.

Table 5

Improvement Projects	Ownership	Maintenance Responsibility
Stormwater Management System	CDD	CDD
Roadway Improvements	CDD	CDD
Water, Sewer and Reuse System	JEA	JEA

BASIS FOR THE COST OPINION

The improvements contemplated in this Report are in final design. ETM prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design and construction. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice. The cost numbers include several elements:

- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and subconsultants such as land surveyors, environmental consultants and geotechnical engineers (10%).
- Contingency factor of 10%.
- Construction administration expenses.

The exact location of some of the improvements may change during the course of governmental permitting and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes are expected to result in the land receiving the same or greater benefits.

This Supplemental Engineer's Report has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as addenda to the plan.

ENGINEER'S CERTIFICATION

In our opinion, the improvements' cost estimates are fair and reasonable and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this Report. The estimated probable construction costs were determined utilizing comparable unit prices within North Florida with a ten percent (10%) contingency and 10% soft cost. We expect that all improvements to be constructed can be completed on schedule.

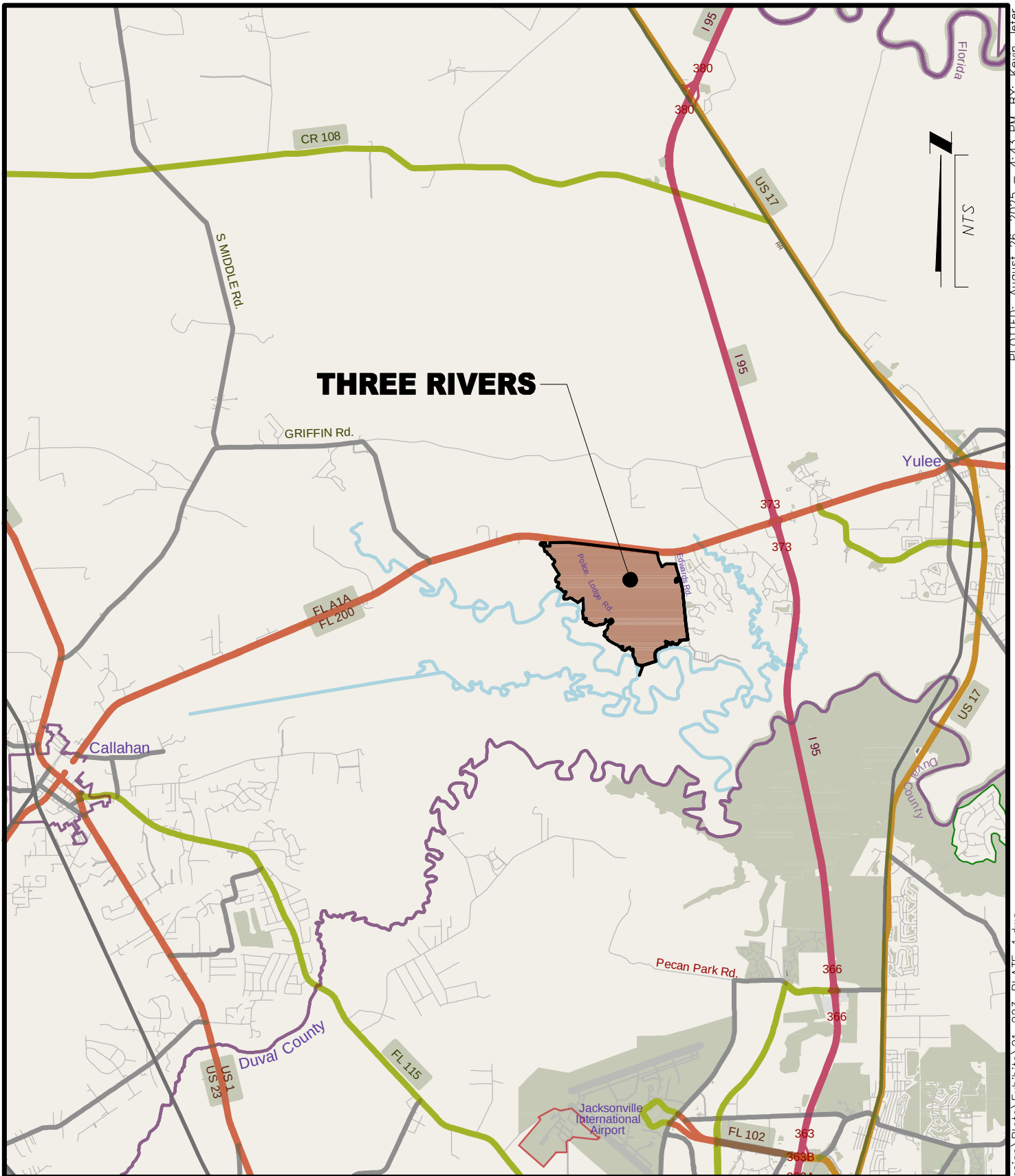
I hereby certify that the foregoing is a true and correct copy of the Phase 1B Supplemental Engineer's Report.

Scott A. Wild, P.E.
Florida Registration No. 47030
England-Thims & Miller, Inc.

APPENDIX

Exhibit Number

1	Location Map
2A - 2B	Series 2025 Assessment Area Legal Description (Unit 12)
2C	Series 2025 Assessment Area Legal Description (Unit 16)
2D	Series 2025 Assessment Area Legal Description (Unit 17)
3	Project Location Map



PLOTTED: August 26, 2025 - 4:43 PM, BY: Kevin Jeter

I: \\2021\\21-131\\LandDev\\Design\\Plots\\Exhibits\\21-223-PLATE-1.dwg



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

GENERAL LOCATION

**Three Rivers Community
Development District**

ETM NO. 21-223

DRAWN BY: MAJ

DATE: 02/11/2022

EXHIBIT 1

A PORTION OF THE W. LOFTON GRANT, SECTION 44 AND SECTIONS 11, 14 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRIBUTARY PHASE 1A UNIT EIGHT, RECORDED IN OFFICIAL RECORDS BOOK 2667, PAGE 721 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY, NORTHERLY AND EASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID TRIBUTARY PHASE 1A UNIT EIGHT, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTH 54°02'38" EAST, 499.97 FEET; COURSE NO. 2: NORTH 00°50'18" EAST, 158.43 FEET; COURSE NO. 3: NORTH 55°49'13" EAST, 90.20 FEET; COURSE NO. 4: NORTH 15°46'39" EAST, 142.33 FEET; COURSE NO. 5: NORTH 14°21'58" EAST, 60.02 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 436.00 FEET, AN ARC DISTANCE OF 176.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°13'26" EAST, 175.46 FEET; COURSE NO. 7: NORTH 78°47'14" EAST, 251.67 FEET TO THE SOUTHERLY LINE OF TRIBUTARY PHASE 1A UNIT THREE, RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGE 712 OF SAID PUBLIC RECORDS; THENCE SOUTH 78°13'28" EAST, ALONG LAST SAID LINE, 903.78 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 33°53'45" EAST, ALONG LAST SAID LINE, 195.38 FEET; THENCE NORTH 30°14'16" EAST, CONTINUING ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF TRIBUTARY PHASE 1A UNIT TWO, RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGE 703 OF SAID PUBLIC RECORDS, 1072.73 FEET; THENCE NORTH 15°38'37" EAST, CONTINUING ALONG LAST SAID LINE, 487.89 FEET; THENCE SOUTH 56°09'42" EAST, 1,139.38 FEET; THENCE SOUTH 88°52'08" EAST, 478.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 05°59'38" EAST, ALONG LAST SAID LINE, 637.28 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 1083 OF SAID PUBLIC RECORDS AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, SOUTHERLY, SOUTHWESTERLY, EASTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING ONE HUNDRED TWO (102) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 182.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°56'58" WEST, 180.79 FEET; COURSE NO. 2: SOUTH 21°08'30" WEST, 37.11 FEET; COURSE NO. 3: SOUTH 02°10'43" WEST, 38.75 FEET; COURSE NO. 4: SOUTH 11°54'38" WEST, 28.03 FEET; COURSE NO. 5: SOUTH 44°34'21" WEST, 69.07 FEET; COURSE NO. 6: SOUTH 67°52'54" WEST, 61.99 FEET; COURSE NO. 7: SOUTH 11°48'36" EAST, 15.00 FEET; COURSE NO. 8: SOUTH 78°11'24" WEST, 33.36 FEET; COURSE NO. 9: NORTH 89°53'06" WEST, 59.05 FEET; COURSE NO. 10: SOUTH 22°46'11" WEST, 151.91 FEET; COURSE NO. 11: SOUTH 67°13'49" EAST, 113.09 FEET; COURSE NO. 12: SOUTH 20°16'59" WEST, 14.64 FEET; COURSE NO. 13: SOUTH 67°13'49" EAST, 23.25 FEET; COURSE NO. 14: SOUTH 22°46'11" WEST, 43.47 FEET; COURSE NO. 15: NORTH 67°13'49" WEST, 28.95 FEET; COURSE NO. 16: SOUTH 22°46'11" WEST, 125.12 FEET; COURSE NO. 17: SOUTH 04°40'56" WEST, 32.21 FEET; COURSE NO. 18: SOUTH 30°58'17" WEST, 16.19 FEET; COURSE NO. 19: SOUTH 86°02'48" WEST, 87.57 FEET; COURSE NO. 20: NORTH 64°46'33" WEST, 39.01 FEET; COURSE NO. 21: NORTH 10°36'31" WEST, 38.66 FEET; COURSE NO. 22: NORTH 67°13'49" WEST, 87.03 FEET; COURSE NO. 23: NORTH 11°24'01" EAST, 66.88 FEET; COURSE NO. 24: NORTH 23°45'58" WEST, 35.86 FEET; COURSE NO. 25: NORTH 00°42'53" EAST, 50.24 FEET; COURSE NO. 26: NORTH 41°16'14" EAST, 41.14 FEET; COURSE NO. 27: NORTH 65°31'06" EAST, 40.93 FEET; COURSE NO. 28: NORTH 32°48'45" WEST, 15.99 FEET; COURSE NO. 29: SOUTH 63°28'39" WEST, 67.49 FEET; COURSE NO. 30: SOUTH 36°40'24" WEST, 25.33 FEET; COURSE NO. 31: SOUTH 72°14'19" WEST, 44.73 FEET; COURSE NO. 32: SOUTH 64°45'46" WEST, 134.71 FEET; COURSE NO. 33: SOUTH 44°15'22" WEST, 26.80 FEET; COURSE NO. 34: SOUTH 66°11'56" WEST, 45.52 FEET; COURSE NO. 35: NORTH 40°00'54" WEST, 17.89 FEET; COURSE NO. 36: NORTH 82°13'08" WEST, 26.58 FEET; COURSE NO. 37: SOUTH 63°33'27" WEST, 41.27 FEET; COURSE NO. 38: SOUTH 79°20'56" WEST, 29.88 FEET; COURSE NO. 39: NORTH 88°00'00" WEST, 27.48 FEET; COURSE NO. 40: NORTH 59°40'10" WEST, 37.46 FEET; COURSE NO. 41: SOUTH 75°13'19" WEST, 29.60 FEET; COURSE NO. 42: SOUTH 31°43'07" WEST, 36.53 FEET; COURSE NO. 43: NORTH 80°05'56" WEST, 15.18 FEET; COURSE NO. 44: NORTH 46°10'36" WEST, 25.02 FEET; COURSE NO. 45: SOUTH 42°38'19" WEST, 69.71 FEET; COURSE NO. 46: SOUTH 13°26'15" WEST, 37.70 FEET; COURSE NO. 47: SOUTH 14°39'13" WEST, 55.37 FEET; COURSE NO. 48: SOUTH 19°33'37" WEST, 48.94 FEET; COURSE NO. 49: SOUTH 52°22'08" EAST, 50.89 FEET; COURSE NO. 50: SOUTH 13°55'27" EAST, 52.85 FEET; COURSE NO. 51: SOUTH 44°12'50" WEST, 34.75 FEET; COURSE NO. 52: SOUTH 18°23'38" WEST, 40.47 FEET; COURSE NO. 53: SOUTH 27°04'31" EAST, 28.28 FEET; COURSE NO. 54: SOUTH 78°36'48" WEST, 114.87 FEET; COURSE NO. 55: SOUTH 78°56'30" WEST, 179.68 FEET; COURSE NO. 56: SOUTH 65°37'57" WEST, 79.95 FEET; COURSE NO. 57: SOUTH 00°00'00" EAST, 66.59 FEET; COURSE NO. 58: NORTH 77°27'23" EAST, 54.59 FEET; COURSE NO. 59: NORTH 71°03'12" EAST, 234.95 FEET; COURSE NO. 60: SOUTH 08°20'33" EAST, 22.66 FEET; COURSE NO. 61: SOUTH 07°29'59" WEST, 34.66 FEET; COURSE NO. 62: SOUTH 23°13'46" WEST, 57.35 FEET; COURSE NO. 63: SOUTH 34°54'37" EAST, 45.28 FEET; COURSE NO. 64: SOUTH 45°29'31" EAST, 53.70 FEET; COURSE NO. 65: SOUTH 74°03'45" EAST, 55.18 FEET; COURSE NO. 66: SOUTH 69°17'16" EAST, 37.28 FEET; COURSE NO. 67: NORTH 58°10'47" EAST, 28.83 FEET; COURSE NO. 68: NORTH 86°28'46" EAST, 61.30 FEET; COURSE NO. 69: NORTH 80°52'12" EAST, 26.48 FEET; COURSE NO. 70: NORTH 55°50'18" EAST, 15.11 FEET; COURSE NO. 71: SOUTH 39°14'51" EAST, 47.38 FEET; COURSE NO. 72: SOUTH 20°46'55" EAST, 61.87 FEET; COURSE NO. 73: SOUTH 25°52'19" EAST, 59.14 FEET; COURSE NO. 74: SOUTH 51°50'51" EAST, 222.33 FEET; COURSE NO. 75: SOUTH 63°32'55" EAST, 150.74 FEET; COURSE NO. 76: NORTH 84°09'39" EAST, 117.45 FEET; COURSE NO. 77: SOUTH

