

PHASE I INFRASTRUCTURE COST REIMBURSEMENT AGREEMENT

This **PHASE I INFRASTRUCTURE COST REIMBURSEMENT AGREEMENT** (the “Agreement”), made as of the Effective Date (as defined hereinbelow) by and between **EDGEWATER PARKTOWNE IND 1 LLC**, a Florida limited liability company (the “Developer”), **ARIES SPACE COAST PARCEL #1 LLC**, a Delaware limited liability company (“Aries”), **PARKTOWNE INDUSTRIAL LLC**, a Florida limited liability company (“Parktowne Industrial”) and the **CITY OF EDGEWATER, FLORIDA**, a municipal corporation (the “City”), the foregoing sometimes being singularly referred to herein as a “Party” and collectively as the “Parties”.

WITNESSETH:

WHEREAS, Developer is the fee simple owner of certain unimproved land described in **Exhibit A** attached hereto, which is located within the City of Edgewater, Volusia County, Florida and described therein as “Lot 1” of the Parktowne Industrial Park (the “Industrial Park”);

WHEREAS, Aries is the fee simple owner of certain unimproved land described in **Exhibit A-2** attached hereto, which is located within the City of Edgewater, Volusia County, Florida and described therein as “Lot 2” of the Industrial Park;

WHEREAS, Parktowne Industrial is the owner of certain unimproved land described on **Exhibit A-3** attached hereto, which is located within the City of Edgewater, Volusia County, Florida and described therein as the “Right-of-Way Tract” of the Industrial Park;

WHEREAS, Developer intends to commence development and construction of a commercial warehouse/industrial building upon Lot 1 (the “Project”), the same being generally depicted on the preliminary site plan attached hereto as **Exhibit B** hereof (the “Site Plan”);

WHEREAS, Lot 2 is intended to be developed by Aries, Developer and/or others with a commercial warehouse/industrial building;

WHEREAS, an extension of Parktowne Boulevard is intended to be constructed upon the Right-of-Way Tract to provide access to Lot 1, Lot 2 and future phases of the Industrial Park;

WHEREAS, development of the Industrial Park is subject to and governed by that certain *Development Agreement (Parktowne Industrial Center)* with the City, the same being dated February 3, 2003 and recorded as Instrument No. 2003-109432 in Official Records Book 5070, page 2930 of the Public Records of Volusia County, and subsequently re-recorded as Instrument No. 2005-098691 in Official Records Book 5534, page 1733 and which was subsequently amended and restated on July 18, 2016 and recorded in Official Records Book 7288, page 1725 of the Public Records of Volusia County (the “Development Agreement”);

WHEREAS, the Development Agreement further sets forth and establishes certain rights and obligations of the City and the owners of real property subject to the Development Agreement with respect to public facilities and infrastructure serving and benefitting the Parktowne Industrial Center;

WHEREAS, development of the Project will require construction of certain infrastructure and improvements contemplated by the Development Agreement (the “Phase I Infrastructure”) including: (a) a portion of Parktowne Boulevard (“Parktowne Boulevard”); (b) Dale Street (“Dale Street”) and (c) a portion of the master stormwater management system, namely Pond 1-A and Pond 1-B which shall serve and benefit Parktowne Boulevard, Dale Street and the Industrial Park (the “Master Stormwater System”) as shown on the Site Plan;

WHEREAS, pursuant to Section 6 of the Development Agreement, entitled *Public Facilities*, Developer, Aries and Parktowne Industrial are obligated to provide necessary road right-of-way and stormwater retention acreage for the aforescribed Phase I Infrastructure and the City is obligated to construct the same;

WHEREAS, notwithstanding the terms and provisions of the Development Agreement, Developer and the City have agreed that Developer will design, permit and construct the Phase I Infrastructure in connection with Developer's development and construction of the Project, and the City shall, subject to and upon the terms and conditions set forth below, reimburse Developer for the actual costs and expense incurred by Developer in connection therewith; and

WHEREAS, it is therefore deemed to be in the interest of the public health, safety and welfare for the City to facilitate and to fund the cost and expense of constructing the Phase I Infrastructure, which shall, among other things, promote the development of the Project.

NOW, THEREFORE, for and in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the City and Developer, it is agreed as follows:

1. **Integration of Recitals.** The recitals set forth above are true, accurate and correct and constitute matters agreed to herein.

2. **Purpose of Agreement.** The purpose of this Agreement is to establish the respective rights and obligations of Developer and the City with respect to the construction of the Phase I Infrastructure, which improvements, Developer and the City acknowledge and agree, are essential for the development and construction of the Project.

3. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and expire upon the completion of construction of the Phase I Infrastructure.

4. **Developer Obligations.** Developer hereby agrees that it shall be responsible for performing, all of the following, with respect to this Agreement and the Improvements:

(a) Developer has heretofore retained the services of Oxbow Engineering LLC/Michael Sanders, J. Jr., P.E., Florida Professional Engineer's License No. 76918 (the "**Engineer**") to design and obtain from the City and such other governmental or regulatory agencies having jurisdiction over the Property, including, without limitation, the City and the St. Johns River Water Management District (the "**District**"), all necessary permits and approvals to construct the Phase I Infrastructure (the "**Approvals**"), which Approvals have been validly issued as of the Effective Date. Attached as composite **Exhibit C** hereof are the final construction plans for the Phase I Infrastructure (the "**Construction Plans**"), which the Parties confirm and agree are consistent with the Development Agreement and attached hereto as **Exhibit D** hereof is a summary of all Approvals obtained (including the respective permit number(s) therefor).

(b) Developer has heretofore entered into a contract with Hazen Construction, L.L.C., Florida Certified General Contractor's License No. CGC061991 (the "**Contractor**") to construct the Phase I Infrastructure consistent with the construction budget for such work attached hereto as **Exhibit E** hereof (the "**Construction Budget**") and the construction schedule attached hereto as **Exhibit F** hereof (the "**Construction Schedule**").

(c) Within 90 days after the Effective Date, Developer shall cause the Contractor to commence construction of the Phase I Infrastructure upon Parcel 1, Parcel 2 and the Right-of-Way Tract, respectively, in accordance with the Construction Plans and Approvals therefor and diligently proceed to complete the same within 210 days thereafter, subject to Events of Force Majeure (as defined hereinbelow). Developer shall be responsible for attending (or causing a representative of Developer to attend) regularly schedule progress meetings with the Contractor during the construction of the Improvements and shall be responsible for overseeing all such construction activities. Developer shall provide the City with monthly updates as to the construction progress and shall promptly advise the City of any change orders proposed by the Contractor, which increase the total cost of the Improvements by more than 5% of that set forth in the Construction Budget (after taking into account line item savings).

(d) Developer shall, subject to the City's reimbursement obligations set forth in Section 5 below, be responsible for paying: (a) all costs and expense of the Engineer in designing and permitting the Phase I Infrastructure; (b) all costs and expense of obtaining the Approvals (including, without limitation, permit application and review fees); and (c) all costs and expense of the Contractor in constructing the Phase I Infrastructure.

(e) Developer, Aries and Parktowne Industrial shall, respectively, upon completion of the Phase I infrastructure and acceptance thereof by the City in accordance with Section 5 and Section 8 below, dedicate to the City, at no cost or expense to the City, the Phase I Infrastructure by *Bill of Sale* and those portions of Parcel 1, Parcel 2 and the Access Tract upon which the Phase I Infrastructure is constructed and developed, which dedication shall be reflected in the plat (the "Plat") for the Industrial Park.

5. **City's Obligations.** The City agrees that it shall be responsible for performing, all of the following, with respect to this Agreement and the design, permitting, construction and development of the Phase I Infrastructure:

(a) The City agrees to cooperate with Developer in securing any and all permits and other approvals necessary to complete the construction of the Phase I Infrastructure, subject to Developer paying the costs thereof, and being reimbursed by the City pursuant to Section 6 below.

(b) The City shall reimburse Developer for direct and actual out-of-pocket costs and expense incurred by Developer in connection with the design, permitting, development and construction of the Phase I Infrastructure, including, without limitation, all costs and expense of boundary and topographic surveys; geotechnical/soils studies and reports; environmental studies, assessments and reports; engineering and other professional design services; legal/attorney's fees; application preparation and submittal fees; permit issuance fees; grading, excavating and/or filling of lands; and all costs and expense of constructing Dale Street, Parktowne Boulevard, the Master Stormwater System and all infrastructure and improvements related thereto (collectively, the "Eligible Costs"), subject to and in accordance with the provisions of Section 6 below.

(c) The City shall, upon completion of the Phase I Infrastructure and inspection and approval of the same, accept Developer's, Aries' and Parktowne Industrial's dedication of the Phase I Infrastructure (by Bill of Sale) and lands upon which the same is constructed and developed (by Plat). The City agrees that it shall cooperate, in all respects, with Developer in processing the aforescribed dedications and shall not unduly delay or forestall acceptance of the same, and upon dedication of the same, the City shall assume all maintenance and repairs thereof (subject to the Contractor's Warranty, as defined hereinbelow).

6. **Reimbursement Procedure.** Developer shall, during the pendency of the construction and development of the Phase I Infrastructure, submit to the City, no more frequently than once per calendar month, an application for payment (the “Application for Payment”) setting forth the amount of Eligible Costs to be reimbursed, together with: (a) a certification of Developer and/or the Engineer that the work for which reimbursement is requested, has been performed; (b) copies of paid invoices in an amount equal to the Eligible Costs to be reimbursed; (c) waivers and releases of lien from all contractors, subcontractors, materialmen, suppliers and laborers who performed the work for which reimbursement is sought; and (d) a summary of: (i) the work completed through the date of the Application for Payment, (ii) the amount of Eligible Costs reimbursed through such date, (iii) the value of the work remaining to be completed, and (iv) a reconciliation of actual costs reimbursed (based upon a percentage of work completed) versus those set forth in the Construction Budget. The City shall have a period of 5 business days after receipt of each Application for Payment (the “Review Period”) to review the Application for Payment and attachments for completeness and correctness and to either approve or object to the same. If the City approves an Application for Payment (or does not object to the same within the Review Period), then the City shall within 25 days after the expiration of the Review Period, pay Developer the amounts set forth in the Application for Payment. Should the City have any objections to an Application for Payment, the City shall, within the Review Period, deliver written notice thereof to Developer (“Objection Notice”), stating, with specificity, the line item(s) to which the City objects and the basis for such objection. Any objections shall be made in good faith and based solely upon the following criteria: (x) a line item for which reimbursement is requested is not within the scope of Eligible Costs as defined herein; (y) the line item amount for which reimbursement is requested is not consistent with the corresponding line item on the Construction Budget after taking into account line item savings; or (z) the work for which reimbursement is requested has not been completed in accordance with the Approvals therefor. With respect to any line items to which the City does not object, the City shall, within 25 days after the expiration of the Review Period, pay Developer the corresponding amounts thereof, without prejudice to the matters set forth in the City’s Objection Notice. The City and Developer will endeavor to resolve any disputed matters referenced in an Objection Notice, within 15 days after Developer’s receipt of the same. If the City and Developer are unable to resolve any disputes set forth in the City’s Objection Notice within the aforesaid 15-day period, the Parties shall submit the same to arbitration, in accordance with the rules of the American Arbitration Association, and the decision of the arbitrator shall be final and binding upon the Parties. Each Party shall bear its own costs and expenses associated with the arbitration process, and the fees of the arbitrator(s) shall be shared equally by the Parties.

