

RESOLUTION NO. 2007-159

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR
TO EXECUTE AN IMPACT FEE CREDIT AGREEMENT
WITH THE ST. JOE COMPANY**

WHEREAS, The St. Joe Company is the Developer of certain lands contained with RiverTown (the "Project") as described and approved in St. Johns County Ordinance and/or Resolution No. 2004-45; and

WHEREAS, Section 13 of St. Johns County Ordinance No. 87-57 as amended, St. Johns County Road Impact Fee Ordinance ("Road Impact Fee Ordinance") and Section 13 of St. Johns County Ordinance No. 87-58, as amended, St. Johns County Park Impact Fee Ordinance ("Park Impact Fee Ordinance") allows for impact fee credits to be granted by the Board of County Commissioners for the property dedicated to St. Johns County and/or improvements made as identified within the Impact Fee Agreement attached hereto and incorporated herein; and

WHEREAS, in accordance with the County Road Impact Fee Ordinance and Park Impact Fee Ordinance, The St. Joe Company is entitled to certain impact fee credits for certain dedications and improvements.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida that:

Section 1. The County Administrator is hereby authorized to approve and execute an Impact Fee Credit Agreement with The St. Joe Company substantially in the form of that which is attached hereto and incorporated herein by reference for those improvements and dedications identified with the Road Impact Fee Ordinance and Park Impact Fee Ordinance which are eligible for impact fee credits.

Section 2. Upon acceptance by the County Administrator, the Clerk is instructed to record the agreement in the official records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 29 day of may, 2007.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**



Its Chairman

**ATTEST:
CHERYL STRICKLAND, CLERK**

By: Ann Halterman
Deputy

5/31/07

IMPACT FEE AGREEMENT

THIS IMPACT FEE AGREEMENT (this "Agreement") is made this 31 day of May, 2007 by and among the **BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA** ("County") and **THE ST. JOE COMPANY**, a Florida corporation ("St. Joe").

RECITALS:

- A. St. Joe is the Owner and Developer and projected Impact Feepayer of certain lands contained within the RiverTown community ("Project"), as described and approved in St. Johns County Resolution 2004-45 (the "RiverTown DRI Development Order").
- B. Pursuant to St. Johns County Ordinance No. 87-57, as amended ("Road Impact Fee Ordinance"), and Ordinance 87-58, as amended ("Park Impact Fee Ordinance"), the County requires any person who seeks to develop land within St. Johns County, as evidenced by that person's application for a building permit or certificate of occupancy ("Feepayer"), to pay a road impact fee ("Road Impact Fee") and a park impact fee ("Park Impact Fee") so as to assure that such new development bears a proportional share of the cost of capital expenses necessary to provide roads and parks within St. Johns County.
- C. Section 13 of the Road Impact Fee Ordinance allows impact fee credits to be granted for certain dedications and improvements ("Road Impact Fee Credits").
- D. Section 13 of the Park Impact Fee Ordinance allows impact fee credits to be granted for certain dedications and improvements ("Park Impact Fee Credits").
- E. Pursuant to the RiverTown DRI Development Order, St. Joe is dedicating and making certain improvements within and outside of the RiverTown project.

F. Pursuant to the terms of the Road Impact Fee Ordinance and the Park Impact Fee Ordinance, the County and St. Joe desire to set forth their agreement and a procedure for the application and treatment of such Road Impact Fee Credits and Park Impact Fee Credits and establish its right seek park and right-of-way credits via an amendment to this Agreement or as established by the Impact Fee Ordinance.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Findings of Fact. The above Recitals are incorporated herein as Findings of Fact.

2. Purpose. The purpose of this Agreement is to:

(a) determine that \$3,481,503 in proportionate share funds addressed in special condition 22(a)(iv) of the RiverTown DRI Development Order shall be used for certain improvements to the intersection of the County Road 16A, County Road 210 and County Road 244, as set forth in Section 4 of this Agreement;

(b) set forth the agreed-upon value of certain roadway pipelining contributions by St. Joe to the County road system as they qualify for Road Impact Fee Credits under and may be limited by the Road Impact Fee Ordinance;

(c) set forth the agreed-upon value of certain recreational facility contributions by St. Joe to the County park system as they qualify for Park Impact Fee Credits under and may be limited by the Park Impact Fee Ordinance; and

(d) establish a procedure for processing and accounting for the road and park impact fee credits awarded pursuant to this Agreement.