CONTINUED



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**SERIES 2025 ASSESSMENT AREA
LEGAL DESCRIPTION (UNIT 12)**

**Three Rivers Community
Development District**

ETM NO. 25-002

DRAWN BY: MKJ

DATE: 02/21/2025

EXHIBIT 2A

PLOTTED: March 10, 2025 - 8:18 AM, BY: Kevin Jeter

87°14'42" EAST, 67.94 FEET; COURSE NO. 78: NORTH 84°40'17" EAST, 42.38 FEET; COURSE NO. 79: NORTH 47°49'05" EAST, 31.89 FEET; COURSE NO. 80: SOUTH 32°49'06" EAST, 21.56 FEET; COURSE NO. 81: NORTH 84°40'17" EAST, 205.12 FEET; COURSE NO. 82: NORTH 03°36'34" WEST, 146.91 FEET; COURSE NO. 83: SOUTH 87°57'11" WEST, 27.02 FEET; COURSE NO. 84: NORTH 63°33'15" WEST, 31.30 FEET; COURSE NO. 85: NORTH 02°03'27" WEST, 266.52 FEET; COURSE NO. 86: NORTH 67°32'33" EAST, 35.29 FEET; COURSE NO. 87: NORTH 87°46'11" EAST, 120.43 FEET; COURSE NO. 88: SOUTH 14°01'30" EAST, 79.98 FEET; COURSE NO. 89: NORTH 38°14'57" EAST, 67.98 FEET; COURSE NO. 90: SOUTH 72°25'12" EAST, 72.55 FEET; COURSE NO. 91: SOUTH 12°43'24" EAST, 110.38 FEET; COURSE NO. 92: SOUTH 84°32'06" WEST, 51.48 FEET; COURSE NO. 93: NORTH 29°14'21" WEST, 18.03 FEET; COURSE NO. 94: SOUTH 02°38'34" WEST, 111.09 FEET; COURSE NO. 95: SOUTH 10°43'46" EAST, 52.69 FEET; COURSE NO. 96: SOUTH 43°06'22" WEST, 48.27 FEET; COURSE NO. 97: SOUTH 60°17'57" EAST, 25.29 FEET; COURSE NO. 98: SOUTH 04°17'18" EAST, 45.39 FEET; COURSE NO. 99: SOUTH 72°14'10" EAST, 34.81 FEET; COURSE NO. 100: SOUTH 47°56'13" EAST, 71.05 FEET; COURSE NO. 101: SOUTH 71°43'20" EAST, 36.98 FEET; COURSE NO. 102: SOUTH 80°46'05" EAST, 23.28 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF EDWARDS ROAD; THENCE SOUTH 05°59'38" EAST, ALONG LAST SAID LINE, 37.45 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2299, PAGE 1325 OF SAID PUBLIC RECORDS; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY AND NORTHWESTERLY, ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°52'17" WEST, 68.27 FEET; COURSE NO. 2: SOUTH 28°42'09" WEST, 188.28 FEET; COURSE NO. 3: SOUTH 59°00'20" WEST, 165.87 FEET; COURSE NO. 4: SOUTH 70°22'48" WEST, 122.02 FEET; COURSE NO. 5: SOUTH 28°43'22" WEST, 160.00 FEET; COURSE NO. 6: NORTH 90°00'00" WEST, 47.08 FEET; COURSE NO. 7: NORTH 26°01'46" WEST, 68.60 FEET; COURSE NO. 8: NORTH 67°11'45" WEST, 208.34 FEET; COURSE NO. 9: NORTH 90°00'00" WEST, 43.81 FEET; COURSE NO. 10: NORTH 24°38'22" WEST, 107.71 FEET; COURSE NO. 11: NORTH 90°00'00" WEST, 108.18 FEET; COURSE NO. 12: SOUTH 36°26'16" WEST, 132.27 FEET; COURSE NO. 13: NORTH 39°11'21" WEST, 197.50 FEET; COURSE NO. 14: NORTH 88°12'10" WEST, 254.78 FEET; COURSE NO. 15: SOUTH 70°13'19" WEST, 132.64 FEET; COURSE NO. 16: SOUTH 57°03'47" WEST, 217.50 FEET; COURSE NO. 17: SOUTH 22°27'23" WEST, 195.63 FEET; THENCE NORTH 86°39'02" WEST, 1886.58 FEET; THENCE NORTH 30°57'45" WEST, 352.22 FEET; THENCE SOUTH 75°47'18" WEST, 257.97 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 91.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°11'11" WEST, 90.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°26'48" EAST, 25.21 FEET; THENCE NORTH 24°12'13" WEST, 64.21 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET, AN ARC DISTANCE OF 3.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°03'47" WEST, 3.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°30'51" WEST, 32.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°21'28" WEST, 96.21 FEET; THENCE NORTH 54°38'32" EAST, 300.00 FEET; THENCE NORTH 35°21'28" WEST, 115.14 FEET; THENCE NORTH 75°49'37" WEST, 20.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 153.85 ACRES, MORE OR LESS.

I: \2025\25-002\LandDev\Design\Plots\Exhibits\25-002-PLATE 2B.dwg



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SERIES 2025 ASSESSMENT AREA LEGAL DESCRIPTION (UNIT 12)	ETM NO. 25-002
	DRAWN BY: MKJ
Three Rivers Community Development District	DATE: 02/21/2025
	EXHIBIT 2B

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 69, AS SHOWN ON THE PLAT OF TRIBUTARY PHASE 1A UNIT FOUR, AS RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGES 240 THROUGH 247, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT FOUR, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 25°40'15" WEST, 10.18 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUING NORTH 25°40'15" WEST, 374.61 FEET; COURSE NO. 3: NORTH 13°28'54" WEST, 330.56 FEET; COURSE NO. 4: NORTH 26°18'14" WEST, 689.27 FEET; COURSE NO. 5: NORTH 17°40'54" WEST, 397.14 FEET; COURSE NO. 6: NORTH 27°31'22" WEST, 504.98 FEET; THENCE SOUTH 62°28'38" WEST, 951.59 FEET; THENCE SOUTH 58°28'12" WEST, 236.21 FEET; THENCE SOUTH 03°26'28" WEST, 127.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°23'09" WEST, 42.39 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 570.88 FEET, AN ARC DISTANCE OF 76.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°22'40" WEST, 76.66 FEET; THENCE SOUTH 19°45'49" WEST, 34.38 FEET; THENCE SOUTH 83°12'06" WEST, 13.54 FEET; THENCE SOUTH 09°46'41" EAST, 90.92 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 18.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°21'15" WEST, 17.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1560.00 FEET, AN ARC DISTANCE OF 179.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°21'16" EAST, 179.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°03'32" EAST, 126.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 169.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°18'52" EAST, 169.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°34'12" EAST, 609.74 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 602.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°47'06" EAST, 556.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 976.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 155.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°46'03" EAST, 154.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°32'05" EAST, 77.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 875.00 FEET, AN ARC DISTANCE OF 305.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°32'47" EAST, 303.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 74.38 ACRES, MORE OR LESS.

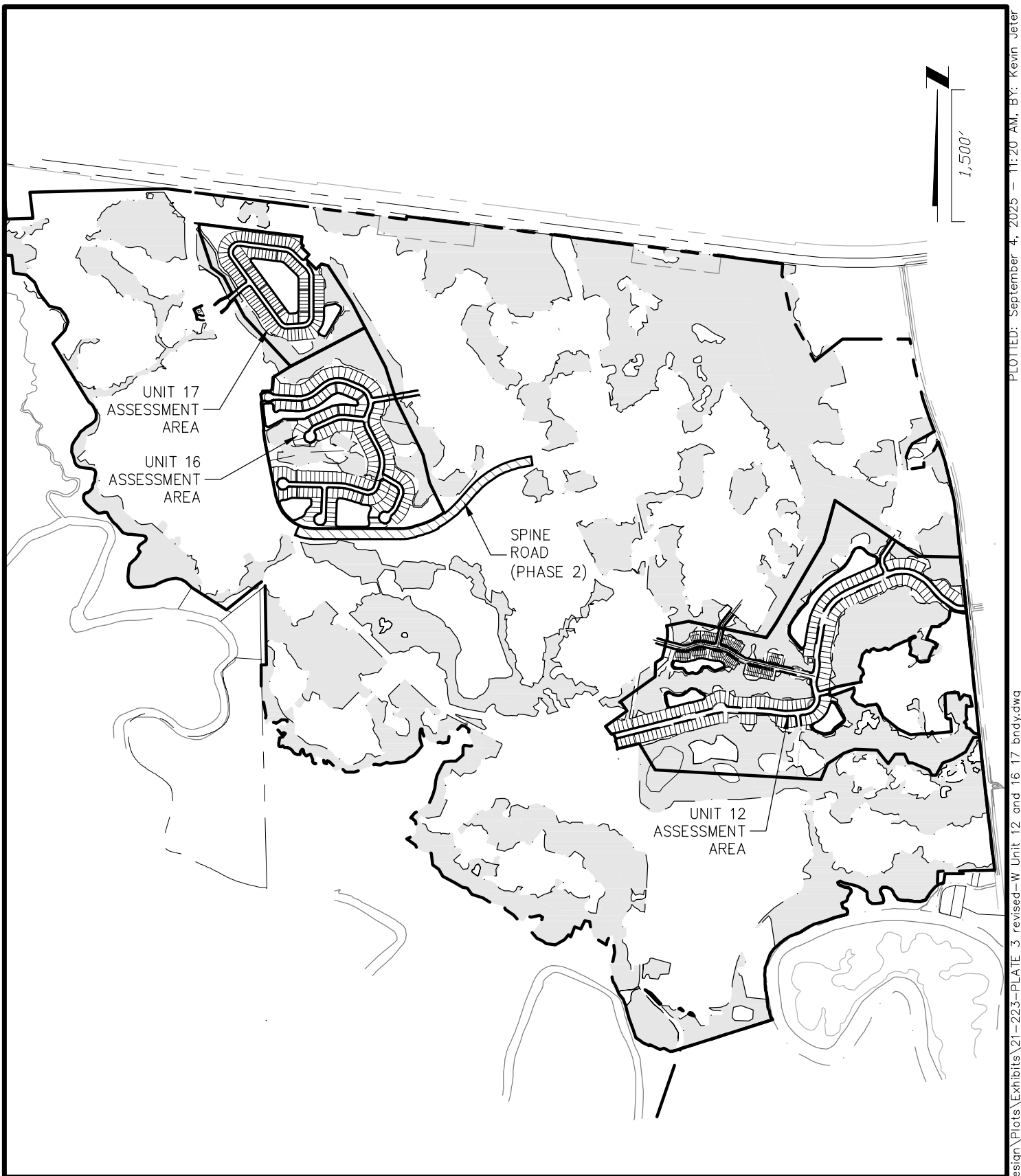
 VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC. 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 REG - 2584 LC - 0000316	SERIES 2025 ASSESSMENT AREA LEGAL DESCRIPTION (UNIT 16)		ETM NO. 25-002
			DRAWN BY: MKJ
	Three Rivers Community Development District		DATE: 02/21/2025
			EXHIBIT 2C

A PORTION OF TRACT 100, AS SHOWN ON THE PLAT OF TRIBUTARY PHASE 1A UNIT FIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2638, PAGES 546 THROUGH 551, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY AND A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 435, AS SHOWN ON SAID PLAT OF TRIBUTARY PHASE 1A UNIT FIVE; THENCE SOUTHEASTERLY, SOUTHWESTERLY, NORTHEASTERLY, EASTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT FIVE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 44°41'18" EAST, 120.00 FEET; COURSE NO. 2: SOUTH 45°18'42" WEST, 57.82 FEET; COURSE NO. 3: SOUTH 44°41'18" EAST, 170.00 FEET; COURSE NO. 4: NORTH 45°18'42" EAST, 84.49 FEET; COURSE NO. 5: SOUTH 75°44'15" EAST, 78.25 FEET; COURSE NO. 6: SOUTH 32°37'21" EAST, 506.91 FEET; COURSE NO. 7: SOUTH 27°31'22" EAST, 314.36 FEET; THENCE SOUTH 62°28'38" WEST, 951.59 FEET; THENCE NORTH 42°59'33" WEST, 770.11 FEET; THENCE NORTH 27°23'09" WEST, 234.62 FEET; THENCE SOUTH 48°25'59" WEST, 68.75 FEET; THENCE SOUTH 32°39'06" WEST, 73.54 FEET; THENCE SOUTH 48°25'59" WEST, 82.22 FEET; THENCE NORTH 41°34'02" WEST, 120.00 FEET; THENCE NORTH 48°25'59" EAST, 84.13 FEET; THENCE NORTH 66°49'16" EAST, 48.62 FEET; THENCE NORTH 66°49'16" EAST, 46.48 FEET; THENCE NORTH 48°25'59" EAST, 65.05 FEET; THENCE NORTH 27°23'09" WEST, 207.67 FEET; THENCE NORTH 52°35'20" WEST, 173.99 FEET; THENCE NORTH 18°37'12" WEST, 443.47 FEET; THENCE NORTH 00°04'41" EAST, 74.70 FEET; THENCE SOUTH 82°46'55" EAST, 1178.50 FEET, TO THE AFORESAID WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT FIVE; THENCE SOUTH 07°13'05" WEST, ALONG LAST SAID LINE, 78.94 FEET; THENCE SOUTH 45°31'58" EAST, 36.27 FEET, TO THE NORTHERLY LINE OF SAID LOT 435; THENCE SOUTH 45°18'42" WEST, ALONG LAST SAID LINE, 23.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 38.21 ACRES, MORE OR LESS.

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		DRAWN BY: MKJ
	Three Rivers Community Development District	DATE: 08/26/2025
		EXHIBIT 2D



PLOTTED: September 4, 2025 -- 11:20 AM, BY: Kevin Jeter
I:\2021\21-131\LandDev\Design\Plots\Exhibits\21-223-PLATE 3 revised-W Unit 12 and 16 17 bndy.dwg



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PROJECT LOCATION MAP

**Three Rivers Community
Development District**

ETM NO. 25-002

DRAWN BY: MKJ

DATE: 07/11/2025

EXHIBIT 3

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

5

Three Rivers

COMMUNITY DEVELOPMENT DISTRICT

Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025

October 10, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025 (the "Series 2025 Supplemental Report") was developed to supplement the First Amendment to the Master and Neighborhood Special Assessment Methodology Report (the "Amended Master Report") dated March 29, 2022 as well as the South Assessment Area Final Supplemental Special Assessment Methodology Report dated August 12, 2021 (the "South Assessment Area Report"). This Series 2025 Supplemental Report was also developed to provide a supplemental financing plan and a supplemental special assessment methodology for Unit 12 of the Phase 1B (the "Phase 1B" or "South Assessment Area"), Unit 16, and Unit 17 (the "Units 12, 16, and 17") portion of the Three Rivers Community Development District (the "District"), located in unincorporated Nassau County, Florida, as related to both redeeming a portion of District's outstanding Special Assessment Bonds, Series 2021B (South Assessment Area) (the "Series 2021B Bonds") and funding a portion of the costs of public capital infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District for the Units 12, 16, and 17 (the "Series 2025 Project") with proceeds of its proposed Special Assessment Revenue Bonds, Series 2025 (the "Series 2025 Bonds"). As described by the Project Engineer (defined below), the public infrastructure improvements, which in part includes the neighborhood infrastructure portions of the Capital Improvement Plan for Units 12, 16, and 17 and which are proposed to be funded in part with proceeds of the Series 2025 Bonds are referred to as the Series 2025 Project.