7. **Reimbursement Amount; Change Orders.** The Parties agree that, as set forth in the Construction Budget, the anticipated amount to be reimbursed by the City to Developer hereunder, for the Phase I Infrastructure, shall be **\$1,464,974.00** (which amount has, as of the Effective Date been approved by the City by all necessary City Council or administrative action), subject only to approved Change Orders (as defined hereinbelow). Should the actual costs and expenses of constructing and developing the Phase I Infrastructure exceed the Construction Budget due to Events of Force Majeure and/or other factors or matters that are outside of the control or direct influence of Developer and/or the Contractor, specifically including, but not limited to: (a) any unexpected increases or changes in labor or material costs; (b) substitution of materials due to unavailability or limited availability of materials originally specified; (c) unanticipated field conditions requiring a modification to the Construction Plans; and/or (d) other costs or expense that are not generally within the control or direct influence of Developer and/or the Contractor (hereinafter “Increased Costs”), and the Increased Costs are not able to be offset by other line item savings, Developer shall submit to the City, a written change order setting forth the anticipated amount of the Increased Costs, the reason or basis for such increase and the overall affect upon the Construction Budget (taking into account any prior Change Orders submitted by Developer and approved by the City) (hereinafter “Change Order”). The City will have a period of 5 business days after receipt of the Change Order from Developer, in which to either approve or object to such Change Order. If the City approves of a proposed Change Order (or does not object to the same within the aforesaid 5 business day period), then Developer shall revise or cause the Contractor to revise the Construction Budget, and provide the same to the City, whereupon such revised Construction Budget shall be deemed and become controlling for all matters applicable herein. Should the City object to a requested Change

Order, Parties will endeavor to resolve any disputes with respect to a requested Change Order within 15 days after the City's receipt of the same, failing which, either: (i) Developer may withdraw the requested Change Order and proceed with constructing and developing the Phase I Infrastructure in accordance with the Construction Budget (as modified by any prior approved Change Orders); or (ii) the Parties shall submit the dispute to arbitration, in accordance with the rules of the American Arbitration Association, and the decision of the arbitrator shall be final and binding upon the Parties. Each Party shall bear its own costs and expenses associated with the arbitration process, and the fees of the arbitrator(s) shall be shared equally by the Parties.

8. **Development Deliverables.** Developer shall cause all of the following deliverables and requirements regarding the Phase I Infrastructure ("Development Deliverables") to be satisfied and delivered, as applicable, individually in accordance with any dates set forth below:

a. Developer shall, within 45 days of completing construction and development of the Phase I Infrastructure, deliver to the City a complete set of as-built drawings prepared, signed and sealed by the Engineer, showing all of the improvements as actually constructed by the Contractor. Such as-built drawings shall be in a form typically prepared by reasonably prudent architects or general contractors when preparing as-built drawings for Projects of a similar type and scope and shall be stamped or otherwise denoted as "as-built";

b. Developer shall coordinate the preparation of and deliver to the City an ALTA "as-built" survey of the Phase I Infrastructure (the "Survey") prepared by a registered land surveyor, licensed in the State, containing a certification to the City and Developer;

c. Developer shall use commercially reasonable diligent efforts to cause the Contractor to deliver a final and enforceable lien waiver, signed by Contractor evidencing final payment under the Construction Contract, which lien waiver shall be in a form and substance reasonably satisfactory to the City;

d. Developer shall cause the Contractor to issue to the City a two (2) year warranty for all work related to the Phase I Infrastructure (the "Contractor's Warranty"); and

e. Developer shall prepare, execute and deliver to the City appropriate documentation for the Developer to transfer operational and maintenance responsibility of the Master Stormwater System to the City, upon dedication thereof.

9. **Consent to Construction and Development of the Phase I Infrastructure.** Aries and Parktowne Industrial, by joinder in the execution of this Agreement, hereby consent and agree to the construction and development of the Phase I Infrastructure upon their respective lands, as shown and depicted on **Exhibit B** hereof; provided, however, that the foregoing consent and agreement and the joinder by Aries and Parktowne Industrial in this Agreement shall not be deemed or construed as an assumption of any of Developer's obligations hereunder.

10. **Impact Fee Credits.** The Parties acknowledge and agree that, subject to the City reimbursing Developer for the Eligible Costs of constructing and developing the Phase I Infrastructure, neither Developer, Aries nor Parktowne Industrial shall be entitled to receive any impact fee credits for the land dedicated associated therewith and that, Developer and each person or party who develops any portion of the Industrial Park shall, as set forth in Development Agreement, be responsible for paying all impact fees applicable to the their respective Lots and/or parcels and shall not receive any impact fee credits for constructing and developing the Phase I Infrastructure.

11. **Binding Effect.** This Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement.

12. **Applicable Law; Jurisdiction; Venue.** This Agreement, and the rights and obligations of the parties hereunder, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Volusia County, Florida. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Project shall not relieve Developer of the obligations herein, to comply with the law governing such permit requirements, conditions, terms and restrictions.

13. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

14. **Exhibits.** All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

15. **Captions or Paragraph Headings.** Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision hereof.

16. **Counterparts.** This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same Agreement.

17. **Amendment.** This Agreement may only be amended by a written instrument, executed by the parties hereto.

18. **Further Assurances.** Each of the parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances as shall be reasonably requested by the other parties in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

19. **Force Majeure.** For purposes hereof, “Events of Force Majeure” means strikes, lockouts, war, civil unrest, rioting, fire or other casualties, government restrictions or moratoria (whether at the city, county and/or state level), inclement weather, unavailability of labor or material despite reasonable diligence, material interruption of utility services, unforeseen changes in applicable laws of general application that would have a material adverse effect on the Project, acts of God, terrorism or other similar events, pandemics and/or epidemics.

20. **Limited Obligations of the City.** This Agreement shall not be or constitute a general obligation or indebtedness within the meaning of the Constitution of the State of Florida. The obligations hereunder are limited and special obligations of the City. Developer shall not have the right to compel the exercise of the ad valorem taxing power or the use of ad valorem tax revenues of the City to pay any obligations of the City hereunder and the City’s obligations shall be payable solely from legally available non-ad valorem revenues of the City.

21. **Notices.** Any notices or reports required by this Agreement shall be made, in writing, and addressed to the respective party or parties, as follows:

For the City:

City Manager
City of Edgewater
104 N. Riverside Drive
Edgewater, FL 32132

With a Copy to:

Development Services Director
City of Edgewater
104 N. Riverside Drive
Edgewater, FL 32132

City Clerk
City of Edgewater
104 N. Riverside Drive
Edgewater, FL 32132

For Developer and Parktowne Industrial:

Edgewater Parktowne IND 1 LLC
Attn: Dhvanit Patel
5600 Mariner Street
Suite 150
Tampa, FL 33609

Parktowne Industrial LLC
Attn: Dhvanit Patel
5600 Mariner Street
Suite 150
Tampa, FL 33609

With a copy to:

Meridian Partners Law P.A.
Attn: Bryan W. Sykes, Esquire
4923 West Cypress Street
Tampa, FL 33607

For Aries:

Aries Space Coast Parcel 2, LLC
c/o Aries Capital LLC
Attn: Neil Freeman
6899 Collins Avenue, #1809
Miami Beach, Florida 33141

With a copy to:

Berger Singerman LLP
Attn: Barry D. Lapidés, Esq. and Josh
Brandsdorfer, Esq.
1450 Brickell Avenue, Suite 1900
Miami, Florida 33130

All notices between the parties shall be in writing and shall be served either personally, by certified mail or by overnight courier service. Notice shall be deemed given upon receipt or refusal of service.

22. **Land Development Regulations.** Notwithstanding anything contained in this Agreement to the contrary, the City does not, by this Agreement, abrogate any right it may have to grant or deny any particular land development regulatory approval, zoning classification or any applicable permit or approval with respect to any portion of the Project.

23. **Future Phases.** The Parties each acknowledge and agree that the Project and the corresponding Phase I Infrastructure constitute the initial phase of development for the lands comprising the Parktowne Industrial project, and that future phases of development, whether by Developer, Aries and/or others, will necessarily require an extension of Parktowne Boulevard and an expansion of the Master Stormwater System, which improvements shall continue to be the obligation of the City, subject to and upon the terms and conditions of the Development Agreement. The foregoing notwithstanding, all obligations of

Developer and the City with respect to the construction and development of the Phase I Infrastructure shall be deemed satisfied upon dedication of the same by Developer to the City, as contemplated herein.

24. **Authority.** Each Party represents and warrants that it has the full power and authority to enter into this Agreement, and that the execution, delivery, and performance of this Agreement have been duly authorized by all necessary corporate, municipal or other applicable action.

25. **Effective Date and Duration.** This Agreement shall become effective upon execution by Developer and the City (the “Effective Date”) and shall remain in effect until all of the obligations of the Parties provided for in this Agreement have been satisfied, unless otherwise extended or terminated as provided for herein. This Agreement may be terminated only by mutual written agreement of the parties.

26. **Effect upon Development Agreement.** This Agreement is not intended to affect, modify and/or amend the rights and obligations of the Parties under the Development Agreement except for Developer’s agreement to construct and develop the Phase I Infrastructure for and on behalf of the City, subject to the City’s reimbursement of the Eligible Costs incurred by Developer.

27. **Entire Agreement.** This Agreement contains the complete and entire understanding and agreement of the City and Developer with respect to the matters set forth herein, and all prior inconsistent agreements, understandings and/or arrangements are expressly declared null and void.

SIGNATURE PAGE FOLLOWS

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Witnesses:

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

DEVELOPER:

EDGEWATER PARKTOWNE IND 1 LLC, a
Florida limited liability company

By: Parktowne Industrial ME LLC, a Florida limited
liability company, its Manager

By: _____
Dhvanit Patel, its Manager

Dated: _____

ARIES SPACE COAST PARCEL 1 LLC, a
Delaware limited liability company

By: Aries Space Coast Land Investors, LLC, a
Delaware limited liability company, its sole
member

By: _____
Neil Freeman, its Manager

Dated: _____

PARKTOWNE INDUSTRIAL LLC, a Florida
limited liability company

By: Parktowne Industrial ME LLC, a Florida limited
liability company, its Manager

By: _____
Dhvanit Patel, its Manager

Dated: _____

SIGNATURE PAGE CONTINUES ON FOLLOWING PAGE

CITY:

CITY OF EDGEWATER, a municipal corporation

Attest:

_____, City Clerk

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Dated: _____

Approved as to form and legal sufficiency:

By: _____

Name: _____

Title: _____

Exhibit A-2
Lot 2

LEGAL DESCRIPTION

A PORTION OF TRACT A-2 AS SHOWN ON THE PLAT OF PARKTOWNE INDUSTRIAL CENTER AS RECORDED IN MAP BOOK 52, PAGES 23 THROUGH 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTLY CORNER OF SAID TRACT A-2, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PARKTOWNE BOULEVARD ACCORDING TO SAID PLAT OF PARKTOWNE INDUSTRIAL CENTER, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 48°36'11", A CHORD BEARING OF N 47°37'37" W AND CHORD DISTANCE OF 123.47 FEET, RUN 127.25 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PARKTOWNE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6222, PAGE 3954, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA THE FOLLOWING TWO (2) CURVES AND DISTANCES; (1) RUN N 71°55'41" W, A DISTANCE OF 382.69 FEET (2) TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1090.00 FEET, AN INCLUDED ANGLE OF 24°17'16", A CHORD BEARING OF N 59°48'33" W AND A CHORD DISTANCE OF 457.67 FEET, RUN 461.10 FEET ALONG ARC OF SAID CURVE TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE RUN N 66°40'30" E, A DISTANCE OF 590.01 FEET; THENCE RUN N 23°19'30" W, A DISTANCE OF 912.67 FEET; THENCE RUN S 66°40'30" W, A DISTANCE OF 685.01 FEET; THENCE RUN S 23°19'30" E, A DISTANCE OF 563.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 800.00 FEET, AN INCLUDED ANGLE OF 19°15'51", A CHORD BEARING OF S 32°57'26" E AND A CHORD DISTANCE OF 267.71 FEET, RUN 268.98 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PARKTOWNE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN N 47°24'39" E, A DISTANCE OF 15.00 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF PARKTOWNE BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1090.00 FEET, AN INCLUDED ANGLE OF 05°06'04", A CHORD BEARING OF S 43°58'23" E AND A CHORD DISTANCE OF 97.01 FEET, RUN 97.04 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 14.111 ACRES, MORE OR LESS.



