RESOLUTION NO. 2003-60

A RESOLUTION DECLARING AN EMERGENCY IN ORDER TO CONTRACT WITH A FIRM FOR FINANCIAL DATA AND DUE DILIGENCE SERVICES FOR THE FLORIDA WATER SERVICES FACILITIES

WHEREAS, the Board of County Commissioners acting in the best interests of the citizens of Nassau County, acquired the Florida Water Services ("Florida Water") facilities pursuant to the Order attached hereto as Exhibit "A"; and

WHEREAS, the pending actions of the Florida Water Services.

Authority and the City of Fernandina Beach necessitated the acquisition method as set forth in Exhibit "A"; and

WHEREAS, a financial/due diligence study is necessary to obtain permanent financing and for a final decision on the method to operate the facility; and

WHEREAS, the County's financial advisor has indicated that the volatility of the financial market dictates a study completion within four (4) weeks of the date of the meeting; and

WHEREAS, it is an absolute necessity to finalize an agreement with Florida Water within two (2) weeks of the date of this meeting; and

WHEREAS, pursuant to <u>Florida Statutes</u>, Chapter 287, the Board finds that this constitutes an emergency, and there is not time to obtain pricing information; and

WHEREAS, the Board of County Commissioners now owns the facility and it is imperative that a firm to conduct a utility

rate study in order to establish rates be under contract to assist in the transition, and that said contract be immediate.

NOW, THEREFORE, BE IT RESOLVED this 9th day of April 2003, by the Board of County Commissioners of Nassau County, Florida as follows:

- 1. The Board of County Commissioners hereby declares that, pursuant to <u>Florida Statutes</u>, Chapter 287, an emergency exists as to the Board's finalization of reports based on the acquisition of Florida Water Services facilities on Amelia Island.
- 2. Pursuant to the declaration of said emergency, the Board hereby authorizes the county's financial advisor to obtain proposals and present said proposals to the Board of County Commissioners for selection.

BOARD OF COUNTY COMMISSIONERS NASSAU COUNTY, FLORIDA

VICKIE SAMUS

Its: Chairman

ATTEST:

J. M. "CHIP" OXLEY, JR.

Its: Ex-Officio Clerk

Approved as to form by the

Nassau County Attorney

MICHAEL S. MULLIN

COMPOSITE EXHBIIT "A"

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA

CASE NO.: 03-113-CA

DIVISION: A

NASSAU COUNTY, a Florida county,

Plaintiff,

VS.

FLORIDA WATER SERVICES CORPORATION, a Florida corporation; et al.,

Defendants.

STIPULATED FINAL JUDGMENT

Upon stipulation of the parties affected as set forth herein, and it appearing to the Court that the parties are authorized to enter into such Stipulation, and the Court finding that the compensation to be paid by the condemning authority is full, just, and reasonable for all parties concerned, and the Court being fully advised in the premises, it is

ORDERED AND ADJUDGED:

- 1. Title to the property described in Exhibit "A" attached hereto shall vest in the Plaintiff upon the deposit of the sums as are required in the Stipulated Order of Taking entered on even date herewith.
- 2. The Defendant, Florida Water Services Corporation, shall have and recover of and from the Plaintiff, Nassau County, the total sum of Seventeen Million Two Hundred Thousand Dollars and no/100 cents (\$17,200,000.00) as full compensation for the taking of the

property as is described in Exhibit "A" attached hereto including all damages of whatever nature arising therefrom which have been incurred by said Defendant in this cause.

- 3. Defendant, Florida Water Services Corporation, shall have and recover of and from the Plaintiff as attorneys fees and costs incurred by the Defendant herein the total amount of Three Hundred Thousand Dollars and no/100 cents (\$300,000.00).
- 4. Plaintiff, having been previously ordered to deposit the total sum of Seventeen Million Five Hundred Thousand Dollars and no/100 cents (\$17,500,000.00) in the Registry of the Court pursuant to the Stipulated Order of Taking entered herein on even date herewith, shall not be required to make any additional deposits pursuant to this Stipulated Final Judgment.
- 5. Upon deposit by the Plaintiff of the total sum of Seventeen Million Five Hundred Thousand Dollars and no/100 cents (\$17,500,000.00) into the Registry of the Court as ordered in the Stipulated Order of Taking entered herein on even date herewith, the Clerk of the Court is ordered and directed to disburse immediately the amount of Seventeen Million Five Hundred Thousand Dollars and no/100 cents (\$17,500,000.00) in the following manner:
 - To: Brigham Moore, LLP Trust Account, F/B/O Florida Water Services Corporation, by hand delivery to Andrew Prince Brigham, Esquire, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, telephone (904) 730-9001, the sum of \$17,200,000.00.
 - To: Brigham Moore, LLP, by hand delivery to Andrew Prince Brigham, Esquire, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, telephone (904) 730-9001, the sum of \$300,000.00.
- 6. The amount of Seventeen Million Two Hundred Thousand Dollars and no/100 cents (\$17,200,000.00) to be disbursed by the Clerk of the Court to Brigham Moore, LLP shall be deposited forthwith by Brigham Moore, LLP into an interest-bearing trust account pending apportionment hearing or satisfaction of all pending liens or other monetary encumbrances on the condemned property, which shall be the responsibility of Defendant, Florida Water Services

Corporation, to resolve, and subject to that Agreement Regarding Funds Held in Trust entered between the Plaintiff, Florida Water Services Corporation, through its counsel, and Brigham Moore, LLP, on behalf of itself and Florida Water Services Corporation, where such funds shall remain until further order of this Court or distribution by written agreement of Nassau County and Florida Water Services Corporation.