1.2 Scope of the Series 2025 Supplemental Report

This Series 2025 Supplemental Report presents the projections for financing a portion of the Series 2025 Project described in the Supplemental Engineer's Report Series 2025 Bonds (Units 12, 16, and 17) prepared by England-Thims & Miller, Inc. (the "Project Engineer") and dated September 15, 2025 (the "Fourth Supplemental Engineer's Report") as well as for partial redemption of the Series 2021B Bonds. This Series 2025 Supplemental Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and financing of a portion of the Series 2025 Project and partial redemption of the Series 2021B Bonds to the residential lots projected to be developed within Units 12, 16, and 17.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Series 2025 Project, as well as those master infrastructure portions partially funded with proceeds of the Series 2021B Bonds (the "South Assessment Area Project") create special and peculiar benefits, different in kind and degree than general benefits, for properties within

Units 12, 16, and 17, as well as general benefits to properties outside of Units 12, 16, and 17 and to the public at large. However, as discussed within this Series 2025 Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Units 12, 16, and 17, as the District's Series 2025 Project, as well as a portion of the South Assessment Area Project, enable properties within the boundaries of Units 12, 16, and 17 to be developed.

There is no doubt that the general public and owners of property outside of Units 12, 16, and 17 will benefit from the provision of the Series 2025 Project and a portion of the South Assessment Area Project. However, these benefits are only incidental since the Series 2025 Project and a portion of the South Assessment Area Project are designed solely to provide special benefits peculiar to property within Units 12, 16, and 17. Properties outside of Units 12, 16, and 17 are not directly served by the Series 2025 Project or that portion of the South Assessment Area Project specifically provided to Unit 12 and do not depend upon the Series 2025 Project or that portion of the South Assessment Area Project specifically provided to Unit 12 to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Units 12, 16, and 17 properties receive compared to those lying outside of the boundaries of Units 12, 16, and 17.

The Series 2025 Project, along with that portion of the South Assessment Area Project specifically provided to Unit 12 provide public infrastructure improvements which are all necessary in order to make the lands within Units 12, 16, and 17 developable and saleable. The installation of such public infrastructure improvements causes the value of the developable and saleable lands within Units 12, 16, and 17 to increase by more than the sum of the financed cost of the individual components of the Series 2025 Project or that portion of the South Assessment Area Project specifically provided to Unit 12. Even though the exact value of the benefits provided by the Series 2025 Project or that portion of the South Assessment Area Project specifically provided to Unit 12 is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Series 2025 Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Series 2025 Project as determined by the Project Engineer.

Section Four discusses the financing program for the Series 2025 Project and the partial redemption of the Series 2021B Bonds.

Section Five introduces the supplemental special assessment methodology for Units 12, 16, and 17.

2.0 Development Program

2.1 Overview

The land within the District consists of approximately 1,546 +/- acres and is projected to be developed as a master planned mixed-use community. The District is generally located south of State Road 200, north of Nassau River, east of Boggy Creek and west of Edwards Road.

2.2 The Development Program

The development of land within the District is anticipated to be conducted by Three Rivers Developers, LLC (the “Developer”) and is projected to be conducted in multiple phases over a multi-year period. Units 12, 16, and 17 are projected to be developed with a total of 468 residential dwelling units, although unit numbers and land use types may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for Units 12, 16, and 17.

3.0 The Series 2025 Project

3.1 Overview

The public infrastructure costs to be funded by the District are described by the Project Engineer in the Fourth Supplemental Engineer’s Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Description of the Series 2025 Project and the South Assessment Area Project

As described by the Project Engineer in the Fourth Supplemental Engineer’s Report, as well as previously described in the South Assessment Area Report, the Capital Improvement Plan needed to serve the District is projected to consist of the Master Infrastructure, which is designed to provide benefit to all lands in the District and Neighborhood Infrastructure, which is designed to provide benefit to specific residential neighborhoods or units within the District.

With regard to the Phase 1B, the District funded a portion of the costs of the Master Infrastructure that supports the development of Phase 1B, which in addition to Unit 12 also includes Units 8, 10, 14 and 15, South Assessment Area Project, with proceeds of the Series 2021B Bonds issued in the initial aggregate principal amount of \$10,000,000. The South Assessment Area Project consisted of roadways, amenity center, regional county park, dog park, school site, off-site utility extension, right-of way landscaping, and environmental, the total costs of which were estimated at \$16,047,000. Additionally, the District funded a portion of the costs of the Neighborhood Infrastructure that supports the development of Units 8, 10

and 15 and consisted of stormwater management system, water, sewer and reuse systems and roadways, the total costs of which were estimated at \$18,450,000. The District funded a portion of these costs with proceeds of the Special Assessment Refunding Bonds, Series 2023 issued in the initial aggregate principal amount of \$15,020,000.

As the development plan envisions the development of Units 12, 16, and 17, the Consulting Engineer developed his Fourth Supplemental Engineer's Report and estimated the costs of the Neighborhood Infrastructure necessary for the completion of public infrastructure improvements to support the development of Units 12, 16, and 17. These improvements, the Series 2025 Project, are projected to consist of stormwater management system, roadways, water, sewer and reuse systems and a master lift station and their total cost has been estimated by the Project Engineer at \$43,821,800. Table 2 in the *Appendix* illustrates the specific components as well as the estimated costs of the Series 2025 Project.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Units 12, 16, and 17. It is the District's intention to finance a portion of the Series 2025 Project construction/acquisition costs in the amount of \$18,864,405.30 with proceeds of its Series 2025 Bonds in the principal amount of \$25,555,000. The Series 2025 Bonds will additionally fund the costs of partial redemption of the Series 2021B Bonds in the amount of \$2,747,090.63.

As in addition to funding a partial redemption of the Series 2021B Bonds, the Series 2025 Bonds will finance only a portion of the costs of the Series 2025 Project, the District expects that the balance of the costs of the Series 2025 Project will be contributed by the Developer in the amount of \$25,091,043.61.

4.2 Types of Bonds Proposed

The supplemental financing plan for Units 12, 16, and 17 provides for the issuance of the Series 2025 Bonds in the principal amount of \$25,555,000 to finance construction/acquisition costs in the amount of \$18,864,405.30 together with associated costs of bonding. The Series 2025 Bonds are structured to be amortized in 30 annual installments following a 12-month capitalized interest period. Interest payments on the Series 2025 Bonds are projected to be made every May 1 and November 1, and principal payments on the Series 2025 Bonds are projected to be made every May 1.

In order to partially finance the costs of the Series 2025 Project and partially redeem the Series 2021B Bonds, the District needs to borrow more funds and incur indebtedness in the amount of \$25,555,000. The difference between the project and redemption costs and financing costs is comprised of funding for the original issue discount, debt service reserves, capitalized interest, underwriter's discount and costs of issuance. The final sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2025 Bonds provides the District with a portion of the funds necessary to construct/acquire the public infrastructure improvements which are part of the Series 2025 Project outlined in *Section 3.2* herein and described in more detail by the Project Engineer in the Fourth Supplemental Engineer's Report and to partially redeem the Series 2021B Bonds which partially funded the South Assessment Area Project as described in more detail in *Section 3.2* herein and described in more detail in the South Assessment Area Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of Units 12, 16, and 17 and general benefits accruing to areas outside of Units 12, 16, and 17 and being only incidental in nature. The debt incurred in financing the public infrastructure improvements will be paid off by assessing properties that derive special and peculiar benefits from the Series 2025 Project and the partial redemption of the Series 2021B Bonds. All properties within Units 12, 16, and 17 that receive special benefits from the Series 2025 Project and also from the partial redemption of the Series 2021B Bonds will be assessed for their fair share of the debt issued in order to finance the Series 2025 Project and the partial redemption of the Series 2021B Bonds.

5.2 Benefit Allocation and Assessment Apportionment

The public infrastructure improvements included in the Series 2025 Project, which represent the Infrastructure necessary for the development of land within Units 12, 16, and 17, and in the Unit 12 portion of the South Assessment Area Project, which represent the Master Infrastructure necessary for the development of land within Unit 12 will comprise an interrelated system of improvements. This means that the sum of these improvements will serve all properties within Units 12, 16, and 17 and that improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits.

The public infrastructure improvements included in the Series 2025 Project and included in the South Assessment Area Project have a logical connection to the special and peculiar benefits received by the land within Units 12, 16, and 17, as without such improvements, the development of

the properties within Units 12, 16, and 17 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Units 12, 16, and 17, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to assessable land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

In accordance with the methodology for the allocation of benefit of Neighborhood Infrastructure developed in the Amended Master Report, the benefit of the public infrastructure improvements included in the Series 2025 Project is proposed to be allocated to the residential land use types proposed to be developed within Units 12, 16, and 17 as illustrated in Table 4 in the *Appendix*. The rationale behind the apportioned is supported by the fact that generally and on average smaller units and more densely developed units will use and benefit from the Series 2025 Project less than larger units and less densely developed units, as for instance, generally and on average, smaller units and more densely developed produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units and less densely developed units. Additionally, the value of larger units and less densely developed units is likely to appreciate by more in terms of dollars than that of the smaller units and more densely developed units as a result of the implementation of the Series 2025 Project.

In order to facilitate the marketing of the residential units representing various residential land use types within Units 12, 16, and 17, the Developer requested that the District not sell bonds to fund the entire costs of the Series 2025 Project and instead limit the amounts of annual assessments for debt service on the Series 2025 Bonds to certain maximum levels. To that end, Table 5 in the *Appendix* illustrates the allocation of the benefit of the Series 2025 Project reflected in terms of costs allocated in accordance with ERU method illustrated in Table 4, allocation of the costs projected to be contributed by the Developer, and allocations of the costs projected to be funded with proceeds of Series 2025 Bonds. That portion of the Series 2025 Project that is not funded by the Series 2025 Bonds will be funded by the Developer pursuant to a completion agreement.

Since the District previously funded a portion of the South Assessment Area Project with proceeds of the Series 2021B Bonds, the District will redeem this portion of the Series 2021B Bonds which constitute a lien on the 222 residential dwelling units proposed to be developed within Unit 12, and Table 6 in the *Appendix* illustrates the amounts of the Series 2021B Bonds applicable to the various residential land use types within Unit 12.

After recognition of the Developer contributions and derivation of the amounts of the Series 2025 Project projected to be financed with proceeds

of the Series 2025 Bonds illustrated in Table 5, Table 7 in the *Appendix* illustrates the apportionment of the special assessments associated with the Series 2025 Bonds (the "Series 2025 Bond Assessments").

5.3 Assigning Series 2025 Bond Assessments

As the land in the Units 12, 16, and 17 is not yet platted for its intended final use and the precise location of the different residential land use types by lot or parcel is unknown, the Series 2025 Bond Assessments will be allocated on an equal per acre basis on the lands constituting Units 12, 16, and 17 consisting of approximately 266.44 +/- acres and planned to be developed into 222 conventional residential lots and 246 age-restricted residential lots (the "Series 2025 Assessment Area"). According to the Fourth Supplemental Engineer's Report, the area identified as Unit 12 has a total area of 153.85 +/- acres, the area identified as Unit 16 has a total area of 74.38 +/- acres, and the area identified as Unit 17 has a total area of 38.21 +/- acres for a total area of 266.44 +/- acres and thus the Series 2025 Bond Assessments in the amount of \$25,555,000 will be preliminary levied on the 266.44 +/- acres within Unit 12, Unit 16, and Unit 17 at the rate of \$95,912.78.

When the land within Units 12, 16, and 17 is platted, the Series 2025 Bond Assessments will be allocated to each platted residential dwelling unit parcel on a first platted-first assigned basis as reflected in Table 7 in the *Appendix*. Such allocation of the Series 2025 Bond Assessments from unplatted gross acres will reduce the amount of the Series 2025 Bond Assessments levied on unplatted gross acres within Units 12, 16, and 17.

Further, to the extent that any parcel of land within Units 12, 16, and 17 which has not been platted is sold to another developer or builder, the Series 2025 Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amounts of Series 2025 Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within Units 12, 16, and 17. Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the assessable property within Units 12, 16, and 17. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The improvements which are part of the Series 2025 Project as well as those which are part of the South Assessment Area Project make the land in Units 12, 16, and 17 developable and saleable and when implemented jointly as parts of the Series 2025 Project and the South Assessment Area Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvements which are part of the Series 2025 Project is delineated in Table 4 in the *Appendix* and a reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvements which are part of the South Assessment Area Project is delineated in Table 6 in the *Appendix*

The determination has been made that the duty to pay the non-ad valorem special assessments, including the Series 2025 Bond Assessments, is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan, including the Series 2025 Project and the South Assessment Area Project (and the corresponding responsibility to pay the Series 2025 Bond Assessments) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided to each land use.

Accordingly, no acre or parcel of assessable property within Units 12, 16, and 17 will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs, it is possible that the number of and types of units of a particular land use may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Series 2025 Bond Assessments on a per unit basis never exceed the initially allocated assessments as illustrated in Table 7 in the *Appendix*. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular residential land use types within each and every parcel.

As the land in Units 12, 16, and 17 is platted, the Series 2025 Bond Assessments are assigned to platted parcels based on the figures in Table 7 in the *Appendix*. If as a result of platting, the Series 2025 Bond Assessments for land that remains unplatted remains equal to the figures in Table 7, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Series 2025 Bond Assessments to the platted parcels, the Series 2025 Bond Assessments for land that remains unplatted equals less than the figures in Table 7 (either as a result of a larger number of units, different units or both), then the Series 2025 Bond Assessments for all parcels within Units 12, 16, and 17 will be lowered if that state persists at the conclusion of platting of all land within Units 12, 16, and 17.

If, in contrast, as a result of platting and apportionment of the Series 2025 Bond Assessments to the platted parcels within Units 12, 16, and 17, the Series 2025 Bond Assessments for land that remains unplatted equals more than the figures in Table 7 (either as a result of a smaller number of units, different units or both), taking into account any future development plans for the unplatted lands – in the District’s sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Series 2025 Bond Assessments plus accrued interest will be collected from the owner(s) of the property which platting caused the increase of assessment to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the owner(s) of the property, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Series 2025 Bond Assessments per unit and the Series 2025 Bond Assessments illustrated in Table 7 plus accrued interest to the next succeeding interest payment date on the Series 2025 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within Units 12, 16, and 17, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Series 2025 Bond Assessments for land that remains unplatted within Units 12, 16, and 17 remain equal to the figures illustrated in Table 7. The test will be based upon the development rights as signified by the number of and types of land uses associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of the Series 2025 Bond Assessments transferred at sale.