SURVEY REPORT/NOTES:

- [illegible]

LEGEND

[illegible]

SURVEY MAP

NOTICE OF COPYRIGHT: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN ISSUING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ISSUING PARTY OR PARTIES.

LIMITATION OF LIABILITY: RELEASED ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE END OF THIS SURVEY.

ELECTRONIC FILE: IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE, PRINTED COPIES OF THIS AEC MUST CONTAIN THE SIGNATURE, DATE, AND TIME AND THE SIGNATURE VALUE IF APPLICABLE, IN ORDER TO CORRELATE THEM.

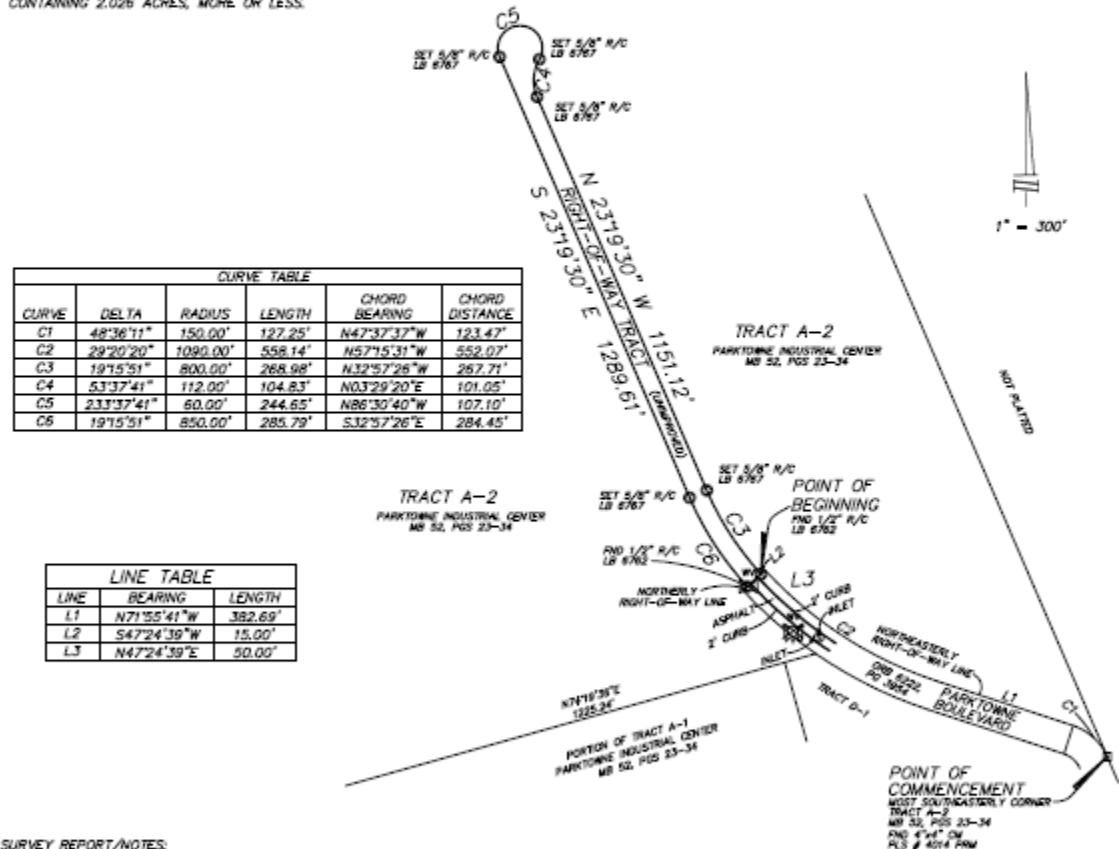
Right-of-Way Tract

LEGAL DESCRIPTION

A PORTION OF TRACT A-2 AS SHOWN ON THE PLAT OF PARKTOWNE INDUSTRIAL CENTER AS RECORDED IN MAP BOOK 52, PAGES 23 THROUGH 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTLY CORNER OF SAID TRACT A-2, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PARKTOWNE BOULEVARD ACCORDING TO SAID PLAT OF PARKTOWNE INDUSTRIAL CENTER, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 48°36'11", A CHORD BEARING OF N 47°37'37" W AND A CHORD DISTANCE OF 123.47 FEET, RUN 127.25 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG THE NORTHEASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID PARKTOWNE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6222, PAGE 3954, OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) RUN N 71°55'41" W, A DISTANCE OF 382.69 FEET (2) TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1090.00 FEET, AN INCLUDED ANGLE OF 29°20'20", A CHORD BEARING OF N 57°15'31" W AND A CHORD DISTANCE OF 552.07 FEET, RUN 558.14 FEET ALONG ARC OF SAID CURVE TO A POINT; (3) THENCE RUN S 47°24'39" W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 800.00 FEET, AN INCLUDED ANGLE OF 19°15'51", A CHORD BEARING OF N 32°57'26" W AND A CHORD DISTANCE OF 267.71 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN 268.98 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 23°19'30" W, A DISTANCE OF 1151.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 112.00 FEET, AN INCLUDED ANGLE OF 53°37'41", A CHORD BEARING OF N 03°29'20" E AND A CHORD DISTANCE OF 101.05 FEET, RUN 104.83 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 233°37'41", A CHORD BEARING OF N 86°30'40" W AND A CHORD DISTANCE OF 107.10 FEET, RUN 244.65 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 23°19'30" E, A DISTANCE OF 1289.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 850.00 FEET, AN INCLUDED ANGLE OF 19°15'51", A CHORD BEARING OF S 32°57'26" E AND A CHORD DISTANCE OF 284.45 FEET, RUN 285.79 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF PARKTOWNE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN N 47°24'39" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.026 ACRES, MORE OR LESS.



SURVEY REPORT/NOTES:

- [illegible]

LEGEND

[illegible]

SURVEY MAP

NOTICE OF COPYRIGHT: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN ISSUING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ISSUING PARTY OR PARTIES.

LIMITATION OF LIABILITY: RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE END OF THIS SURVEY.

ELECTRONIC FILE: IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE, PRINTED COPY OF THIS AVE MUST CONTAIN SIGNATURE, SEAL, AND DATE AND THE SIGNATURE MUST BE VERIFIED ON AAVE'S RECORDING MEDIA.

Exhibit B
Site Plan

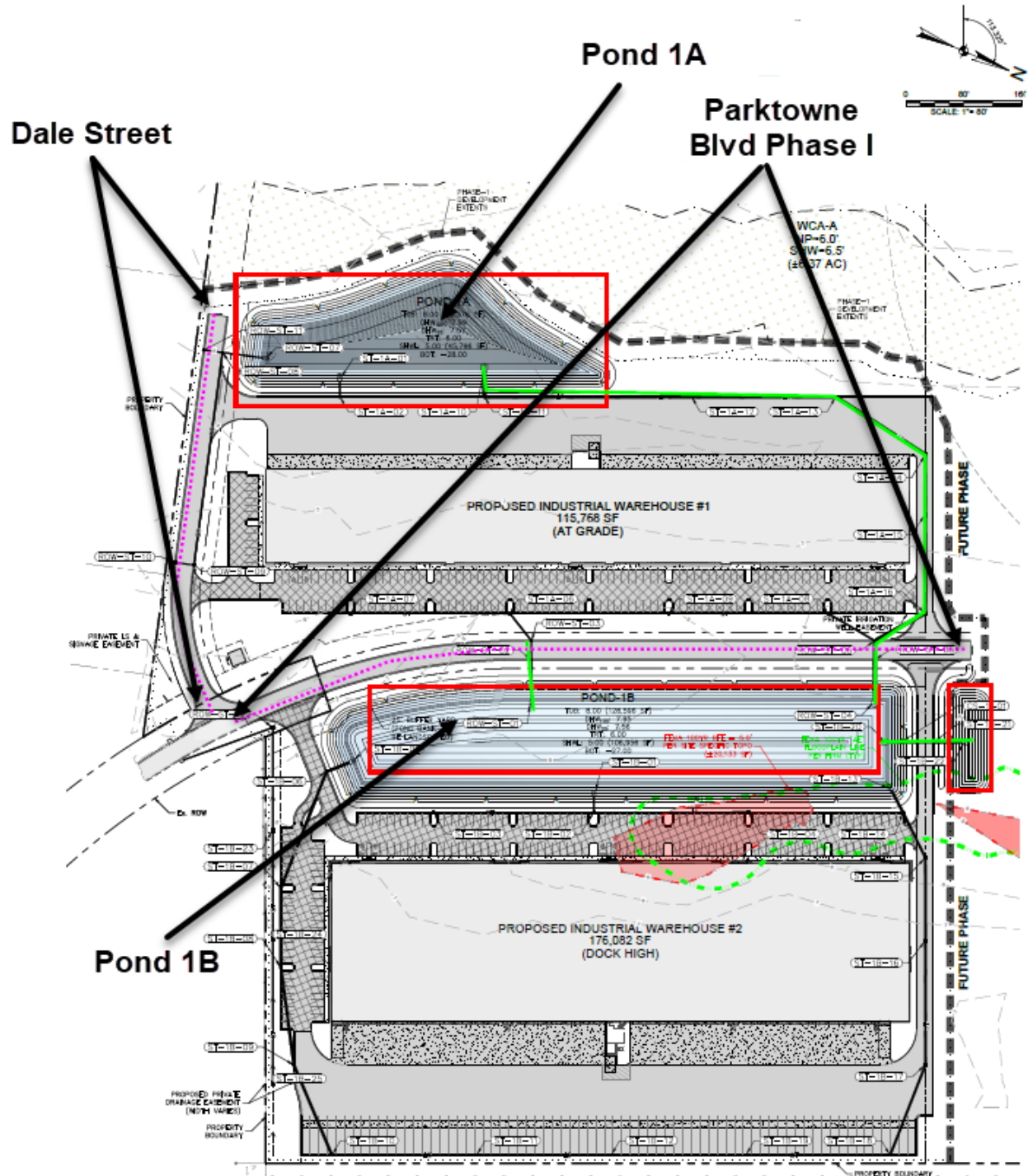


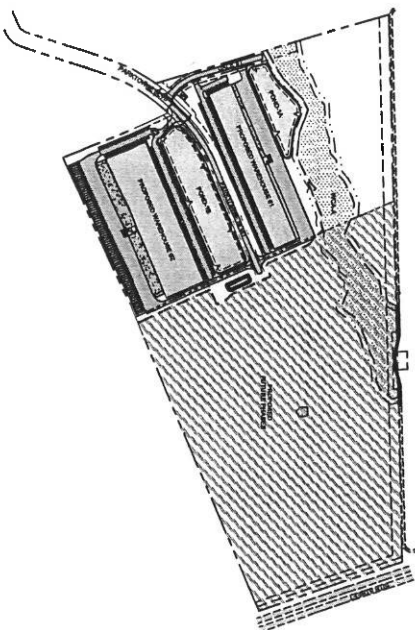
Exhibit C
Construction Plans

(30 pages follow this page)