3. Transportation Improvements for RiverTown Development.

(a) Special Condition 22 of the RiverTown DRI Development Order sets forth certain transportation pipelining projects (the "Pipeline Projects") that must be completed by St. Joe in order to meet transportation concurrency requirements for the RiverTown development through build-out of the Project. The Pipeline Projects are depicted on the Master Development Plan (Map H) for the RiverTown DRI Development Order. The expected costs for the Pipeline Projects include \$19,139,220 for the

construction of County Road 223 from County Road 210 to Aberdeen Boulevard and \$20,085,047 for the construction of County Road 244 (RiverTown Parkway) from County Road 210 to Greenbriar Road, as set forth on **Exhibit “A”** attached hereto and incorporated herein by this reference.

(b) The County shall maintain the roads constructed as the Pipeline Projects following dedication of the right-of-way from St. Joe to the County, pursuant to the Development Order.

4. Construction of Improvements to Intersection of County Road 210 and County Road 16A. Special Condition 22(a)(iv) of the RiverTown DRI Development Order states that prior to the issuance of building permits for vertical construction within Phase 2 of RiverTown, as defined in the Development Order, St. Joe shall contribute \$3,952,511 to the County or as directed by the County for certain roadway improvements not listed in the RiverTown DRI Development Order (the “Pipeline Funds”).

St. Joe has been working with the County to determine to which roadway improvements the Pipeline Funds should be applied. In lieu of the above mentioned contribution, the parties have agreed that St. Joe shall acquire rights-of-way, design, permit and construct certain improvements to the intersections of County Road 244, County Road 210 and County Road 16A, and County Road 244 and Greenbriar Road, as depicted on **Exhibit “B”** attached hereto and incorporated herein by this reference (the “County Road 244 Intersection Improvements”).

(a) Interlocal Agreement. The parties have entered into a separate agreement entitled Interlocal Agreement between St. Johns County, Florida and the Main Street Community Development District Regarding Construction of Certain Roadway Improvements for County Road 244 (the “Interlocal Agreement”) related to each party’s obligation with respect to the County Road 244 Intersection Improvements.

(b) Use of Pipeline Funds. By executing this Agreement, subject to St. Joe fulfilling its obligations with respect to the County Road 244 Intersection Improvements set forth in the Interlocal Agreement, the County authorizes St. Joe, its heirs, successors or assigns, to utilize the Pipeline Funds in Special Condition 22(a)(iv) of the RiverTown DRI Development Order for the County Road 244 Intersection Improvements set forth in this Agreement.

5. Road Impact Fee Credits. Under Sections 3 and 4 of this Agreement, St. Joe has agreed to design, permit and construct the Pipeline Projects and the County Road 244 Intersection Improvements and to convey associated right-of-way to the County. St. Joe has requested and the County has agreed to provide St. Joe with Road Impact Fee Credits based upon the total value of the Pipeline Projects and the Pipeline Funds as follows:

(a) Amount. Pursuant to Section 13 of the County Road Impact Fee Ordinance, the parties have agreed to the following values for the improvements for the Pipeline Projects and the County Road 244 Intersection Improvements required under this Agreement.

The value of the design, permitting, and construction comprising the Pipeline Projects was estimated to be a total of \$35,460,050 as set forth in the DRI Development Order. The total Road Impact Fee Credits available for the Pipeline Projects shall be \$39,224,267, as described in Section 3(a) above.

St. Joe shall contribute \$3,481,503 of the Pipeline Funds toward the costs of designing, permitting and constructing the County Road 244 Intersection Improvements. Therefore, the total Road Impact Fee Credits available for the County Road 244 Intersection Improvements shall be a total of approximately \$3,481,503.

(b) Method of Issuance. From and after the date of this Agreement and for as long as St. Joe has a remaining Road Impact Fee Credit balance, all Feepayers applying for building permits or certificates of occupancy in connection with the Project shall pay the amount due under the Road Impact Fee Ordinance directly to St. Joe. Upon receiving such payment, St. Joe shall issue to such Feepayer a voucher, in the form attached hereto as Exhibit "C" and incorporated herein by this reference, evidencing full payment of the Road Impact Fee in connection with its application for a building permit or certificate of occupancy. The Feepayer shall present the voucher to the County as evidence of payment in full of the Road Impact Fee in connection with its application for a building permit or certificate of occupancy. The voucher issued by St. Joe shall contain a statement setting forth the amount of the Road Impact Fee paid. Upon presentation of such voucher by the Feepayer, the County shall issue a receipt to the Feepayer and shall deduct the amount of such voucher from the St. Joe Road Impact Fee Credit balance. In

no event shall St. Joe grant, assign, sell or transfer any Road Impact Fee Credits for an amount in excess of the amount of the then-applicable Road Impact Fee.