Note that, in the event that the Series 2025 Project is not completed, certain contributions are not made, multiple bond issuances are contemplated and not all are issued, or under certain other circumstances, the District may be required to reallocate the Series 2025 Bond Assessments.

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Series 2025 Bond Assessments in the amount of \$25,555,000 (principal amount only, excludes interest, costs of collection and early payment discount allowance) are proposed to be levied uniformly over the area described in Exhibit "A".

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2025 Bonds structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Three Rivers

Community Development District

Development Plan for Units 12, 16, and 17

Residential Land Use	Unit 12 Number of Units	Unit 16 Number of Units	Unit 17 Number of Units	Total Number of Units
<u>Conventional Lots</u>				
Townhome 20'	50	0	0	50
Townhome 30'	22	0	0	22
SF 50'	80	0	0	80
SF 60'	70	0	0	70
	222	0	0	222
<u>Age Restricted</u>				
SF 50'	0	99	26	125
SF 60'	0	61	60	121
	0	160	86	246
Total	222	160	86	468

Table 2

Three Rivers

Community Development District

Estimated Costs of the Series 2025 Project

Improvement Category	Total Infrastructure Cost
Stormwater Management System	\$23,314,400
Roadway Improvements	\$6,411,100
Water, Sewer and Reuse Systems	\$13,063,400
Master Lift Station	\$1,032,900
Total	\$43,821,800

Table 3

Three Rivers

Community Development District

Final Sources and Uses of Funds: Series 2025 Bonds

Sources

Bond Proceeds:

Par Amount	\$25,555,000.00
Original Issue Discount	<u>-\$139,841.65</u>
	\$25,415,158.35

Other Sources of Funds:

Liquidation of DSRF Account	\$124,181.25
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Total Sources	\$25,539,339.60
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Uses

Project Fund Deposits:

Project Fund	\$18,864,405.30
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Refunding Escrow Deposits:

Cash Deposit	\$2,747,090.63
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Other Fund Deposits:

Debt Service Reserve Fund	\$1,771,078.13
Capitalized Interest Fund	\$1,418,473.04

Delivery Date Expenses:

Costs of Issuance	\$227,192.50
Underwriter's Discount	\$511,100.00

Total Uses	\$25,539,339.60
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Table 4

Three Rivers

Community Development District

Infrastructure Benefit Allocation

Residential Land Use	Total Number of Units	ERU per Unit	Total ERU
<u>Conventional Lots</u>			
Townhome 20'	50	0.60	30.00
Townhome 30'	22	0.60	13.20
SF 50'	80	1.00	80.00
SF 60'	70	1.20	84.00
	222		207.20
<u>Age Restricted</u>			
SF 50'	125	1.00	125.00
SF 60'	121	1.20	145.20
	246		270.20
Total	468		477.40

Table 5

Three Rivers

Community Development District

Series 2025 Project Cost Allocation

Residential Land Use	Total Number of Units	Series 2025 Project Cost Allocation	Series 2025 Project Costs Funded with Developer Contributions	Series 2025 Project Costs Funded with Series 2025 Bonds
<u>Conventional Lots</u>				
Townhome 20'	50	\$2,753,778.80	\$1,849,569.01	\$904,209.80
Townhome 30'	22	\$1,211,662.67	\$638,129.82	\$573,532.85
SF 50'	80	\$7,343,410.14	\$3,726,570.95	\$3,616,839.19
SF 60'	70	\$7,710,580.65	\$3,912,899.50	\$3,797,681.14
	222	\$19,019,432.26	\$10,127,169.28	\$8,892,262.97
<u>Age Restricted</u>				
SF 50'	125	\$11,474,078.34	\$6,860,763.05	\$4,613,315.29
SF 60'	121	\$13,328,289.40	\$7,969,462.36	\$5,358,827.04
	246	\$24,802,367.74	\$14,830,225.42	\$9,972,142.33
Total	468	\$43,821,800.00	\$24,957,394.70	\$18,864,405.30

Table 6

Three Rivers

Community Development District

Unit 12 Partial Redemption of Series 2021B (South Assessment Area) Bonds Allocation

Residential Land Use	Total Number of Units	Series 2021B Bonds per Unit	Total Series 2021B Bonds	Partial Redemption of Series 2021B Bonds*
<u>Conventional Lots</u>				
Townhome 20'	50	\$7,772.02	\$388,601.04	\$397,744.78
Townhome 30'	22	\$7,772.02	\$170,984.46	\$175,007.70
SF 50'	80	\$12,953.37	\$1,036,269.43	\$1,060,652.75
SF 60'	70	\$15,544.04	\$1,088,082.90	\$1,113,685.39
Total	222		\$2,683,937.82	\$2,747,090.63

*Total amount includes \$2.685 million in par amount plus interest to the redemption date.

Table 7

Three Rivers

Community Development District

Series 2025 Bond Assessments Apportionment

Residential Land Use	Total Number of Units	Series 2025 Project Costs Funded with Series 2025 Bonds	Total Series 2025 Bond Assessments Apportionment	Series 2025 Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit*
<u>Conventional Lots</u>					
Townhome 20'	50	\$904,209.80	\$1,224,903.78	\$24,498.08	\$1,825.62
Townhome 30'	22	\$573,532.85	\$776,946.41	\$35,315.75	\$2,631.77
SF 50'	80	\$3,616,839.19	\$4,899,615.12	\$61,245.19	\$4,564.05
SF 60'	70	\$3,797,681.14	\$5,144,595.87	\$73,494.23	\$5,476.87
	222	\$8,892,262.97	\$12,046,061.18		
<u>Age Restricted</u>					
SF 50'	125	\$4,613,315.29	\$6,249,509.08	\$49,996.07	\$3,725.76
SF 60'	121	\$5,358,827.04	\$7,259,429.74	\$59,995.29	\$4,470.91
	246	\$9,972,142.33	\$13,508,938.82		
Total	468	\$18,864,405.30	\$25,555,000.00		

* Includes costs of collection and early payment discount allowance

Note: The Developer plans to make prepayments to redeem approximately \$14.9 million of the Series 2025 Bonds. After such prepayments are made, the Series 2025 Special Assessments are expected to be reduced, for the Conventional Lots, to approximately \$800 for a Townhome 20' unit, \$1,200 for a Townhome 30' unit, \$2,000 for a SF 50' unit, \$2,400 for a SF 60' unit, and for the Age Restricted lots, to approximately \$1,500 for a SF 50' unit and \$1,800 for a SF 60' unit.

Exhibit “A”

Series 2025 Bond Assessments in the amount of \$25,555,000 are proposed to be levied uniformly over the area described below:

A PORTION OF THE W. LOFTON GRANT, SECTION 44 AND SECTIONS 11, 14 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRIBUTARY PHASE 1A UNIT EIGHT, RECORDED IN OFFICIAL RECORDS BOOK 2667, PAGE 721 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY, NORTHERLY AND EASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID TRIBUTARY PHASE 1A UNIT EIGHT, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTH 54°02'38" EAST, 499.97 FEET; COURSE NO. 2: NORTH 00°50'18" EAST, 158.43 FEET; COURSE NO. 3: NORTH 55°49'13" EAST, 90.20 FEET; COURSE NO. 4: NORTH 15°46'39" EAST, 142.33 FEET; COURSE NO. 5: NORTH 14°21'58" EAST, 80.02 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 436.00 FEET, AN ARC DISTANCE OF 176.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°13'26" EAST, 175.46 FEET; COURSE NO. 7: NORTH 78°47'14" EAST, 251.67 FEET TO THE SOUTHERLY LINE OF TRIBUTARY PHASE 1A UNIT THREE, RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGE 712 OF SAID PUBLIC RECORDS; THENCE SOUTH 78°13'28" EAST, ALONG LAST SAID LINE, 903.78 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 33°53'45" EAST, ALONG LAST SAID LINE, 195.38 FEET; THENCE NORTH 30°14'16" EAST, CONTINUING ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF TRIBUTARY PHASE 1A UNIT TWO, RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGE 703 OF SAID PUBLIC RECORDS, 1072.73 FEET; THENCE NORTH 15°38'37" EAST, CONTINUING ALONG LAST SAID LINE, 487.89 FEET; THENCE SOUTH 56°09'42" EAST, 1,139.38 FEET; THENCE SOUTH 88°52'08" EAST, 478.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 05°59'38" EAST, ALONG LAST SAID LINE, 637.28 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 1083 OF SAID PUBLIC RECORDS AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, SOUTHERLY, SOUTHWESTERLY, EASTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING ONE HUNDRED TWO (102) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 182.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°56'58" WEST, 180.79 FEET; COURSE NO. 2: SOUTH 21°08'30" WEST, 37.11 FEET; COURSE NO. 3: SOUTH 02°10'43" WEST, 38.75 FEET; COURSE NO. 4: SOUTH 11°54'38" WEST, 28.03 FEET; COURSE NO. 5: SOUTH 44°34'21" WEST, 68.07 FEET; COURSE NO. 6: SOUTH 67°52'54" WEST, 61.99 FEET; COURSE NO. 7: SOUTH 11°48'36" EAST, 15.00 FEET; COURSE NO. 8: SOUTH 78°11'24" WEST, 33.36 FEET; COURSE NO. 9: NORTH 89°53'06" WEST, 59.05 FEET; COURSE NO. 10: SOUTH 22°46'11" WEST, 151.91 FEET; COURSE NO. 11: SOUTH 67°13'49" EAST, 113.09 FEET; COURSE NO. 12: SOUTH 20°16'59" WEST, 14.64 FEET; COURSE NO. 13: SOUTH 67°13'49" EAST, 23.25 FEET; COURSE NO. 14: SOUTH 22°46'11" WEST, 43.47 FEET; COURSE NO. 15: NORTH 67°13'49" WEST, 28.95 FEET; COURSE NO. 16: SOUTH 22°46'11" WEST, 125.12 FEET; COURSE NO. 17: SOUTH 04°40'56" WEST, 32.21 FEET; COURSE NO. 18: SOUTH 30°58'17" WEST, 16.19 FEET; COURSE NO. 19: SOUTH 88°02'48" WEST, 87.67 FEET; COURSE NO. 20: NORTH 64°46'33" WEST, 39.01 FEET; COURSE NO. 21: NORTH 10°36'31" WEST, 38.66 FEET; COURSE NO. 22: NORTH 67°13'49" WEST, 87.03 FEET; COURSE NO. 23: NORTH 11°24'01" EAST, 66.88 FEET; COURSE NO. 24: NORTH 23°45'58" WEST, 35.86 FEET; COURSE NO. 25: NORTH 00°42'53" EAST, 50.24 FEET; COURSE NO. 26: NORTH 41°16'14" EAST, 41.14 FEET; COURSE NO. 27: NORTH 65°31'06" EAST, 40.93 FEET; COURSE NO. 28: NORTH 32°48'45" WEST, 13.99 FEET; COURSE NO. 29: SOUTH 63°28'39" WEST, 67.49 FEET; COURSE NO. 30: SOUTH 36°40'24" WEST, 25.33 FEET; COURSE NO. 31: SOUTH 72°14'19" WEST, 44.73 FEET; COURSE NO. 32: SOUTH 64°45'46" WEST, 134.71 FEET; COURSE NO. 33: SOUTH 44°15'22" WEST, 26.80 FEET; COURSE NO. 34: SOUTH 66°11'56" WEST, 45.52 FEET; COURSE NO. 35: NORTH 40°00'54" WEST, 17.89 FEET; COURSE NO. 36: NORTH 82°13'08" WEST, 26.58 FEET; COURSE NO. 37: SOUTH 63°33'27" WEST, 41.27 FEET; COURSE NO. 38: SOUTH 79°20'56" WEST, 29.88 FEET; COURSE NO. 39: NORTH 88°00'00" WEST, 27.48 FEET; COURSE NO. 40: NORTH 59°40'10" WEST, 37.46 FEET; COURSE NO. 41: SOUTH 75°13'19" WEST, 29.60 FEET; COURSE NO. 42: SOUTH 31°43'07" WEST, 36.53 FEET; COURSE NO. 43: NORTH 80°05'56" WEST, 15.18 FEET; COURSE NO. 44: NORTH 46°10'36" WEST, 25.02 FEET; COURSE NO. 45: SOUTH 42°38'19" WEST, 69.71 FEET; COURSE NO. 46: SOUTH 13°26'15" WEST, 37.70 FEET; COURSE NO. 47: SOUTH 14°39'13" WEST, 55.37 FEET; COURSE NO. 48: SOUTH 19°33'37" WEST, 48.94 FEET; COURSE NO. 49: SOUTH 52°22'08" EAST, 50.89 FEET; COURSE NO. 50: SOUTH 13°55'27" EAST, 52.85 FEET; COURSE NO. 51: SOUTH 44°12'50" WEST, 34.75 FEET; COURSE NO. 52: SOUTH 18°23'38" WEST, 40.47 FEET; COURSE NO. 53: SOUTH 27°04'31" EAST, 28.28 FEET; COURSE NO. 54: SOUTH 78°36'48" WEST, 114.87 FEET; COURSE NO. 55: SOUTH 78°56'30" WEST, 179.68 FEET; COURSE NO. 56: SOUTH 65°37'57" WEST, 79.95 FEET; COURSE NO. 57: SOUTH 00°00'00" EAST, 86.59 FEET; COURSE NO. 58: NORTH 77°27'23" EAST, 54.59 FEET; COURSE NO. 59: NORTH 71°03'12" EAST, 234.95 FEET; COURSE NO. 60: SOUTH 08°20'53" EAST, 22.66 FEET; COURSE NO. 61: SOUTH 07°29'59" WEST, 34.66 FEET; COURSE NO. 62: SOUTH 23°13'46" WEST, 57.35 FEET; COURSE NO. 63: SOUTH 34°54'37" EAST, 46.28 FEET; COURSE NO. 64: SOUTH 45°29'31" EAST, 53.70 FEET; COURSE NO. 65: SOUTH 74°03'45" EAST, 55.18 FEET; COURSE NO. 66: SOUTH 69°17'16" EAST, 37.28 FEET; COURSE NO. 67: NORTH 58°10'47" EAST, 28.83 FEET; COURSE NO. 68: NORTH 86°28'46" EAST, 61.30 FEET; COURSE NO. 69: NORTH 80°52'12" EAST, 26.48 FEET; COURSE NO. 70: NORTH 55°50'18" EAST, 15.11 FEET; COURSE NO. 71: SOUTH 39°14'51" EAST, 47.38 FEET; COURSE NO. 72: SOUTH 20°46'55" EAST, 61.67 FEET; COURSE NO. 73: SOUTH 25°52'19" EAST, 69.34 FEET; COURSE NO. 74: SOUTH 51°50'51" EAST, 222.33 FEET; COURSE NO. 75: SOUTH 63°32'55" EAST, 150.74 FEET; COURSE NO. 76: NORTH 84°09'39" EAST, 117.45 FEET; COURSE NO. 77: SOUTH