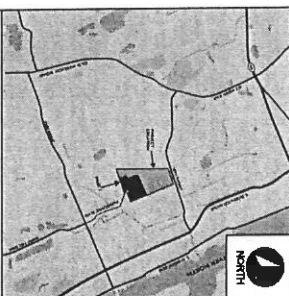
@ PARKTOWNE

CITY OF EDGEWATER, FL

PREPARED FOR:



PROJECT MAP



LOCATION MAP

INDEX OF DRAWINGS

- | | |
|-----|---------------------------------|
| C01 | CRANIUM, BENT |
| C02 | CRANIUM, INFERIOR |
| C03 | CRANIUM, SUPERIOR |
| C04 | CRANIUM, VENTRAL |
| C05 | CRANIUM, VENTRAL, CONTROL PLANE |
| C06 | CRANIUM, VENTRAL, PLAIN |
| C07 | CRANIUM, VENTRAL, PLAIN |
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4206 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33563
Phone (813) 867-7024 Web www.oxboweng.com
FL Registry 38174 FL L22000260419

Project Name
**SPACE COAST COMMERCE PARK
@ PARKTOWNE**

CITY OF EDGEWATER, FL

ONICX MANAGEMENT GROUP, LLC

Original Rec.	1001-0022
Issued	MAR 14, 2025
Drawn By	ECG
Classified By	MAJ
Excluded	1* = AS SHOWN
Sheet Title	

COVER SHEET

C-01

GENERAL CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANT CITY, FLORIDA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANT CITY, FLORIDA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANT CITY, FLORIDA.



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PLANT CITY, FL 33616
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FL Registry 38174 FL L22000260418

SPACE COAST COMMERCE PARK
@ PARKTOWNE
CITY OF EDGEWATER, FL

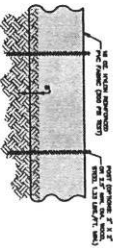
ONIXX MANAGEMENT GROUP, LLC

GENERAL
NOTES
C-02

SURVEYOR'S REPORT/NOTES

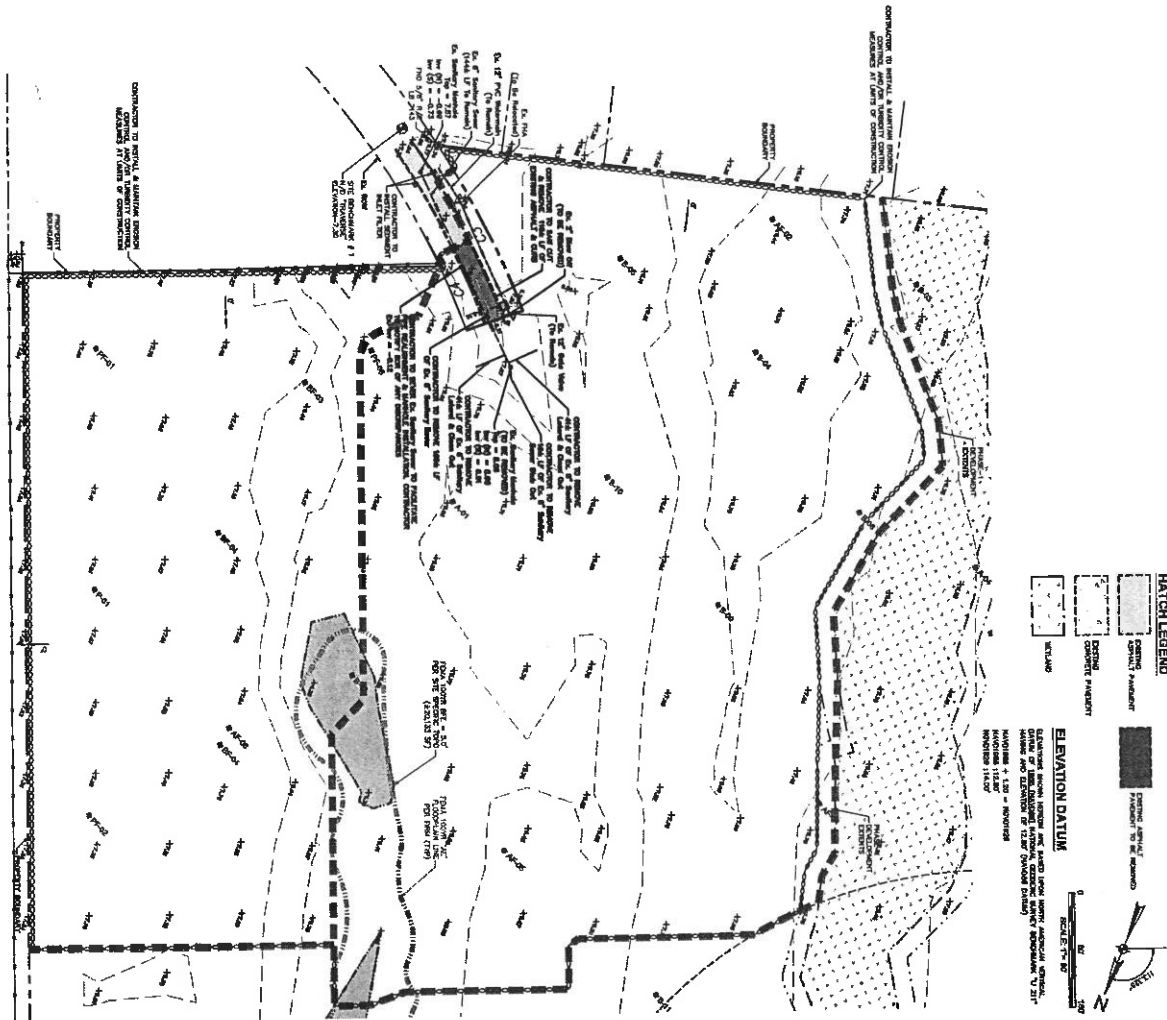
- [illegible]

considering the effect of the different concentrations of acid and base on the hydrolysis of the polymer. The effect of the concentration of the acid and base on the hydrolysis of the polymer was studied by varying the concentration of the acid and base from 0.1 to 1.0 M. The results of the study are shown in Table I. It can be seen from the table that the rate of hydrolysis of the polymer increases with increasing concentration of the acid and base. The rate of hydrolysis of the polymer is also affected by the concentration of the polymer. The rate of hydrolysis of the polymer increases with increasing concentration of the polymer. The rate of hydrolysis of the polymer is also affected by the concentration of the polymer. The rate of hydrolysis of the polymer increases with increasing concentration of the polymer.



EROSION/SEDIMENTATION CONTROL DEVICE

EROSION/SEDIMENTATION CONTROL DEVICE

[illegible]

OXBOW
4206 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33563
Tel: (813) 857-7024 Web: www.oxboweng.com
Fax: (813) 857-7024 FL L22000260419

Project Name
**SPACE COAST COMMERCE PARK
@ PARKTOWNE
CITY OF EDGEWATER, FL**

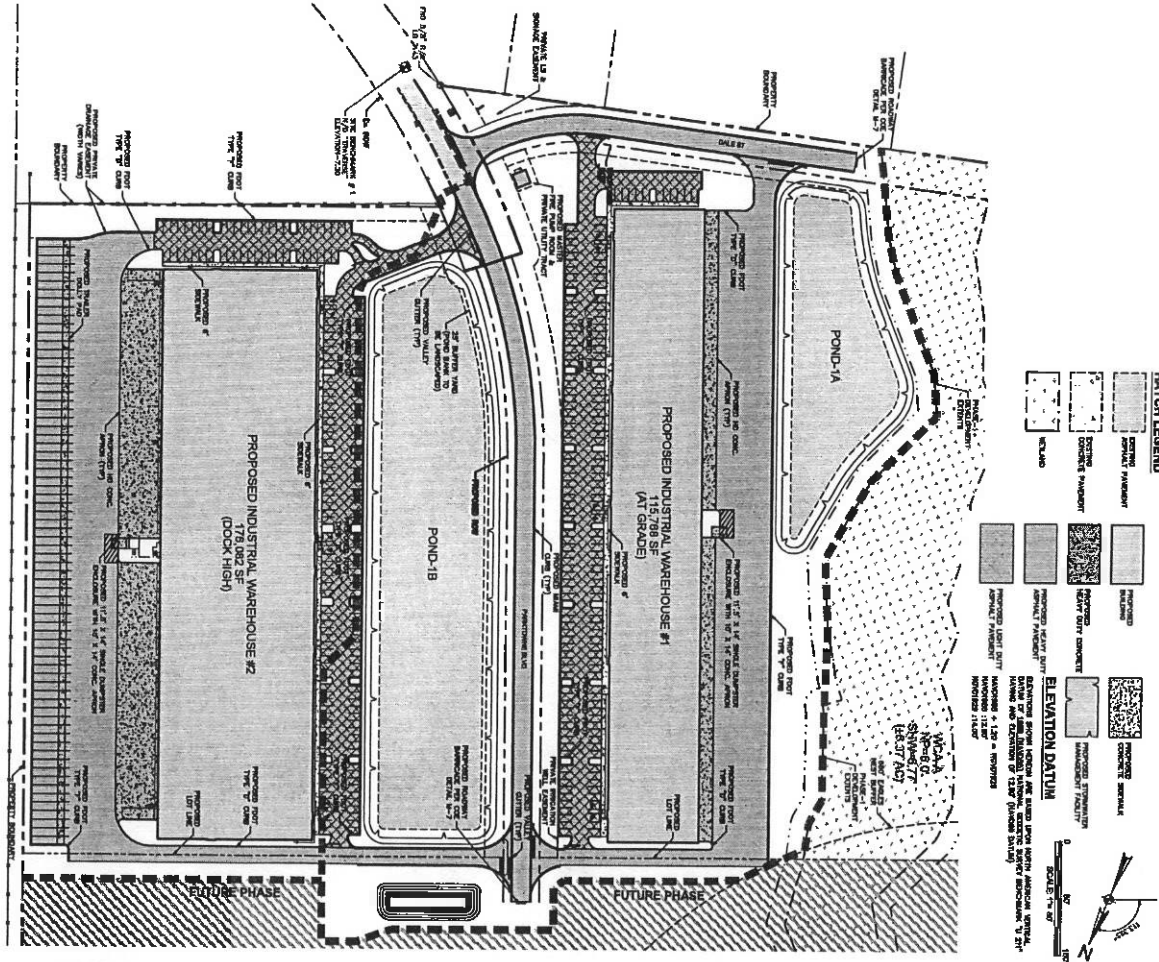
Prepared For
ONICX MANAGEMENT GROUP, LLC

