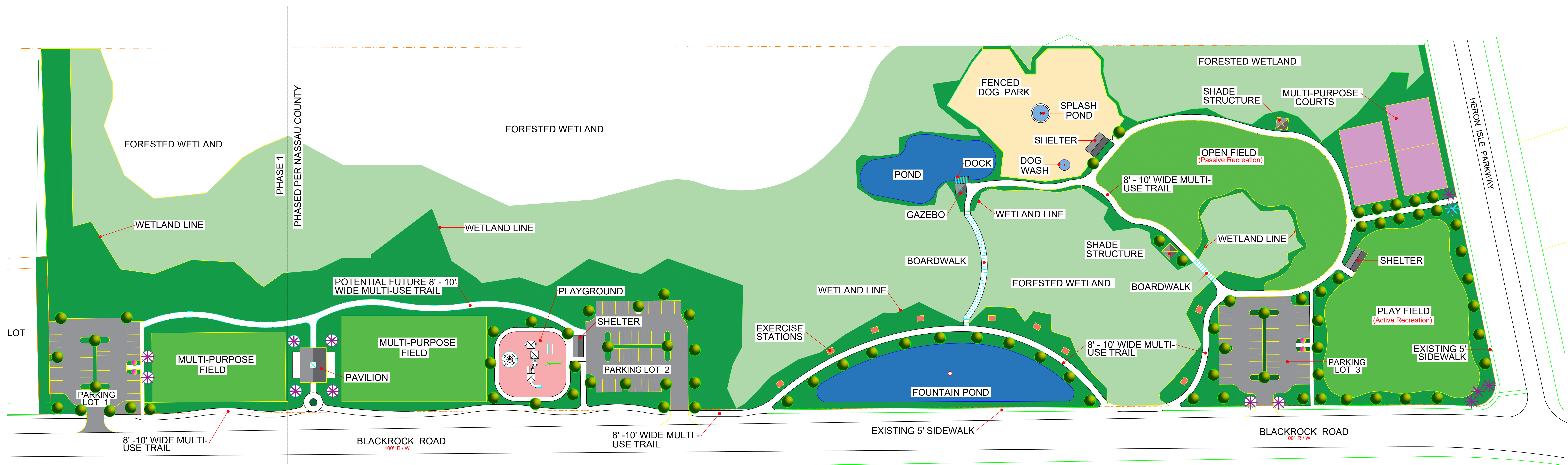


EXHIBIT D

Blackrock Community Park Preliminary Site Plan

[Follows.]