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87°14'42" EAST, 67.94 FEET; COURSE NO. 78: NORTH 84°40'17" EAST, 42.38 FEET; COURSE NO. 79: NORTH 47°49'05" EAST, 31.86 FEET; COURSE NO. 80: SOUTH 32°49'06" EAST, 21.56 FEET; COURSE NO. 81: NORTH 84°40'17" EAST, 205.12 FEET; COURSE NO. 82: NORTH 03°36'34" WEST, 146.91 FEET; COURSE NO. 83: SOUTH 87°57'11" WEST, 27.02 FEET; COURSE NO. 84: NORTH 63°33'15" WEST, 31.30 FEET; COURSE NO. 85: NORTH 02°03'27" WEST, 266.52 FEET; COURSE NO. 86: NORTH 67°32'33" EAST, 35.29 FEET; COURSE NO. 87: NORTH 87°46'11" EAST, 120.43 FEET; COURSE NO. 88: SOUTH 14°01'30" EAST, 79.95 FEET; COURSE NO. 89: NORTH 38°14'57" EAST, 87.98 FEET; COURSE NO. 90: SOUTH 72°25'12" EAST, 72.55 FEET; COURSE NO. 91: SOUTH 12°43'24" EAST, 110.38 FEET; COURSE NO. 92: SOUTH 84°32'06" WEST, 51.48 FEET; COURSE NO. 93: NORTH 29°14'21" WEST, 18.03 FEET; COURSE NO. 94: SOUTH 02°38'34" WEST, 111.09 FEET; COURSE NO. 95: SOUTH 10°43'46" EAST, 52.88 FEET; COURSE NO. 96: SOUTH 43°06'22" WEST, 46.27 FEET; COURSE NO. 97: SOUTH 80°17'57" EAST, 25.29 FEET; COURSE NO. 98: SOUTH 04°17'18" EAST, 45.39 FEET; COURSE NO. 99: SOUTH 72°14'10" EAST, 34.81 FEET; COURSE NO. 100: SOUTH 47°56'13" EAST, 71.05 FEET; COURSE NO. 101: SOUTH 71°45'20" EAST, 36.98 FEET; COURSE NO. 102: SOUTH 80°46'05" EAST, 23.26 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF EDWARDS ROAD; THENCE SOUTH 05°59'38" EAST, ALONG LAST SAID LINE, 37.45 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2299, PAGE 1325 OF SAID PUBLIC RECORDS; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY AND NORTHWESTERLY, ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°52'17" WEST, 68.27 FEET; COURSE NO. 2: SOUTH 28°42'09" WEST, 188.28 FEET; COURSE NO. 3: SOUTH 59°00'20" WEST, 166.87 FEET; COURSE NO. 4: SOUTH 70°22'48" WEST, 122.02 FEET; COURSE NO. 5: SOUTH 28°43'22" WEST, 160.00 FEET; COURSE NO. 6: NORTH 90°00'00" WEST, 47.08 FEET; COURSE NO. 7: NORTH 26°01'46" WEST, 68.60 FEET; COURSE NO. 8: NORTH 67°11'45" WEST, 208.34 FEET; COURSE NO. 9: NORTH 90°00'00" WEST, 43.81 FEET; COURSE NO. 10: NORTH 24°38'22" WEST, 107.71 FEET; COURSE NO. 11: NORTH 90°00'00" WEST, 108.18 FEET; COURSE NO. 12: SOUTH 36°26'16" WEST, 132.27 FEET; COURSE NO. 13: NORTH 39°11'21" WEST, 197.50 FEET; COURSE NO. 14: NORTH 68°12'10" WEST, 254.78 FEET; COURSE NO. 15: SOUTH 70°13'19" WEST, 132.64 FEET; COURSE NO. 16: SOUTH 57°03'47" WEST, 217.50 FEET; COURSE NO. 17: SOUTH 22°27'23" WEST, 195.63 FEET; THENCE NORTH 86°39'02" WEST, 1886.58 FEET; THENCE NORTH 30°57'45" WEST, 352.22 FEET; THENCE SOUTH 75°47'18" WEST, 257.97 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 91.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°11'11" WEST, 90.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°28'48" EAST, 25.21 FEET; THENCE NORTH 24°12'13" WEST, 64.21 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET, AN ARC DISTANCE OF 3.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°03'47" WEST, 3.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°30'51" WEST, 32.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°21'28" WEST, 96.21 FEET; THENCE NORTH 54°38'32" EAST, 300.00 FEET; THENCE NORTH 35°21'26" WEST, 115.14 FEET; THENCE NORTH 75°49'37" WEST, 20.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 153.85 ACRES, MORE OR LESS.

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 69, AS SHOWN ON THE PLAT OF TRIBUTARY PHASE 1A UNIT FOUR, AS RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGES 240 THROUGH 247, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT FOUR, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 25°40'15" WEST, 10.18 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUING NORTH 25°40'15" WEST, 374.61 FEET; COURSE NO. 3: NORTH 13°28'54" WEST, 330.56 FEET; COURSE NO. 4: NORTH 26°18'14" WEST, 689.27 FEET; COURSE NO. 5: NORTH 17°40'54" WEST, 397.14 FEET; COURSE NO. 6: NORTH 27°31'22" WEST, 504.98 FEET; THENCE SOUTH 62°28'38" WEST, 951.59 FEET; THENCE SOUTH 58°28'12" WEST, 236.21 FEET; THENCE SOUTH 03°26'28" WEST, 127.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°23'09" WEST, 42.39 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 570.88 FEET, AN ARC DISTANCE OF 76.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°22'40" WEST, 76.66 FEET; THENCE SOUTH 19°45'49" WEST, 34.38 FEET; THENCE SOUTH 83°12'06" WEST, 13.54 FEET; THENCE SOUTH 09°46'41" EAST, 90.92 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 18.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°21'15" WEST, 17.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1560.00 FEET, AN ARC DISTANCE OF 179.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°21'16" EAST, 179.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°03'32" EAST, 126.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 169.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°18'52" EAST, 169.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°34'12" EAST, 609.74 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 602.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°47'06" EAST, 556.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 976.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 155.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°46'03" EAST, 154.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°32'05" EAST, 77.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 875.00 FEET, AN ARC DISTANCE OF 305.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°32'47" EAST, 303.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 74.38 ACRES, MORE OR LESS.

A PORTION OF TRACT 100, AS SHOWN ON THE PLAT OF TRIBUTARY PHASE 1A UNIT FIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2638, PAGES 546 THROUGH 551, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY AND A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 435, AS SHOWN ON SAID PLAT OF TRIBUTARY PHASE 1A UNIT FIVE; THENCE SOUTHEASTERLY, SOUTHWESTERLY, NORTHEASTERLY, EASTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT FIVE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 44°41'18" EAST, 120.00 FEET; COURSE NO. 2: SOUTH 45°18'42" WEST, 57.82 FEET; COURSE NO. 3: SOUTH 44°41'18" EAST, 170.00 FEET; COURSE NO. 4: NORTH 45°18'42" EAST, 84.49 FEET; COURSE NO. 5: SOUTH 75°44'15" EAST, 78.25 FEET; COURSE NO. 6: SOUTH 32°37'21" EAST, 506.91 FEET; COURSE NO. 7: SOUTH 27°31'22" EAST, 314.36 FEET; THENCE SOUTH 62°28'38" WEST, 951.59 FEET; THENCE NORTH 42°59'33" WEST, 770.11 FEET; THENCE NORTH 27°23'09" WEST, 234.62 FEET; THENCE SOUTH 48°25'59" WEST, 68.75 FEET; THENCE SOUTH 32°39'06" WEST, 73.54 FEET; THENCE SOUTH 48°25'59" WEST, 82.22 FEET; THENCE NORTH 41°34'02" WEST, 120.00 FEET; THENCE NORTH 48°25'59" EAST, 84.13 FEET; THENCE NORTH 66°49'16" EAST, 48.62 FEET; THENCE NORTH 66°49'16" EAST, 46.48 FEET; THENCE NORTH 48°25'59" EAST, 65.05 FEET; THENCE NORTH 27°23'09" WEST, 207.67 FEET; THENCE NORTH 52°35'20" WEST, 173.99 FEET; THENCE NORTH 18°37'12" WEST, 443.47 FEET; THENCE NORTH 00°04'41" EAST, 74.70 FEET; THENCE SOUTH 82°46'55" EAST, 1178.50 FEET, TO THE AFORESAID WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT FIVE; THENCE SOUTH 07°13'05" WEST, ALONG LAST SAID LINE, 78.94 FEET; THENCE SOUTH 45°31'58" EAST, 36.27 FEET, TO THE NORTHERLY LINE OF SAID LOT 435; THENCE SOUTH 45°18'42" WEST, ALONG LAST SAID LINE, 23.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 38.21 ACRES, MORE OR LESS.

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; APPROVING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Three Rivers Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted, after notice and public hearing, Resolutions 2019-29 and 2022-08, relating to the imposition, levy, collection, and enforcement of such special assessments (together the "**Master Assessment Resolution**"); and

WHEREAS, pursuant to and consistent with the terms of the Master Assessment Resolution, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted supplemental special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on October 10, 2025, the District entered into a Bond Purchase Agreement whereby it agreed to sell its Three Rivers Community Development District Special Assessment Refunding Bonds, Series 2025 (the "**Series 2025 Bonds**") for the purpose of refunding a portion of the District's outstanding Series 2021B Bonds (South Assessment Area) and financing a portion of the 2025 Project (defined herein); and

WHEREAS, pursuant to and consistent with the Master Assessment Resolution, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the liens for the special assessments securing the Series 2025 Bonds ("**Series 2025 Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and the Master Assessment Resolution.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board hereby finds and determines as follows:

(a) On May 19, 2022, the District, after due notice and public hearing, adopted the Master Assessment Resolution which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Master Engineer's Report*, dated August 27, 2019 and the *Supplemental Engineer's Report Series 2025 Bonds (Units 12, 16 and 17)*, dated September 23, 2025, which is attached to this Resolution as **Exhibit A** and approved by this Resolution ("**Supplemental Engineer's Report**") and, collectively with the Master Engineer's Report, the "**Engineer's Report**", identifies and describes the presently expected components of the infrastructure improvements, a portion of which are to be financed with the Series 2025 Bonds (the "**2025 Project**"). The District hereby confirms that the 2025 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2025 Bonds is hereby ratified.

(c) The *Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025*, dated October 10, 2025, attached to this Resolution as **Exhibit B**, and approved by this Resolution ("**Supplemental Assessment Report**"), applies the adopted *Master and Neighborhood Special Assessment Methodology Report*, dated February 7, 2019, as supplemented by the *First Amendment to the Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022 ("**Master Assessment Report**"), to the 2025 Project and the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report and Master Assessment Report are hereby approved, adopted, and confirmed. The District ratifies the use of such Reports in connection with the sale of the Series 2025 Bonds.

(d) The 2025 Project will specially benefit all of the developable acreage in the 2025 Assessment area, as defined herein and as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the 2025 Project financed with the Series 2025 Bonds to the specially benefitted properties within the District as set forth in the Master Assessment Resolution and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS. As provided in the Master Assessment Resolution, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the Series 2025 Assessments securing such bonds. The Series 2025 Bonds in a par amount of \$25,555,000 shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2025 Assessments securing the Series 2025 Bonds, which includes those lots and lands set forth in the Series 2025 Assessment Roll included in the Supplemental Assessment Report, shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2025 ASSESSMENTS SECURING SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2025 Assessments securing the Series 2025 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2025 Bonds. The estimated costs of collection of the Series 2025 Assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2025 Assessments securing the Series 2025 Bonds includes those lots and lands set forth in the Series 2025 Assessment Roll included in the Supplemental Assessment Report ("**2025 Assessment Area**"), and as such land is ultimately defined and set forth in site plans, plats or other designations of developable acreage. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted by the 2025 Project and reallocate the Series 2025 Assessments securing the Series 2025 Bonds in order to impose Series 2025 Assessments on the newly added and benefitted property.

(c) Taking into account any capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated September 1, 2019, and *Fifth Supplemental Trust Indenture*, dated October 1, 2025, the District shall begin annual collection of the Series 2025 Assessments for the Series 2025 Bonds debt service payments using the methods available to it by law.

(d) The District hereby certifies the Series 2025 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Nassau County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2025 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2025 Assessments by any particular method – e.g., on

the tax roll or by direct bill – does not mean that such method will be used to collect Series 2025 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS. The terms of the Master Resolution addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025 Assessments securing the Series 2025 Bonds in the Official Records of Nassau County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement the Master Resolution, which remains in full force and effect. This Resolution and the Master Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank]

APPROVED and **ADOPTED**, this 29th day of October, 2025.

