

**NASSAU COUNTY WORK AUTHORIZATION #03**

<b>Contract Number:</b>	CM3644
<b>Consultant/Vendor:</b>	CBRE, Inc.
<b>Consultant/Vendor Contact Name:</b>	Nick Chop, MAI
<b>Consultant/Vendor Contact Phone Number:</b>	(904) 367-2011
<b>Consultant/Vendor Contact Email Address:</b>	nick.chop@cbre.com
<b>Project Short Title:</b>	Animal Services New Building – Adjacent Parcels
<b>Total Amount of Previous Work Authorizations:</b>	\$27,935.00
<b>Amount of this Work Authorization:</b>	\$38,145.00
<b>New Contract Amount including this Work Authorization:</b>	\$66,080.00
<b>Funding Source:</b>	01621562-561000 NCPP3

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 thirty (30) 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:	<u>Robert Companion</u>	<u>4/10/2025</u>	
		Date	
Procurement:	<u>Evelyn Burton</u>	<u>4/11/2025</u>	
		Date	
Office of Management & Budget:	<u>Chris Lacambra</u>	<u>4/10/2025</u>	<u>TP</u>
		Date	
County Attorney:	<u>Denise C. May, Esq., BCS</u>	<u>4/15/2025</u>	<u>DJ</u>
	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 E. Pope  
Its: Designee  
Date: 4/15/2025

**CBRE, INC.**

BY:   
Print Name: Nick Chop  
Title: Director  
Date: 4/11/2025

VALUATION & ADVISORY SERVICES

# Proposal and Contract for Services

**CBRE**

CBRE, Inc.  
1 Independent Drive, Suite 3000  
Jacksonville, FL 32202  
904.367.2011  
[www.cbre.us/valuation](http://www.cbre.us/valuation)

**Nick Chop, MAI**  
Executive Vice President

April 7, 2025

George Murray, Project Manager - Capital Projects Dept.

**NASSAU COUNTY**

96161 Nassau Place

Yulee, FL 32097

Phone: 904.530.6373

Email: [gmurray@nassaucountyfl.com](mailto:gmurray@nassaucountyfl.com)

RE: Assignment Agreement – Valuation of Residential Properties (Below is each west to east)  
The Blue Gargoyle, LLC - 44-2N-27-0000-0009-0000, 462960 SR 200, Yulee  
Michael L. Broussard - 44-2N-27-0000-0010-0000, 462974 SR 200, Yulee  
Larry J. Coleman - 44-2N-27-0000-0011-0000, 462978 SR 200, Yulee  
John B. Thiel - 44-2N-27-0000-0013-0000, 462980 SR 200, Yulee  
Robert Lee Mack, Jr. - 44-2N-27-0000-0014-0000, 462984 SR 200, Yulee  
Ora Lee Walthour - 44-2N-27-0000-0014-0010, 462988 SR 200, Yulee

Dear Mr. Murray:

This is a proposed for six separate residential appraisal assignments. The County intends to acquire each of these parcels in whole. Below is an Exhibit showing the location of each parcel.





## VALUATION &amp; ADVISORY SERVICES

NASSAU COUNTY  
Assignment Agreement  
Page 2 of 5  
April 7, 2025

## PROPOSAL SPECIFICATIONS

<b>Fee:</b>	\$38,145.00 (for the six properties) or \$6,357.50 per parcel (see Details of Costs and Fees)
<b>Purpose:</b>	To estimate the Market Value of the subject property.
<b>Other:</b>	<ol style="list-style-type: none"> <li>1) A survey has not been provided.</li> <li>2) It is assumed there is no excess or surplus land. All values will be provided utilizing the Sales Comparison Approach, as Vacant &amp;/or as Improved. This is the only approach to value considered.</li> <li>3) An inspection has not been made. It is assumed there is one residence per property. An additional residence (single-family or manufactured residence) on-site likely will require additional hours.</li> <li>4) Information provided by the Client and relied on is assumed correct.</li> </ol>
<b>Premise:</b>	As Is
<b>Rights Appraised:</b>	Fee Simple
<b>Intended Use:</b>	Internal Decision-Making purposes
<b>Intended User:</b>	The intended user is NASSAU COUNTY ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
<b>Reliance:</b>	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.
<b>Inspection:</b>	CBRE will conduct a physical inspection of the subject property and its surrounding environs on the effective date of appraisal.
<b>Valuation Approaches:</b>	Sales Comparison Approach as Vacant &/or Improved
<b>Report Type:</b>	Standard Appraisal Report
<b>Appraisal Standards:</b>	USPAP
<b>Expenses:</b>	Fee includes all associated expenses
<b>Retainer:</b>	A retainer is not required for this assignment



**VALUATION & ADVISORY SERVICES**

NASSAU COUNTY  
Assignment Agreement  
Page 2 of 5  
April 7, 2025

**Delivery Instructions:** CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report. An Adobe PDF file via email will be delivered to gmurray@nassaucountyfl.com. The client has requested no (0) bound final copies.

