

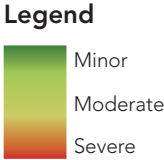
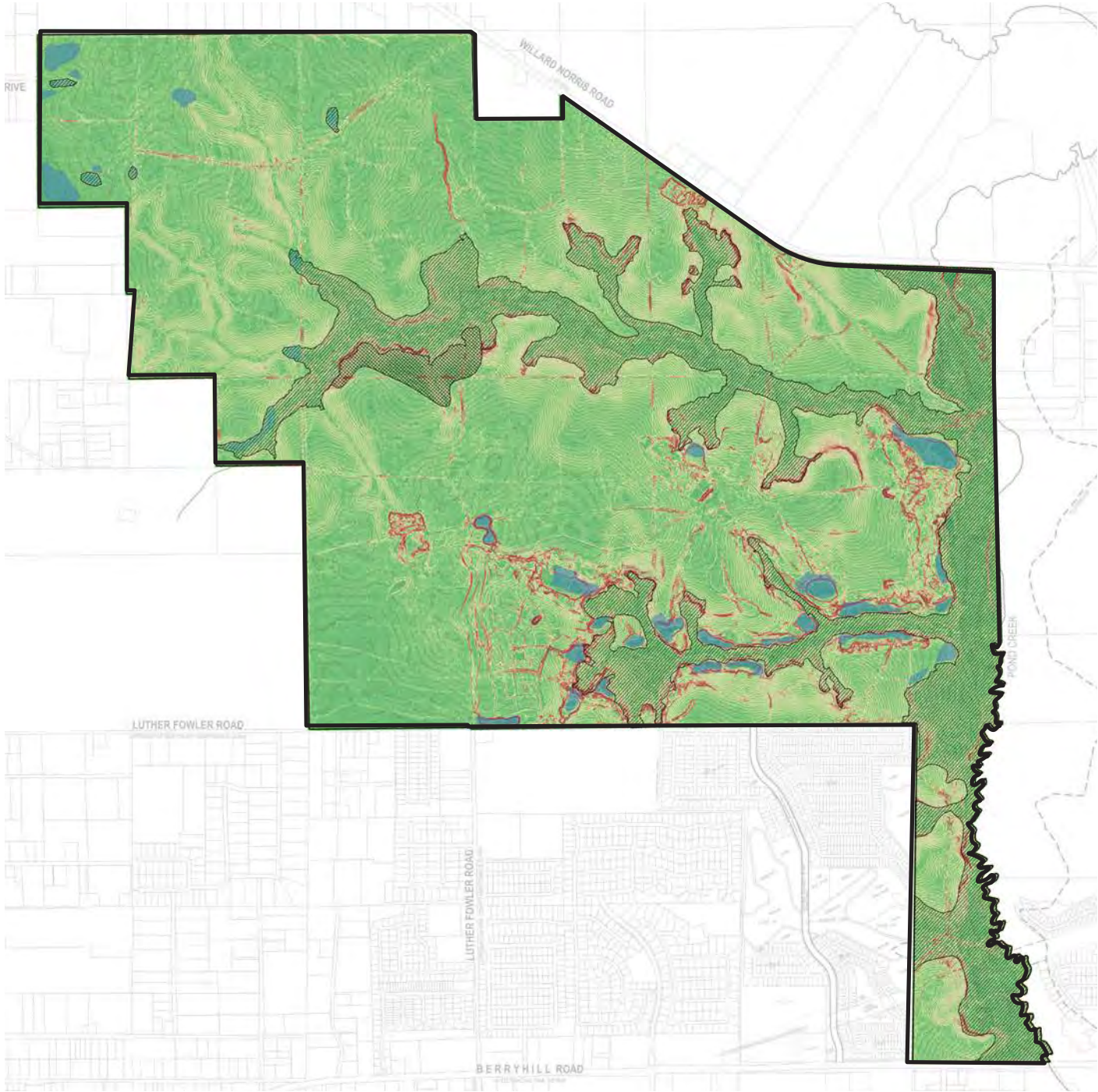
ATTACHMENTS CONTAINED IN BINDER

