

UTILITY EASEMENT

FOR AND IN CONSIDERATION of the mutual benefits, covenants and conditions contained herein, the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, a political subdivision of the State of Florida, their successors and assigns ("GRANTOR"), 96135 Nassau Place, Suite 1, Yulee, Florida 32097, hereby grants and conveys to Peninsula Pipeline Company, Inc., a Delaware corporation ("GRANTEE"), 208 Wildlight Avenue, Yulee, Florida 32097, an easement to lay, construct, install, operate, maintain, repair and remove, in perpetuity, or until the use thereof is abandoned, underground and aboveground pipelines and related appurtenances for the commodities (the "FACILITIES") located in the following described "Easement Area" within GRANTOR'S premises in Nassau County, Florida:

See Exhibit "A" – Easement Area Description

The rights herein granted to GRANTEE by GRANTOR include such rights and privileges as are reasonably necessary for GRANTEE'S safe and efficient construction, installation, operation, maintenance, repair and removal of the FACILITIES and for the enjoyment and use of the Easement Area for the purposes described above. Specifically, GRANTEE shall have the right to (a) inspect, alter, improve, repair, rebuild, relocate, and remove the FACILITIES; and, (b) clear the Easement Area of trees, limbs, undergrowth, and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation, maintenance, repair, or removal of the FACILITIES. GRANTEE shall make no use of the Easement Area except as expressly set forth herein.

Upon completion of the initial installation or any subsequent alteration, repair, maintenance, replacement or removal of the FACILITIES or any portion thereof, GRANTEE shall restore GRANTOR'S premises and permitted improvements as nearly as reasonably possible to the condition in which they existed immediately prior to the commencement of such work.

GRANTOR hereby covenants and agrees that no buildings, structures, or obstacles, except fences and pavement, shall be located, constructed, excavated, or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to the FACILITIES. In accordance with Florida Statutes, Section 553.851(2), the GRANTOR hereby covenants that no excavation shall be commenced in the Easement Area without first notifying GRANTEE which will then, within forty-eight (48) hours, mark the gas pipelines, if any, in the Easement Area to be excavated.

GRANTOR hereby warrants and covenants (a) that GRANTOR is the owner of the fee simple title to the premises in which the Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that neither GRANTOR nor GRANTOR'S agents or employees shall interfere with GRANTEE'S quiet and peaceful nonexclusive possession, use, and enjoyment of this easement.

IN WITNESS WHEREOF, the GRANTOR has executed this Utility Easement in manner and form sufficient to bind it as of the 9th day of June, 2025.

Signed, sealed and delivered in the presence of:

Witness: Melissa Lucey
Print: Heather Nazworth
Address: 76347 Veterans Way, Yulee, FL 32097

Witness: Melissa Lucey
Print: Melissa Lucey
Address: 76347 Veterans Way, Yulee, FL 32097

GRANTOR
BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY

By: A.M. "Hupp" Huppmann
Its: Chairman

Inst: 202545017443 Date: 06/13/2025 Time: 12:15PM
Page 1 of 2 B: 2794 P: 616, Doc Type: EAS
Mitch L. Kelter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk
Doc Stamp-Deed: 0.70

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2025, by A.M. "Hupp" Huppmann as Chairman of the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, who ☒ is personally known to me or who ☐ has produced _____ as identification.

HEATHER NAZWORTH
Notary Public, State of Florida
My Comm. Expires December 28, 2025
Commission No. HH 212240

Heather Nazworth
Print Name: Heather Nazworth
Notary Public, State of Florida
Commission # HH 212240
My Commission Expires: 12/28/25

Exhibit "A" – Easement Area Description

A tract of land being a portion of those certain properties as described in Official Records Book 936, page 888 and Official Records Book 936, page 894, all of the Public Records of Nassau County, Florida, lying within Section 8, Township 2 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 8; thence S00°28'53"E, along the West line of said Section 8, for 2034.61 feet; thence S89°31'07"W, leaving said West line, for 67.55 feet to the POINT OF BEGINNING of the parcel described herein;

Thence S01°39'50"E, for 10.00 feet; thence S88°20'10"W, for 1.99 feet; thence S04°40'24"E, for 31.10 feet; thence S63°40'38"E, for 103.99 feet; thence S34°46'55"E, for 29.11 feet; thence S07°43'47"E, for 27.17 feet; thence N88°26'04"E, for 540.95 feet; thence N01°10'45"W, for 19.60 feet; thence N88°31'40"E, for 184.52 feet; thence N00°51'43"W, for 268.78 feet; thence N89°21'19"E, for 31.08 feet to the point of intersection with the East line of aforesaid certain property described in Official Records Book 936, page 888; thence S00°28'53"E, along said East line, for 10.00 feet; thence S89°21'19"W, leaving said East line, for 21.02 feet; thence S00°51'43"E, for 268.64 feet; thence S88°31'40"W, for 184.47 feet; thence S01°10'45"E, for 9.58 feet; thence N88°26'04"E, for 24.10 feet; thence N00°49'55"W, for 7.78 feet; thence N89°10'05"E, for 30.00 feet; thence S00°49'55"E, for 12.47 feet; thence N89°10'05"E, for 113.19 feet; thence N46°40'05"E, for 36.92 feet; thence S43°19'55"E, for 10.00 feet; thence S46°40'05"W, for 40.81 feet; thence S89°10'05"W, for 117.07 feet; thence S00°49'55"E, for 7.53 feet; thence S89°10'05"W, for 30.00 feet; thence N00°49'55"W, for 12.22 feet; thence S88°26'04"W, for 583.90 feet; thence N07°43'47"W, for 33.74 feet; thence N34°46'55"W, for 24.13 feet; thence N63°40'38"W, for 107.07 feet; thence N04°40'24"W, for 37.28 feet; thence S88°20'10"W, for 1.99 feet; thence N01°39'50"W, for 10.00 feet; thence N88°20'10"E, for 14.00 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 15,281 square feet or 0.35 acres, more or less.