7. The Court reserves jurisdiction to enforce the terms of this Stipulated Final Judgment.

DONE AND ORDERED in chambers at Nassau County, Florida this 31' day of

Marzen , 2003.

CIRCUIT JUDGE

STIPULATION

Plaintiff, Nassau County, and Defendant, Florida Water Services Corporation, as owner of the property and interests which are the subject of this action in eminent domain, stipulate and consent to the entry of the Stipulated Final Judgment set forth above.

ROGERS TOWERS, A.A.

By:

Mark M. Arnold

Florida Bar No. 346942

A. Graham Allen

Florida Bar No. 117110

1301 Riverplace Boulevard, Suite 1500

Jacksonville, Florida 32207-1811

(904) 398-3911 (telephone)

(904) 396-0663 (facsimile)

BRIGHAM MOORE, LLP

By:

S. W. Moore

Florida Bar No. 157268

Andrew Prince Brigham

Florida Bar No. 903930

100 Wallace Avenue, Suite 310

Sarasota, Florida 34237

(941) 365-3800 (telephone

(941) 952-1414 (facsimile)

Special Counsel For Defendant Florida Water Services Corporation

And

MICHAEL S. MULLIN NASSAU COUNTY ATTORNEY Florida Bar No. 301094 Post Office Box 456 Fernandina Beach, Florida 32035 (904) 321-5703 (telephone) (904) 491-3618 (facsimile)

Attorneys for Nassau Couny

REAL PROPERTY

The real property as described herein on pages three (3) through eight (8) of this Exhibit "A", and in addition, all of the following:

All buildings, structures, improvements, appurtenances, and fixtures of any variety, located in or on the real property in Nassau County, Florida described herein and used or useful in connection with the ownership, maintenance or operation of the water and sewer utility system located within Nassau County, Florida and owned or operated by Florida Water Services Corporation, Amelia Island Waterworks, Inc. or Southern States Utilities, Inc. (the "FWS"); including without limitation all hydrants, meters, service connections, wells, water treatment facilities, water storage facilities, distribution reservoirs, stand pipes, pump stations, water pipes, water mains and related improvements that in the aggregate comprise and that are used and useful in connection the water distribution system of the FWS; and all meters, service connections, pipes, fittings, valves, pump stations, lift stations, treatment facilities, ponds and other storage facilities, monitoring wells and equipment, and all other improvements that in the aggregate comprise and that are used and useful in connection with the sewage collection, treatment and disposal system of the FWS (collectively, all such assets and property are collectively the "Real Property").

PERSONAL PROPERTY

All personal property that in any way belongs, appertains, or is related to the FWS or that is used and useful in connection the operation of the FWS and the provision of service thereby, situate on, in, about Amelia Island or any other area within Nassau County, Florida which the FWS has a certificate to provide utility service of any kind or type, including but not limited to, all accounts receivable for FWS within Nassau County, all equipment of any variety, materials, supplies, inventory and any other assets and used or useful in connection with the ownership, maintenance, or operation of the FWS; including without limitation all equipment, hydrants, meters, service connections, wells, water treatment facilities, water storage facilities, distribution reservoirs, stand pipes, pump stations, water pipes, water mains and related improvements that in the aggregate comprise and that are used and useful in connection the water distribution system of the FWS; and all meters, service connections, pipes, fittings, valves, pump stations, lift stations, treatment facilities, ponds and other storage facilities, monitoring wells and equipment, and all other improvements that in the aggregate comprise and that are used and useful in connection with the sewage collection, treatment and disposal system of the FWS (collectively, all such assets and property are collectively the "Personal Property").

EASEMENTS

All easements, rights, ways, privileges, or advantages that relate to the operation of the FWS, including without limitation all of the easements referenced and described on page nine (9) of this Exhibit "A".

MISCELLANEOUS

All contracts, service commitments, bills of sale, leases, permits, licenses, water rights, customer lists, databases, records and lists relating to all funds and accounts of the FWS, maps and as-built information relating to the FWS, whether hard copy or on computer, or other property used or useful in connection with the ownership, maintenance or operation of the FWS, including without limitation, all of the miscellaneous items referenced or described on page ten (10) of this Exhibit "A", and also including a water re-use reclamation facility.

The Real Property includes all of the land described in the following deeds, all of which are recorded in the public records of Nassau County, Florida:

Official Records Book 400, page 609

Official Records Book 429, page 435

Official Records Book 506, page 391

Official Records Book 593, page 1169

Official Records Book 1082, page 1832

And the Real Property also includes any and all real property included within the lands that are described or included within the following tax folio or parcel identification numbers (all of which numbers relate to information maintained by the Nassau County, Florida Property Appraiser and Tax Collector:

Parcel ID/Tax Folio Number 14-2N-28-0000-0009-0010

Parcel ID/Tax Folio Number 01-6N-29-AICO-0009-0000

Parcel ID/Tax Folio Number 01-6N-29-AICO-0012-0000

Parcel ID/Tax Folio Number 01-6N-29-AICO-0011-0000

Parcel ID/Tax Folio Number 01-6N-29-AICO-0013-0000

Parcel ID/Tax Folio Number 00-00-30-0518-000C-0000

The Real Property includes all of the land described as follows:

PARCEL #

5

TAX PARCED ID #:

PARCEL FIVE (5)

A part of Section Foortsch (14). Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida, more particularly described as follows:

The Real Property also includes all of the land described as follows:

PARCEL #:

1.