- A. Master Plan**
- B. Site Topography**
- C. Site Aspect**
- D. Pedestrian Sheds**
- E. Jubilee Farm**
- F. Phasing Plan**
- G. Wetland Map**
- H. Will Serve Letter - Pace**
- I. Will Serve Letter - Chumuckla**
- J. Conservation and Open Spaces**
- K. Trail System**
- L. Habitat Landcover**
- M. Strategic Habitat Conservation**
- N. Biodiversity Hotspots**
- O. Soils**
- P. Topo Map & 100-Year Flood**
- Q. Existing Land Use**
- R. Future Land Use**
- S. Current Zoning Map**
- T. Aerial Map**
- U. Ecological Study**

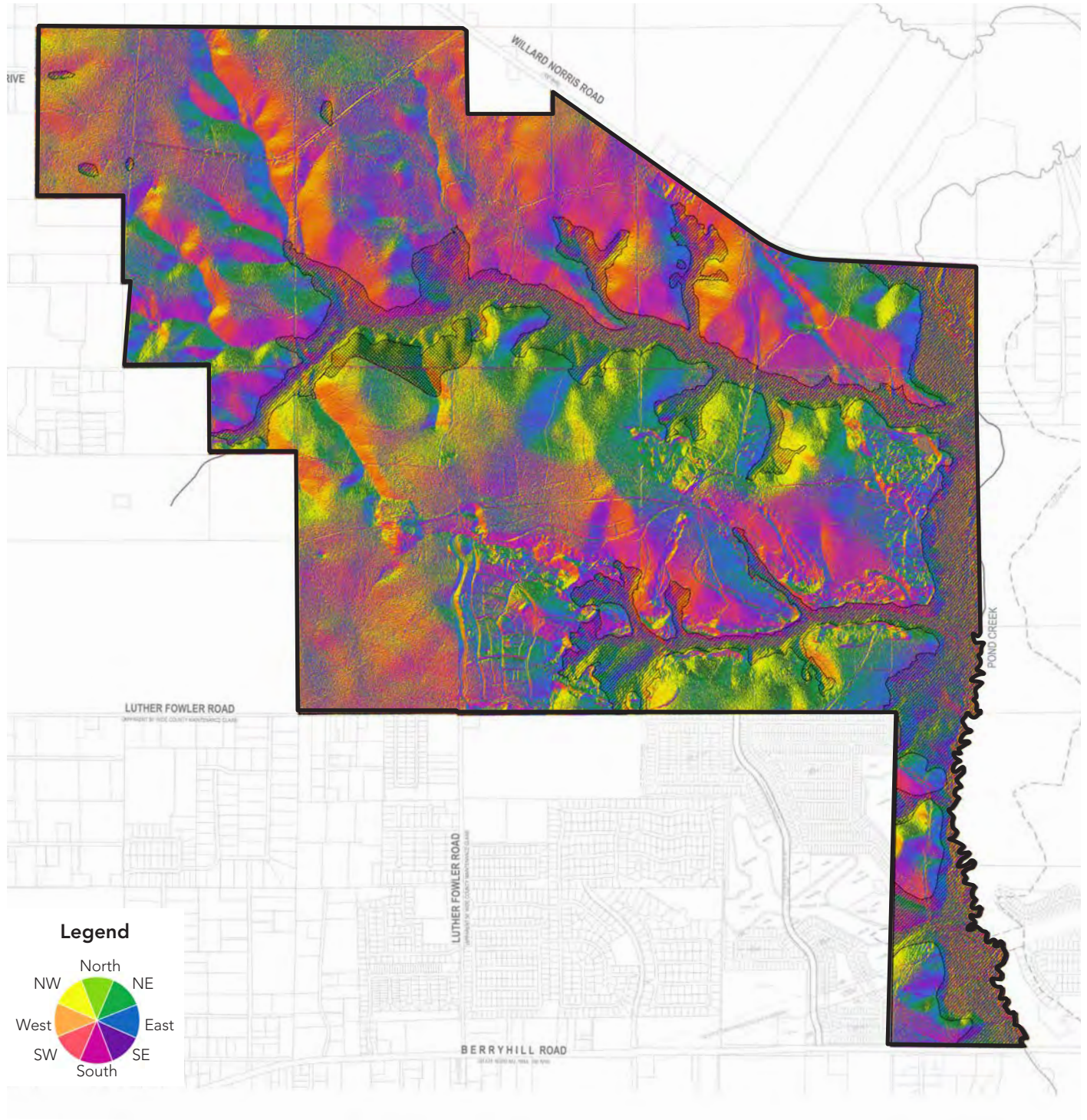


MASTER PLAN
 Jubilee
 Santa Rosa County, Florida

- Legend:**
- A. Village Center Mixed-Use
 - B. Medical/Wellness Campus
 - C. Town Center Commercial
 - D. High School and Middle School
 - E. Elementary School
 - F. Active Recreation
 - G. Farm
 - H. Jackson's Park
 - I. Amphitheater
 - J. Equestrian Farm
 - K. Open Space / Conservation