(c) Sale of Development. St. Joe may sell, transfer, assign or convey all or part of its Road Impact Fee Credit balance to the purchaser, transferee, assignee or grantee of all or a portion of the RiverTown Property (including a community development district), subject to this Agreement, for use within the respective projects for such consideration as St. Joe, in its sole discretion, determines. In such event, St. Joe shall deliver to the County a copy of the executed Road Impact Fee Credit assignment document confirming the amount of the Road Impact Fee Credit balance assigned to such purchaser. Impact Fee Credit vouchers and assignments issued or granted pursuant to this Agreement may only be used to offset Road Impact Fees payable in connection with improvements within the RiverTown Development, as amended from time to time.

(d) Annual Accounting. On or before January 31 of each year, as long as there remains any Road Impact Fee Credit available for the RiverTown development, St. Joe shall prepare and deliver to the County Planning Department an annual report setting forth the amount of the Road Impact Fee payments made by Feepayers applying for building permits or certificates of occupancy within the Project and the remaining balance of Road Impact Fee Credits.

(e) Completion. At such time as the Impact Fee Credits provided for hereunder have been exhausted, St. Joe or the Feepayer seeking building permits or certificates of occupancy within the Project shall pay to the County the Road Impact Fees in such amount as are due and payable under the Road Impact Fee Ordinance, in effect at the time. Until such time, any Feepayer within the Project shall be instructed by the County to pay its Road Impact Fees directly to St. Joe.

(f) Limitations on Amount and Assignment. St. Joe shall have the ability to transfer, assign or convey all or a portion of the Road Impact Fee Credits for use for development of lands that are incorporated into the RiverTown DRI subsequent to the execution of this Agreement and shall do so via an amendment to this Agreement.

6. Recreational Facilities for RiverTown Development. Special Condition 25 of the RiverTown DRI Development Order sets forth certain recreation and open space requirements that must be completed by St. Joe in order to meet parks and

recreation concurrency requirements for the RiverTown development through build-out of the Project. Those projects include development of a 58-acre Riverfront Park, provision of 86 acres of neighborhood parks and development of a 100-acre community park. The community park improvements must include, at a minimum, four baseball fields, four multi-use fields, adequate parking for the fields, entry roads, adequate conduit for future lighting of the fields, a bathroom/concession facility and picnic areas (the “Community Park Improvements”).

7. Construction of Community Park.

(a) Timing. Special Condition 25 of the RiverTown DRI Development Order states that prior to the issuance of the first certificate of occupancy for a residential dwelling (with the exception of model homes which are not permanently occupied), St. Joe must commence development of the Community Park Improvements on the 100 acres of community park land (the “Community Park Land”), as depicted on the Master Development Plan attached to the RiverTown DRI Development Order and must complete such improvements within two (2) years from the date of commencement.

(b) Design, Permitting and Construction. St. Joe shall design, permit and construct the Community Park Improvements on the Community Park Land at its sole cost and expense. The Community Park Improvements shall be designed in accordance with the applicable standards set forth in the St. Johns County Land Development Code and the RiverTown Planned Unit Development Ordinance (Ordinance No. PUD 2005-02). St. Joe acknowledges its obligation to obtain all necessary federal, state and local development permits related to the Community Park Improvements. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to the RiverTown development shall not relieve St. Joe or any successor or assigns of the necessity of complying with federal, state and local permitting requirements, conditions, terms or restrictions as may be applicable.

(c) Maintenance and Operation. Subsequent to completion of the Community Park Improvements, St. Joe will dedicate the Community Park Land and the Community Park Improvements to the County. Prior to such dedication, St. Joe will maintain and operate the Community Park Improvements.

8. Construction of Riverfront Park.

(a) Timing. Special Condition 25 of the RiverTown DRI Development Order states that prior to the issuance of any building permits for vertical construction (other than parks and recreation, construction trailers and model homes), St. Joe must commence development of the Riverfront Park on 58 acres of riverfront land (the "Riverfront Park Land"), as depicted on the Master Development Plan attached to the RiverTown DRI Development Order.

(b) Design, Permitting and Construction. St. Joe shall design, permit and construct the Riverfront Park Improvements on the Riverfront Park Land at its sole cost and expense. The Riverfront Park Improvements shall be designed in accordance with the applicable standards set forth in the St. Johns County Land Development Code and the RiverTown Planned Unit Development Ordinance (Ordinance No. PUD 2005-02). St. Joe acknowledges its obligation to obtain all necessary federal, state and local development permits related to the Riverfront Park Improvements. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to the RiverTown development shall not relieve St. Joe or any successor or assigns of the necessity of complying with federal, state and local permitting requirements, conditions, terms or restrictions as may be applicable.