TRE PARCEL ID #:

000030051800000000

Tract C, Plantation Point Subdivision, according to the Plan thereof on file in the Office of the Clerk of the Circuit Court in and for Messau County, Florida recorded in Plat Book 5, page 269 and 270, said lands situate, lying and being in Messau County, Florida.

The Real Property also includes all of the land described as follows:

PARCEL #:

TAX FARCEL ID #:

FARCEL FOUR (4)

TRACT FOUR (4) of Beach Walker Village, according to plat thereof recorded in Plat Book 4, pages 14 and 15 of the Massau County, Elerida public records.

. PARCEL #:

TAK PARCEL ID #:

PARCEL THREE (3) - Palm Forest

A part of Section I. Township One (1) North, Range Twenty eight (28) East, and a part of Sections Twenty two (22) and Twenty three (23), Township Ewo (2) North, Range Twenty-cight (28) East, all in Nassau County, Flurida, more particularly described as follows:

Begin at the Southwesterly compand of Lot Twelve (12), Barch Walker Village, Plat Book 1 pages 14 and 15; thence Worth Twenty two (22) degrees, Ecotymina (49) minutes. Server (16) seconds West along the Westerly line of said Lottle 170 (12). Nightly and Seventy one Handredths (20.71) feet thence North Fifty sevent (51) degrees. Right (06) minutes. Statem (76) seconds West. One Handred Forty live and Talrly line Hundredths (145.33) feet thence North Seventy nine (79) degrees, Fifty rine (57) minutes There. (11) seconds West. One Hundred Thirty four and Sixty four Hundredths (134.65) feet thence South Eighty-three (53) degrees. Fifty-three (53) minutes, Thirty-eight (36) seconds West. Eighty-five and Seventy-seven Hundredths (55.77) feet to an intersection with the Easterly right of way line of State Road Not 105. (ALA), as established for a width of Two diminified (200.0) feet; theme South Nineton (17) degrees. Thirty-three, (13) minutes, Im (00) seconds East along said East along the East along said at East along the East along said at East along the East (20) minutes, Forty (10) minutes. Ten (10) seconds East. Too Hundredths (18) East along the East (18) degrees, Forty (10) minutes. Ten (10) seconds East. Too Hundredths (18) East along the East (18) degrees. Forty (10) seconds East. Forty eight (18) Eight along the East (18) degrees. Forty eight (18) Eight and Four Hundredths (18) degrees. Forty eight to the point of beginning

Subject to an Endement over the Easterly Thirty (2070) feet of the efored exerted percel .

The Real Property includes all of the land described as follows:

PARCEL #:

THE PARCEL ID #:

PARCEL ONE (1) - Tract 35

A part of Tract One (1), HARSH EMERK VILLAGE, UNIT ONE (1), Flat Book 4, pages 18 and 19 of the public records of Massau County, Florida, more particularly described as follows:

Commence at the Southersterly corner of sald Tract One (1), said Southersterly corner lying in the Southwesterly right of may line of State Road No. 105', (XIA): thence North Mineteen - [19] degrees, Thirty-three (31) minutes, Ten (10) seconds West along and Southwesterly right of way line, Two Thousand Two Hundred Thinty hine and Sixty-three Hundredths (2239 .63) feet to the point of Degranmig. Dence continue North Mineteen (19) degrees, Thirty-three (33) minutes. Ten (16) seconds West along said Sculinvestely right of way line. Five Hundred Eighty-nine and Minety-live-Hundba (589.95) identicathe Northessically corner of said-Tract One (1): thence South Seventy (70) degrees, Twenty-six (76) minutes, Fifty (50) seconds West One Hundred Thirty-live (155.4) feet in the point of curve of a curve to the left; said curve having a radius of Twenty-live (25.4) feet in the point of proceed and curve as are distance of Twinty-nine and Twenty-server Hundredtha (39.27) feet to the point of tangency of said curve theree South Mindress (19) degrees. Thirty-lives (33) minutes, Ten (10) seconds East, Ten and Minety six Hundred (18) degrees, Thirty lines (13) admires, Ten (10) seconds Fast. Ten and Minety six Hundred (16) field to the point of curve of a curve to the right, said drive having a radius of Two Hundred Fifty Eve (255.0) for the lidence along and around said curve as the distance of Fifty several Service one Hundred the feet to the gainst of tangency of said curve themes south Six (36) degrees; Thirty five (15) minutes, Seven (37) seconds East, Four firm and Thirty six Hundred (14.35) feet to the point of curve of a long and around said curve and having a radius of Cast Hundred Twenty (120.0) feet; thence along and around said curve and that a distance of Sixty, we said Supply als Bundredths (52.56) feet to the point of tangency of said curve; thence South Thirty (20) degrees; Thirty (30) minutes, Zero (00) seconds East.