Project No.:	1001-002
Issue Date:	MARCH 14, 2008
Drawn By:	ECC
Checker By:	NAJB
Scale:	1" = 60'
Sheet Title:	EXISTING CONDITIONS & DEMOLITION PLAN
Sheet Number:	C-03

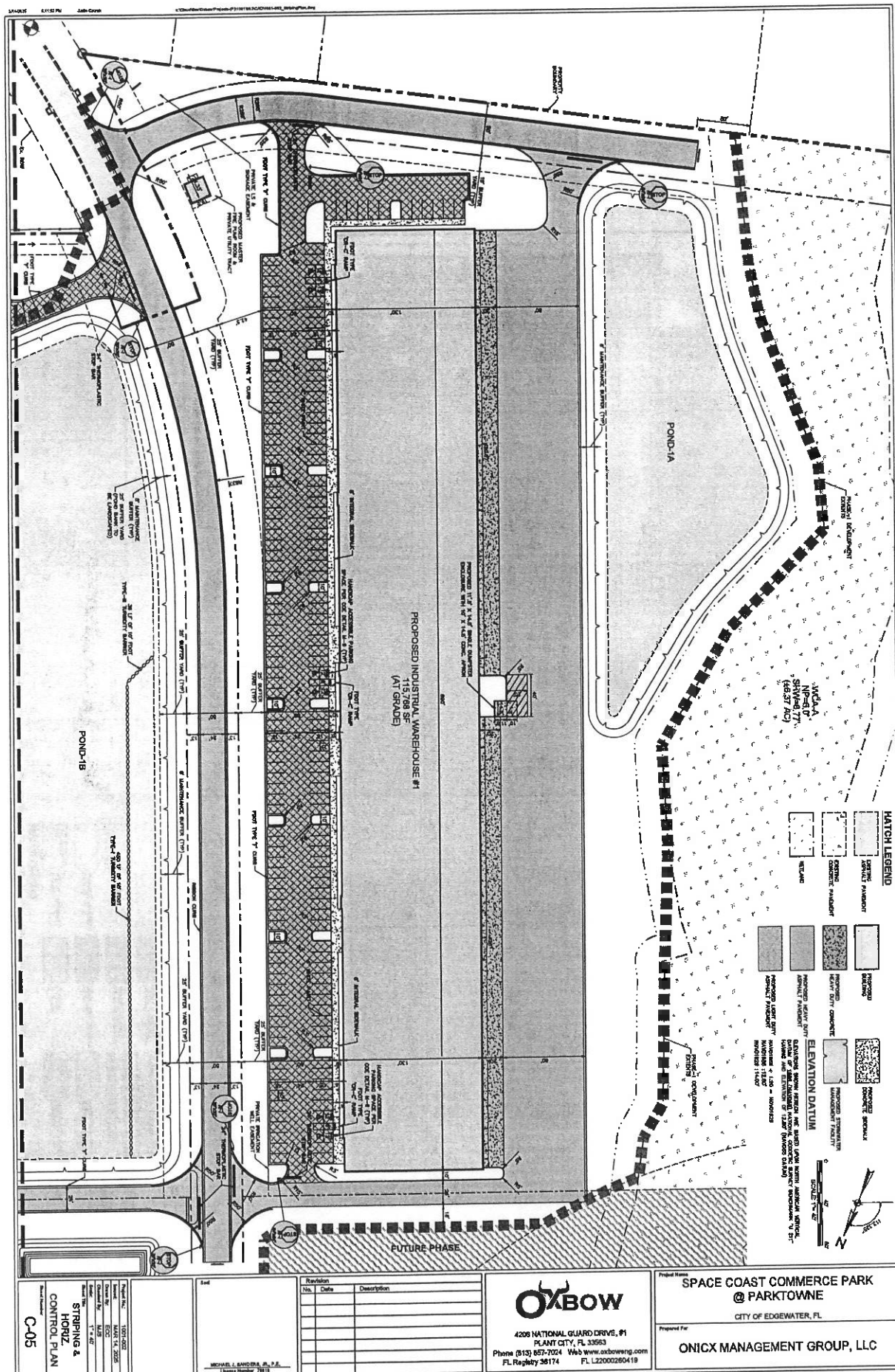
1. TOTAL PHASE 1 "DEVELOPMENT" AREA 41,504.38 SQ. (4,27.28 AC)
2. PHASE 1 ROW TRACT AREA 444,720 SQ. (6,404 AC)
3. PHASE 1 LOT AREA DISCREPANCY

- [illegible]

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<div style="text-align: center;"> OVERALL SITE PLAN </div>	<div style="text-align: center;"> OXBOW </div>	<div style="text-align: center;"> SPACE COAST COMMERCE PARK @ PARKTOWNE </div>
	<div style="text-align: center;"> ONICX MANAGEMENT GROUP, LLC </div>	<div style="text-align: center;"> CITY OF EDGEWATER, FL </div>
<div style="text-align: center;"> 4205 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33563 </div>	<div style="text-align: center;"> 4205 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33563 </div>	<div style="text-align: center;"> 4205 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33563 </div>
<div style="text-align: center;"> Phone (813) 857-7024 Web www.onicxmg.com FL Registry 36174 </div>	<div style="text-align: center;"> Phone (813) 857-7024 Web www.onicxmg.com FL Registry 36174 </div>	<div style="text-align: center;"> Phone (813) 857-7024 Web www.onicxmg.com FL Registry 36174 </div>



C-05

STRIPING &
SIGNAGE
CONTROL PLAN

Revision	No.	Date	Description

MECHANICAL & ELECTRICAL, P.E.
LAWRENCE B. BROWN, P.E.
LAWRENCE B. BROWN, P.E.

OXBOW
4206 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33563
Phone (813) 857-7524 Web www.oxbowinc.com
FL Registry 28174 FL L22000280419

Project Name
**SPACE COAST COMMERCE PARK
@ PARKTOWNE**
CITY OF EDGEWATER, FL
Prepared For
ONIX MANAGEMENT GROUP, LLC

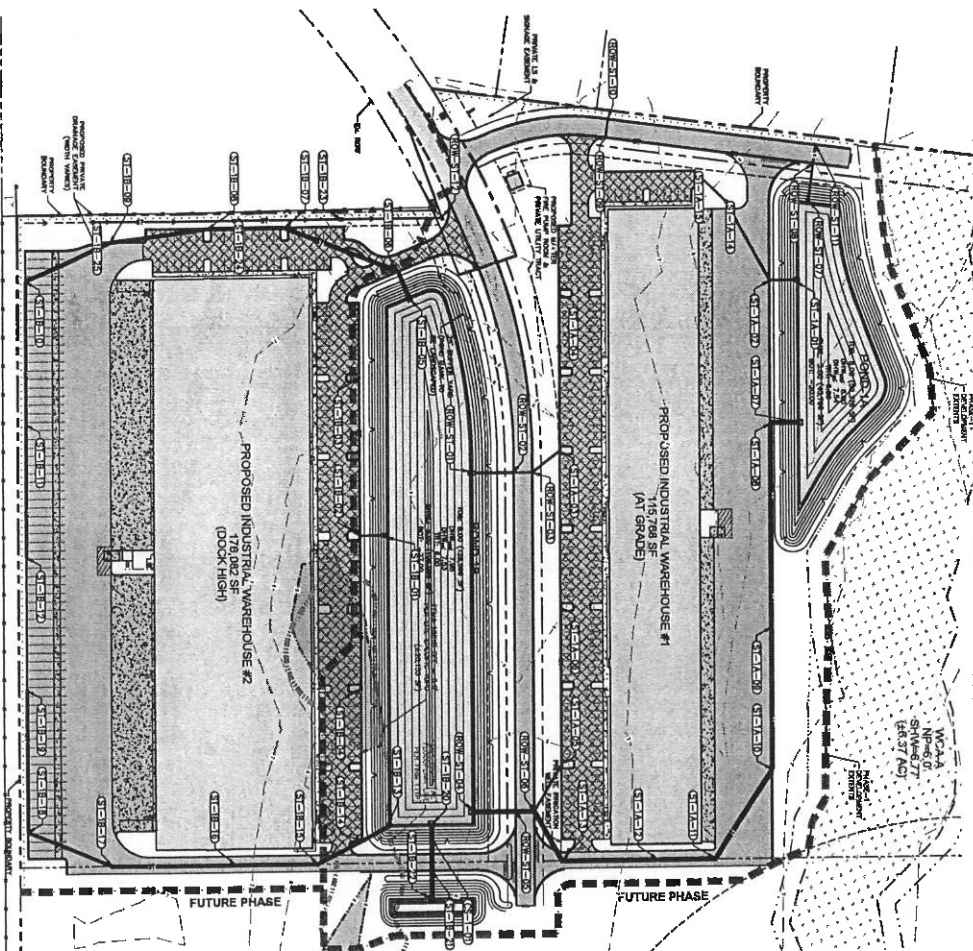
Table 1: Floodable Compartment - Total to 100%			
Compartment	Area (sq ft)	Volume (cu ft)	Percentage
1	1,000,000	1,000,000	100%
2	1,000,000	1,000,000	100%
3	1,000,000	1,000,000	100%
4	1,000,000	1,000,000	100%
5	1,000,000	1,000,000	100%
6	1,000,000	1,000,000	100%
7	1,000,000	1,000,000	100%
8	1,000,000	1,000,000	100%
9	1,000,000	1,000,000	100%
10	1,000,000	1,000,000	100%

Table 2: Floodable Compartment - Total to 100%			
Compartment	Area (sq ft)	Volume (cu ft)	Percentage
1	1,000,000	1,000,000	100%
2	1,000,000	1,000,000	100%
3	1,000,000	1,000,000	100%
4	1,000,000	1,000,000	100%
5	1,000,000	1,000,000	100%
6	1,000,000	1,000,000	100%
7	1,000,000	1,000,000	100%
8	1,000,000	1,000,000	100%
9	1,000,000	1,000,000	100%
10	1,000,000	1,000,000	100%

Stationing	Structure	Material	Length (ft)	Width (ft)	Height (ft)	Volume (cu ft)	Weight (lb)
10+00	Structure 1	Concrete	100	10	10	100,000	1,000,000
10+10	Structure 2	Concrete	100	10	10	100,000	1,000,000
10+20	Structure 3	Concrete	100	10	10	100,000	1,000,000
10+30	Structure 4	Concrete	100	10	10	100,000	1,000,000
10+40	Structure 5	Concrete	100	10	10	100,000	1,000,000
10+50	Structure 6	Concrete	100	10	10	100,000	1,000,000
10+60	Structure 7	Concrete	100	10	10	100,000	1,000,000
10+70	Structure 8	Concrete	100	10	10	100,000	1,000,000
10+80	Structure 9	Concrete	100	10	10	100,000	1,000,000
10+90	Structure 10	Concrete	100	10	10	100,000	1,000,000
11+00	Structure 11	Concrete	100	10	10	100,000	1,000,000
11+10	Structure 12	Concrete	100	10	10	100,000	1,000,000
11+20	Structure 13	Concrete	100	10	10	100,000	1,000,000
11+30	Structure 14	Concrete	100	10	10	100,000	1,000,000
11+40	Structure 15	Concrete	100	10	10	100,000	1,000,000
11+50	Structure 16	Concrete	100	10	10	100,000	1,000,000
11+60	Structure 17	Concrete	100	10	10	100,000	1,000,000
11+70	Structure 18	Concrete	100	10	10	100,000	1,000,000
11+80	Structure 19	Concrete	100	10	10	100,000	1,000,000
11+90	Structure 20	Concrete	100	10	10	100,000	1,000,000
12+00	Structure 21	Concrete	100	10	10	100,000	1,000,000
12+10	Structure 22	Concrete	100	10	10	100,000	1,000,000
12+20	Structure 23	Concrete	100	10	10	100,000	1,000,000
12+30	Structure 24	Concrete	100	10	10	100,000	1,000,000
12+40	Structure 25	Concrete	100	10	10	100,000	1,000,000
12+50	Structure 26	Concrete	100	10	10	100,000	1,000,000
12+60	Structure 27	Concrete	100	10	10	100,000	1,000,000
12+70	Structure 28	Concrete	100	10	10	100,000	1,000,000
12+80	Structure 29	Concrete	100	10	10	100,000	1,000,000
12+90	Structure 30	Concrete	100	10	10	100,000	1,000,000

