

NASSAU COUNTY WORK AUTHORIZATION #06

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| Contract Number: | CM3527-WA06 |
| Consultant/Vendor: | Colliers International Valuation Services & Advisory <i>JM</i> Services, LLC |
| Consultant/Vendor Contact Name: | John “Sean” Mullen |
| Consultant/Vendor Contact Phone Number: | 904-861-1154 |
| Consultant/Vendor Contact Email Address: | Sean.mullen@colliers.com |
| Project Short Title: | Pratt Siding Road ROW Valuations |
| Total Amount of Previous Work Authorizations: | \$27,125.00 |
| Amount of this Work Authorization: | \$42,000 |
| New Contract Amount including this Work Authorization: | \$69,125.00 |
| Funding Source: | 63470541-563358 PRATT |

This Work Authorization is issued pursuant to the Contract referenced above between Nassau County and the Consultant/Vendor for the following services:

ARTICLE 1. Description of Services. Consultant/Vendor shall provide the services as set forth in Exhibit “A”, attached hereto and incorporated herein.

ARTICLE 2. Time Schedule. Consultant/Vendor anticipates the services to be completed pursuant to the time schedule contained in Exhibit “A”, attached hereto and incorporated herein, or no later than 48 days from the issuance of this Work Authorization. The parties agree that this Work Authorization shall be considered as the Notice to Proceed.

ARTICLE 3. Compensation. Consultant/Vendor shall be compensated for the services in detailed in Exhibit “A”, attached hereto and incorporated herein, using rates previously established in the Contract referenced above.

ARTICLE 4. Other Provisions. This Work Authorization shall become a part of the Contract when executed by both parties. Any Work Authorization entered into prior to expiration or termination set forth in the Contract shall continue in effect through the earlier of: (i) the date all of the Services thereunder have been fully completed and accepted by Nassau County, or (ii) until such time as such Work Authorization expires or is terminated in accordance with its terms or is terminated pursuant to Article 2 hereof. Consultant/Vendor acknowledges that all drawings, data, electronic files and other information required for this Work Authorization has been accepted by

Consultant/Vendor. Specifically, all electronic files have been reviewed and accepted for the purposes of this Work Authorization.

RECOMMENDED AND APPROVED BY:

Department Head/Managing Agent: Robert Companion 10/16/2024
Date

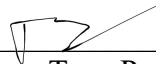
Procurement: Lanace Helmore 10/17/2024
Date

Office of Management & Budget: Chris Lacambra 10/16/2024 *JP*
Date

County Attorney: Denise C. May, Esq., BCS 10/21/2024 *DM*
Denise C. May Date

IN WITNESS WHEREOF, the Parties have caused this Work Authorization to be executed by its duly authorized representatives, effective as of the last date below.

NASSAU COUNTY, FLORIDA


By: Taco Pope
Its: County Manager
Date: 10/21/2024

**COLLIERS INTERNATIONAL
VALUATION & ADVISORY
SERVICES, LLC**

BY: John "Sean" Mullen
Print Name: John "Sean" Mullen
Title: Valuation Services Director
Date: 10/18/2024

Colliers Valuation & Advisory Services

Professional Service Proposal



76 South Laura Street, Suite 1500
 Jacksonville, FL 32202
 Direct: +1 904 861 1154
www.colliers.com/valuationadvisory

October 3, 2024

John "Sean" Mullen, MAI
 Valuation Services Director
 Direct +1 904.861.1154
 Mobile +1 912.674.6995
Sean.mullen@colliers.com

George Murray
 Project Manager-Capital Projects Department
Nassau County, FL
Board of County Commissioners
 96161 Nassau Place
 Yulee, Florida 32097
 (904) 530-6373
gmurray@nassaucountyfl.com