Thenty one and Thirty Hundredths (71.30) feet to the point of curve of a curve to the right. Twenty one and Thirty Hundredins (21.30) Isat to the point of curve of a curve is the right. said curve baring arading of Ope Handred Thirty (30.0) feets thence along and around eaid curve an arc distance of What's right and Ten Hundredths (98.10) feet to the point of language of said curve; there's Scutti Sie (06) degrees, Forty-four (41) minutes. Zoro (08) seconds West. Farty-four and Indity two Hundredths (44.32) feet to the point of curve of a curve to the left, said curve having a right of Tokes Hundred Seventy (370.0) feet, thence along and around said curve as architector for ty four and Forty-four Hundredths (44.44) feet to the point of tangency of said curve to be seen for ty four and Forty-four Hundredths (44.44) feet to the point of tangency of said curve the second Seventy (30) degrees, Eight (05) minutes, Fifty-six (55) accorded East, Seventy and Highly three Hundredths (70.83) feet thence South Eighty seven (57) degrees; Fifty (50) minutes, Fifty-two (52) seconds East, Twenty-five and Twenty-fore llundradus (25.21) किंदी क्रिक्ट South Two (02) dagrees, Twenty-seven (27) minutes, Fortyone (41) seconds East One Hundred Thirty and Forty dix Hundredths (130.46) feet there worth Eighty-tee (82) decides. Tearly dight (28) minutes, Forty-eight (48) seconds East. One Hundred Fifty and Thing strip during (150,36) (See themee North Sixty-five (65) de-graces . Fifty one (51) shipped Thirty four (34) seconds East . Ninety-savon and Seventy-Lour Hundredthe (77.74) feet in the point of beginning.

The Real Property includes all of the land described as follows:

PERCEL #:

TAX PARCES ID #:

MARCH. TWO (2) - South of Entrance

A part of Section Twenty-two (22), Township Two (2) North, Range Twenty-eight (21) Hast, Massau County, Florida, being their particularly described as follows:

Commence at the intersection of the Northeasterly right of way line of State Road Ho. 105, (AlA) with the Southerly right of way of Beach Lagoon Mand South, said Southerly right of way line icing in-a curve concave Southerly and having a radius of Seven Hundred Seventy (779.0) fact dience along the are of said curve and along said right of way line, an are distance of Three :lundred Twenty six and Sixty-two Hundredth's [326.62] feet to the point of lattensy of said zurve; thence continue along said right of way, South Eighty-four (84) degrees, Thirty-flires (13) minutes: Ten (10) seconds East, Eighty-eight and Twelve Hundredtte (111, 12) feet to the - paint of surve of a curve to the right, said curve having a radius of One Hundred Seventy (170. feel; thence along the are of said curve and along said right of way line; an are distance of Hinely and Filly Mundredthe (90, 50) feet to the point of tangency of said currer thence confinus along said right of way line, South Filly-four (54) degrees, Three (03) minutes, Ten (10) mem First. One Hundred Forty-sine and Forty-seven fundrealths (149, 47) feet to the point of curve a ricurve to the left, also being the point of beginning, said curve having a radius of Two Hundr-" Fire (200.0) four Michoe along the are of calif curve and along cald right of way line, an are t Hatanes of One-Hundred Twenty-Taur and Eighty zoven Hundredills (124. 67) feet to the point of reverse curve of a eneve to the right, said curve having a radius of One Hundred Forty-Are: 1145.0) feet: thenes along the are of said curve and along said while of way line, an are distant. of Seventy-law and Filipea Hundredths (74.15) feet to the point of reverse curve of a curve to he left, said corve having a radius of Two Hundrick Five (205. 8) feets thence along the are . if salil curve and along said right of way line, anjare dismage of Macky-four and Seventymur Mandreiths (94.74) feet; thence South Three (02) degrees; Filty-two (52) windes; Fand (04) seconds East, One flundred Elightech and Eighty-nine Hundredths (114.19) feel; Hence Routh Seventy (10) degrees, Twenty-six (26) minister, Fifty (50) seconds West, Four Hundred inty-nine and Twenty-five Hundradths (419.25) feet: thence South Seven (DT) degrees, Flag-six (56) minules, Filiy-three (53) seconds that, Four and Fifty-five Hundredtla (4.35) est: thouse South Sixty-hing (69) deproes. Filly-five (55) minutes. Zora (88) seconds Wast, 🕟 Free Hundred Twenty (220.0) feet; thence South Forty-two (42) degrees, Five (05) infinites, tern (00) seconds West, Sixty-five (65.0) feets frênce South Seventy (70) degrees. Twentyis (26) minutes, Fifty (50) accords West, Twenty one and Thirty nine Hundredths (21.19) cut to the Northensterly right of way line of said Sinte Road No. 109: thence North Mineteen (19) إنايا المعالمة المارية (عام) المارية ا Any Mas, Sixty-Ave and Filloca Mundredths (ASAS) feet; thence North Sixty-alac (A9) degrees Hyrnve (15) minutes, Zero (00) seconds East, Three Hundred Five and Seventy-pide Mund-1 willies (305.79) leaf; thence Marth Seven (07) degrees, Filly-six (56) minutes, Filly-three --[51] suranda West, Two Ilandred Fourteen and Twoply Hundredther (214.20) feet; thence Morth? Tilly-six (56) degrees, Fifly-(hree (53) minutes, Morty-lour (44) seconds Ensi, Two Handred ... Tive and Seventy Hundredths (205.70) feet to the point of beginning.