(c) Maintenance and Operation. Subsequent to completion of the Riverfront Park Improvements, St. Joe will dedicate the Riverfront Park Land and the Riverfront Park Improvements to the County. Prior to such dedication, St. Joe will maintain and operate the Riverfront Park Improvements.

9. Park Impact Fee Credits. Under Sections 7 and 8 of this Agreement, St. Joe has agreed to design, permit and construct the Community Park Improvements and the Riverfront Park Improvements and to convey the Community Park Land, Community Park Improvements, Riverfront Park Improvements and the Riverfront Park Land to the County. St. Joe has requested and the County has agreed to provide St. Joe with Park Impact Fee Credits based upon the total value of the park improvements only, as set forth in Sections 8 and 9 of this Agreement (with such improvements collectively referred to herein as the "Park Improvements") as follows:

(a) Amount. Pursuant to the Park Impact Fee Ordinance, the parties have agreed to the following values for the Park Improvements required under this Agreement.

The value of the design, permitting and construction of the Community Park Improvements is estimated to be \$6,566,030, as set forth on Exhibit "D" attached hereto and incorporated herein by this reference. Therefore, the total Park Impact Fee Credits available for the Community Park Improvements shall be \$6,566,030.

The value of the design, permitting and construction of the Riverfront Park Improvements is estimated to be \$4,602,524, as set forth on Exhibit "D". Therefore, the total Park Impact Fee Credits available for the Riverfront Park Improvements shall be \$4,602,524.

(b) Method of Issuance. From and after the date of this Agreement and for as long as St. Joe has a remaining Park Impact Fee Credit balance, all Feepayers applying for building permits or certificates of occupancy in connection with the Project shall pay the amount due under the Park Impact Fee Ordinance directly to St. Joe. Upon receiving such payment, St. Joe shall issue to such Feepayer a voucher, in the form attached hereto as Exhibit "C", evidencing full payment of the Park Impact Fee in connection with its application for a building permit or certificate of occupancy. The Feepayer shall present the voucher to the County as evidence of payment in full of the Park Impact Fee in connection with its application for a building permit or certificate of occupancy. The voucher issued by St. Joe shall contain a statement setting forth the amount of the Park Impact Fee paid. Upon presentation of such voucher by the Feepayer, the County shall issue a receipt to the Feepayer and shall deduct the amount of such voucher from the St. Joe Park Impact Fee Credit balance. In no event shall St. Joe grant, assign, sell or transfer any Park Impact Fee Credits for an amount in excess of the amount of the then-applicable Park Impact Fee.

(c) Sale of Development. St. Joe may sell, transfer, assign or convey all or part of its Park Impact Fee Credit balance to the purchaser, transferee, assignee or grantee of all or a portion of the RiverTown Property (including a community development district), subject to this Agreement, for use within the respective projects for such consideration as St. Joe, in its sole discretion, determines. In such event, St. Joe

shall deliver to the County a copy of the executed Park Impact Fee Credit assignment document confirming the amount of the Park Impact Fee Credit balance assigned to such purchaser. Impact Fee Credit vouchers and assignments issued or granted pursuant to this Agreement may only be used to offset Park Impact Fees payable in connection with improvements within the RiverTown Development, as amended from time to time.

(d) Annual Accounting. On or before January 31 of each year, as long as there remains any Park Impact Fee Credit available for the RiverTown development, St. Joe shall prepare and deliver to the County Planning Department an annual report setting forth the amount of the Park Impact Fee payments made by Feepayers applying for building permits or certificates of occupancy within the Project and the remaining balance of Park Impact Fee Credits.

(e) Completion. At such time as the Impact Fee Credits provided for hereunder have been exhausted, St. Joe or the Feepayer seeking building permits or certificates of occupancy within the Project shall pay to the County the Park Impact Fees in such amount as are due and payable under the Park Impact Fee Ordinance in effect at the time. Until such time, any Feepayer within the Project shall be instructed by the County to pay its Park Impact Fee Credits directly to St. Joe.

(f) Limitations on Amount and Assignment. St. Joe shall have the ability to transfer, assign or convey all or a portion of the Park Impact Fee Credits for use for development of lands that are incorporated into the RiverTown DRI subsequent to the execution of this Agreement and shall do so via an amendment to this Agreement .