RE: Appraisal of Multiple Parcels for the Pratt Siding Road Widening/Expansion

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| Project | Pratt Siding Road ROW acquisitions ("Property") |
| Location | Generally along Pratt Siding Road in the Callahan area of Nassau County, FL 32011 |
| Project Description | Acquisition of portions of 7 tax parcels as identified by Nassau County for right-of-way (ROW) expansion, along temporary construction easements (TCEs) on 5 of the parcels. An exhibit outlines the parcel numbers and areas at the end of this document. |
| Parties | Colliers International Valuation & Advisory Services, LLC ("CIVAS") and Nassau County, FL, Board of County Commissioners (herein at times referred to as "Client") |
| Intended User | The appraisal will be prepared for Nassau County, FL, Board of County Commissioners . Intended users include the Client. No other users are intended. It should be noted that if this engagement is directly with the owner of the Property, the Appraisal will not be accepted by federally insured lenders due to FIRREA Compliance, limiting the use of this report. Should this potentially impact your source of lenders, we recommend engagement be directed by a Federally Insured Lender. |
| Intended Use | The report to be performed under this Agreement ("Appraisal") is intended only for use in Internal Decision Making - potential acquisition of the property via eminent domain for a future right-of-way. The report is not intended for any other use. |
| Purpose | Market Value |
| Type of Appraisal | CIVAS will produce an Appraisal Report in which the appraiser's analysis and conclusions will be fully described within this document. |
| Rights Appraised | Fee Simple |
| Date of Value | Date of inspection |

Professional Service Proposal

Continued

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| Scope of Work | <p>CIVAS and/or its designated affiliate will provide the Appraisal in accordance with USPAP, and the Code of Ethics and Certifications Standards of the Appraisal Institute and State Licensing Laws. CIVAS will research relevant market data and perform analysis to the extent necessary to produce credible appraisal results.</p> <p>Based on our discussions with the Client, the Client has requested the following valuation scenarios:</p> <ul style="list-style-type: none"> › As Is <p>CIVAS anticipates developing the following valuation approaches:</p> <ul style="list-style-type: none"> › Land Value <p>An observation of the subject property will be performed.</p> <p>Please note if it's a requirement per the client's underwriting guidelines to analyze and report all approaches to value, this will be performed although some approaches may be limited in application.</p> <p>The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request.</p> |
| Delivery | <p>Draft Appraisal: Delivered 45 calendar days from the date of authorization and receipt of property specific information.</p> <p>Final Appraisal: Delivered three (3) days after completion of client review and authorization to deliver final report(s).</p> |
| Professional Fee | \$42,000 (based on a rate of \$175/hour for Appraisal Services and approximately 240 hours estimated for the assignment) |
| Expenses | Fees include all associated expenses. |
| No. of Reports | One (1) Electronic Draft Appraisal and One (1) Electronic Final Appraisal. No printed copies will be delivered to the client. |
| Retainer | No retainer is required |
| Payment Terms | CIVAS will invoice Client for the Appraisal in its entirety at the delivery of the draft appraisal. |

Reliance Language – Non-Lender Client

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with the stated Intended Use. CIVAS is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. CIVAS hereby expressly grants to client the right to copy the Appraisal and distribute it to employees of client and to your accountants/auditors in its entirety (but not component parts) without the need to provide CIVAS with an Indemnification Agreement and/or Non-Reliance letter.

The Appraisal requires CIVAS to submit a Summation of the Appraisal Findings in the form of a Letter of Transmittal along with the Summary of Salient Facts and Special/Limiting Conditions applicable to the Appraisal. This will be completed in conjunction with the Appraisal at the above stated fee.

Pratt Siding Road Land Acquisition

| Parcel ID# | Parcel per provided Surve | Physical Address | Owner(s) | Parent Parcel | ROW take | TCE also | Appraisal-ROW only fee | Additional fee for TCEs |
|-------------------------|---------------------------|-----------------------|----------------------------|----------------------|----------|----------|------------------------|-------------------------|
| 22-3N-24-2320-0038-0000 | 3 | 0 PRATT SIDING RD | GORDON N & ISABELLA M HALE | vacant | 0.18 | yes | \$4,750 | \$1,750 |
| 26-3N-24-0000-0003-0000 | 26 | 545937 US HWY 1 | BOBBY Y FRANKLIN | improved AG | 0.08 | yes | \$4,750 | \$1,750 |
| 26-3N-24-2300-0017-0040 | 27 | 36734 PRATT SIDING RD | BOBBY Y & EMILY FRANKLIN | vacant | 0.13 | yes | \$4,750 | \$1,750 |
| 27-3N-24-0000-0001-0080 | 7 | 36112 PRATT SIDING RD | MILTON R SILSBEE | mobile home | 0.07 | yes | \$4,750 | \$1,750 |
| 27-3N-24-0000-0001-0100 | 6 | 36100 PRATT SIDING RD | DIANNA THOMPSON | mobile home | TBD | no | \$4,750 | \$0 |
| 22-3N-24-2320-0001-0000 | 5 | WEDGEWOOD DR | CCRC WOODLANDS | vacant (large tract) | 0.38 | yes | \$4,750 | \$1,750 |
| 27-3N-24-0000-0001-0120 | 4 | 36074 PRATT SIDING RD | KATIE SHODA | vacant | 0.43 | no | \$4,750 | \$0 |