The Easements include all of the easements referenced in or created by the following instruments, all of which are recorded in the public records of Nassau County, Florida:

```
Official Records Book 266, Page 475, amended in Official Records Book 391, Page 01.
    Official Records Book 400, Page 463.
    Official Records Book 400, Page 470.
    Official Records Book 423, Page 416.
    Official Records Book 429, Page 426.
    Official Records Book 497, Page 162 (& leasehold covenant).
    Official Records Book 499, Page 190 (& leasehold covenant).
    Official Records Book 507, Page 100, amended in Official Records Book 957, Page 227.
    Official Records Book 507, Page 108.
   Official Records Book 513, Page 808.
   Official Records Book 513, Page 815.
   Official Records Book 513, page 824
    Official Records Book 560, Page 52
    Official Records Book 560, page 57
   Official Records Book 560, page 62
   Official Records Book 593, Page 868.
   Official Records Book 616, Page 243.
   Official Records Book 636, Page 773.
   Official Records Book 681, Page 01.
   Official Records Book 730, Page 384.
   Official Records Book 733, Page 1317.
   Official Records Book 738, Page 183.
   Official Records Book 750, Page 1802.
  Official Records Book 772, Page 892.
  Official Records Book 787, Page 939.
  Official Records Book 789, Page 1348.
  Official Records Book 795, Page 1206.
  Official Records Book 813, Page 620.
  Official Records Book 819, Page 1613.
  Official Records Book 823, Page 84.
  Official Records Book 847, Page 176.
  Official Records Book 855, Page 1397.
  Official Records Book 856, Page 780.
 Official Records Book 863, Page 1984.
 Official Records Book 890, Page 1741.
 Official Records Book 909, Page 642.
 Official Records Book 934, Page 1895.
 Official Records Book 948, Page 532.
 Official Records Book 956, Page 1699.
 Official Records Book 956, Page 1707.
 Official Records Book 956, Page 1714.
Official Records Book 970, Page 934.
Official Records Book 972, Page 978.
Official Records Book 975, Page 126.
Official Records Book 976, Page 981.
Official Records Book 999, Page 616.
Official Records Book 1032, Page 1600.
Official Records Book 1055, page 673
```

Official Records Book 1070, Page 1111. Official Records Book 1082, Page 1830.

Such recorded instruments as may be necessary for the operation of the FWS within Nassau County, Florida.

647459v2

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA

CASE NO.: 03-113-CA

DIVISION: A

NASSAU COUNTY, a Florida county,

Plaintiff,

VS.

FLORIDA WATER SERVICES CORPORATION, a Florida corporation; et al.,

STIPULATED ORDER OF TAKING

Pursuant to the stipulation of the Plaintiff, Nassau County, and Defendant, Florida Water Services Corporation, owner of the property and interests which are the subject of this eminent domain proceeding, and the Court being fully advised in the premises, it is

ORDERED AND ADJUDGED:

- 1. This Court has jurisdiction of the subject matter and the parties to this cause.
- 2. The pleadings in this case are sufficient and the Plaintiff is properly exercising its delegated authority.
- 3. The Plaintiff and Florida Water Services Corporation have acknowledged and agreed that the amount of Seventeen Million Five Hundred Thousand Dollars and no/100 cents (\$17,500,000.00) is the fair and reasonable amount to be deposited in good faith in the Registry of the Court in connection with this Stipulated Order of Taking.
- 4. The interest sought to be condemned herein as to the subject property is as described on Exhibit "A" attached hereto.

- 5. Upon payment of the deposit hereinafter specified into the Registry of this Court, the right, title, or interest specified in the Complaint in Eminent Domain, and as more specifically set forth in those legal descriptions attached hereto in Exhibit "A," shall vest in the Plaintiff.
- 6. The deposit of the sum referenced herein will secure the persons lawfully entitled to the compensation, as set forth in the Stipulated Final Judgment of this Court.
- 7. The sum of money to be deposited in the Registry of the Court no later than the close of business on March 31, 2003 shall be in the amount of Seventeen Million Five Hundred Thousand Dollars and no/100 cents (\$17,500,000.00).
- 8. Upon the deposit as set forth above, and without further notice or order of this Court, the Plaintiff shall be entitled to possession of the property described in the Complaint in Eminent Domain; provided, however, that Plaintiff and Defendant Florida Water Services Corporation have stipulated and agreed that Defendant Florida Water Services Corporation shall remain in possession of that property for purposes of the continued operation of the water utility facility located thereon, for a period of 90 days from date of the deposit referenced above, or for such additional period of time as may be agreed upon by the parties. The terms of Defendant's post-taking operational services and possession shall be set out in a separate document, and filed with this Court no later than ten (10) days from date of entry of this Order.

DONE AND ORDERED in chambers at Nassau County, Florida this 31 day of March, 2003.

CIRCULT HIDGE

STIPULATION

Plaintiff, Nassau County, and Defendant, Florida Water Services Corporation, as owner of the property and interests which are the subject of this action in eminent domain, stipulate and consent to the entry of the Stipulated Order of Taking set forth above.

ROGERS TOWERS, P.A.

By:∠

Mark M. Arnold

Florida Bar No. 346942

A. Graham Allen

Florida Bar No. 117110

1301 Riverplace Boulevard, Suite 1500

Jacksonville, Florida 32207-1811

(904) 398-3911 (telephone)

(904) 396-0663 (facsimile)

BRIGHAM MOORE, LLP

By:

S.W. Moor

Florida Bar No. 1572/68

Andrew Prince Brigham

Florida Bar No. 903930 100 Wallace Avenue, Suite 310

Sarasota, Florida 34237

(941) 365-3800 (telephone

(941) 952-1414 (facsimile)

Special Counsel For Defendant Florida Water Services Corporation

And

MICHAEL S. MULLIN NASSAU COUNTY ATTORNEY Florida Bar No. 301094 Post Office Box 456 Fernandina Beach, Florida 32035 (904) 321-5703 (telephone) (904) 491-3618 (facsimile)

Attorneys for Nassau County

REAL PROPERTY

The real property as described herein on pages three (3) through eight (8) of this Exhibit "A", and in addition, all of the following:

All buildings, structures, improvements, appurtenances, and fixtures of any variety, located in or on the real property in Nassau County, Florida described herein and used or useful in connection with the ownership, maintenance or operation of the water and sewer utility system located within Nassau County, Florida and owned or operated by Florida Water Services Corporation, Amelia Island Waterworks, Inc. or Southern States Utilities, Inc. (the "FWS"); including without limitation all hydrants, meters, service connections, wells, water treatment facilities, water storage facilities, distribution reservoirs, stand pipes, pump stations, water pipes, water mains and related improvements that in the aggregate comprise and that are used and useful in connection the water distribution system of the FWS; and all meters, service connections, pipes, fittings, valves, pump stations, lift stations, treatment facilities, ponds and other storage facilities, monitoring wells and equipment, and all other improvements that in the aggregate comprise and that are used and useful in connection with the sewage collection, treatment and disposal system of the FWS (collectively, all such assets and property are collectively the "Real Property").