**Delivery Schedule:**

**Preliminary Value:** Not Required

**Draft Report:** Within 30 days (or less) after the Notice to Proceed

**Final Report:** Upon Client's request

**Start Date:** The appraisal process will start upon receipt of your signed agreement and the property specific data.

**Acceptance Date:** These specifications are subject to modification if this proposal is not accepted within 14 days from the date of this letter.

Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

**CBRE, Inc.**  
**Valuation & Advisory Services**



Nick Chop, MAI  
Executive Vice President  
As Agent for CBRE, Inc.  
T 904.367.2011  
nick.chop@cbre.com

VALUATION & ADVISORY SERVICES

NASSAU COUNTY  
Assignment Agreement  
Page 3 of 5  
April 7, 2025

## AGREED AND ACCEPTED

**FOR NASSAU COUNTY ("CLIENT"):**

XXXXXXXXXXXXXXXXXXXX

*MC*

Signature

XXXXXXXXXXXXXXXXXXXX

*MC*

Date

XXXXXXXXXXXXXXXXXXXX  
George Murray

Name

XXXXXXXXXXXXXXXXXXXX  
Project Manager - Capital Projects Dept.

Title

XXXXXXXXXXXX  
904.330.6373

Phone Number

XXXXXXXXXXXXXXXXXXXX  
gmurray@nassaucountyfla.com

E-Mail Address

Docusign Envelope ID: 03293538-F76D-446A-8C06-E355A9CB5B6D

VALUATION & ADVISORY SERVICES

# Proposal and Contract for Services

## SPECIFIC PROPERTY DATA REQUEST

If available, please provide any of the following:

1. Current title report and title holder name
2. Legal description
3. Survey and/or plat map
4. Site plan for proposed or entitled development, if applicable
5. Details on any sale, contract, or listing of the property within the past three years.
6. Engineering studies, soil tests or environmental assessments
7. Ground lease, if applicable
8. Planning/Zoning application or approval, if applicable
9. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process.
10. Any other information that might be helpful in valuing this property

Nick Chop, MAI  
Executive Vice President  
nick.chop@cbre.com  
CBRE, Inc.  
Valuation & Advisory Services  
1 Independent Drive, Suite 3000  
Jacksonville, FL 32202



**APPRAISAL CONSULTANT SERVICES**  
**DETAILS OF COSTS AND FEES BY PARCEL**  
Hourly Rate Breakout - Engagement Letter - Residential - SR 200 - 6 Assignments (CBRE).xlsx  
**APPRAISAL SUPPORT SERVICES: CBRE**

The Blue Gargoyle, LLC - 44-2N-27-0000-0009-0000  
462960 SR 200, Yulee  
DATE: April 7, 2025

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	2.00	2.00	0.50	1.00	1.00	0.00
Planning Analysis	1.00	1.00	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	2.00	2.00	3.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.00
<b>TOTAL MANHOURS</b>	7.50	10.00	9.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$2,062.50	\$2,200.00	\$1,575.00	\$260.00	\$200.00	\$60.00
<b>TOTAL:</b>	<b>\$6,357.50</b>					

**APPRAISAL CONSULTANT SERVICES**  
**DETAILS OF COSTS AND FEES BY PARCEL**  
 Hourly Rate Breakout - Engagement Letter - Residential - SR 200 - 6 Assignments (CBRE).xlsx  
 APPRAISAL SUPPORT SERVICES: CBRE

Michael L. Broussard - 44-2N-27-0000-0010-0000  
 462974 SR 200, Yulee  
 DATE: April 7, 2025

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	2.00	2.00	0.50	1.00	1.00	0.00
Planning Analysis	1.00	1.00	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	2.00	2.00	3.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
<b>TOTAL MANHOURS</b>	7.50	10.00	9.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$2,062.50	\$2,200.00	\$1,575.00	\$260.00	\$200.00	\$60.00
<b>TOTAL:</b>	<b>\$6,357.50</b>					