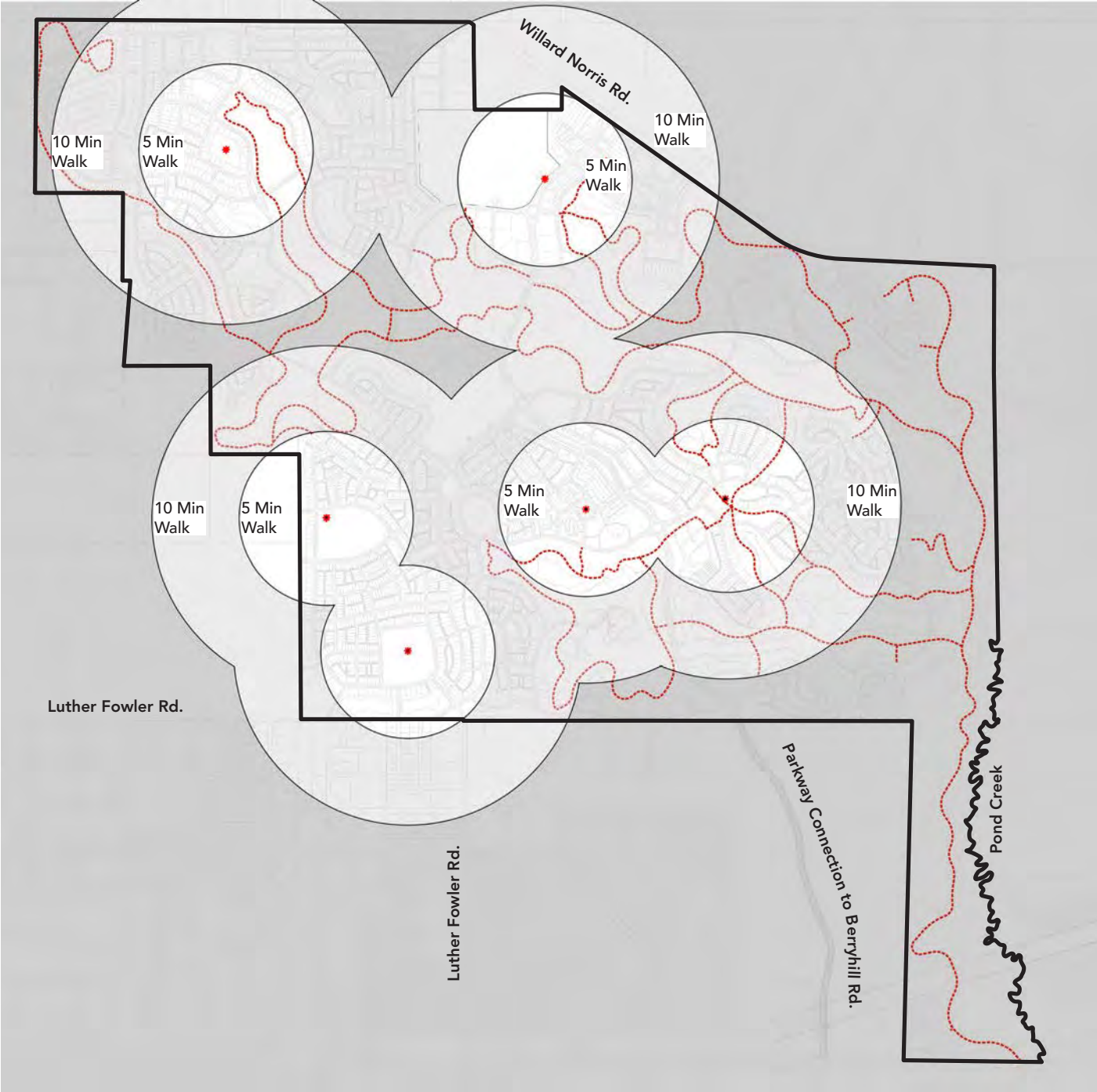
TOPOGRAPHIC MAP



SITE ASPECT

Jubilee
Santa Rosa County, Florida

Source:
Santa Rosa County GIS



PEDESTRIAN SHEDS

Jubilee
Santa Rosa County, Florida

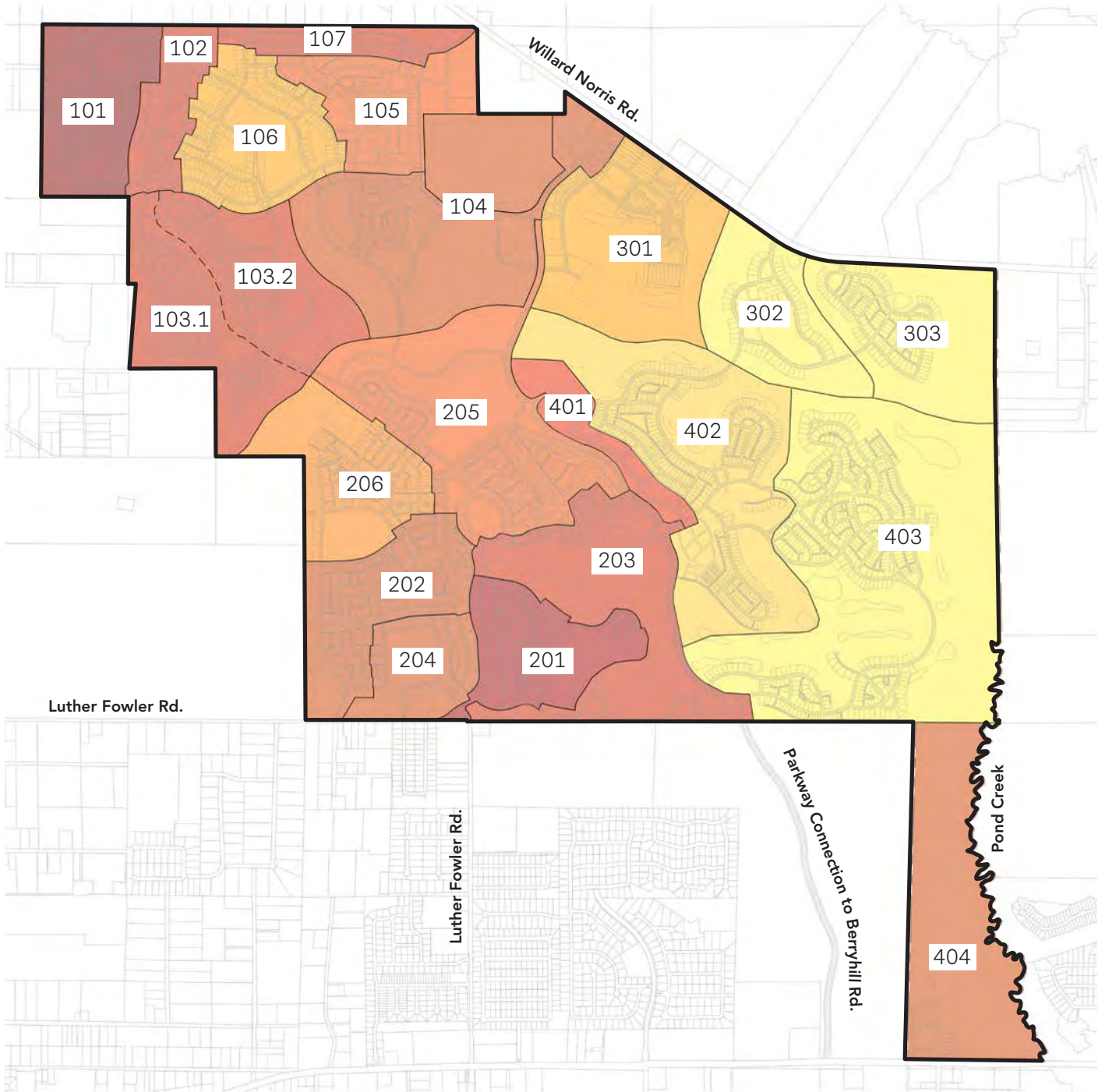


Key Map

- A Pavilion / Farm Use / Farm Operations
- B Greenhouses
- C Gardening Beds
- D Vineyard
- E Farm Fields
- F Orchard
- G Event Area / Farm to Table Restaurant
- H Parking
- I Civic Building