ATTEST:

**THREE RIVERS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** *Supplemental Engineer's Report Series 2025 Bonds (Units 12, 16 and 17), dated September 23, 2025*
- Exhibit B:** *Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025, dated October 10, 2025*
- Exhibit C:** Maturities and Coupon of Series 2025 Bonds
- Exhibit D:** Sources and Uses of Funds for Series 2025 Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series 2025 Bonds

Exhibit A:

Supplemental Engineer's Report Series 2025 Bonds (Units 12, 16 and 17), dated September 23, 2025

Exhibit B:

*Final Supplemental Special Assessment Methodology Report for the Special Assessment
Refunding Bonds, Series 2025, dated October 10, 2025*

Exhibit C:
Maturities and Coupon of Series 2025 Bonds

<i>Bond Component</i>	<i>Maturity Date</i>	<i>CUSIP</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>	<i>Premium (-Discount)</i>
Term Bond due 2031:							
	05/01/2027		360,000	4.125%	4.160%	99.829	-615.60
	05/01/2028		375,000	4.125%	4.160%	99.829	-641.25
	05/01/2029		395,000	4.125%	4.160%	99.829	-675.45
	05/01/2030		410,000	4.125%	4.160%	99.829	-701.10
	05/01/2031	88563M AL9	425,000	4.125%	4.160%	99.829	-726.75
			1,965,000				-3,360.15
Term Bond due 2045:							
	05/01/2032		445,000	5.500%	5.550%	99.408	-2,634.40
	05/01/2033		475,000	5.500%	5.550%	99.408	-2,812.00
	05/01/2034		500,000	5.500%	5.550%	99.408	-2,960.00
	05/01/2035		530,000	5.500%	5.550%	99.408	-3,137.60
	05/01/2036		555,000	5.500%	5.550%	99.408	-3,285.60
	05/01/2037		590,000	5.500%	5.550%	99.408	-3,492.80
	05/01/2038		620,000	5.500%	5.550%	99.408	-3,670.40
	05/01/2039		655,000	5.500%	5.550%	99.408	-3,877.60
	05/01/2040		695,000	5.500%	5.550%	99.408	-4,114.40
	05/01/2041		735,000	5.500%	5.550%	99.408	-4,351.20
	05/01/2042		775,000	5.500%	5.550%	99.408	-4,588.00
	05/01/2043		820,000	5.500%	5.550%	99.408	-4,854.40
	05/01/2044		865,000	5.500%	5.550%	99.408	-5,120.80
	05/01/2045	88563M AN5	915,000	5.500%	5.550%	99.408	-5,416.80
			9,175,000				-54,316.00
Term Bond due 2056:							
	05/01/2046		965,000	5.750%	5.790%	99.430	-5,500.50
	05/01/2047		1,025,000	5.750%	5.790%	99.430	-5,842.50
	05/01/2048		1,085,000	5.750%	5.790%	99.430	-6,184.50
	05/01/2049		1,150,000	5.750%	5.790%	99.430	-6,555.00
	05/01/2050		1,215,000	5.750%	5.790%	99.430	-6,925.50
	05/01/2051		1,290,000	5.750%	5.790%	99.430	-7,353.00
	05/01/2052		1,365,000	5.750%	5.790%	99.430	-7,780.50
	05/01/2053		1,445,000	5.750%	5.790%	99.430	-8,236.50
	05/01/2054		1,530,000	5.750%	5.790%	99.430	-8,721.00
	05/01/2055		1,625,000	5.750%	5.790%	99.430	-9,262.50
	05/01/2056	88563M AP0	1,720,000	5.750%	5.790%	99.430	-9,804.00
			14,415,000				-82,165.50
			25,555,000				-139,841.65

Exhibit D:
Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

**Three Rivers Community Development District
(Nassau County, Florida)
Special Assessment Refunding Bonds, Series 2025
PRICING DATE: October 9, 2025
FINAL PRICING NUMBERS**

Dated Date 10/31/2025
Delivery Date 10/31/2025

Sources:

Bond Proceeds:	
Par Amount	25,555,000.00
Original Issue Discount	<u>-139,841.65</u>
	25,415,158.35
Other Sources of Funds:	
Liquidation of the Series 2021B DSRF Act	124,181.25
	<u>25,539,339.60</u>

Uses:

Project Fund Deposits:	
Project Fund	18,864,405.30
Refunding Escrow Deposits:	
Cash Deposit	2,747,090.63
Other Fund Deposits:	
Debt Service Reserve Fund @ MADS	1,771,078.13
Capitalized Interest Fund thru 11/1/2026	<u>1,418,473.04</u>
	3,189,551.17
Delivery Date Expenses:	
Cost of Issuance	227,192.50
Underwriter's Discount	<u>511,100.00</u>
	738,292.50
	<u>25,539,339.60</u>

Exhibit E:
Annual Debt Service Payment Due on Series 2025 Bonds

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
05/01/2026			711,201.16	711,201.16	
11/01/2026			707,271.88	707,271.88	1,418,473.04
05/01/2027	360,000	4.125%	707,271.88	1,067,271.88	
11/01/2027			699,846.88	699,846.88	1,767,118.76
05/01/2028	375,000	4.125%	699,846.88	1,074,846.88	
11/01/2028			692,112.50	692,112.50	1,766,959.38
05/01/2029	395,000	4.125%	692,112.50	1,087,112.50	
11/01/2029			683,965.63	683,965.63	1,771,078.13
05/01/2030	410,000	4.125%	683,965.63	1,093,965.63	
11/01/2030			675,509.38	675,509.38	1,769,475.01
05/01/2031	425,000	4.125%	675,509.38	1,100,509.38	
11/01/2031			666,743.75	666,743.75	1,767,253.13
05/01/2032	445,000	5.500%	666,743.75	1,111,743.75	
11/01/2032			654,506.25	654,506.25	1,766,250.00
05/01/2033	475,000	5.500%	654,506.25	1,129,506.25	
11/01/2033			641,443.75	641,443.75	1,770,950.00
05/01/2034	500,000	5.500%	641,443.75	1,141,443.75	
11/01/2034			627,693.75	627,693.75	1,769,137.50
05/01/2035	530,000	5.500%	627,693.75	1,157,693.75	
11/01/2035			613,118.75	613,118.75	1,770,812.50
05/01/2036	555,000	5.500%	613,118.75	1,168,118.75	
11/01/2036			597,856.25	597,856.25	1,765,975.00
05/01/2037	590,000	5.500%	597,856.25	1,187,856.25	
11/01/2037			581,631.25	581,631.25	1,769,487.50
05/01/2038	620,000	5.500%	581,631.25	1,201,631.25	
11/01/2038			564,581.25	564,581.25	1,766,212.50
05/01/2039	655,000	5.500%	564,581.25	1,219,581.25	
11/01/2039			546,568.75	546,568.75	1,766,150.00
05/01/2040	695,000	5.500%	546,568.75	1,241,568.75	
11/01/2040			527,456.25	527,456.25	1,769,025.00
05/01/2041	735,000	5.500%	527,456.25	1,262,456.25	
11/01/2041			507,243.75	507,243.75	1,769,700.00
05/01/2042	775,000	5.500%	507,243.75	1,282,243.75	
11/01/2042			485,931.25	485,931.25	1,768,175.00
05/01/2043	820,000	5.500%	485,931.25	1,305,931.25	
11/01/2043			463,381.25	463,381.25	1,769,312.50
05/01/2044	865,000	5.500%	463,381.25	1,328,381.25	
11/01/2044			439,593.75	439,593.75	1,767,975.00
05/01/2045	915,000	5.500%	439,593.75	1,354,593.75	
11/01/2045			414,431.25	414,431.25	1,769,025.00
05/01/2046	965,000	5.750%	414,431.25	1,379,431.25	
11/01/2046			386,687.50	386,687.50	1,766,118.75
05/01/2047	1,025,000	5.750%	386,687.50	1,411,687.50	
11/01/2047			357,218.75	357,218.75	1,768,906.25
05/01/2048	1,085,000	5.750%	357,218.75	1,442,218.75	
11/01/2048			326,025.00	326,025.00	1,768,243.75
05/01/2049	1,150,000	5.750%	326,025.00	1,476,025.00	
11/01/2049			292,962.50	292,962.50	1,768,987.50
05/01/2050	1,215,000	5.750%	292,962.50	1,507,962.50	
11/01/2050			258,031.25	258,031.25	1,765,993.75
05/01/2051	1,290,000	5.750%	258,031.25	1,548,031.25	
11/01/2051			220,943.75	220,943.75	1,768,975.00
05/01/2052	1,365,000	5.750%	220,943.75	1,585,943.75	
11/01/2052			181,700.00	181,700.00	1,767,643.75
05/01/2053	1,445,000	5.750%	181,700.00	1,626,700.00	
11/01/2053			140,156.25	140,156.25	1,766,856.25
05/01/2054	1,530,000	5.750%	140,156.25	1,670,156.25	
11/01/2054			96,168.75	96,168.75	1,766,325.00
05/01/2055	1,625,000	5.750%	96,168.75	1,721,168.75	
11/01/2055			49,450.00	49,450.00	1,770,618.75
05/01/2056	1,720,000	5.750%	49,450.00	1,769,450.00	
11/01/2056					1,769,450.00
	25,555,000		28,911,663.70	54,466,663.70	54,466,663.70

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

7

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

7A

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

NOTICE RULE DEVELOPMENT
RULES RELATING TO PARKING

Was published in said newspaper in the issue(s) of

09/24/2025
Ad # 881566

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he 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.
Affiant further says that the newspaper complies with all
legal requirements for Chapter 50 of the Florida Statutes.



Sworn to and subscribed to before me
This 24th day of September, A.D. 2025



Brooke Bird

 Personally Known



**NOTICE OF RULE DEVELOPMENT BY
THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, Florida Statutes, the Three Rivers Community Development District (District) hereby gives notice of its intention to adopt its Rules Relating to Parking and Parking Enforcement (Proposed Rule) which relate to parking at the Districts amenity facilities and common areas. The Proposed Rule number is PARK2026-01. The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations of the Districts amenity facilities and other properties by setting policies, regulations, and rules to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 120.54 and 120.81, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 190.035(2), 190.012, 120.54, 120.69 and 120.81, Florida Statutes.

A public hearing will be conducted by the District on October 29, 2025, at 3:00 p.m. at the Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097. A copy of the Proposed Rule and the related incorporated documents, if any, may be obtained, without cost, by contacting the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (904) 295-5714.
Ernesto Torres
District Manager
FNL 1T 09-24-2025
#881566

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

NOTICE OF RULEMAKING
RULES RELATING TO PARKING

Was published in said newspaper in the issue(s) of

10/01/2025
Ad # 881949

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he 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.
Affiant further says that the newspaper complies with all
legal requirements for Chapter 50 of the Florida Statutes.

Sworn to and subscribed to before me
This 1st day of October, A.D. 2025

Brooke Bird, Notary Public

BB Personally Known



NOTICE OF RULEMAKING
REGARDING THE
PROPOSED RULE
THE THREE RIVERS
COMMUNITY DEVELOPMENT
DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Three Rivers Community Development District (District) hereby gives the public notice of its intent to adopt its Rules Relating to Parking and Parking Enforcement (Proposed Rule), all of which govern the rules related to parking at the Districts amenity facilities and common areas. The Proposed Rule number is PARK2026-01. Prior Notice of Rule Development was published in the News-Leader on September 24, 2025: public hearing will be conducted by the Board of Supervisors (Board) of the District on October 29, 2025, at 3:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097 regarding same. Pursuant to Sections 190.011(5) and 190.012 (3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations by setting policies, regulations, rates and fees. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 120.54 and 120.81, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 190.035(2), 190.012, 120.54, 120.69 and 120.81, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida

Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager, Ernesto Torres, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (904) 295-5714, torrese@wh-hassociates.com, (District Managers Office). The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 or 1-800-955-8770, for aid in contacting the District Managers Office.

Ernesto Torres
District Manager
FNL 1T 10-01-2025
#881949

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Three Rivers Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Rules Relating to Parking on District Property*, attached hereto as **Exhibit A** for immediate use and application (“**Rules**”); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 29th day of October 2025.

ATTEST:

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules

EXHIBIT A

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT *Rules Relating to Parking and Parking Enforcement*

In accordance with Chapter 190, Florida Statutes, and on October 29, 2025, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Three Rivers Community Development District (“District”) adopted the following rule relating to parking on District property (“Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

(1) **Introduction:** The District finds that vehicles and vessels parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes parking in designated areas as set forth herein. Further, this Rule authorizes the towing/removal of unauthorized vehicles and vessels parked on District property in violation of this Rule as set forth herein.

(2) **Designated Parking Areas:** Vehicles and vessels may be parked on District property only as set forth below:

- a. **AMENITIES AREAS.** Vehicle parking is permitted for Patrons and Guests only during the hours set forth below and only while such Patrons and Guests are using the District’s amenity facilities. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:**

PARKING AREA	PERMITTED HOURS
Amenity Center Parking Lot	4:00 a.m. to 10:00 p.m.

- b. **MAIL BOXES.** Parking at the mailbox kiosk parking spots shall be limited to a maximum of 15 minutes continuously, unless the vehicle is actively engaged (loading/unloading mail or parcel).
- c. **OTHER DISTRICT OWNED AND/OR OPERATED PROPERTY.** Parking is permitted for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

(3) **Establishment of Tow-Away Zone.**

- a. **DISTRICT TOW-AWAY ZONES.** All District owned and/or operated property in which parking is prohibited as set forth in Section (2) herein, either entirely or during specific hours, is hereby declared a Tow-Away Zone. Tow-Away Zones include all District owned and/or property which are generally identified on

Exhibit A attached hereto and incorporated herein by this reference. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.

(4) **Exceptions.**

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park vehicles without charge in the Amenity Parking Area after the hours set forth in Section (2) in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible.

(5) **Towing/Removal Procedures.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

(6) **Other District Penalties.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law. Fines shall be imposed as follows: (i) the first violation will incur a fine of \$100, (ii) a second violation will incur a fine of \$500, and (iii) any additional violations will incur a fine of \$1,000 per violation. The District Manager shall have the authority to enforce and collect the fines as set forth above.

(7) **Parking at Your Own Risk**. The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or vehicles or vessels parked on District property.