DEWATERING/STOCKPILING NOTES

1. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
4. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
6. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
7. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
8. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
9. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
10. DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:



OXBOW

2205 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33613

Phone (813) 857-7024 Web www.oxboweng.com
FL Registry 38174 FL L22000280418

SPACE COAST COMMERCE PARK @ PARKTOWNE

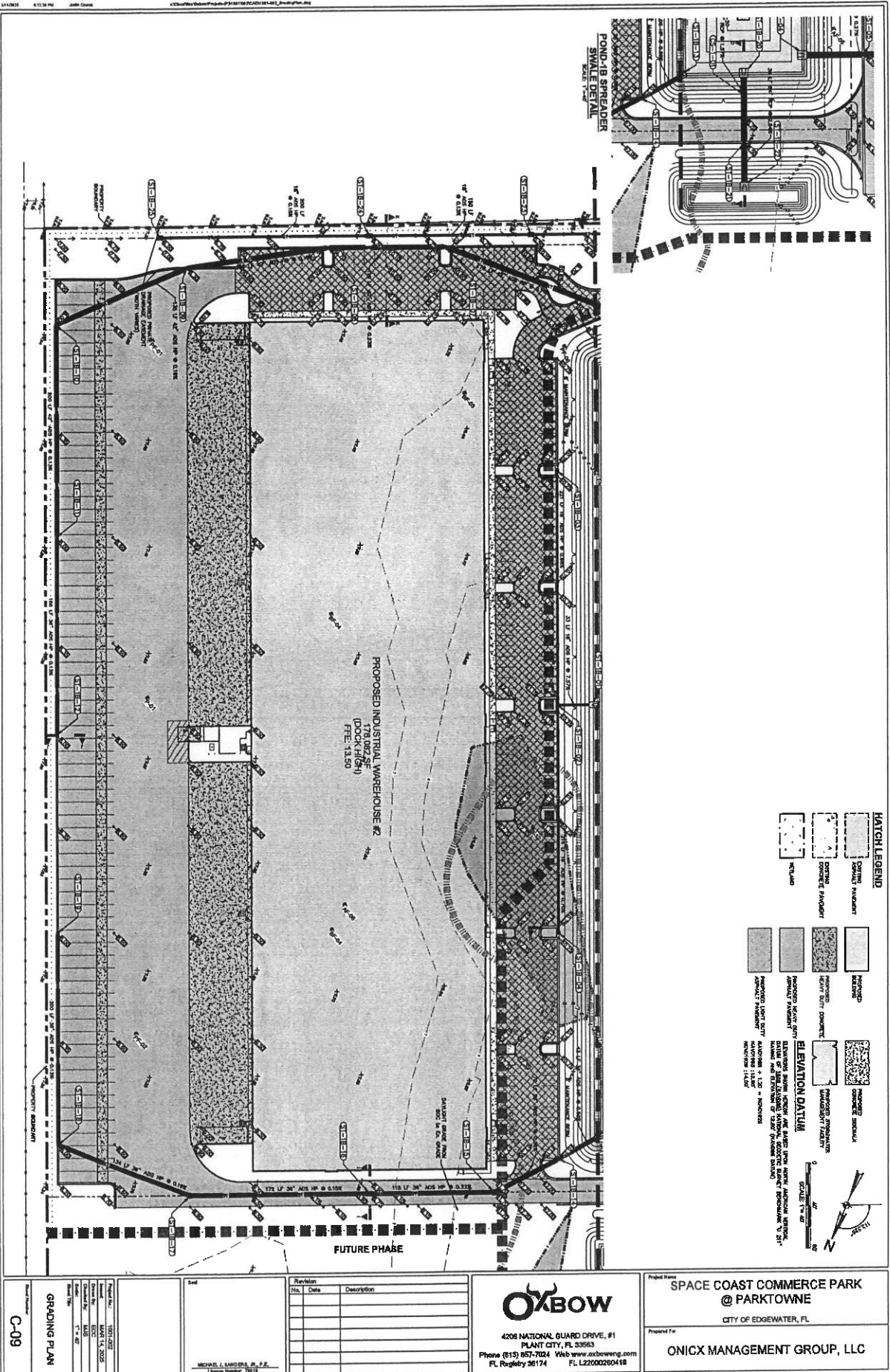
CITY OF EDGEWATER, FL

Prepared For: **ONIX MANAGEMENT GROUP, LLC**

OVERALL GRADING PLAN

C-07

Project No. 1001-000
Date: 10/11/2023
Drawn By: J. Sanders
Checked By: J. Sanders
Scale: 1" = 40'



GRADING PLAN

C-09

Revision	No.	Date	Description

OXBOW

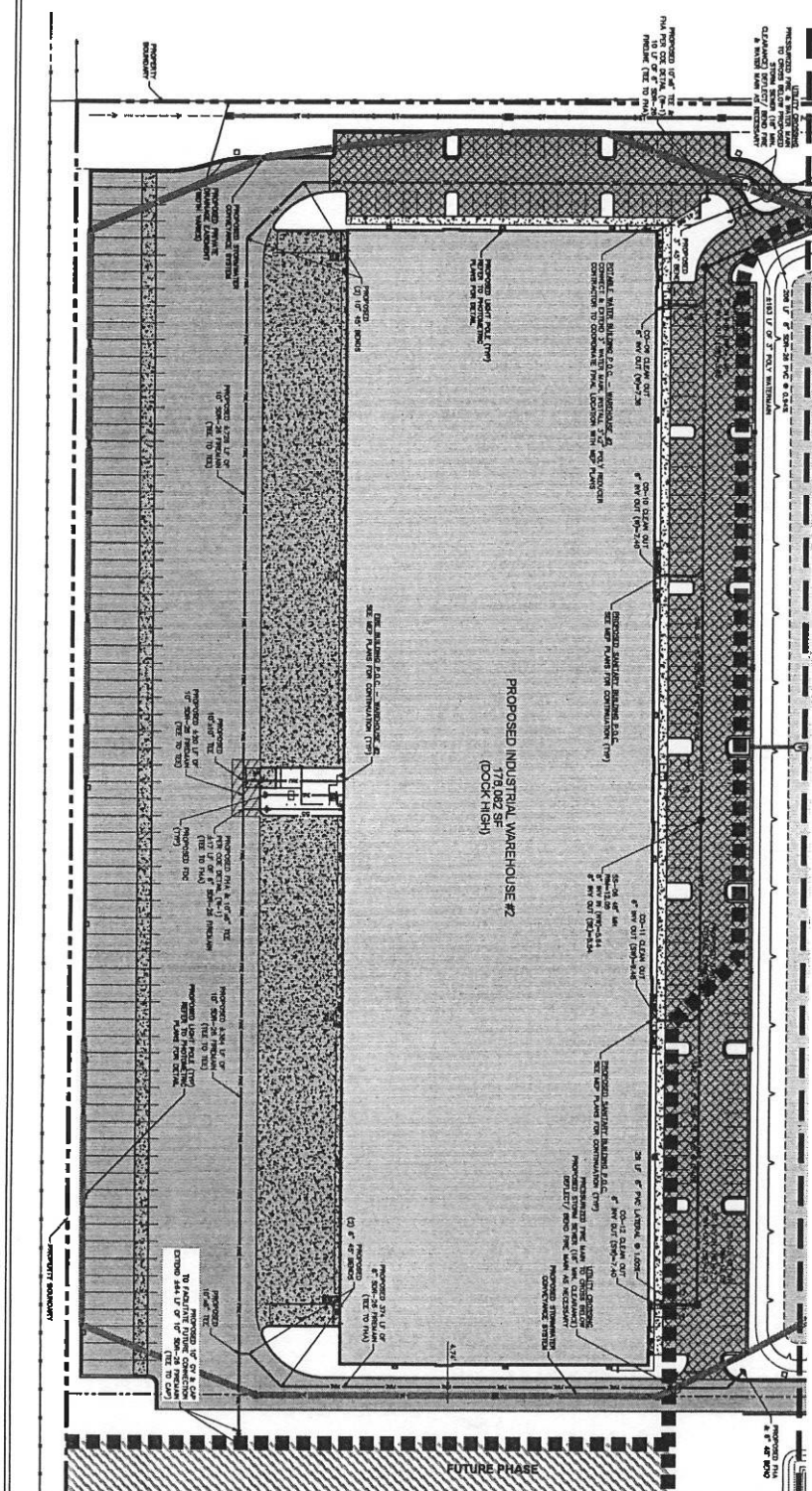
4208 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33663
Phone (813) 857-7024 Web www.oxboweng.com
FL Registry 36174 FL L22000200418

**SPACE COAST COMMERCE PARK
@ PARKTOWNE**

CITY OF EDGEWATER, FL

Presented For
ONICX MANAGEMENT GROUP, LLC

UTILITY NOTES
 1. ALL UTILITIES SHOWN ARE TO BE DELETED IN ACCORDANCE WITH THE CITY OF EDgewater, FL. THE CITY OF EDgewater, FL. THE CITY OF EDgewater, FL.