**APPRAISAL CONSULTANT SERVICES**  
**DETAILS OF COSTS AND FEES BY PARCEL**  
Hourly Rate Breakout - Engagement Letter - Residential - SR 200 - 6 Assignments (CBRE).xlsx  
APPRAISAL SUPPORT SERVICES: CBRE

Larry J. Coleman - 44-2N-27-0000-0011-0000  
462978 SR 200, Yulee  
DATE: April 7, 2025

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	2.00	2.00	0.50	1.00	1.00	0.00
Planning Analysis	1.00	1.00	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	2.00	2.00	3.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
<b>TOTAL MANHOURS</b>	<b>7.50</b>	<b>10.00</b>	<b>9.00</b>	<b>2.00</b>	<b>2.00</b>	<b>0.75</b>
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$2,062.50	\$2,200.00	\$1,575.00	\$260.00	\$200.00	\$60.00
<b>TOTAL:</b>	<b>\$6,357.50</b>					



APPRAISAL CONSULTANT SERVICES  
DETAILS OF COSTS AND FEES BY PARCEL

Hourly Rate Breakout - Engagement Letter - Residential - SR 200 - 6 Assignments (CBRE).xlsx  
APPRAISAL SUPPORT SERVICES: CBRE

John B. Thiel - 44-2N-27-0000-0013-0000  
462980 SR 200, Yulee

DATE: April 7, 2025

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	2.00	2.00	0.50	1.00	1.00	0.00
Planning Analysis	1.00	1.00	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	2.00	2.00	3.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
<b>TOTAL MANHOURS</b>	7.50	10.00	9.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$2,062.50	\$2,200.00	\$1,575.00	\$260.00	\$200.00	\$60.00
<b>TOTAL:</b>	<b>\$6,357.50</b>					

**APPRAISAL CONSULTANT SERVICES**  
**DETAILS OF COSTS AND FEES BY PARCEL**

Hourly Rate Breakout - Engagement Letter - Residential - SR 200 - 6 Assignments (CBRE).xlsx  
 APPRAISAL SUPPORT SERVICES: CBRE  
 Robert Lee Mack, Jr. - 44-2N-27-0000-0014-0000  
 462984 SR 200, Yulee  
 DATE: April 7, 2025

TASK	DIRECTOR/PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	2.00	2.00	0.50	1.00	1.00	0.00
Planning Analysis	1.00	1.00	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	2.00	2.00	3.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.00
<b>TOTAL MANHOURS</b>	<b>7.50</b>	<b>10.00</b>	<b>9.00</b>	<b>2.00</b>	<b>2.00</b>	<b>0.75</b>
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$2,062.50	\$2,200.00	\$1,575.00	\$260.00	\$200.00	\$60.00
<b>TOTAL:</b>	<b>\$6,357.50</b>					

**APPRAISAL CONSULTANT SERVICES**  
**DETAILS OF COSTS AND FEES BY PARCEL**  
Hourly Rate Breakout - Engagement Letter - Residential - SR 200 - 6 Assignments (CBRE).xlsx  
**APPRAISAL SUPPORT SERVICES: CBRE**

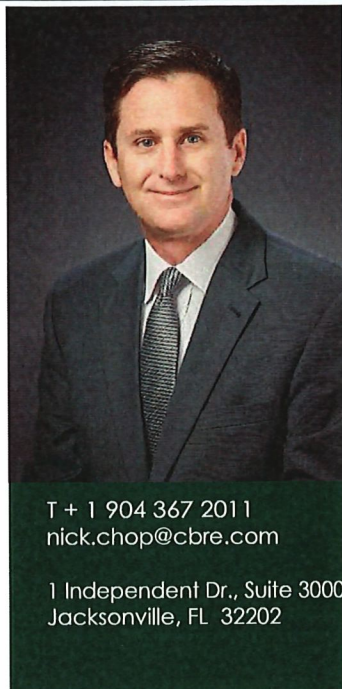
Ora Lee Walthour - 44-2N-27-0000-0014-0010  
462988 SR 200, Yulee  
DATE: April 7, 2025

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	2.00	2.00	0.50	1.00	1.00	0.00
Planning Analysis	1.00	1.00	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	2.00	2.00	3.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
<b>TOTAL MANHOURS</b>	7.50	10.00	9.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$2,062.50	\$2,200.00	\$1,575.00	\$260.00	\$200.00	\$60.00
<b>TOTAL:</b>	<b>\$6,357.50</b>					