| | | |
|---------------------------------|-----------------|----------------|
| Total-ROW values only | \$33,250 | |
| Additional for TCEs | | \$8,750 |
| Total-ROW and TCE values | \$42,000 | |

Certificate Of Completion

Envelope Id: 9682168C9B544600804112E9D40A2634 Status: Completed
 Subject: Contract No.: CM3527-WA06 Vendor Name: Colliers \$42,000 Description: Pratt Siding Rd Valuations
 Source Envelope:
 Document Pages: 5 Signatures: 10 Envelope Originator:
 Certificate Pages: 6 Initials: 5 George Murray
 AutoNav: Enabled gmurray@nassaucountyfl.com
 Envelopeld Stamping: Enabled IP Address: 50.238.237.26
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)


Record Tracking

Status: Original Holder: George Murray Location: DocuSign
 10/16/2024 10:08:37 AM gmurray@nassaucountyfl.com


Signer Events

| Signature | Timestamp |
|--|--|
| Robert Companion RCompanion@nassaucountyfl.com Deputy County Manager - County Engineer Nassau County BOCC Security Level: Email, Account Authentication (None) | Sent: 10/16/2024 10:15:38 AM Viewed: 10/16/2024 10:40:17 AM Signed: 10/16/2024 10:40:31 AM |
| Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26 Signed using mobile | |


Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

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| Tracy Poore tpoore@nassaucountyfl.com OMB Admin Nassau County BOCC Security Level: Email, Account Authentication (None) |  | Sent: 10/16/2024 10:40:33 AM Viewed: 10/16/2024 11:30:29 AM Signed: 10/16/2024 11:30:35 AM |
| Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26 | | |

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

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| chris lacambra clacambra@nassaucountyfl.com OMB Director Nassau County BOCC Security Level: Email, Account Authentication (None) |  | Sent: 10/16/2024 11:30:38 AM Viewed: 10/16/2024 6:37:15 PM Signed: 10/16/2024 6:38:07 PM |
| Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26 | | |

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

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|---|---|---|
| Lanaee Gilmore lgilmore@nassaucountyfl.com Procurement Director Nassau County BOCC Security Level: Email, Account Authentication (None) |  | Sent: 10/16/2024 6:38:11 PM Viewed: 10/17/2024 5:57:46 PM Signed: 10/17/2024 5:57:52 PM |
| Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26 | | |

