

Inst: 202545018765 Date: 06/26/2025 Time: 11:43AM
Page 1 of 6 B: 2796 P: 1721, Doc Type: ASG
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

DUANE C ROMANELLO, ESQUIRE
1919 Blanding Blvd, SUITE 8
JACKSONVILLE, FLORIDA 32210

ASSIGNMENT OF DEVELOPMENT RIGHTS

THIS ASSIGNMENT OF DEVELOPMENT RIGHTS (this "Assignment"), is effective as of the 31st day of January 2025 (the "Effective Date"), and is made by and between MPS Properties, LLC a Georgia limited liability company ("Assignor"), and, Esquire Trustee Service, LLC as Trustee of the Ocean Gardens Amelia Land Trust, its successors and assigns ("Assignee").

RECITALS:

A. Assignor and Assignee are parties to that certain Commercial Contract dated July 30, 2024, (the "Purchase Agreement"), concerning certain real property in Nassau County, Florida as more particularly described in the Purchase Agreement and as more particularly described on Exhibit "A", attached hereto and incorporated herein (the "Land" or "Real Property").

B. Assignor conveyed the Land to Assignee pursuant to the Purchase Agreement by that certain Special Warranty Deed dated January 31, 2025 from Assignor in favor of Assignee which has been recorded in the Official Public Records of Nassau County, Florida.

C. In connection with and as part of Assignor's conveyance of the Land to Assignee, Assignor has agreed to assign to Assignee any interest Assignor may have in and to any development rights pertaining to the Land (as defined below) and Assignee has agreed to assume from Assignor the development rights, as more particularly set forth below.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The above stated Recitals are true and correct, and by this reference are incorporated herein.

2. Assignment of Development Rights. Assignor does hereby assign, grant, bargain and convey to Assignee any and all development rights Assignor may have with respect to the Real Property, including, but not limited to, the Public School Concurrency Proportionate Share Mitigation Agreement issued pursuant to Application Number 2024SCR0020 for the Maxine Street Project, zoning rights and privileges, utility connections, vested rights against adverse changes in land use classifications, grandfathered uses, driveway connections and connection permits, final development plan approvals, construction plan approvals and permits, engineering, impact fee credits, environmental permits, management and storage of surface water permits, United States Army Corps of Engineer permits, incidental take permits, concurrency certificates and reservations

of capacity and any and all other permits and rights Assignor may possess with respect to the ability to develop or improve the Real Property (collectively, the "Development Rights").

3. Assignee's Acceptance of Assignment. The Assignee hereby accepts all of Assignor's rights, title, and interest in and to the Development Rights, and assumes all liabilities and obligations related thereto including those that accrued prior to the effective date.

4. Binding. This Assignment shall be binding on Assignor and its successors and assigns and shall inure to the benefit of the Assignee and its successors in title to the Property.

5. Authority. The individuals executing this Assignment hereby represent and warrant that they are empowered and duly authorized to so execute or consent to this Assignment on behalf of the parties they represent.

6. Counterparts. This Assignment may be executed in any number of counterparts, all of which together shall constitute one and the same document and Assignee is entitled to record this Assignment in the public records of Nassau County.

IN WITNESS WHEREOF, intending to be legally bound, the parties have caused this Assignment to be duly executed as of the Effective Date set forth above.

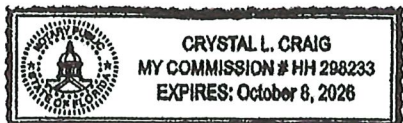
ASSIGNOR:

MPS Properties, LLC
a Georgia limited liability company

By: [Signature]
John T Swinson
Its: Manager

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization this 14 day of February 2025, by John T Swinson as Manager of MPS Properties, LLC a Georgia limited liability company on behalf of these companies. He is ✓ Personally Known to Me, or Produced a Driver's License as Identification.



(SEAL)

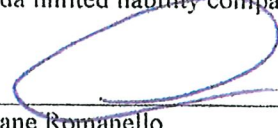
[Signature]
SIGNATURE OF NOTARY
Crystal Craig
NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

NOTARY PUBLIC, STATE OF FLORIDA

Assignee Signature Page to Assignment of Development Rights

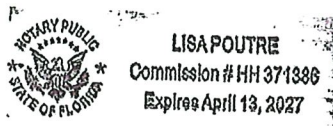
ASSIGNEE:

OCEAN GARDENS AMELIA LAND TRUST
By: Esquire Trustee Service, LLC
A Florida limited liability company


By: Duane Romanello
Its: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or
online notarization this 14 day of February 2025, by Duane Romanello as Manager of Esquire Trustee
Service, LLC a Florida limited liability company acting as Trustee of the OCEAN GARDENS AMELIA
LAND TRUST. He is personally known to me, or Produced a Driver's License as
Identification.