**CBRE**

# Nick Chop, MAI

*Right-of-Way Practice Leader*

## Clients

### Represented

- Atkins
- City of Jacksonville
- Duke Energy
- FPL
- FDEP
- FDOT (Florida)
- Florida's Turnpike
- HDR
- HNTB
- Independence Acquisition
- Jacksonville Aviation Authority
- Jacksonville Electric Authority
- Jacksonville Transportation Authority
- Manatee County
- Miami-Dade County
- Nextera
- NCDOT (North Carolina)
- Okefenoke Electric
- Orange County
- Orlando Utilities Commission
- Pasco County
- Polk County
- St. Johns County
- TxDOT (Texas)

## Experience

Nick Chop, MAI is CBRE's Right-of-Way Practice Leader for the South Region and has over 30 years of real estate appraisal, appraisal review, cost estimating and consulting experience. A majority of Mr. Chop's career has centered around litigation support, primarily in eminent domain valuation. Mr. Chop has been qualified as an expert witness in several courts. Mr. Chop is an approved appraiser for FDOT (Florida), NCDOT (North Carolina), TxDOT (Texas) and TDOT (Tennessee).

Mr. Chop has performed real estate valuations and reviews of fee simple, easement, leased fee/leasehold interests of land, retail, restaurant, hotel, self-storage, office, industrial, medical buildings, mixed use-developments, single-family subdivisions, apartment projects, automotive dealership, and service facilities. Specialty valuations include percentage fee rights of easements including for utilities and rail (utilizing corridor factors). Mr. Chop regularly contributes to the Appraisal Institute and the International Right of Way Association. He is the past President of his local Appraisal Institute Chapter and current University Relations Ambassador.

Mr. Chop has worked extensively with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing corridors, roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- Polk Regional Water Cooperative, Southeast Wellfield and Water Production Facility
- Florida's Turnpike, Central Polk Parkway, Bartow, Polk County
- Manatee County, Upper Manatee River Road, Lakewood Ranch
- FDOT, District Seven - #447536-2 US 301, Dade City, Pasco County
- FDOT, District Seven - #4475363 US 301, Dade City, Hernando County
- City of Jacksonville - Old Middleburg Road
- Jacksonville Electric Authority, Various Parcels & Projects
- City of Jacksonville - Chaffee Road
- NCDOT - U-5753 - Lindsay Road - Wayside Road, Raeford, Hoke County
- FDOT, District Five - #435859-4 SR 50 E. of CR 757 to Lake County Line
- NCDOT - U-4758 - Johnson St. - Sandy Ridge Rd., High Point, Guilford County
- NCDOT - P-5717 - Cornwallis Rd., Durham, Durham County
- 250+ Parcel 230-kV Transmission Line Project in Central Florida
- FDOT, District Four - #4369631 I-95 and 6th Ave., Palm Beach County
- FDOT, District Two - #4322592 Interstate-95, Duval County
- NCDOT, 13 Cost Estimates in 11 Counties representing over 2,000 parcels
- FDOT, District One - #4258432 S.R. 951, Collier County
- FDOT, District Seven - #2578623 Sam Allen Rd., Hillsborough County
- Manatee County - Moccasin Wallow Road
- Polk County, #5400114 Johnson Road, Polk County
- City of Jacksonville, The Landing Litigation
- City of Jacksonville, Jacksonville Power Plant Litigation

Mr. Chop has consulted on and appraised property for litigation, specifically eminent domain proceedings and various valuation litigation purposes. Mr. Chop has testified as an expert witness in counties throughout Florida.

## Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI)
- International Right of Way Association, Member
- Certified General Real Estate Appraiser - Alabama (G01476), Florida (RZ2660), Georgia (351619), Maryland (33958), Mississippi (GA-1354), North Carolina (A8408), South Carolina (063020) Tennessee (5693), Texas (1380190), Virginia (4001018413)

## Education

- Florida State University, B.S. Real Estate and Finance



## Certificate Of Completion

Envelope Id: 03293538-F76D-446A-8C06-E355A9CB5B6D Status: Completed  
Subject: Complete with Docusign:CM3644-WA03 / CBRE \$38145.00 / Survey Parcels Adjacent to New Animal Svc Bldg  
Source Envelope:  
Document Pages: 15 Signatures: 10 Envelope Originator:  
Certificate Pages: 6 Initials: 6 George Murray  
AutoNav: Enabled gmurray@nassaucountyfl.com  
Enveloped 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  
4/10/2025 8:47:37 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)  
Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26  
Sent: 4/10/2025 8:51:05 AM  
Viewed: 4/10/2025 8:52:25 AM  
Signed: 4/10/2025 8:52:40 AM