BLACKROCK COMMUNITY PARK

NASSAU COUNTY, FLORIDA

CONCEPTUAL PARK SITE PLAN
WOOD DEVELOPMENT COMPANY NASSAU COUNTY PLANNING

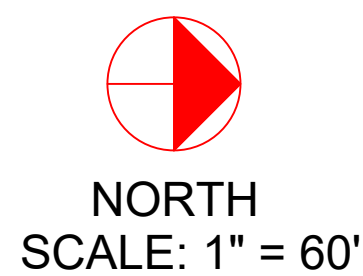


EXHIBIT E

Blackrock Community Park Matrix

Blackrock Community Park Matrix

Item Description		Responsible Party	Timing
Land		Developer	Phase 1 Horizontal Construction Approval
	Legal	Developer	Phase 1 Horizontal Construction Approval
	Survey	Developer	Phase 1 Horizontal Construction Approval
	Conceptual Park Plan	Developer	Phase 1 Horizontal Construction Approval
	Appraisal	Developer	Phase 1 Horizontal Construction Approval
Engineering Disciplines Required			
	Civil Engineering Phase 1	Developer	Phase 1 Horizontal Construction Approval
	Civil Engineering Future Phases	County	Future
	Florida Registered Landscape Architect Phase 1	Developer	Phase 1 Horizontal Construction Approval
	Florida Registered Landscape Architect Future Phases	County	Future
	Phase 1 County Permit	Developer	Phase 1 Horizontal Construction Approval
	Environmental Engineering & Permitting	Developer	Phase 1 Horizontal Construction Approval
	Geotech Services Phase 1	Developer	Phase 1 Horizontal Construction Approval
	Land Survey Phase 1	Developer	Phase 1 Horizontal Construction Approval
Land Development Components			
Parking Lot # 1 Site Support			
	Sediment & Erosion Control	Developer	Phase 1 Horizontal Construction Approval
	Clear & Grub	Developer	Phase 1 Horizontal Construction Approval
	Earthwork Fill & Grade	Developer	Phase 1 Horizontal Construction Approval
	Earthwork (Pond Construction)	Developer	Phase 1 Horizontal Construction Approval
	Sod (Bahia)	Developer	Phase 1 Horizontal Construction Approval
	Storm Pipe	Developer	Phase 1 Horizontal Construction Approval
	Drainage Structures	Developer	Phase 1 Horizontal Construction Approval
	Water Distribution Stub Out	Developer	Phase 1 Horizontal Construction Approval
	Sanitary Service Stub Out	Developer	Phase 1 Horizontal Construction Approval
	Stabilized Subgrade	Developer	Phase 1 Horizontal Construction Approval
	Limerock Base	Developer	Phase 1 Horizontal Construction Approval
	Asphalt 1.5" with Thermoplastic Paint and Sidewalk	Developer	Phase 1 Horizontal Construction Approval
Additions			
	Landscaping & Trees	County	Future
	Parking Lot Site Lighting	County	Future
	Irrigation Water Service	Developer	Phase 1 Horizontal Construction Approval
	Electrical Service Conduits	Developer	Phase 1 Horizontal Construction Approval
	Electric Meter	County	Future
	Signage for ADA Parking Spaces	Developer	Phase 1 Horizontal Construction Approval
Multi-Purpose Field #1			
	Sediment & Erosion Control	Developer	Phase 1 Horizontal Construction Approval
	Clear & Grub	Developer	Phase 1 Horizontal Construction Approval
	Earthwork (Strip Topsoil)	Developer	Phase 1 Horizontal Construction Approval
	Earthwork (Cut to Fill)	Developer	Phase 1 Horizontal Construction Approval
	Storm Pipe	Developer	Phase 1 Horizontal Construction Approval
	Drainage Structures	Developer	Phase 1 Horizontal Construction Approval
	Fill (12" Deep - 80:20 Mix)	Developer	Phase 1 Horizontal Construction Approval
	Fine Grading	Developer	Phase 1 Horizontal Construction Approval
	Sodding (Bermuda Sod)	Developer	Phase 1 Horizontal Construction Approval
	Irrigation	Developer	Phase 1 Horizontal Construction Approval
	Maintenance During Grow In Period	Developer	Phase 1 Horizontal Construction Approval
	Two Soccer Goals	County	Future
	Four Trash Receptacles	County	Future
	Field Lighting	County	Future
	Scoreboard	County	Future
	Electric for Scoreboard	County	Future
	Two Team Benches	County	Future
	Two Aluminum 3-Row Bleachers	County	Future
	Two Concrete Bleacher Pads	County	Future

Multi-Purpose Field #2		
Sediment & Erosion Control	County	Future
Clear & Grub	County	Future
Earthwork (Strip Topsoil)	County	Future
Earthwork (Cut to Fill)	County	Future
Storm Pipe	County	Future
Drainage Structures	County	Future
Fill (12" Deep - 80:20 Mix)	County	Future
Concrete Sidewalk	County	Future
Fine Grading	County	Future
Sodding (Bermuda Sod)	County	Future
Irrigation	County	Future
Maintenance During Grow In Period	County	Future
Two Soccer Goals	County	Future
Two Trash Receptacles	County	Future
Field Lighting	County	Future
Scoreboard	County	Future
Electric for Scoreboard	County	Future
Two Team Benches	County	Future
Two Aluminum 3-Row Bleachers	County	Future
Two Concrete Bleacher Pads	County	Future
Multi-Use Trail (8 - 10 feet)		
Survey/Layout Phase 1	Developer	Phase 1 Horizontal Construction Approval
Survey/Layout Future Phases	County	Future
Sediment & Erosion Control Phase 1	Developer	Phase 1 Horizontal Construction Approval
Sediment & Erosion Control Future Phases	County	Future
Clearing & Grubbing Phase 1	Developer	Phase 1 Horizontal Construction Approval
Clearing & Grubbing Future Phases	County	Future
Bahia Sod & Pine Straw Phase 1	Developer	Phase 1 Horizontal Construction Approval
Bahia Sod & Pine Straw Future Phases	County	Future
Site Lighting (Safety Lighting)	County	Future
Concrete Trail Phase 1 - 4" thick	Developer	Phase 1 Horizontal Construction Approval
Concrete Trail Future Phases - 4" thick	County	Future
Site Amenities		
Nine Exercise Equipment Stations	County	Future
Nine Benches	County	Future
Signage	County	Future
Six Bike Racks	County	Future
Nine Trash Receptacles	County	Future
4" Concrete Slab for benches & Exercise Stations	County	Future
Landscaping & Trees	County	Future
Wetland Crossing		
8' Boardwalks with Railing	County	Future
Gazebo & Dock	County	Future
Playground Construction		
Sediment & Erosion Control	County	Future
Clear & Grub	County	Future
Excavate & Grade	County	Future
4" Underdrain	County	Future
Underdrain Cleanout	County	Future
Play Equipment 2-5 Years	County	Future
Play Equipment 5-12 Years	County	Future
Playground Edging 4' Sidewalk	County	Future
Fall Zone/Playground Mulch 12" Thick	County	Future
Aluminum Fencing, 4' Black	County	Future
3' Gate, Black	County	Future