(8) **Sovereign Immunity**. Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

Exhibit A: Tow Away Zone Areas and Map

Exhibit A

Tow-Away Zones

The Amenity Facility Parking Lot; and

Tract 15 as shown on the plat of Tributary Phase 1A Unit One, as recorded in Official Records Book 2378, Pages 217 – 228, inclusive, of the Public Records of Nassau County, Florida

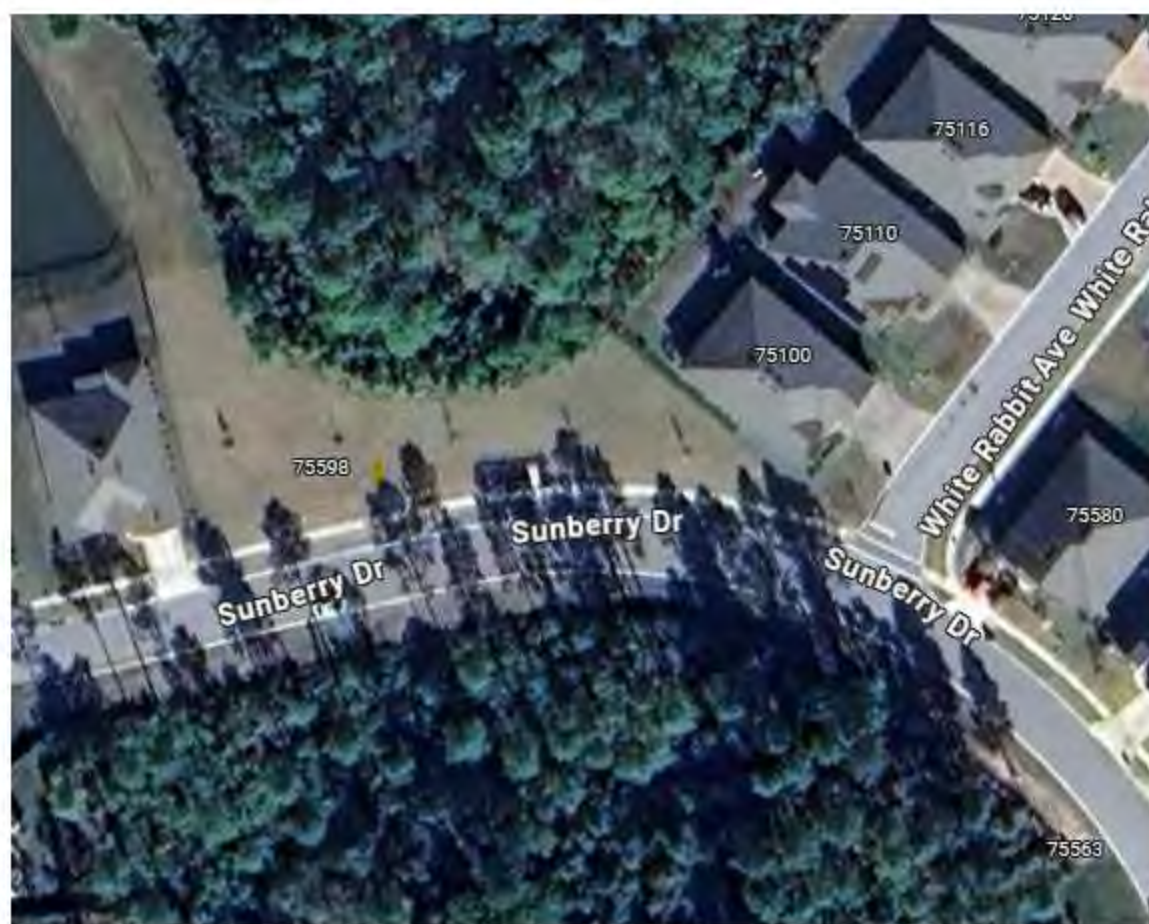
Tract 36 as shown on the plat of Tributary Phase 1A Unit Two, as recorded in Official Records Book 2434, Pages 703 – 710, inclusive, of the Public Records of Nassau County, Florida

Tracts 73 (excluding overflow spots) and 74 as shown on the plat of Tributary Phase 1A Unit Six, as recorded in Official Records Book 2504, Pages 1849 – 1855, inclusive, of the Public Records of Nassau County, Florida

Tract 90 as shown on the plat of Tributary Phase 1A Unit Eight, as recorded in Official Records Book 2667, Pages 721 – 725, inclusive, of the Public Records of Nassau County, Florida

as generally depicted on the following map and/or image:











THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

8

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

8A

**REQUISITION
2025 ACQUISITION AND CONSTRUCTION ACCOUNT**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of October 1, 2025 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **1**
- (2) Name of Payee pursuant to Acquisition Agreement:

**Three Rivers Developers LLC
WIRE INSTRUCTIONS: Alliance Bank of America**

- (3) Amount Payable: **\$258,467.26**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Reimbursement for construction related expenses advance funded by the Developer for Unit 12**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

8B

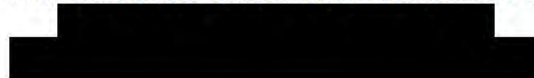
**REQUISITION
2025 ACQUISITION AND CONSTRUCTION ACCOUNT**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of October 1, 2025 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **2**
- (2) Name of Payee pursuant to Acquisition Agreement:

**Three Rivers Developers LLC
WIRE INSTRUCTIONS: Alliance Bank of America**



- (3) Amount Payable: **\$3,091,608.37**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Reimbursement for construction related expenses advance funded by the Developer for Unit 16**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

8C

**REQUISITION
2025 ACQUISITION AND CONSTRUCTION ACCOUNT**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of October 1, 2025 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **3**
- (2) Name of Payee pursuant to Acquisition Agreement:

**Three Rivers Developers LLC
WIRE INSTRUCTIONS: Alliance Bank of America**



- (3) Amount Payable: **\$11,975.00**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Reimbursement for construction related expenses advance funded by the Developer for Unit 17**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Debt Service Fund Series 2021B	Debt Service Fund Series 2021B SSA	Debt Service Fund Series 2023	Capital Projects Fund Series 2019	Capital Projects Fund Series 2021B	Capital Projects Fund Series 2021B SSA	Capital Projects Fund Series 2023	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS												
Cash	\$ 109,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,039
Investments												
Revenue	-	688,788	94	-	5,881	178,111	-	-	-	-	-	872,874
Reserve	-	888,419	3,325	-	285,594	567,475	-	-	-	-	-	1,744,813
Prepayment	-	23,827	98	-	-	786,622	-	-	-	-	-	810,547
Construction	-	-	-	-	-	-	-	34	2,022	13,494	-	15,550
Construction - master	-	-	-	-	-	-	21	-	-	-	-	21
Construction - neighborhood	-	-	-	-	-	-	5	-	-	-	-	5
Cost of issuance	-	-	-	-	-	22,021	-	-	-	-	-	22,021
Capitalized interest	-	-	-	-	-	11	-	-	-	-	-	11
Interest	-	-	-	-	-	65	-	-	-	-	-	65
General redemption	-	-	-	-	524	-	-	-	-	-	-	524
Undeposited funds	14,362	-	-	-	-	67,269	-	-	-	-	-	81,631
Due from developer	-	-	-	-	-	-	-	63,163	-	420,951	-	484,114
Due from Three Rivers Developers	30,574	12,145	-	-	-	260,518	-	-	-	-	9,997,267	10,300,504
Due from other	-	-	-	-	-	-	-	6	450	-	-	456
Due from general fund	-	-	-	-	-	-	-	-	-	-	4,075	4,075
Due from debt service fund 2019A-1	-	-	5,509	-	-	-	-	-	-	-	-	5,509
Due from capital projects fund 2021B	-	-	-	-	-	-	-	-	6,870	-	-	6,870
Utility deposit	42,116	-	-	-	-	-	-	-	-	-	-	42,116
Prepaid expense	83,713	-	-	-	-	-	-	-	-	-	-	83,713
Total assets	<u>\$ 279,804</u>	<u>\$ 1,613,179</u>	<u>\$ 9,026</u>	<u>\$ -</u>	<u>\$ 291,999</u>	<u>\$ 1,882,092</u>	<u>\$ 26</u>	<u>\$ 63,203</u>	<u>\$ 9,342</u>	<u>\$ 434,445</u>	<u>\$10,001,342</u>	<u>\$ 14,584,458</u>
LIABILITIES												
Liabilities:												
Accounts payable	\$ 21,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,826,106	\$ 8,847,725
Amenity deposits	2,100	-	-	-	-	-	-	-	-	-	-	2,100
Due to Developer	246	-	-	-	-	-	-	-	-	-	11,701,822	11,702,068
Credit Card	3,695	-	-	-	-	-	-	-	-	-	-	3,695
Due to other	222,755	-	-	-	-	-	-	-	-	2,056	-	224,811
Due to debt service fund 2019A-2	-	5,509	-	-	-	-	-	-	-	-	-	5,509
Due to capital projects fund 2021BSAA	-	-	-	-	-	-	-	6,870	-	-	-	6,870
Due to capital projects fund 2025	4,075	-	-	-	-	-	-	-	-	-	-	4,075
Contracts payable	-	-	-	-	-	-	-	63,184	-	432,389	-	495,573
Retainage payable	-	-	-	-	-	-	-	-	-	-	526,172	526,172
Accured taxes payable	122	-	-	-	-	-	-	-	-	-	-	122
Developer advance	20,000	-	-	-	-	-	-	-	-	-	-	20,000
Total liabilities	<u>274,612</u>	<u>5,509</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>70,054</u>	<u>-</u>	<u>434,445</u>	<u>21,054,100</u>	<u>21,838,720</u>
DEFERRED INFLOWS OF RESOURCES												
Deferred receipts	9,129	12,145	-	-	-	260,518	-	63,163	-	420,951	-	765,906
Total deferred inflows of resources	<u>9,129</u>	<u>12,145</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>260,518</u>	<u>-</u>	<u>63,163</u>	<u>-</u>	<u>420,951</u>	<u>-</u>	<u>765,906</u>
FUND BALANCES												
Assigned:												
Restricted for												
Debt service	-	1,595,525	9,026	-	291,999	1,621,574	-	-	-	-	-	3,518,124
Capital projects	-	-	-	-	-	-	26	(70,014)	9,342	(420,951)	(11,052,758)	(11,534,355)
Unassigned	(3,937)	-	-	-	-	-	-	-	-	-	-	(3,937)
Total fund balances	<u>(3,937)</u>	<u>1,595,525</u>	<u>9,026</u>	<u>-</u>	<u>291,999</u>	<u>1,621,574</u>	<u>26</u>	<u>(70,014)</u>	<u>9,342</u>	<u>(420,951)</u>	<u>(11,052,758)</u>	<u>(8,020,168)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 279,804</u>	<u>\$ 1,613,179</u>	<u>\$ 9,026</u>	<u>\$ -</u>	<u>\$ 291,999</u>	<u>\$ 1,882,092</u>	<u>\$ 26</u>	<u>\$ 63,203</u>	<u>\$ 9,342</u>	<u>\$ 434,445</u>	<u>\$10,001,342</u>	<u>\$ 14,584,458</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 842,308	\$ 855,626	98%
Assessment levy: off-roll	37,147	180,018	201,163	89%
Developer contribution	-	142,779	199,980	71%
Lot closing	10,287	21,145	-	N/A
Interest and miscellaneous	-	2,672	-	N/A
Total revenues	<u>47,434</u>	<u>1,188,922</u>	<u>1,256,769</u>	
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	3,200	9,000	36%
FICA	-	245	918	27%
Engineering	5,550	40,268	10,000	403%
Attorney	-	11,863	25,000	47%
Arbitrage	-	500	500	100%
DSF accounting: series 2019	625	7,500	7,500	100%
DSF accounting: series 2021	1,250	15,000	7,500	200%
DSF accounting: series 2022	-	-	7,500	0%
DSF accounting: series 2023	625	7,500	7,500	100%
Dissemination agent: series 2019	83	1,000	1,000	100%
Dissemination agent: series 2021-B1	83	1,000	1,000	100%
Dissemination agent: series 2021-B2	83	1,000	1,000	100%
Dissemination agent: series 2022	-	-	1,000	0%
Dissemination agent: series 2023	83	1,000	1,000	100%
Trustee: series 2019	-	4,256	4,300	99%
Trustee: series 2021-B1	-	-	4,000	0%
Trustee: series 2021-B2	4,676	4,676	4,000	117%
Trustee: series 2022	-	-	4,000	0%
Trustee: series 2023	-	4,350	4,000	109%
Audit	-	9,600	7,500	128%
Management	3,750	45,000	45,000	100%
O&M accounting	625	7,500	7,500	100%
Website	850	850	705	121%
ADA compliance	-	-	210	0%
Telephone	42	500	500	100%
Postage	18	543	750	72%
Insurance	-	-	6,000	0%
Printing & binding	42	500	500	100%
Legal advertising	1,067	4,315	20,000	22%
Boundary Amendment	-	893	-	
Other current charges	315	7,281	500	1456%
Office supplies	-	409	-	N/A
Dues, licenses & subscriptions	-	175	175	100%
Tax collector	-	30,905	17,826	173%
Total professional & administrative	<u>19,767</u>	<u>211,829</u>	<u>207,884</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operations & maintenance				
Landscape maintenance	122,601	285,460	300,000	95%
Landscape contingency	12,924	12,924	20,000	65%
Lifestyle director	-	92,594	85,000	109%
Electric	11,921	69,336	60,000	116%
Reclaimed water	6,826	61,631	35,000	176%
Lake/stormwater maintenance	5,350	32,100	25,000	128%
Irrigation repairs	1,384	15,361	10,000	154%
Total operations & maintenance	<u>161,006</u>	<u>569,406</u>	<u>535,000</u>	
Amenity center				
Utilities				
Telephone & cable	612	6,815	6,000	114%
Electric	2,030	18,473	25,000	74%
Water irrigation	-	1,374	5,000	27%
Gas	-	661	1,500	44%
Trash removal	217	2,543	3,000	85%
Security				
Alarm monitoring	-	-	400	0%
Monitoring	-	2,880	3,000	96%
Access cards	-	225	2,000	11%
Management contracts				
Landscape maintenance	537	30,389	55,000	55%
Landscape seasonal (annuals & pine straw)	-	12,328	-	N/A
Landscape contingency	-	-	5,500	0%
Pool attendants	-	700	-	N/A
Pool maintenance	2,500	31,499	28,200	112%
Pool repairs	-	15,756	4,000	394%
Pool chemicals	-	1,414	10,000	14%
Janitorial services	2,270	20,300	30,000	68%
Janitorial supplies	1,383	8,602	10,000	86%
Facility maintenance	-	510	-	N/A
Fitness equipment lease	3,130	37,953	38,300	99%
Technology help desk	138	1,766	3,000	59%
HVAC maintenance	-	7,523	2,000	376%
Pest control	433	1,862	2,750	68%
Pool permits	-	265	1,000	27%
Repairs & maintenance	4,078	34,988	20,000	175%
New capital projects	-	3,060	10,000	31%
Special events	4,648	82,408	82,500	100%
Holiday decorations	-	9,500	12,666	75%
Fitness center repairs/supplies	-	699	3,500	20%
Office supplies	11	991	3,600	28%
Operating supplies	862	4,952	-	N/A
ASCAP/BMI licences	-	-	1,984	0%
Insurance: property	-	70,359	74,414	95%
Fitness maintenance	395	1,022	1,500	68%
Temporary Staff	4,975	11,610	23,374	50%
Nassau County off-duty patrol	-	-	15,000	0%
Meeting room	-	5,075	7,200	70%
Life safety	616	4,420	3,500	126%
Total amenity center	<u>28,835</u>	<u>432,922</u>	<u>494,888</u>	
Total expenditures	<u>209,608</u>	<u>1,214,157</u>	<u>1,237,772</u>	
Excess/(deficiency) of revenues over/(under) expenditures	(162,174)	(25,235)	18,997	
Net change in fund balances	(162,174)	(25,235)	18,997	
Fund balances - beginning	158,237	21,298	18,437	