10. Miscellaneous Provisions.

(a) This Agreement shall be constructed and governed in accordance with the laws of the State of Florida. All parties to this Agreement have participated fully in the negotiation and preparation hereof and, accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto. All parties agree particularly that this Agreement is bound by the terms of the County's Road Impact Fee Ordinance and Park Impact Fee Ordinance and other applicable ordinances. Any and all applicable terms of those Ordinances are to be considered incorporated herein by reference. If there is any inconsistency found between this Agreement and such Ordinances or applicable law, those Ordinances or law shall prevail and be applicable.

(b) The parties agree that Road Impact Fee Ordinance and Park Impact Fee Ordinance limits the total amount of impact fee credits given to an amount not greater than the total amount of impact fees due for the Project. The parties further agree that they will not challenge in any judicial proceeding and will accept the interpretation of the County Attorney's Office that the Road Impact Fee Credits and Park Impact Fee Credits identified or granted by this Agreement are limited to the amount of Impact Fees which are due or become due within the Development.

(c) In construing the Agreement, the singular shall be held to include the plural, and the plural shall include the singular, the use of any gender shall include every other and all gender and captions and paragraph headings shall be disregarded.

(d) All of the exhibits attached to this Agreement are incorporated in, and made a part of this Agreement.

(e) The Agreement, and any Exhibits and/or addendum made a part hereof constitute the entire Agreement and understanding of the parties and shall not be modified or amended except by written agreement duly executed by the parties hereto.

(f) This Agreement is made for the sole benefit and protection of the parties and no other persons shall have any right of action hereunder. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.

(g) All covenants, agreements, representation and warranties made herein shall be deemed to have material and relied on by each party to this Agreement.

(h) This agreement is recognized as being subject to the laws of Florida and the Ordinances of St. Johns County, Florida and therefore all applicable provisions thereof are incorporated herein and if any provision hereof is inconsistent with such provisions, such provision shall apply. It is understood that all terms and conditions of the RiverTown DRI Development Order are binding. Any recitals of Development Order conditions found herein are intended as a reference only and nothing herein shall be construed to alter the terms and conditions found in the RiverTown DRI Development Order.

(i) St. Joe must be a Feepayer as referenced in the applicable Impact Fee Ordinance to receive Impact Fee Credits under this ordinance.

(j) Nothing in this Agreement shall act to allow an entity to receive impact fees credits for contributions provided by a government entity including, but not limited to, a Community Development District.

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date set forth above.

Signed, sealed and delivered
in the presence of:

Jody L. Brooks
Print: Jody L. Brooks

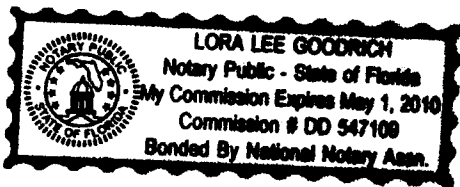
Lora L. Goodrich
Print: Lora L. Goodrich

THE ST. JOE COMPANY,
a Florida corporation

By: Nicholas T. Cassala
Print: Nicholas T. Cassala
Its: Vice President

STATE OF FLORIDA }
COUNTY OF Duval } SS

The foregoing instrument was acknowledged before me this 31st day of May, 2007, by Nicholas T. Cassala as Vice President of THE ST. JOE COMPANY, a Florida corporation, on behalf of the company.



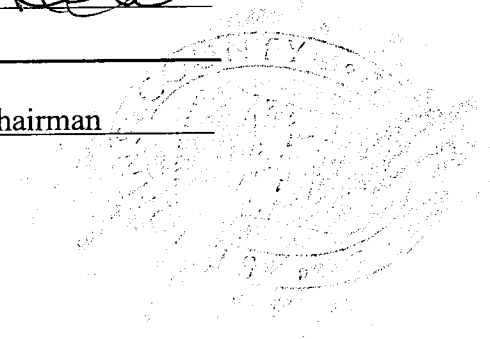
Lora Lee Goodrich
Print Name: Lora Lee Goodrich
NOTARY PUBLIC
State of Florida
Commission # DD 547109
My commission expires: May 1, 2010
Personally known by Me
or produced ID N/A
Type of ID N/A

ST. JOHNS COUNTY, FLORIDA

By: Ben Rich

Print: Ben Rich

Its: Commission Chairman



STATE OF FLORIDA }
COUNTY OF St. Johns } SS

The foregoing instrument was acknowledged before me this 5th day of June, 2007, by Ben Rich as Commission Chairman of **ST. JOHNS COUNTY, FLORIDA**, on behalf of St. Johns County, Florida.