Playground Site Amenities			
	Landscaping & Trees	County	Future
	Eight Benches	County	Future
	Concrete Slab 4" For Benches in Playground & Sitting Area	County	Future
	Sidewalk	County	Future
	Two Bike Racks	County	Future
	Shade Sails for Play Equipment	County	Future
	Shade Shelter	County	Future
	Two Picnic Tables	County	Future
ADA Compliant Pavilion with Restrooms			
	Building Permit	County	Future
	Architecture	County	Future
	Structural Engineering	County	Future
	MEP	County	Future
	Geo-tech	County	Future
	Pavilion with Restrooms	County	Future
	Water/Sewer Connection	County	Future
	Electric Connection	County	Future
	Electric Meter	County	Future
	Sewer & Water Fees	County	Future
	Four Picnic Tables	County	Future
	Four Trash Receptacles	County	Future
Active & Passive Recreation areas			
	Sediment & Erosion Control	County	Future
	Clear & Grub	County	Future
	Earthwork Fill & Grade	County	Future
	Earthwork (Pond Construction)	County	Future
	Bahia Sod & Pine Straw	County	Future
	Landscaping & Trees	County	Future
	Two Shade Structures	County	Future
	Shade Shelter	County	Future
	Two Picnic Tables	County	Future
	Park Signage	County	Future
	Pond Fountain	County	Future
Multi-purpose Courts			
	Sediment & Erosion Control	County	Future
	Clear & Grub	County	Future
	Earthwork Fill & Grade	County	Future
	Court Construction	County	Future
	Bahia Sod & Pine Straw	County	Future
	Signage	County	Future
Dog Park & Parking Areas 2 & 3			
	Sediment & Erosion Control	County	Future
	Clear & Grub	County	Future
	Earthwork Fill & Grade	County	Future
	Earthwork (Splash Pond)	County	Future
	Splash Pond Construction	County	Future
	Seed (Bahia)	County	Future
	Fencing	County	Future
	Storm Pipe	County	Future
	Drainage Structures	County	Future
	Water Distribution Stub out	County	Future
	Stabilized Subgrade	County	Future
	Limerock Base	County	Future
	Asphalt 1.5" with Thermoplastic Paint	County	Future
	Sidewalks	County	Future

Additions		
Landscaping & Trees	County	Future
Parking Lot Site Lighting	County	Future
Sanitary Service	County	Future
Irrigation Water Service	County	Future
Electrical Service Conduit & Service	County	Future
Electric Meter	County	Future
Signage for ADA Parking Spaces	County	Future
Shade Shelter	County	Future
Four Picnic Tables	County	Future
Three Benches	County	Future
Fido Water Fountain	County	Future
Fido Waste Station	County	Future
Dog Park Equipment	County	Future
Signage	County	Future

EXHIBIT F

Parks and Recreation Impact Spreadsheet

[Follows.]