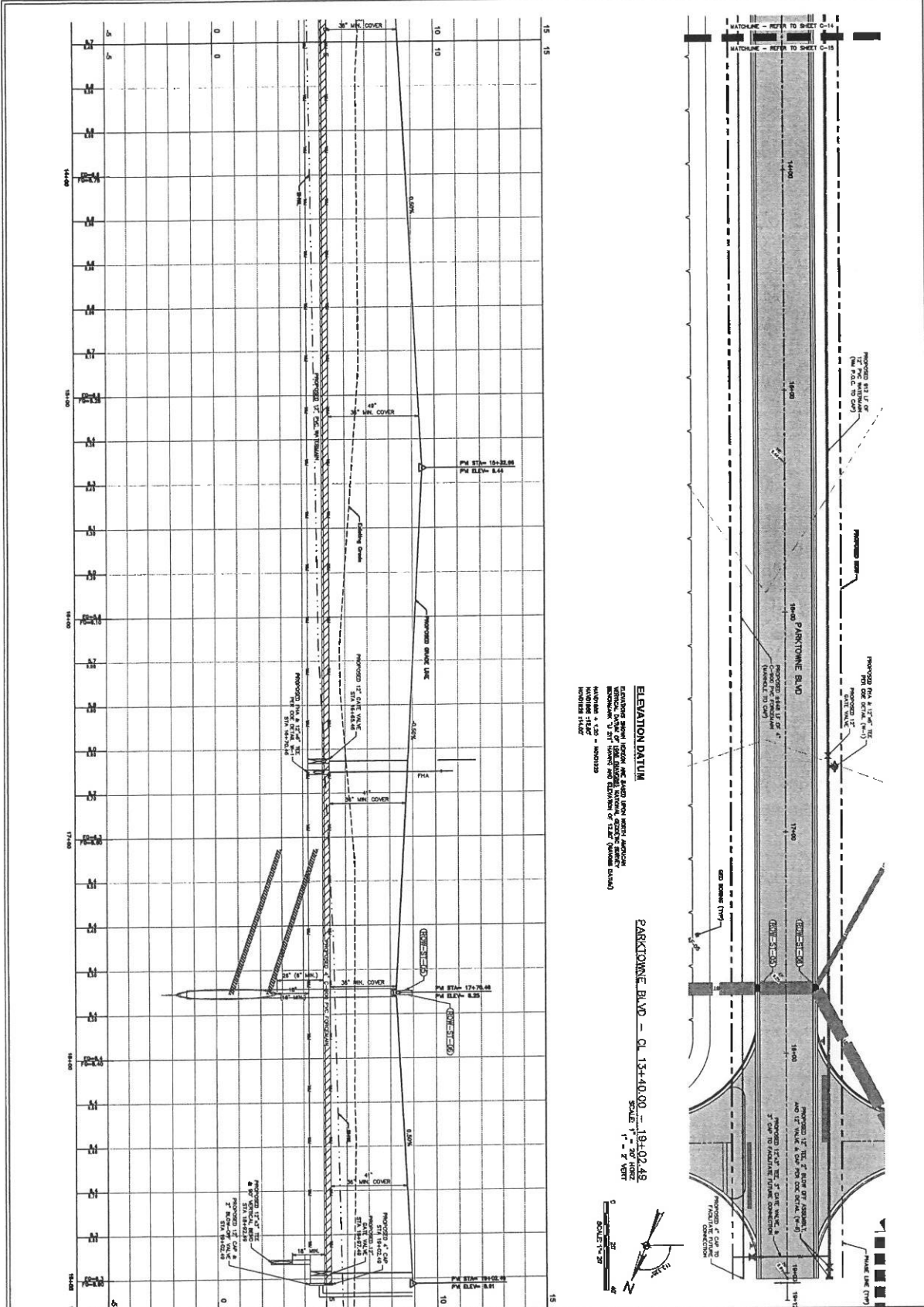
HATCH LEGEND

	PROPOSED PAVEMENT		PROPOSED STORMWATER CONVEYANCE FACILITY
	PROPOSED CONCRETE		PROPOSED STORMWATER CONVEYANCE FACILITY
	PROPOSED STORMWATER CONVEYANCE FACILITY		PROPOSED STORMWATER CONVEYANCE FACILITY
	PROPOSED STORMWATER CONVEYANCE FACILITY		PROPOSED STORMWATER CONVEYANCE FACILITY

ELEVATION DATUM
 ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN DATUM, 1983 AND ELEVATION OF 12.5' (PARKING LOT) IS 11' 0\"/>

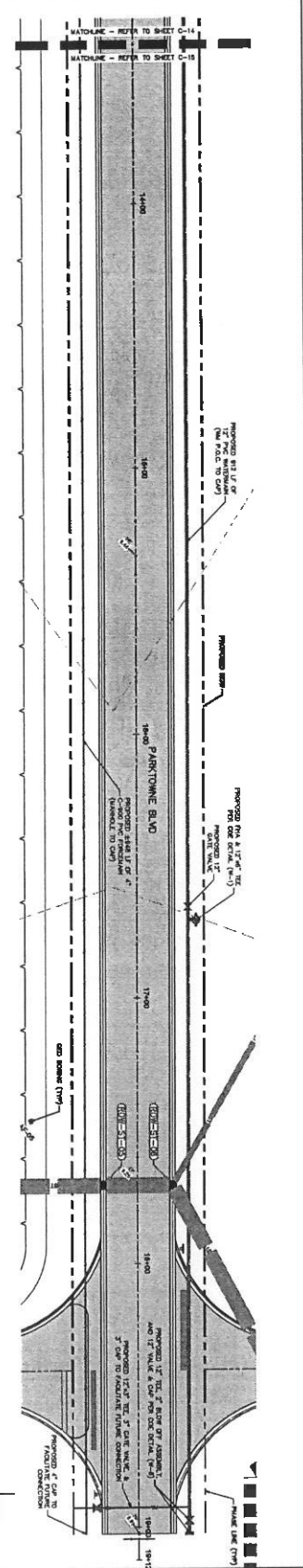
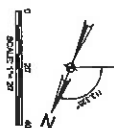
<p>UTILITY PLAN</p> <p>C-12</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description										<p>OXBOW</p> <p>4206 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33603 Phone (813) 857-7024 Web: www.oxbowinc.com FL Registry 36174 FL L22000260419</p>	<p>Project Name: SPACE COAST COMMERCE PARK @ PARKTOWNE City: CITY OF EDGEWATER, FL Prepared For: ONICX MANAGEMENT GROUP, LLC</p>
No.	Date	Description													

C-13



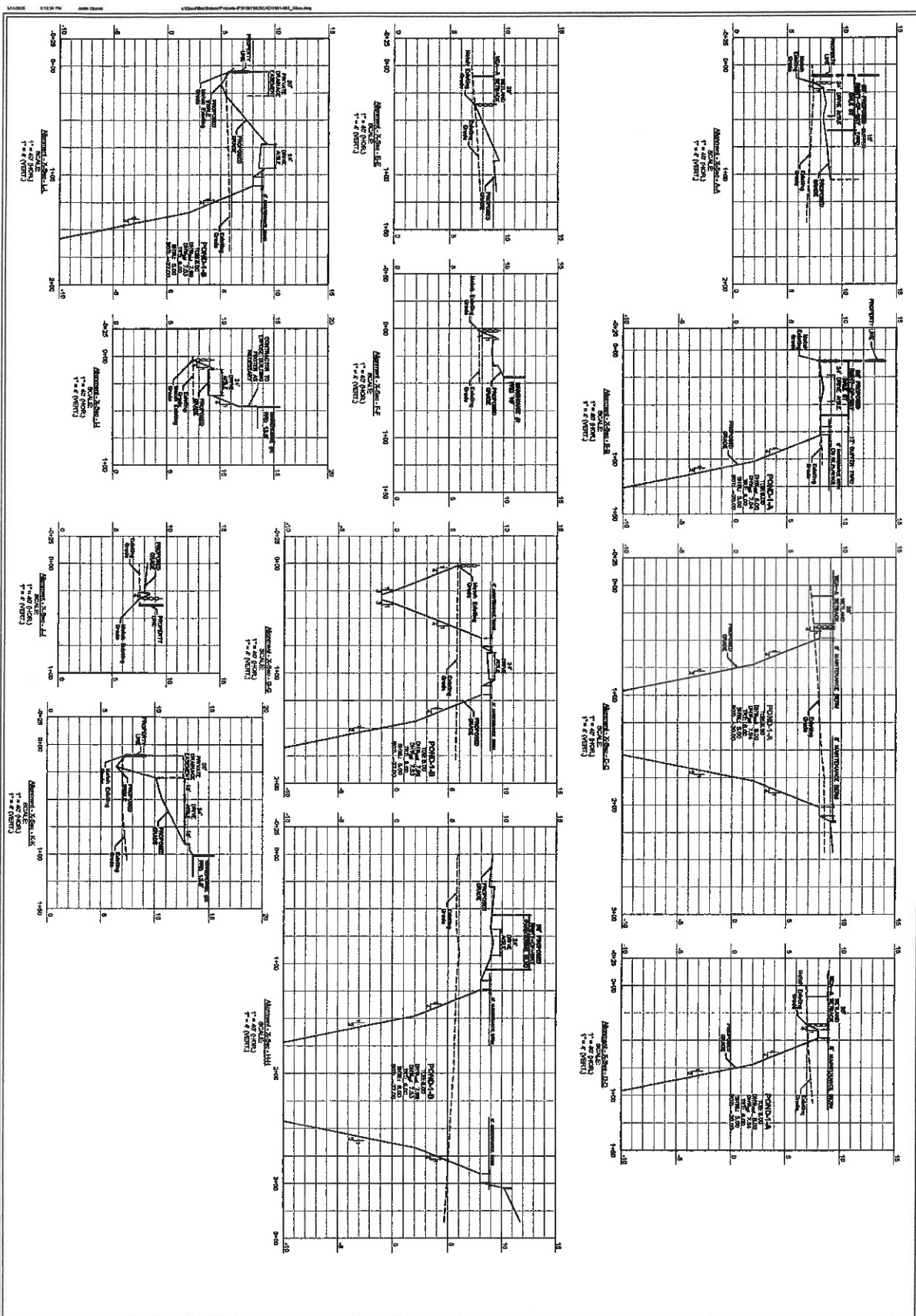
ELEVATION DATUM
 ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN
 DATUM, WHICH IS THE MEAN SEA LEVEL DATUM.
 ELEVATIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 HORIZONTAL DISTANCE IS GIVEN IN FEET AND DECIMALS THEREOF.
 HORIZONTAL SCALE = 1" = 40' HORIZONTAL
 VERTICAL SCALE = 1" = 4' VERTICAL

PARKWAY BLVD - CL 154+0.00 - 154+02.48
 SCALE 1" = 4' VERT
 1" = 40' HORIZ



<p>C-15</p> <p>PLAN AND PROFILE - PARKWAY BLVD</p>	<p>Project No. 1001-001</p> <p>Drawn By: JLS</p> <p>Check By: JLS</p> <p>Date: 11/11/2008</p>	<p>Revision</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description										<p>Michael L. Sawyers, Jr., P.E.</p> <p>License Number 7671</p>	<p>OXBOW</p> <p>4208 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33613</p> <p>Phone (813) 857-7024 Web: www.oxboweng.com FL Registry 38174 FL L22100280418</p>	<p>Project Name: SPACE COAST COMMERCE PARK @ PARKTOWNE</p> <p>City: CITY OF EDGEWATER, FL</p> <p>Prepared For: ONICX MANAGEMENT GROUP, LLC</p>
No.	Date	Description															

PLAN AND PROFILE DATE SET C-16	DATE NO. 107-287 DRAWN BY JCC CHECKED M.W.S. DATE 11-29 DESIGNED V.P.ZE	SHEET NO. 1 OF 1 PROJECT NO. 107-287	REVISION NO. DATA DESCRIPTION	 4206 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33563 Phone: (813) 857-7024 Web: www.oxbowmfg.com FL Registry 36174 FL L220002280418	Project Name SPACE COAST COMMERCE PARK @ PARKTOWNE CITY OF EDGEWATER, FL Prepared For ONIX MANAGEMENT GROUP, LLC



C-18

CROSS SECTIONS

OXBOW

4201 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33563
Phone (813) 857-7024 Web www.oxboweng.com
FL Registry 36174 FL L20000280418