PERSONAL PROPERTY

All personal property that in any way belongs, appertains, or is related to the FWS or that is used and useful in connection the operation of the FWS and the provision of service thereby, situate on, in, about Amelia Island or any other area within Nassau County, Florida which the FWS has a certificate to provide utility service of any kind or type, including but not limited to, all accounts receivable for FWS within Nassau County, all equipment of any variety, materials, supplies, inventory and any other assets and used or useful in connection with the ownership, maintenance, or operation of the FWS; including without limitation all equipment, hydrants, meters, service connections, wells, water treatment facilities, water storage facilities, distribution reservoirs, stand pipes, pump stations, water pipes, water mains and related improvements that in the aggregate comprise and that are used and useful in connection the water distribution system of the FWS; and all meters, service connections, pipes, fittings, valves, pump stations, lift stations, treatment facilities, ponds and other storage facilities, monitoring wells and equipment, and all other improvements that in the aggregate comprise and that are used and useful in connection with the sewage collection, treatment and disposal system of the FWS (collectively, all such assets and property are collectively the "Personal Property").

EASEMENTS

All easements, rights, ways, privileges, or advantages that relate to the operation of the FWS, including without limitation all of the easements referenced and described on page nine (9) of this Exhibit "A".

MISCELLANEOUS

All contracts, service commitments, bills of sale, leases, permits, licenses, water rights, customer lists, databases, records and lists relating to all funds and accounts of the FWS, maps and as-built information relating to the FWS, whether hard copy or on computer, or other property used or useful in connection with the ownership, maintenance or operation of the FWS, including without limitation, all of the miscellaneous items referenced or described on page ten (10) of this Exhibit "A", and also including a water re-use reclamation facility.

The Real Property includes all of the land described in the following deeds, all of which are recorded in the public records of Nassau County, Florida:

Official Records Book 400, page 609

Official Records Book 429, page 435

Official Records Book 506, page 391

Official Records Book 593, page 1169

Official Records Book 1082, page 1832

And the Real Property also includes any and all real property included within the lands that are described or included within the following tax folio or parcel identification numbers (all of which numbers relate to information maintained by the Nassau County, Florida Property Appraiser and Tax Collector:

Parcel ID/Tax Folio Number 14-2N-28-0000-0009-0010

Parcel ID/Tax Folio Number 01-6N-29-AICO-0009-0000

Parcel ID/Tax Folio Number 01-6N-29-AICO-0012-0000

Parcel ID/Tax Folio Number 01-6N-29-AICO-0011-0000

Parcel ID/Tax Folio Number 01-6N-29-AICO-0013-0000

Parcel ID/Tax Folio Number 00-00-30-0518-000C-0000

The Real Property includes all of the land described as follows:

SECEL #:

TAX BARCEL ID #:

PARCEL FIVE (5)

A part of Semica Fourteen (14). Township Two (2) North, Range Twenty-eight (28) East, Rassau County, Florida, more particularly described as follows:

The Real Property also includes all of the land described as follows:

· PARCEL #:

7

THE PARCEL ID #:

000030051800000000

Tract C, Plantation Point Subdivision, according to the Plan thereof on file in the Office of the Clerk of the Circuit Court in and for Wassen County, Florida recorded in Planta Book 5, page 269 and 270, said lands situate, lying and being in Wassen County, Florida.

The Real Property also includes all of the land described as follows:

PARCEL #:

3

TAX PARCEL ID #:

PARCEL FOUR (4)

TRACT FOUR (4) of Beach Walker Village, according to plat thereof recorded in Plat Book 4 pages 14 and 15 of the Massau County, Elecida public records.

. PARCEL #:

O.

TAR PARCEL ID #:

PARCEL THREE (3) - Palm Forest

A part of Section 1. Township One (1) North, Range Twenty eight (28) East, and a part of Sections Twenty-two (22) and Twenty-three (23), Township Two (2) North, Range Twenty-cight (28) East, all in Massan County, Flurida, north a fairly described as follows:

Begin at the Southwesterly comm of Lot Twelve (12), Backhirelker Village, Plat Book a pages 14 and 15; thence North Twenty two (22) degrees Bootymina (49) minutes. Sixteen (15) seconds West along the Westerly line of said Lot Twelve (12). Minety and Seventy one Handredtha (90.71) feet thence North Fifty-power (57) degrees. Eight (105) minutes. Sixteen (15) seconds West. One Handred Forty five and Tabriy lines Hundredtha (145.13) feet thence North Seventy-nine (79) degrees. Fifty nine (37) minutes Historia (11) seconds West. One Hundred Thirty four and Sixty four Hundredtha (134.64) feet thence South Eighty three (33) degrees. Fifty-fare (33) minutes. Tairty eight (36) seconds West. Eighty five and Seventy seven Hundredtha (35.77) feet to minitar section with the materially right of way line of Saite Road Not. 105. (AlA), as established for a width of Two finished (200.0) feet; thence South Ninetenn (19) degrees. Thirty fare, (33) minutes. Em (10) generals Box along said Established way line. Five Hundredth Ninety-four and Thirty-four (25) minutes. Two (25) minutes, Two (27) seconds Early One Hundredtha (250.02) feet to the Color Road Saventy-four (13) degrees. Forty (40) minutes. Ten (30) seconds Early (15) degrees. Forty (40) minutes. Ten (30) seconds Early (15) degrees. Forty eight (48) minutes. Four (04) seconds West, Forty-eight and Four Hundredtha (135.04) feet to the point of beginning.