Pamela Halterman

Print Name: Pamela Halterman

NOTARY PUBLIC

State of _____

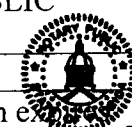
Commission # _____

My commission expires _____

Personally known

or produced ID _____

Type of ID _____



PAMELA HALTERMAN
Notary Public, State of Florida
My Comm. expires Aug. 15, 2009
Comm. No. DD 441350

EXHIBIT "A"

EXHIBIT "A"

ENGINEERING COST ESTIMATE PIPELINE PROJECTS

OPINION OF PROBABLE COST FOR IMPACT FEE CREDIT

Date:	Project No.:	Project Name:	Made By:
7-May-07	0209-310 20	CR 223	SLR

SUMMARY

Road Construction Costs	Subtotals	Totals
CR 223 Paving Total	5,600,081	
CR 223 Drainage Total	4,162,865	
CR 223 Earthwork Total	4,881,479	
CR 210 Roadway Improvements	546,200	
Signalization at CR 210 / CR 225	100,000	
Landscaping	50,000	
15% Contingency	2,343,109	17,953,654
Other Costs		
Engineering Fees	194,000	
Survey Fees	50,000	
Environmental Fees	65,000	
Geotechnical Fees	13,885	
Traffic Study	3,000	
Traffic Signal Design	22,790	
Inspection Fees	50,000	
Permit Fees	10,000	
Plotting Fees	20,000	
Tree Mitigation	120,000	
Legal Fees	30,000	
Wetland Mitigation	443,400	
15% Contingency	153,311	1,175,386
Total CR 223 \$		19,139,220