Updated 07/06/2020 For Blackrock Cove

Residential units	48	Insert number of dwelling units
Est. Population (1.72pph GAI Impact Fee Methodology)*	83	
Per Acre Value of Land per Appraisal	\$ 15,000.00	Insert the per acre appraised value of the development parcel

Park Type	acres	Per pop.	Acre per capita	Project demand
Community Park acres	3.35000	1000	0.00335	0.27658
Regional Park acres	10.00000	1000	0.01000	0.82560
Beach Access acres	0.25000	1000	0.00025	0.02064
Boat Facility acres	0.40000	1000	0.0004	0.03302
				1.15584

Amenity/Facility**	Units	Per pop.	Unit per capita	Land demand for amenity/facility (ac)	Facility construction cost	Site development cost (\$133,991.60/ac)	Furnishings cost
Baseball field(\$265,739.70)/Softball field(\$212,209.80)***	1	2500	0.00040	2.25000	\$ 238,974.75	\$ 301,481.10	\$ 285,177.00
Football/soccer field	1	6000	0.000166667	2.50000	\$ 215,380.20	\$ 334,979.00	\$ 224,437.50
Basketball court	1	5000	0.00020	0.20000	\$ 49,702.40	\$ 26,798.32	\$ 83,050.00
Tennis court	1	5000	0.00020	0.02000	\$ 72,917.45	\$ 2,679.83	\$ 89,150.00
play area	1	10000	0.00010	0.75000	\$ 237,413.88	\$ 100,493.70	\$ 30,114.95
exercise trail	1	15000	6.66667E-05	5.00000	\$ 182,134.43	\$ 669,958.00	\$ 251,502.50
aquatic center	1	25000	0.00004	2.50000	\$ 3,290,031.75	\$ 334,979.00	\$ 60,300.00

Amenity/Facility**	% of amenity/facility demand	Land demand by % of amenity/facility (ac)	Amenity/Facility construction cost by % of demand	Site development cost by % of demand	Furnishings cost
Baseball field	0.03302	0.07430	\$ 7,891.90	\$ 9,956.11	\$ 9,417.69
Football/soccer field	0.01376	0.03440	\$ 2,963.63	\$ 4,609.31	\$ 3,088.26
Basketball court	0.01651	0.00330	\$ 820.69	\$ 442.49	\$ 1,371.32
Tennis court	0.01651	0.00033	\$ 1,204.01	\$ 44.25	\$ 1,472.04
play area	0.00826	0.00619	\$ 1,960.09	\$ 829.68	\$ 248.63
exercise trail	0.00550	0.02752	\$ 1,002.47	\$ 3,687.45	\$ 1,384.27
aquatic center	0.00330	0.00826	\$ 10,865.00	\$ 1,106.23	\$ 199.13
			\$ 26,707.79	\$ 20,675.53	\$ 17,181.35
			\$ 47,383.32	Total No Furnishing Cost	\$ 987.15 per unit
			\$ 64,564.66	Total with Furnishing Cost	\$ 1,345.10 per unit

\$ 47,383.32	Total NO Furnishing Cost	\$ 987.15	per unit
\$ 17,337.60	Land Total (appraised per acre value of development site*required acreage)	\$ 361.20	per unit
\$ 64,720.92	Grand Total NO Furnishings**	\$ 1,348.35	per unit

\$ 64,564.66	Total with Furnishing Cost	\$ 1,345.10	per unit
\$ 17,337.60	Land Total (appraised per acre value of development site*required acreage)	\$ 361.20	per unit
\$ 81,902.26	Grand Total with Furnishings**	\$ 1,706.30	per unit

*Persons Per Household(pph) multiplier is subject to change based on the latest available data.

** Comp. Plan Policy ROS.01.04 requires 1 boat ramp lane per 5,000 people. This improvement was not included in the GAI study. However, upon an update of the January 18, 2019 GAI study to include the requisite boat ramp lane LOS the calculations/multipliers will be amended accordingly. In the interim, each individual development utilizing this methodology should include a signed and sealed engineer's estimate for providing boat ramp lanes consistent with the LOS.

*** Comp. Plan Policy ROS.01.07 includes states "baseball/softball" as the facility. The GAI study calculated baseball and softball separately. As such, the cost for a softball field and baseball field were averaged to \$238,974.75. Also, Baseball fields require 3 acres per field whereas softball fields require 1.5 acres per field. Thus, the average size is 2.25 acres

Updated 07/06/2020 For Blackrock Cove

Residential units	184	Insert number of dwelling units
Est. Population (2.65pph GAI Impact Fee Methodology)*	488	
Per Acre Value of Land per Appraisal	\$ 15,000.00	Insert the per acre appraised value of the development parcel

Park Type	acres	Per pop.	Acre per capita	Project demand
Community Park acres	3.35000	1000	0.00335	1.63346
Regional Park acres	10.00000	1000	0.01000	4.87600
Beach Access acres	0.25000	1000	0.00025	0.12190
Boat Facility acres	0.40000	1000	0.0004	0.19504
				6.82640