Subject to an Easternat over the Easterly Trutty (300) (wit of the afored escribed parcel.

The Real Property includes all of the land described as follows:

PARCEL #:

TOX PARCED ID #:

FARCEL ONE (1) - Tract 35

A part of Tract One (1), MARSH GREEK VILLAGE, UNIT ONE (1), Flat Book 4, pages 18 and 15 of the public records of Massau County, Florida, more particularly described as follows:

【医三烯甲 花生净点 Commence at the Southersterly corner of said Tract One (1) . said Southersterly corner lying in the Southwesterly right of ray line of State Rend No. 105', CALA): Thence North Ninetern 1991 degrees, Thirty-three (33) winder, Ten (11) seconds West along said Southwesterly right of way line, Two Thousand Two Hundred Thirty hine and Sixty-times Hundredths (2219 .63) feet to the point of Degioning, thence willing: North Mineteen (19) degrees, Thirty-three (33) minutes. Ten (16) seconds West along said Sculinvesterly right of way line. Five Hundred Eighty-nine and Ninety-five-fixed-edits (559-95) featholthe Northeasterly corner of said-Trace One (1): thence South Seventy (70) degrees. Twenty-six (26) minutes, Fifty (50) seconds West. One Hundred Thirty live (155.4) feet to the rotat of conve of a conve to the left; said conve One Hundred Thirty-live (155.0) feet to the point of curve of a toure to the left, said curve having a radius of Twenty-live (15.0) feet thence along and around and curve as are distance of Thirty-line and Transpace of Hundredthu (39.27) feet to the point of tangency of said curve thence South Mindrean (19) degrees. Thirty-lines (33) minutes. Ten (10) seconds East. Ten and Minety-six Hundredthis (10.396) feet to the point of curve to the right, said dury that ing a radius of Two Hundredthis from (255.0) feet thence along and around said curve and alconnect of Fifty sevential Section one Hundredthis feet to the point of tangency of said curve themes South Siz (36) degrees, Thirty five (35) minutes, Sevent (37) seconds East, Fourthese and Thirty-six Hundredthis (14.36) feet to the point of curve of a curve to the left, said curve having a radius of Ope Hundredthis (120.0) feet thence along and around said curve and are distance of Sizing the and Suppose Hundredthis (52.56) feet to the point of tangency of said curve; thence South Thirty — (36) degrees; Thirty (30) minutes, Zero (00) seconds East.

Twenty one and Thirty Hundredthis (21.30) feat to the point of curve of a curve is the right. Twenty one and Thirty Hundredins (21.30) Isat to the point of conve of a curve to the right. said curve daring artificia of Ope Hundred Thirty (130.0) feet, thence along and around said curve an arc distance of Minely eight and Ten Hundredths (98,10) feet to the point of langency of said curve; thence South Siz (08) degrees, Forty-four (14) minutes, Zero (00) seconds West Forty-four and Thirty-had Hundredths (44.38) feet to the point of curve-of a curve to the helt, said curve having a higher of Tobes Hundred Seventy (310,0) feet thence along and around said curve an architector for four and Forty-four Hundredths (44.44) feet to the point of tangency of said curve to the South Zero (10) degrees, Eight (08) minutes, Fifty-six (55) seconds East, Seventy and Eighty three Hundredths (10.81) feet thence South Eighty seven (87) degrees; Fifty-fix (50) minutes; Fifty-six (55) (87) degrees; Filty (50) ministes; Filty two (52) seconds East, Twenty five and Twenty con-Bundredus (25.21) feet there South Two (02) degrees, Twenty seven (27) minutes, Forty-one (41) seconds fast One Hundred Thirty and Forty-dis Amdrediths (130.46) feet there work Eighty-two (82) detailes, Twenty-digit (28) minutes, Forty-dight (48) seconds first. One Hundred Fifty and Thatty Six Hundredtia (150.36) there theree North Sixty-five (65) de grees . Fifty-one (51) xhatty-four (34) sounds East, Ninety-seven and Seventy-four Hundredtha (97.74) feet to the point of beginning.