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

Tracy Poore  
tpoore@nassaucountyfl.com  
OMB Admin  
Nassau County BOCC  
Security Level: Email, Account Authentication (None)  
Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26  
Sent: 4/10/2025 8:52:44 AM  
Viewed: 4/10/2025 1:34:45 PM  
Signed: 4/10/2025 1:35:35 PM

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign







chris lacambra  
clacambra@nassaucountyfl.com  
OMB Director  
Nassau County BOCC  
Security Level: Email, Account Authentication (None)  
Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26  
Sent: 4/10/2025 1:35:38 PM  
Viewed: 4/10/2025 4:41:51 PM  
Signed: 4/10/2025 4:42:36 PM

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

Evelyn Burton  
eburton@nassaucountyfl.com  
Procurement  
Nassau County BOCC  
Delegate Of: Lanaee Gilmore  
lgilmore@nassaucountyfl.com  
Security Level: Email, Account Authentication (None)  
Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26  
Sent: 4/10/2025 4:42:39 PM  
Viewed: 4/11/2025 8:46:49 AM  
Signed: 4/11/2025 8:47:09 AM

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign



Signer Events	Signature	Timestamp
NICK CHOP Nick.chop@cbre.com Security Level: Email, Account Authentication (None)	  Signature Adoption: Uploaded Signature Image Using IP Address: 192.34.69.250	Sent: 4/11/2025 8:47:11 AM Viewed: 4/11/2025 9:00:30 AM Signed: 4/11/2025 9:00:44 AM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 4/11/2025 9:00:30 AM ID: 685b0dc2-0ea5-415c-a8ba-99c5f6456b7a		
NICK CHOP Nick.chop@cbre.com Security Level: Email, Account Authentication (None)	  Signature Adoption: Uploaded Signature Image Using IP Address: 208.68.245.152	Sent: 4/15/2025 7:53:47 AM Viewed: 4/15/2025 9:57:45 AM Signed: 4/15/2025 9:59:27 AM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 4/15/2025 9:57:45 AM ID: 5e6c55c3-f60d-400d-a062-4acc7f490e55		
Abigail Jorandby ajorandby@nassaucountyfl.com Deputy County Attorney Nassau BOCC Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 4/11/2025 9:00:46 AM Resent: 4/15/2025 9:59:30 AM Viewed: 4/14/2025 1:25:07 PM Signed: 4/15/2025 1:08:53 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Denise C. May, Esq., BCS dmay@nassaucountyfl.com County Attorney Nassau County BOCC Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 4/15/2025 1:08:56 PM Viewed: 4/15/2025 2:28:21 PM Signed: 4/15/2025 2:28:44 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Taco Pope, AICP tpope@nassaucountyfl.com County Manager Nassau County BOCC Security Level: Email, Account Authentication (None)	  Signature Adoption: Drawn on Device Using IP Address: 50.238.237.26	Sent: 4/15/2025 2:28:47 PM Viewed: 4/15/2025 4:31:18 PM Signed: 4/15/2025 4:31:32 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
BOCC AP boccap@nassauclerk.com Nassau County Clerk Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 12.23.69.254	Sent: 4/15/2025 4:31:36 PM Viewed: 4/16/2025 9:35:00 AM Signed: 4/16/2025 9:35:10 AM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 2/4/2021 9:59:11 AM ID: 6238f06a-a4ad-4d45-a7f5-929d04629059		



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 clerkservices@nassaucountyfl.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Accepted: 1/24/2022 11:47:51 AM ID: c578204b-138e-4b31-a24f-82d040e40d69	<b>COPIED</b>	Sent: 4/16/2025 9:35:13 AM Viewed: 4/16/2025 9:40:14 AM
Procurement Dept procurement@nassaucountyfl.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	<b>COPIED</b>	Sent: 4/16/2025 9:35:14 AM
Raymond Albury ralbury@nassaucountyfl.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	<b>COPIED</b>	Sent: 4/16/2025 9:35:14 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/10/2025 8:51:05 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Envelope Updated	Security Checked	4/15/2025 7:53:46 AM
Certified Delivered	Security Checked	4/16/2025 9:35:00 AM
Signing Complete	Security Checked	4/16/2025 9:35:10 AM
Completed	Security Checked	4/16/2025 9:35:14 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Nassau (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

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.

### **All notices and disclosures will be sent to you electronically**



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](mailto: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](mailto: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.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

**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](mailto: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](mailto: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.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- 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.

REV. 10-17-2023 Previous  
Versions Obsolete