Date:	Project No.:	Project Name:	Made By:
7-May-07	0209-310 20	CR 244	SLR

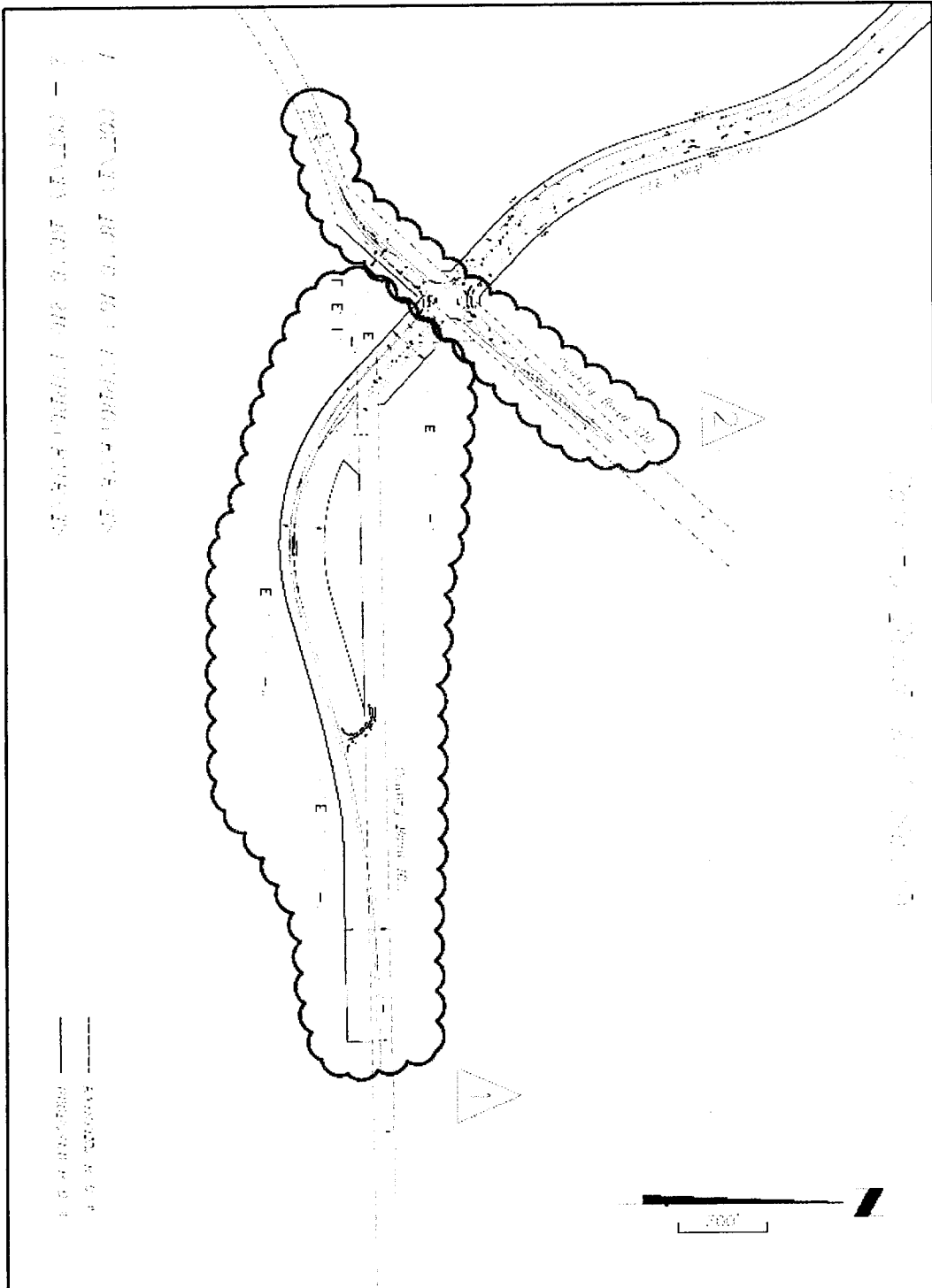
SUMMARY

Road Construction Costs	Subtotals	Totals
Mobilization	300,000	
Cleaning & Removals	760,000	
Erosion Control	120,000	
Earthwork	4,200,000	
Roadway Construction	5,627,258	
Storm Drainage	3,400,000	
Landscaping	350,000	
15% Contingency	2,363,585	18,120,347
Other Costs		
Engineering Fees	510,000	
Survey Fees	180,000	
Environmental Fees	175,000	
Geotechnical Fees	55,000	
Traffic Study	15,000	
Traffic Signal Design	45,000	
Inspection Fees	50,000	
Permit Fees	35,000	
Plotting Fees	30,000	
Tree Mitigation	750,000	
Legal Fees	30,000	
Wetland Mitigation	430,000	
15% Contingency	258,200	1,954,200
Total CR 244 \$		20,085,047