The Real Property includes all of the land described as follows:

PARCKL #:

TAX PARCES ID #:

PARCEL TWO (Z) - South of Entrance

5

h part of Section Twenty-two (22), Township Two (2) North, Range Twenty-eight (20) East, Hassan County, Florida, licing more particularly described as follows:

Commence at the intersection of the Northeasterly right of way line of State Road Ho. 195. (AlA) with the Southerly right of way of Beach Lagoon Road South, said Southerly right of way live ? inal (0,877) Altava Cancava Southarly and having a radius of Seven Hundred Seventy (778,0) foot hence along the are of said curve and along said right of way line, an are distance of Three: fundred Twenty-six and Sixty-two Hundredth's [326.62] feet to the point of lagency of said zurve; thence continue along said right of way, South Eighty-lair (84) degrees, Thirty-three (33) minutes; Ten (10) seconds East, Eighty-aight and Twelve Hundredtte (18, 12) feet to the - point of curve of a curve to the right, said curve having a radius of One Hundred Seventy (170. feel: thence along the are of said curve and along said right of way line, an are distance of Hinely and Filly Hundredths (90.50) feet to the point of tangency of said curve; thence confinue along said right of way line, South Filly-lour (54) degrees, Three (61) minutes, Ten (10) seem Ensl. One Hundred Forly-nine and Forly-seven Hundrediks (149.47) feet to the point of curve o agentive to the left, also being the point of beginning, sald curve having a radius of Two Hundre Fine (209.0) fout dience along the are of said cuive and along said right of way line, an are t lintance of One-Hundred Twenty-lowe and Elghty seven Hundredlies (124.17) feet to the point of reverse curve of a curve to the rights said curve having a radius of One Hundred Porty-flye : [145] D feet: flience along the are of said surversidations said with of way lines an are distance al Deventy-later and Pilioen Hundredthis (74.15) lest to the point of reverse curve of a curve to he left, said curve having a radius of Two Hundred Five (205.0) feet; thence along the are . distable curve and along said right of way line, an jare distance of Minety-four and Seventyour Mandroth's (91.74) feet; thence South Thred (11) degrees; Filly-two (52) winder; Fant (04) seconds Rast, One flundred Eighteen and Eighty-nine Hundredths (114.19) feel; flunce Fouth Seventy (10) degrees, Twenty-six (26) minutes, Filly (50) seconds West, Four Unndred inty-nine and Twenty-five Hundredths (449.25) feet: thence South Seven (DT) degrees, Fifty-six (Sb) minutes, Fifty-three (SI) seconds that, Four and Fifty-five Hundredtha (4.55) well thence South Sixty-hine (69) degrees. Filly-five (55) minutes. Zera (60) seconds West, . Fundhmit-Twenty (220.0) feets thence-Santh-Forty-two (42) degrees, Five (85) winners, tern (DD) seconds Wast, Sixty-Ava (AS.O) lests (hence South Seventy (70) degrees, Twentyn's (26) minutes, Filly (50) abconcle West, Twentyjone and Phirty-nine Hundredths (21.39) est to the Northeasterly clubt of way line of said State Road No. 100; thence North Mineteen (19) furrees. Thirty-(hree (11) infinites. Ten (10) secopids West, along sald Northeasterly right of yny Une. Sixty-Ave and Filleen Hundredthe (65.19 feet; thence North Slaty-aine (69) degrees Hyrnve (35) minutes, Zero (00) seconds East, Three Hundred Five and Sevenly-mine Hund-! Tellihs (305.74) [eq; [benca North Seven (07) degrees, Fifty-six (56) minutes, Fifty-lines (51) Suganda West, Two Hundred Fourteen and Tweely Hundredtha (214, 20) feet; thence Morth? Thy-six (56) degrees, Filly-(hree (51) minutes, Horly-lour (44) seconds East, Two Hundred Tive and Seventy Hundredths (205.70) feet to the point of beginning.

The Easements include all of the easements referenced in or created by the following instruments, all of which are recorded in the public records of Nassau County, Florida:

```
Official Records Book 266, Page 475, amended in Official Records Book 391, Page 01.
     Official Records Book 400, Page 463.
     Official Records Book 400, Page 470.
     Official Records Book 423, Page 416.
     Official Records Book 429, Page 426.
    Official Records Book 497, Page 162 (& leasehold covenant).
    Official Records Book 499, Page 190 (& leasehold covenant).
    Official Records Book 507, Page 100, amended in Official Records Book 957, Page 227.
    Official Records Book 507, Page 108.
    Official Records Book 513, Page 808.
    Official Records Book 513, Page 815.
    Official Records Book 513, page 824
     Official Records Book 560, Page 52.
    Official Records Book 560, page 57
    Official Records Book 560, page 62
    Official Records Book 593, Page 868.
   Official Records Book 616, Page 243.
    Official Records Book 636, Page 773.
    Official Records Book 681, Page 01.
    Official Records Book 730, Page 384.
    Official Records Book 733, Page 1317.
   Official Records Book 738, Page 183.
   Official Records Book 750, Page 1802.
   Official Records Book 772, Page 892.
   Official Records Book 787, Page 939.
   Official Records Book 789, Page 1348.
   Official Records Book 795, Page 1206.
   Official Records Book 813, Page 620.
   Official Records Book 819, Page 1613.
   Official Records Book 823, Page 84.
  Official Records Book 847, Page 176.
  Official Records Book 855, Page 1397.
  Official Records Book 856. Page 780.
  Official Records Book 863, Page 1984.
  Official Records Book 890, Page 1741.
  Official Records Book 909, Page 642.
  Official Records Book 934, Page 1895.
  Official Records Book 948, Page 532.
  Official Records Book 956, Page 1699.
 Official Records Book 956, Page 1707.
 Official Records Book 956, Page 1714.
 Official Records Book 970, Page 934.
 Official Records Book 972, Page 978.
 Official Records Book 975, Page 126.
 Official Records Book 976, Page 981.
 Official Records Book 999, Page 616.
Official Records Book 1032, Page 1600.
Official Records Book 1055, page 673
Official Records Book 1070, Page 1111.
```

Official Records Book 1082, Page 1830.

Such recorded instruments as may be necessary for the operation of the FWS within Nassau County, Florida.

647459v2