(SEAL)


SIGNATURE OF NOTARY Lisa Poutre

NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: _____

SCHOOL DISTRICT CONSENT TO ASSIGNMENT

(corporate seal)

THE SCHOOL DISTRICT OF NASSAU
COUNTY, FLORIDA

WITNESSES

Judith Meredith

Judith Meredith

Printed name of witness

96411 Nassau Lakes Cir, Fern. Bch
Address of witness FL 32034

[Signature]

Mark Durbin

Printed name of witness

541 Eagle Blvd. Kingsland, GA
Address of witness

ATTEST:

[Signature]
Superintendent of Schools

Approved as to Form:

[Signature]
Brett Steger
School District Attorney

27th day of February, 2025.

COUNTY CONSENT TO ASSIGNMENT

NASSAU COUNTY, FLORIDA

WITNESSES

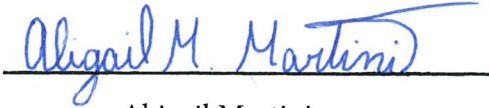


Heather Nazworth

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness



Abigail Martini

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

ATTEST:



Clerk Mitch L. Keiter

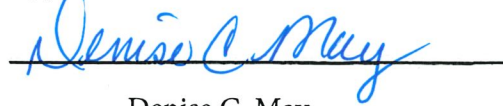
Its: Ex-Officio Clerk

By: 

A.M. "Hupp" Huppmann, Chair

12th day of May, 2025.

Approved as to Form:



Denise C. May

Nassau County, County **Attorney**

12th day of May, 2025.

Exhibit "A"

(Land/Real Property)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 618, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 14, AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 AND A-1-A, THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2964.79 FEET AND A TOTAL CENTRAL ANGLE OF 08 DEGREES 38 MINUTES 29 SECONDS, A DISTANCE OF 447.15 FEET TO AN IRON AND THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE CENTERLINE OF MAXINE STREET; (HAVING A 50 FOOT RIGHT-OF-WAY) AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 2, PAGE 63, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 694.49 FEET TO AN IRON; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, A DISTANCE OF 149.47 FEET TO AN IRON ON THE NORTHERLY RIGHT-OF-WAY OF AN EXISTING COUNTY GRADED ROAD (HAVING NO DEFINITE RIGHT-OF-WAY); THENCE SOUTH 85 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 692.12 FEET TO AN IRON ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 105 AND A-1-A; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2964.79 FEET AND A TOTAL CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 47 SECONDS, A DISTANCE OF 149.01 FEET TO THE POINT OF BEGINNING.

And

ALL LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK "A" TOGETHER WITH A PORTION OF LOT 1, BLOCK "A", OCEAN GARDENS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 105 (A-1-A); THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2914.79 FEET, AN ARC DISTANCE OF 296.90 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°-11'-46" EAST, 296.77 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2914.79 FEET AN ARC DISTANCE OF 124.01 FEET (SAID ARC HAVING A CHORD BEARING AND DISTANCE OF SOUTH 05°-08'-17" EAST, 124.00 FEET) TO A POINT LOCATED ON THE SOUTHERLY LINE OF SAID LOT 1 SAID POINT ALSO BEING ON THE NORTHERLY LINE OF MAXINE STREET (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 85°-01'-36" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAXINE STREET, A DISTANCE OF 231.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 85 DEGREES 00 MINUTES 23 SECONDS EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 445.46 FEET TO THE SOUTHEAST CORNER OF LOT 14, AFOREMENTIONED. SAID POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MAXINE STREET, AFOREMENTIONED, WITH THE WESTERLY RIGHT-OF-WAY LINE OF REGINA STREET (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 84°-58'-53" WEST ALONG THE NORTHERLY LINE OF SAID OCEAN GARDENS SUBDIVISION, A DISTANCE OF 445.41 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 84 DEGREES 59 MINUTES 43 SECONDS WEST CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 242.51 FEET TO THE POINT OF BEGINNING.