Amenity/Facility**	Units	Per pop.	Unit per capita	Land demand for amenity/facility (ac)	Facility construction cost	Site development cost (\$133,991.60/ac)	Furnishings cost
Baseball field(\$265,739.70)/Softball field(\$212,209.80)***	1	2500	0.00040	2.25000	\$ 238,974.75	\$ 301,481.10	\$ 285,177.00
Football/soccer field	1	6000	0.000166667	2.50000	\$ 215,380.20	\$ 334,979.00	\$ 224,437.50
Basketball court	1	5000	0.00020	0.20000	\$ 49,702.40	\$ 26,798.32	\$ 83,050.00
Tennis court	1	5000	0.00020	0.02000	\$ 72,917.45	\$ 2,679.83	\$ 89,150.00
play area	1	10000	0.00010	0.75000	\$ 237,413.88	\$ 100,493.70	\$ 30,114.95
exercise trail	1	15000	6.66667E-05	5.00000	\$ 182,134.43	\$ 669,958.00	\$ 251,502.50
aquatic center	1	25000	0.00004	2.50000	\$ 3,290,031.75	\$ 334,979.00	\$ 60,300.00

Amenity/Facility**			% of amenity/facility demand	Land demand by % of amenity/facility (ac)	Amenity/Facility construction cost by % of demand	Site development cost by % of demand	Furnishings cost
Baseball field			0.19504	0.43884	\$ 46,609.64	\$ 58,800.87	\$ 55,620.92
Football/soccer field			0.08127	0.20317	\$ 17,503.23	\$ 27,222.63	\$ 18,239.29
Basketball court			0.09752	0.01950	\$ 4,846.98	\$ 2,613.37	\$ 8,099.04
Tennis court			0.09752	0.00195	\$ 7,110.91	\$ 261.34	\$ 8,693.91
play area			0.04876	0.03657	\$ 11,576.30	\$ 4,900.07	\$ 1,468.40
exercise trail			0.03251	0.16253	\$ 5,920.58	\$ 21,778.10	\$ 8,175.51
aquatic center			0.01950	0.04876	\$ 64,168.78	\$ 6,533.43	\$ 1,176.09
					\$ 157,736.42	\$ 122,109.81	\$ 101,473.16
						\$ 279,846.23	Total No Furnishing Cost \$ 1,520.90 per unit
						\$ 381,319.39	Total with Furnishing Cost \$ 2,072.39 per unit

\$ 279,846.23	Total NO Furnishing Cost	\$ 1,520.90	per unit
\$ 102,396.00	Land Total (appraised per acre value of development site*required acreage)	\$ 556.50	per unit
\$ 382,242.23	Grand Total NO Furnishings**	\$ 2,077.40	per unit

\$ 381,319.39	Total with Furnishing Cost	\$ 2,072.39	per unit
\$ 102,396.00	Land Total (appraised per acre value of development site*required acreage)	\$ 556.50	per unit
\$ 483,715.39	Grand Total with Furnishings**	\$ 2,628.89	per unit

*Persons Per Household(pph) multiplier is subject to change based on the latest available data.

** Comp. Plan Policy ROS.01.04 requires 1 boat ramp lane per 5,000 people. This improvement was not included in the GAI study. However, upon an update of the January 18, 2019 GAI study to include the requisite boat ramp lane LOS the calculations/multipliers will be amended accordingly. In the interim, each individual development utilizing this methodology should include a signed and sealed engineer's estimate for providing boat ramp lanes consistent with the LOS.

*** Comp. Plan Policy ROS.01.07 includes states "baseball/softball" as the facility. The GAI study calculated baseball and softball separately. As such, the cost for a softball field and baseball field were averaged to \$238,974.75. Also, Baseball fields require 3 acres per field whereas softball fields require 1.5 acres per field. Thus, the average size is 2.25 acres

	SF	MF	
Residential units	184	48	232
Est. Population (2.39pph GAI Impact Fee Methodology)*	488	82.56	570
Per Acre Value of Land per Appraisal	\$ 15,000.00		

Park Type	acres	Per pop.	Acre per capita	Project demand
Community Park acres	3.35000	1000	0.00335	1.91004
Regional Park acres	10.00000	1000	0.01000	5.70160
Beach Access acres	0.25000	1000	0.00025	0.14254
Boat Facility acres	0.40000	1000	0.0004	0.22806
				7.98224