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	<u>\$ (3,937)</u>	<u>\$ (3,937)</u>	<u>\$ 37,434</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ 843,446	\$ 856,782	98%
Assessment prepayments	-	21,750	-	N/A
Interest	5,302	70,005	-	N/A
Total revenues	<u>5,302</u>	<u>935,201</u>	<u>856,782</u>	
EXPENDITURES				
Debt service				
Principal	-	275,000	275,000	100%
Principal prepayment	-	25,000	-	N/A
Interest 11/1	-	302,422	302,422	100%
Interest 5/1	-	301,856	302,422	100%
Total debt service	<u>-</u>	<u>904,278</u>	<u>879,844</u>	
Other fees & charges				
Tax collector	-	16,817	17,850	94%
Total other fees and charges	<u>-</u>	<u>16,817</u>	<u>17,850</u>	94%
Total expenditures	<u>-</u>	<u>921,095</u>	<u>897,694</u>	
Excess/(deficiency) of revenues over/(under) expenditures	5,302	14,106	(40,912)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(2,646)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,646)</u>	<u>-</u>	
Net change in fund balances	5,302	11,460	(40,912)	
Fund balances - beginning	1,590,223	1,584,065	1,545,715	
Fund balances - ending	<u>\$ 1,595,525</u>	<u>\$ 1,595,525</u>	<u>\$ 1,504,803</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 3,088	0%
Interest	11	139	-	N/A
Total revenues	11	139	3,088	
EXPENDITURES				
Debt service				
Interest 11/1	-	1,544	1,544	100%
Interest 5/1	-	1,543	1,544	100%
Total debt service	-	3,087	3,088	
Excess/(deficiency) of revenues over/(under) expenditures	11	(2,948)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	2,646	-	N/A
Total other financing sources	-	2,646	-	
Net change in fund balances	11	(302)	-	
Fund balances - beginning	9,015	9,328	7,581	
Fund balances - ending	<u>\$ 9,026</u>	<u>\$ 9,026</u>	<u>\$ 7,581</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021B BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 3,927
Total revenues	<u>-</u>	<u>3,927</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	3,927
OTHER FINANCING SOURCES/(USES)		
Misc. expenses	-	(222,436)
Transfers in	<u>-</u>	<u>1,603</u>
Total other financing sources	<u>-</u>	<u>(220,833)</u>
Net change in fund balances	<u>-</u>	<u>(216,906)</u>
Fund balances - beginning	<u>-</u>	<u>216,906</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021B SSA BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 136,352	\$ 285,594	48%
Interest	967	12,348	-	N/A
Total revenues	967	148,700	285,594	
EXPENDITURES				
Debt service				
Interest	-	285,594	285,594	100%
Total expenditures	-	285,594	285,594	100%
Excess/(deficiency) of revenues over/(under) expenditures	967	(136,894)	-	
Fund balances - beginning	291,032	428,893	526,361	
Fund balances - ending	<u>\$ 291,999</u>	<u>\$ 291,999</u>	<u>\$ 526,361</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ 178,215	\$ 181,033	98%
Assessment levy: off-roll	-	234,200	-	N/A
Assessment prepayments	704,444	2,161,914	748,852	289%
Lot closing	67,269	130,469	-	N/A
Interest	2,815	137,053	-	N/A
Total revenues	<u>774,528</u>	<u>2,841,851</u>	<u>929,885</u>	
EXPENDITURES				
Debt service				
Interest	-	651,296	721,198	90%
Principal	-	195,000	195,000	100%
Principal prepayment	-	4,870,000	-	N/A
Total debt service	<u>-</u>	<u>5,716,296</u>	<u>916,198</u>	
Other fees & charges				
Tax collector	-	3,553	3,772	N/A
Total other fees and charges	<u>-</u>	<u>3,553</u>	<u>3,772</u>	N/A
Total expenditures	<u>-</u>	<u>5,719,849</u>	<u>919,970</u>	
Excess/(deficiency) of revenues over/(under) expenditures	774,528	(2,877,998)	9,915	
OTHER FINANCING SOURCES/(USES)				
Net change in fund balances	774,528	(2,877,998)	9,915	
Fund balances - beginning	847,046	4,499,572	1,565,353	
Fund balances - ending	<u>\$ 1,621,574</u>	<u>\$ 1,621,574</u>	<u>\$ 1,575,268</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 4,413
Interest	-	16
Total revenues	<u>-</u>	<u>4,429</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	4,429
Fund balances - beginning	26	(4,403)
Fund balances - ending	<u>\$ 26</u>	<u>\$ 26</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021B BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 53,566
Interest & Misc.	14	1,176
Total revenues	<u>14</u>	<u>54,742</u>
EXPENDITURES		
Capital outlay	<u>3,322</u>	<u>117,714</u>
Total expenditures	<u>3,322</u>	<u>117,714</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,308)	(62,972)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	3,555
Transfer out	-	(1,603)
Total other financing sources/(uses)	<u>-</u>	<u>1,952</u>
Net change in fund balances	(3,308)	(61,020)
Fund balances - beginning	(66,706)	(8,994)
Fund balances - ending	<u>\$ (70,014)</u>	<u>\$ (70,014)</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021B SSA BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 622	\$ 11,586
Total revenues	<u>622</u>	<u>11,586</u>
EXPENDITURES		
Capital outlay	(1,400)	321,128
Total expenditures	<u>(1,400)</u>	<u>321,128</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,022	(309,542)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	174,091
Transfer out	-	(3,555)
Total other financing sources/(uses)	<u>-</u>	<u>170,536</u>
Net change in fund balances	2,022	(139,006)
Fund balances - beginning	7,320	148,348
Fund balances - ending	<u>\$ 9,342</u>	<u>\$ 9,342</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,519,967
Interest	42	791
Total revenues	<u>42</u>	<u>1,520,758</u>
EXPENDITURES		
Capital outlay	<u>207,855</u>	<u>1,218,653</u>
Total expenditures	<u>207,855</u>	<u>1,218,653</u>
Excess/(deficiency) of revenues over/(under) expenditures	(207,813)	302,105
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(174,091)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(174,091)</u>
Net change in fund balances	(207,813)	128,014
Fund balances - beginning	<u>(213,138)</u>	<u>(548,965)</u>
Fund balances - ending	<u><u>\$ (420,951)</u></u>	<u><u>\$ (420,951)</u></u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Capital outlay	<u>3,464,024</u>	<u>11,052,758</u>
Total expenditures	<u>3,464,024</u>	<u>11,052,758</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,464,024)	(11,052,758)
Net change in fund balances	(3,464,024)	(11,052,758)
Fund balances - beginning	(7,588,734)	-
Fund balances - ending	<u><u>\$ (11,052,758)</u></u>	<u><u>\$ (11,052,758)</u></u>

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Three Rivers Community Development District held a Public Hearing and Regular Meeting on July 23, 2025 at 2:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present:

Gregg Kern	Chair
Mike Taylor (via telephone)	Vice Chair
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Wes Haber (via telephone)	District Counsel
Nick McKenna	Dominion Engineering Group
James McMahon	Castle Group
Jessica Humphrey	Castle Group
Carol Brink	Administrative Assistant
Megan Maldonado	GreenPointe Developers
Ashley Dove	Lifestyle Director
Helen Prince Bailey	Resident
Don Bailey	Resident
Tony Morales	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 2:02 p.m. Supervisors Bock, Cornelison and Kern were present. Supervisor Taylor attended via telephone. Supervisor Odom was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget****A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rodriguez presented Resolution 2025-11. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments are proposed to remain flat year-over-year. The budget will be funded via on-roll and off-roll assessments and a Developer contribution.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2025-12.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-13 Amending Resolution 2025-09 to Re-Set the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2025-13.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-13 Amending Resolution 2025-09 to Re-Set the Date, Time and Place to October 15, 2025 at 3:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Directing the Chairman and District Staff to Request the Passage of an Ordinance by Nassau County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

Mr. Haber stated the owner of the multi-family parcel asked the CDD to remove that parcel and to amend the CDD boundaries. The request was reviewed and is believed to be

appropriate. Staff will follow up with a Resolution to this effect. It was confirmed that any debt assessment that would have been levied on that parcel is not necessary because the Developer made a contribution of funded infrastructure in the amount that would have been allocated to that parcel in lieu of an assessment.

Mr. Haber stated that Staff reviewed the property and determined that it has its own infrastructure, including roadways, entryway and stormwater facilities, without utilizing the CDD's infrastructure such that Operation & Maintenance (O&M) assessments would not be necessary. That site will be responsible for installation of a boardwalk from the single-family homes section to that area. That boardwalk is for the benefit of the single-family home area to leave the community. The boardwalk will ultimately be a CDD improvement that the CDD will maintain, but not one that the CDD believes is being put there for the benefit of the multi-family property or one for which the multi-family property should have any ongoing maintenance obligation, especially in light of their being responsible for the funds to install and construct the boardwalk.

Mr. Haber noted that this type of Boundary Amendment is relatively common. This Resolution authorizes the CDD to file a petition with Nassau County to seek removal of the parcel described in Exhibit A, the Multi-Family Parcel.

A. Consideration of Boundary Amendment Funding Agreement

Mr. Haber presented the Boundary Amendment Funding Agreement. Although the CDD will file the Petition, the CDD will not be responsible for the costs associated with preparation of the Petition or any work with the County to obtain approval. The Multi-Family property owner will fund the costs.

Mr. Kern asked for confirmation that the contribution is purely from the parcel owner; that it is a flat, stipulated rate in consideration for the projected boardwalk cost; and that the CDD will still ultimately construct, own, operate and maintain the boardwalk.

Mr. Haber stated that is correct.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-14, Directing the Chairman and District Staff to Request the Passage of an Ordinance by Nassau County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance

of that Process; and Providing an Effective Date, was adopted; and the Boundary Amendment Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services**

Mr. Rodriguez presented the Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services. Exhibit A includes the cost share, which is included in the Fiscal Year 2026 budget.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services, was approved.

EIGHTH ORDER OF BUSINESS**Consent Agenda****A. Consideration/ Ratification of Requisition(s): Refunding Bond, Series 2023**

- | | | |
|------|--|----------------|
| I. | Number 95: SES Environmental Resource SOL | [\$5,038.05] |
| II. | Number 96: England-Thims & Miller, Inc. | [\$5,460.00] |
| III. | Number 97: Brightview Landscape Services, Inc. | [\$189,685.59] |
| IV. | Number 98: ECS Florida | [\$3,500.00] |
| V. | Number 99: SES Environmental Resource SOL | [\$2,040.00] |

B. Ratification Item(s)

- | | |
|-----|---|
| I. | Brightview Landscape Services, Inc. |
| a. | Work Authorization Number One for Additional Services [Adding Tributary Units 8 and 10] |
| b. | First Amendment to Agreement for Landscape Installation Services [Tributary Change Order and Additional Work for Unity 8/10/15] |
| II. | England, Thims & Miller, Inc. Work Authorization No. 11 Amendment No. 3 [Tributary Units 12 and 13 Construction Document Revisions] |

- 186 III. Florida Power & Light Company Underground Distribution Facilities Installation
187 Agreement
- 188 IV. Gold Coast Land Management, LLC Agreement for Phase 3 Construction Access
189 Path - Unit 10 to County Park
- 190 V. Clary & Associates, Inc., Proposal for Surveying and Mapping Services [Tributary
191 Country Park – Western Parking Lot]
- 192 VI. Jax Utilities Management Inc., Change Order No. 2 for Tributary Spine Rd. West
193 PH-A

194 On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the
195 Consent Agenda Items, as listed and presented, were approved and/or ratified.

196
197
198 NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of June 30, 2025

200
201 On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the
202 Unaudited Financial Statements as of June 30, 2025, were accepted.

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205 TENTH ORDER OF BUSINESS

Approval of May 15, 2025 Regular Meeting
Minutes

206
207
208 On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the
209 May 15, 2025 Regular Meeting Minutes, as presented, were approved.

210
211
212 ELEVENTH ORDER OF BUSINESS

Staff Reports

213
214 A. District Counsel: Kutak Rock LLP

215 B. District Engineers: Dominion Engineering Group, Inc. and ETM

216 There were no District Counsel or District Engineer reports.

217 C. Property Manager: Castle Group

218 Mr. McMahon introduced new Lifestyle Director Ashley Dove and new Administrative
219 Assistant Carol Brink.

220 Mr. McMahon reported on recently completed HOA/CDD related work, work currently
221 underway, future projects and incidents.

D. Lifestyle Director: OnPlace, LLC

Ms. Dove introduced herself and reviewed past and future community events.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**

- **August 21, 2025 at 3:00 PM**

- **September 18, 2025 at 3:00 PM**

- **QUORUM CHECK**

Supervisors Cornelison, Kern and Bock confirmed their attendance at the August 21, 2025 meeting. Supervisor Taylor will attend by phone.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Discussion ensued regarding a recent First Responders event. It was noted that the opening of the new fire station can allow property owners to qualify for reduced insurance rates.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Resident Don Bailey complimented the landscapers managing the areas surrounding the pond. He asked where the boardwalk discussed today will be located. It was noted that several boardwalks are planned in the CDD; the boardwalk discussed today will be toward the eastern side of the CDD heading towards Edwards Road. Asked if there will be a cut-through from the pool to the amenity center in Lakeview, Mr. Kern stated that there will be a pedestrian connection, not necessarily a boardwalk.

Mr. Bailey stated that he appreciates Ms. Dove's professionalism and asked if it is true that retroactive fines will be imposed for residents who have excessive decorations at events. Ms. Dove replied affirmatively and discussed limitations on quantities and locations of decorations.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the meeting adjourned at 2:31 p.m.

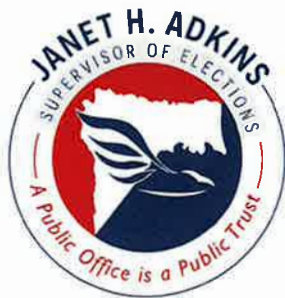
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Secretary/Assistant Secretary

Chair/Vice Chair

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



904.491.7500



96135 Nassau Place, Suite 3
Yulee, FL 32097



info@votenassaufl.gov
www.VoteNassaufl.gov

April 15, 2025

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Three Rivers Community Development District

Dear Ms. Gillyard,

In accordance with FS 190.006, we are providing you with the following information that of April 15, 2025, there are 1,221 registered voters within Three Rivers Community Development District's boundaries.

Should you have questions, please do not hesitate to contact us.

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126) 76346 William Burgess Boulevard, Yulee, Florida 32097</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025 <i>rescheduled to October 29, 2025</i>	Regular Meeting	3:00 PM
October 29, 2025	Public Hearing and Regular Meeting <i>Adoption of Rule Related to Parking and Parking Enforcement</i>	3:00 PM
November 20, 2025	Regular Meeting	3:00 PM
December 18, 2025	Regular Meeting	3:00 PM
January 15, 2026	Regular Meeting	3:00 PM
February 19, 2026	Regular Meeting	3:00 PM
March 19, 2026	Regular Meeting	3:00 PM
April 16, 2026	Regular Meeting	3:00 PM
May 21, 2026	Regular Meeting	3:00 PM
June 18, 2026	Regular Meeting	3:00 PM
July 16, 2026	Regular Meeting	3:00 PM
August 20, 2026	Regular Meeting	3:00 PM
September 17, 2026	Regular Meeting	3:00 PM