SPACE COAST COMMERCE PARK @ PARKTOWNE

CITY OF EDGEWATER, FL

Project No. _____

Prepared For: **ONICX MANAGEMENT GROUP, LLC**

Author: **MICHAEL J. SANDERS, JR., P.E.**
License Number 76118

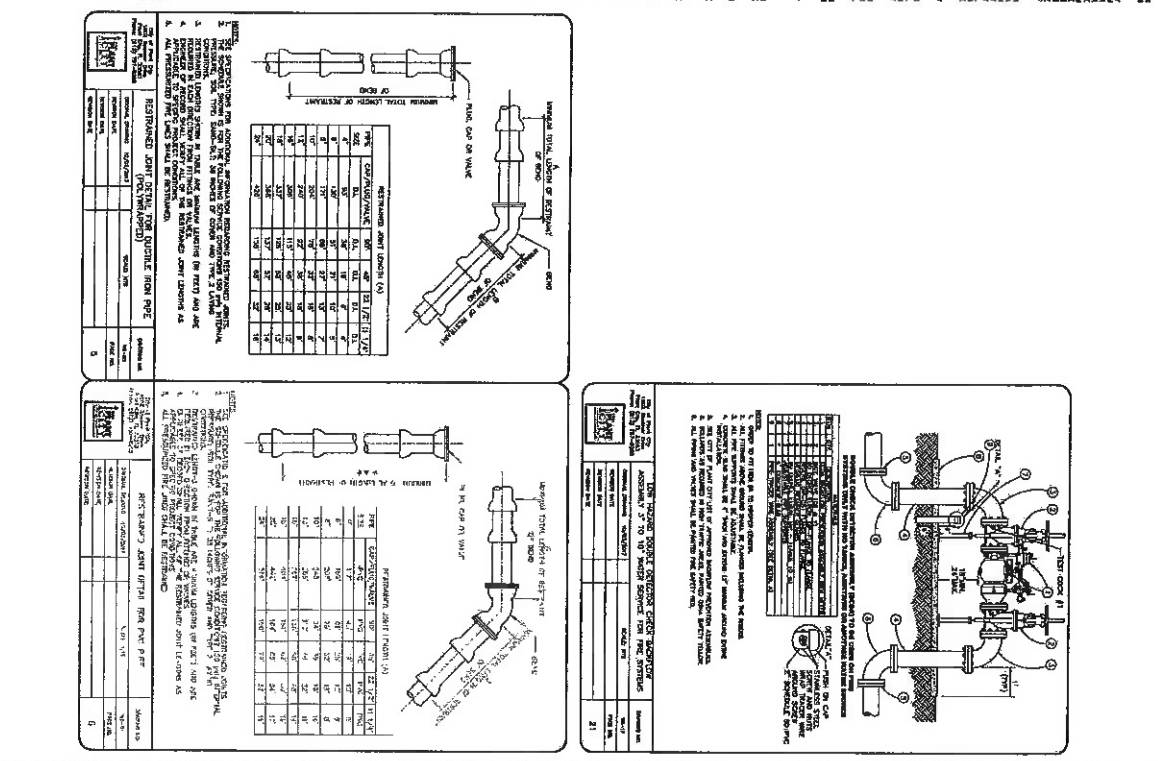
Revision No.	Date	Description

Drawn By: **MAK**

Checked By: **MAK**

Scale: **1" = 4' (VERT)**

Sheet No. **C-18**

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<div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div>	<div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div>	<div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div> <div> <div> </div> <div> <div>FILE NAME:</div> <div>DETAIL NO.:</div> </div> </div>
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4206 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33563
Phone (813) 657-7024 Web www.oxbowinc.com
FL Registry 36174 FL L220000280418

Project Name
SPACE COAST COMMERCE PARK
@ PARKTOWNE
CITY OF EDGEWATER, FL
Prepared For
ONIXX MANAGEMENT GROUP, LLC


C-21

COE MISC
DETAILS

Revision	No.	Date	Description

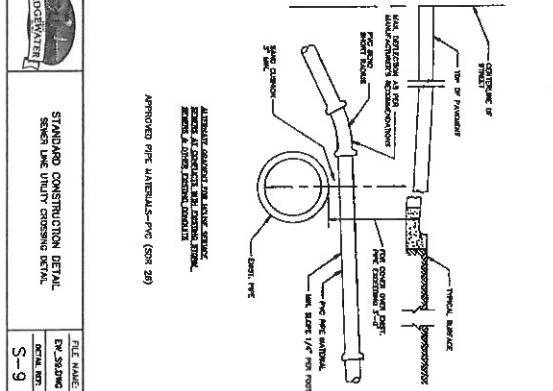
MOORE & ASSOCIATES, P.A.
CIVIL ENGINEERS

[illegible]

 <p>4200 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33553 Phone (815) 867-7024 Web: www.oxbowng.com FL Registry 38174 FL ID2000260419</p>	<p>Project Name SPACE COAST COMMERCE PARK @ PARKTOWNE CITY OF EDGEWATER, FL</p> <p>Prepared For ONICX MANAGEMENT GROUP, LLC</p>
---	--

Project Name
SPACE COAST COMMERCE PARK
@ PARKTOWNE
CITY OF EDGEWATER, FL

Prepared For
ONICX MANAGEMENT GROUP, LLC



 <p>4205 NATIONAL GUARD DRIVE, #1 PLANT CITY, FL 33563 Phone (813) 857-7024 Web www.oxboweng.com</p>	<p>Project Name</p> <p>SPACE COAST COMMERCE PARK @ PARKTOWNE</p> <p>CITY OF EDGEWATER, FL</p> <p>Prepared For</p> <p>ONIXX MANAGEMENT GROUP, LLC</p>
--	--

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER
BLOW-OFF ASSEMBLY

FILE NAME: EW-14.DWG
SCALE: 1/2" = 1'-0"

2017-05-30

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER
RESTRAINING JOINT DETAIL

FILE NAME: EW-7.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
2" BACKFLOW PREVENTER

FILE NAME: EW-11.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
STEEL BACKFLOW PIPE
OR SHORTEST STEEL MAIN CONNECTION

FILE NAME: EW-14.DWG
SCALE: 1/2" = 1'-0"

2017-05-30

STANDARD CONSTRUCTION DETAIL
FIRE HYDRANT ASSEMBLY

FILE NAME: EW-1.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
AIR / VACUUM RELEASE VALVE DETAIL

FILE NAME: EW-4.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
WATER LATERAL DETAIL
(3/4" - 2" SIZES)

FILE NAME: EW-5.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
UNDERGROUND CONCRETE
VALVE BOX

FILE NAME: EW-2.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER AND/OR RESTRAINED WATER
(2" - 12" WATER SIZES)

FILE NAME: EW-2.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER
RESTRAINING JOINT DETAIL

FILE NAME: EW-7.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER
BLOW-OFF ASSEMBLY

FILE NAME: EW-6.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER
BLOW-OFF ASSEMBLY

FILE NAME: EW-6.DWG
SCALE: 1/2" = 1'-0"

2017-10-24

OXBOW

4206 NATIONAL GUARD DRIVE, #1
PLANT CITY, FL 33565
Phone (913) 457-7014 • Web: www.oxbowinc.com
FL Registry 58174

**SPACE COAST COMMERCE PARK
@ PARKTOWNE**

CITY OF EDGEWATER, FL

ONIX MANAGEMENT GROUP, LLC

Project No:

Prepared For:

COE WATER DETAILS

C-29

Exhibit D
Approvals

- Cit of Edgewater Development Order
- SWFWMD Conceptual ERP (App#: CON-127-207619-1)
- SWFWMD Individual ERP – Phase-1 (IND-127-207619-2)

Exhibit E
Construction Budget

(4 pages follow)

January 16, 2025

**RE: Space Coast Commerce Park @ Parktowne - Edgewater, Florida
Improvement Breakdown**

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	
<u>POND 1A</u>			
STORM DRAINAGE SYSTEM			
18" RCP	lf	94	
48" RCP	lf	53	
Type "P-10" curb inlet	ea	3	
18" MES	ea	2	
48" MES	ea	1	
Miscellaneous materials	ls	1	
Sub-total			<u>\$ 67,182.00</u>
SITEWORK AND PAVING			
Inlet Protection	ea	3	
Cut/fill on site	cy	28,383	
Dewatering	ls	1	
Grading	ls	1	
Sod pond slopes	sy	3,300	
Seed and mulch	ac	0.50	
Surveying layout	ls	1	
Asbuilt	ls	1	
Sub-total			<u>\$ 235,282.00</u>
POND 1A - Total			<u>\$ 302,464.00</u>

POND 1B

STORM DRAINAGE SYSTEM

18" RCP	lf	94	
30" RCP	lf	48	
36" RCP	lf	48	
48" RCP	lf	197	
Type "P-10" curb inlet	ea	6	
Drainage Control Structure w/ skimmer	ea	1	
18" MES	ea	2	
30" MES	ea	1	
36" MES	ea	1	
48" MES	ea	3	
Miscellaneous materials	ls	1	
Sub-total			<u>\$ 198,062.00</u>

SITEWORK AND PAVING

Inlet Protection	ea	5	
Cut/fill on site	cy	56,870	
Dewatering	ls	1	
Grading	ls	1	
Sod pond slopes	sy	6,071	
Seed and mulch	ac	0.40	
Surveying layout	ls	1	
Asbuilt	ls	1	
Sub-total			<u>\$ 463,415.00</u>

POND 1B - Total			<u>\$ 661,477.00</u>
------------------------	--	--	-----------------------------

DALE ST.

STORM DRAINAGE SYSTEM

18" RCP	lf	349	
Type "P-10" curb inlet	ea	3	
Miscellaneous materials	ls	1	
Sub-total			<u>\$ 53,187.00</u>

SITEWORK AND PAVING

Inlet Protection	ea	4	
Cut/fill on site	cy	207	
Grading	ls	1	
12" Sub Grade	sy	1,645	
8" Limerock	sy	1,645	
2" Asphalt SP-12.5	sy	1,645	
Curb Type "F"	lf	1,000	
Miami curb and gutter	lf	1,531	
Sod 2' back of curb	sy	180	
Seed and mulch	ac	0.50	
Striping and Signage	ls	1	
Surveying layout	ls	1	
Asbuilt	ls	1	
Sub-total			<u>\$ 173,120.50</u>

DALE ST. - Total			<u>\$ 226,307.50</u>
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PARKTOWNE BLVD.

STORM DRAINAGE SYSTEM

Connect to existing inlet	ea	1	
18" RCP	lf	26	
48" RCP	lf	26	
18" ADS N-12 HDPP	lf	140	
Type "C" inlets	ea	1	
Type "P-10" curb inlet	ea	2	
Miscellaneous materials	ls	1	
Sub-total			<u>\$ 46,269.00</u>

SITEWORK AND PAVING

Inlet Protection	ea	5	
Cut/fill on site	cy	222	
Grading	ls	1	
12" Sub Grade	sy	2,720	
6" Limerock	sy	486	
8" Limerock	sy	2,720	
1.5" Asphalt SP-12.5	sy	486	
2" Asphalt SP-12.5	sy	2,720	
Curb Type "F"	lf	216	
Miami curb and gutter	lf	1,677	
Sod 2' back of curb	sy	350	
Seed and mulch	ac	0.20	
Striping and Signage	ls	1	
Surveying layout	ls	1	
Asbuilt	ls	1	
Sub-total			<u>\$ 228,456.50</u>

PARKTOWNE BLVD. - Total **\$ 274,725.50**

POND 1A - Total	\$ 302,464.00
POND 1B - Total	\$ 661,477.00
DALE ST. - Total	\$ 226,307.50
PARKTOWNE BLVD. - Total	<u>\$ 274,725.50</u>
Total	<u>\$ 1,464,974.00</u>

Exhibit F
Construction Schedule