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

| Signer Events | Signature | Timestamp |
|---|--|--|
| <p>John "Sean" Mullen sean.mullen@colliers.com Valuation Services Director Security Level: Email, Account Authentication (None)</p> | <p><i>John "Sean" Mullen</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 96.61.16.181</p> | <p>Sent: 10/17/2024 5:57:56 PM Viewed: 10/17/2024 7:45:05 PM Signed: 10/18/2024 8:54:12 AM</p> |
| <p>Electronic Record and Signature Disclosure: Accepted: 3/22/2023 11:10:08 AM ID: 6bcaada3-4cfe-4d2a-84b9-c2bc3bf44737</p> <p>John "Sean" Mullen sean.mullen@colliers.com Valuation Services Director Security Level: Email, Account Authentication (None)</p> | <p><i>JM</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 96.61.16.181</p> | <p>Sent: 10/18/2024 11:23:44 AM Viewed: 10/18/2024 12:20:42 PM Signed: 10/18/2024 12:20:57 PM</p> |
| <p>Electronic Record and Signature Disclosure: Accepted: 3/22/2023 11:10:08 AM ID: 6bcaada3-4cfe-4d2a-84b9-c2bc3bf44737</p> <p>Abigail Jorandby ajorandby@nassaucountyfl.com Deputy County Attorney Nassau BOCC Security Level: Email, Account Authentication (None)</p> | <p><i>AJ</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26</p> | <p>Sent: 10/18/2024 8:54:15 AM Resent: 10/18/2024 12:21:02 PM Viewed: 10/18/2024 8:56:15 AM Signed: 10/21/2024 10:12:54 AM</p> |
| <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p> <p>Denise C. May, Esq., BCS dmay@nassaucountyfl.com County Attorney Nassau County BOCC Security Level: Email, Account Authentication (None)</p> | <p><i>Denise C. May, Esq., BCS</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26</p> | <p>Sent: 10/21/2024 10:12:58 AM Viewed: 10/21/2024 10:24:39 AM Signed: 10/21/2024 10:24:47 AM</p> |
| <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p> <p>Taco Pope, AICP tpope@nassaucountyfl.com County Manager Nassau County BOCC Security Level: Email, Account Authentication (None)</p> | <p><i>Taco Pope</i></p> <p>Signature Adoption: Drawn on Device Using IP Address: 50.238.237.26</p> | <p>Sent: 10/21/2024 10:24:50 AM Viewed: 10/21/2024 10:26:09 AM Signed: 10/21/2024 10:26:14 AM</p> |
| <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p> <p>BOCC AP boccap@nassauclerk.com Nassau County Clerk Security Level: Email, Account Authentication (None)</p> | <p><i>L.BELTON</i></p> <p>Signature Adoption: Uploaded Signature Image Using IP Address: 12.23.69.254</p> | <p>Sent: 10/21/2024 10:26:17 AM Viewed: 10/21/2024 10:37:52 AM Signed: 10/21/2024 10:37:58 AM</p> |
| <p>Electronic Record and Signature Disclosure: Accepted: 2/4/2021 9:59:11 AM ID: 6238f06a-a4ad-4d45-a7f5-929d04629059</p> | | |

| In Person Signer Events | Signature | Timestamp |
|---|------------------|---|
| Editor Delivery Events | Status | Timestamp |
| Agent Delivery Events | Status | Timestamp |
| Intermediary Delivery Events | Status | Timestamp |
| Certified Delivery Events | Status | Timestamp |
| Carbon Copy Events | Status | Timestamp |
| Clerk Services BOCCClerkServices@nassauclerk.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign | COPIED | Sent: 10/21/2024 10:38:01 AM Viewed: 10/24/2024 2:47:44 PM |
| Procurement procurement@nassaucountyfl.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign | COPIED | Sent: 10/21/2024 10:38:01 AM Viewed: 10/21/2024 8:07:00 PM |
| Witness Events | Signature | Timestamp |
| Notary Events | Signature | Timestamp |
| Envelope Summary Events | Status | Timestamps |
| Envelope Sent | Hashed/Encrypted | 10/16/2024 10:15:38 AM |
| Envelope Updated | Security Checked | 10/18/2024 11:23:43 AM |
| Envelope Updated | Security Checked | 10/18/2024 11:23:43 AM |
| Envelope Updated | Security Checked | 10/18/2024 11:23:43 AM |
| Envelope Updated | Security Checked | 10/18/2024 11:23:43 AM |
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| Envelope Updated | Security Checked | 10/18/2024 11:23:44 AM |
| Envelope Updated | Security Checked | 10/18/2024 11:23:44 AM |
| Certified Delivered | Security Checked | 10/21/2024 10:37:52 AM |
| Signing Complete | Security Checked | 10/21/2024 10:37:58 AM |
| Completed | Security Checked | 10/21/2024 10:38:01 AM |
| Payment Events | Status | Timestamps |
| Electronic Record and Signature Disclosure | | |

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Nassau:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: bsimmons@nassaucountyfl.com

To advise County of Nassau of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at bsimmons@nassaucountyfl.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from County of Nassau

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to bsimmons@nassaucountyfl.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Nassau

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to bsimmons@nassaucountyfl.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Nassau as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Nassau during the course of your relationship with County of Nassau.