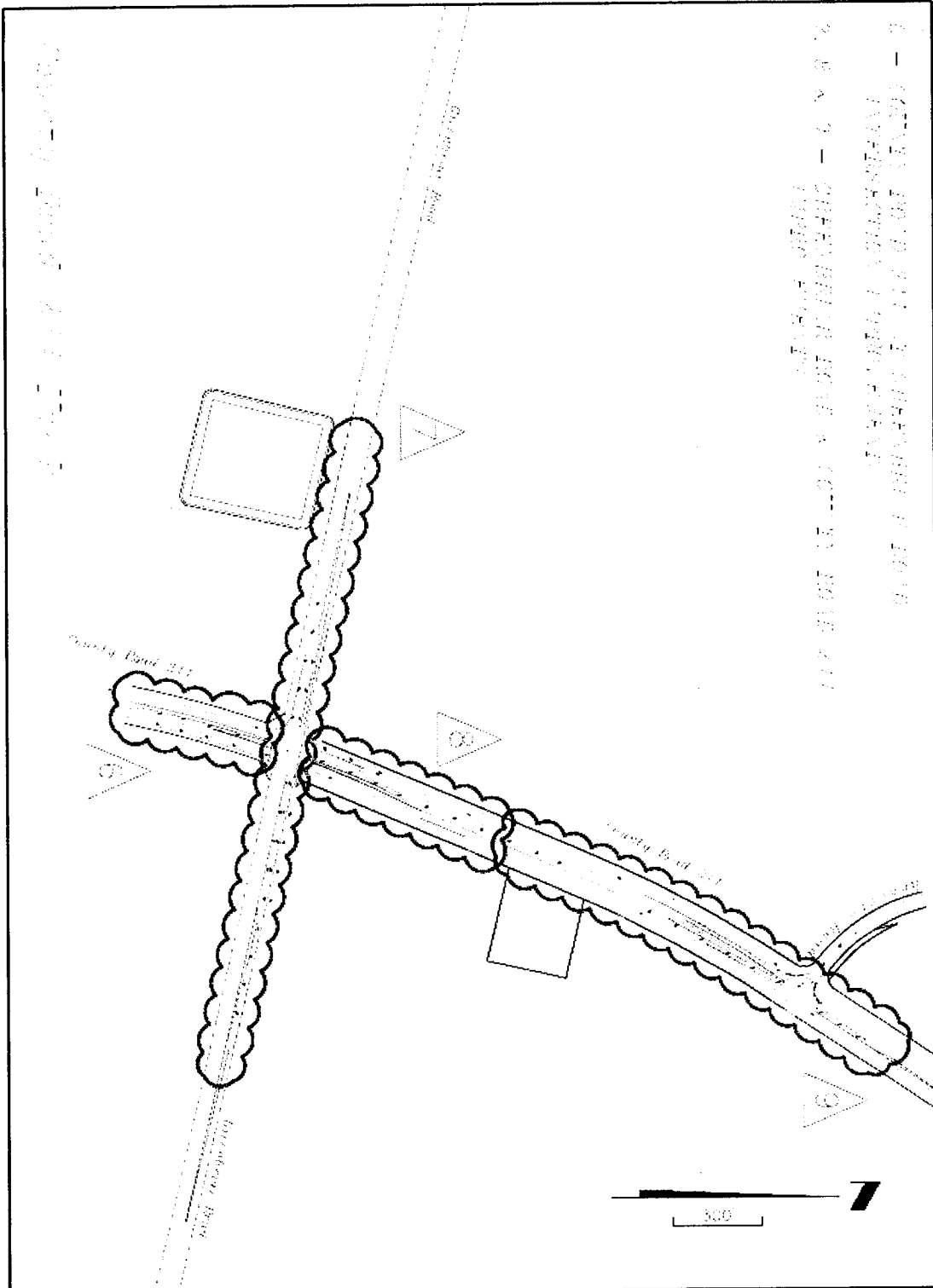
Total Pipeline Projects: 39,224,267

EXHIBIT "B"

COUNTY ROAD 244 INTERSECTION IMPROVEMENTS



	England-Thiry & Miller, Inc. <small>ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS</small> <small>14775 OLD HEAVENLY ROAD, FARMINGTON, MISSISSIPPI 38240</small> <small>MEMBER OF THE ARCHITECTURAL SOCIETY OF MISSISSIPPI</small> <small>PHONE: (662) 842-1111 FAX: (662) 842-1112</small>	INTERSECTION IMPROVEMENTS CR 244 / CR 210 RIVERTOWN DEVELOPMENT FOR THE ST. JOE COMPANY	E11 E12 E13 E14 E15
	1-A		



A-2		England-Thompson & Miller, Inc.	INTERSECTION IMPROVEMENTS	E11
		<small>ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS</small> <small>10755 OLD NC AVENUE, SUITE 100, RALEIGH, NC 27617</small> <small>PH: 919.876.1111 FAX: 919.876.1112</small>	CR 244 / GREENBRIAR ROAD	E12
		RIVERTOWN DEVELOPMENT	E13	
		FOR THE ST. JOE COMPANY	E14	

EXHIBIT "C"

**IMPACT FEE VOUCHER
(RIVERTOWN)**

- 1. Name and address of Developer/
Grantor: _____

- 2. Name and address of Grantee: _____

- 3. Legal Description of subject Project: See attached **Exhibit "A"**
- 4. Subdivision or Master Development Plan Name: _____

The undersigned Developer/Grantor confirms that it has received from _____ on _____, 20____ funds sufficient for the following impact fees required under the applicable St. Johns County Impact Fee Ordinance, as amended, as indicated below. Developer/Grantor gives notice to St. Johns County, Florida that the following sums should be deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

_____ Roads Ordinance #87-57 in the amount of \$ _____

_____ Parks Ordinance #87-58 in the amount of \$ _____

By: _____

Print: _____

Its: _____

EXHIBIT "D"

**ENGINEERING COST ESTIMATE
PARK IMPROVEMENTS**

**RiverTown Fields
Project Summary**

Phase One Scope of Work		
Design	\$	326,860
General Conditions	\$	164,381
Site	\$	2,944,587
Building Structures	\$	579,696
Subtotal	\$	4,015,544
Contingency @ 10 %	\$	401,554
Phase One Total	\$	4,417,098

Phase Two Scope of Work		
Design	\$	184,500
General Conditions	\$	56,510
Site	\$	1,647,584
Building Structures	\$	65,000
Subtotal	\$	1,953,574
Contingency @ 10 %	\$	195,357
Phase One Total	\$	2,148,932

Total Project Estimate \$ **6,566,030**

**Riverfront Park
Project Summary**

Design	\$	273,028
General Conditions	\$	126,715
Site	\$	2,363,870
Building Structures	\$	1,420,500
Subtotal	\$	4,184,113
Contingency @ 10 %	\$	418,411
Project Total	\$	4,602,524

Total Project Estimate \$ **4,602,524**