JUBILEE FARM

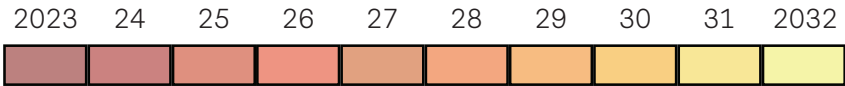
Jubilee
Santa Rosa County, Florida



PHASING PLAN









Jubilee
Santa Rosa County, Florida

Expected Year of Completion





Wetlands Legend

 Estuarine and Marine Deepwater	 Freshwater Pond	 Freshwater Forested/Shrub Wetland
 Estuarine and Marine Wetland	 Lake	 Riverine
 Freshwater Emergent Wetland	 Other	

WETLANDS

Jubilee
Santa Rosa County, Florida

Source:
National Wetlands Inventory



Pace Water System, Inc.
4401 Woodbine Rd. Pace, FL 32571
Phone: (850)994-5129 Fax (850)994-6920

June 27, 2022

Charles Lawshe
Director of Development
The Eagle Group
850.685.0063
Charles@theeaglegroup.com

Re: Parcels: 17-2N-29-0000-00100-0000 (Sewer)
16-2N-29-0000-00101-0000 (Sewer)
17-2N-29-0000-00102-0000 (Sewer)
15-2N-29-0000-00100-0000 (Sewer)
20-2N-29-0000-00100-0000 (Sewer and Water)
21-2N-29-0000-00100-0000 (Sewer and Water)
21-2N-29-0000-00200-0000 (Sewer and Water)
22-2N-29-0000-00200-0000 (Sewer and Water)
27-2N-29-0000-00300-0000 (Sewer and Water)
22-2N-29-0000-00100-0000 (Sewer and Water)
21-2N-29-0000-00101-0000 (Sewer and Water)

To Whom It May Concern:

Please be advised that sewer service is available via a 15" gravity sewer main on Chumuckla Hwy. and that reclaimed water service is available via a 12" reclaimed water main on Chumuckla Hwy. and via a 12" reclaimed water main on Luther Fowler Rd. Currently, all of the aforementioned parcels are located in the Chumuckla Water District. Due to capacity and potential pressure issues, developer would like to explore the option for Pace Water System (PWS) to provide water service to the above-mentioned parcels labeled "Sewer and Water." PWS has water available via a 10" water main at the intersection of Luther Fowler Rd. and Berryhill Rd. and via a 12" water main on Chumuckla Hwy. (near PARA Park). PWS would have the capacity to serve water to the development in question but would require a well and tank site as well as two sources of connection (one connection can be stubbed out to future subdivision located adjacent to development).

Connections to the PWS water, reclaimed water and sewer system to serve these parcels must be designed, permitted and approved by PWS prior to construction. Prior to plan approval, a development agreement must be prepared and executed. Connection fees must be paid prior to issuance of building permits.

If you have any questions or need additional information please do not hesitate to call.

Sincerely,
Pace Water System, Inc.

Rachel Lee, P.E.
Utility Engineer



July 7, 2022

Charles Lawshe
Director of Investor Relations
www.theeaglegroup.com

Re: Availability of Water for Jubilee Phase 101 Development

Dear Mr. Lawshe:

Per your request, please allow this letter to affirm that water service is available at the aforementioned project location.

Given the proposed size of your project, please remain mindful that future phases of Jubilee may require additional system improvements to meet water service or fire protection demands.

Your contractor will need to construct the project and upgrade any proposed water mains beginning at the location that we deem necessary. All work shall be in accordance with our specifications and the approved project plans and technical specifications. Upon completion of all required work and prior to acceptance, the Developer will be required to provide Chumuckla Water System, Inc. the total cost associated with all upgrades. Any and all cost associated for the performed scopes of work required for the upgrade(s) shall be borne by the Developer.

Until a master plan for all phases is formally provided in writing by cover letter indicating total demand for all phases, we cannot determine final line sizing throughout the development.

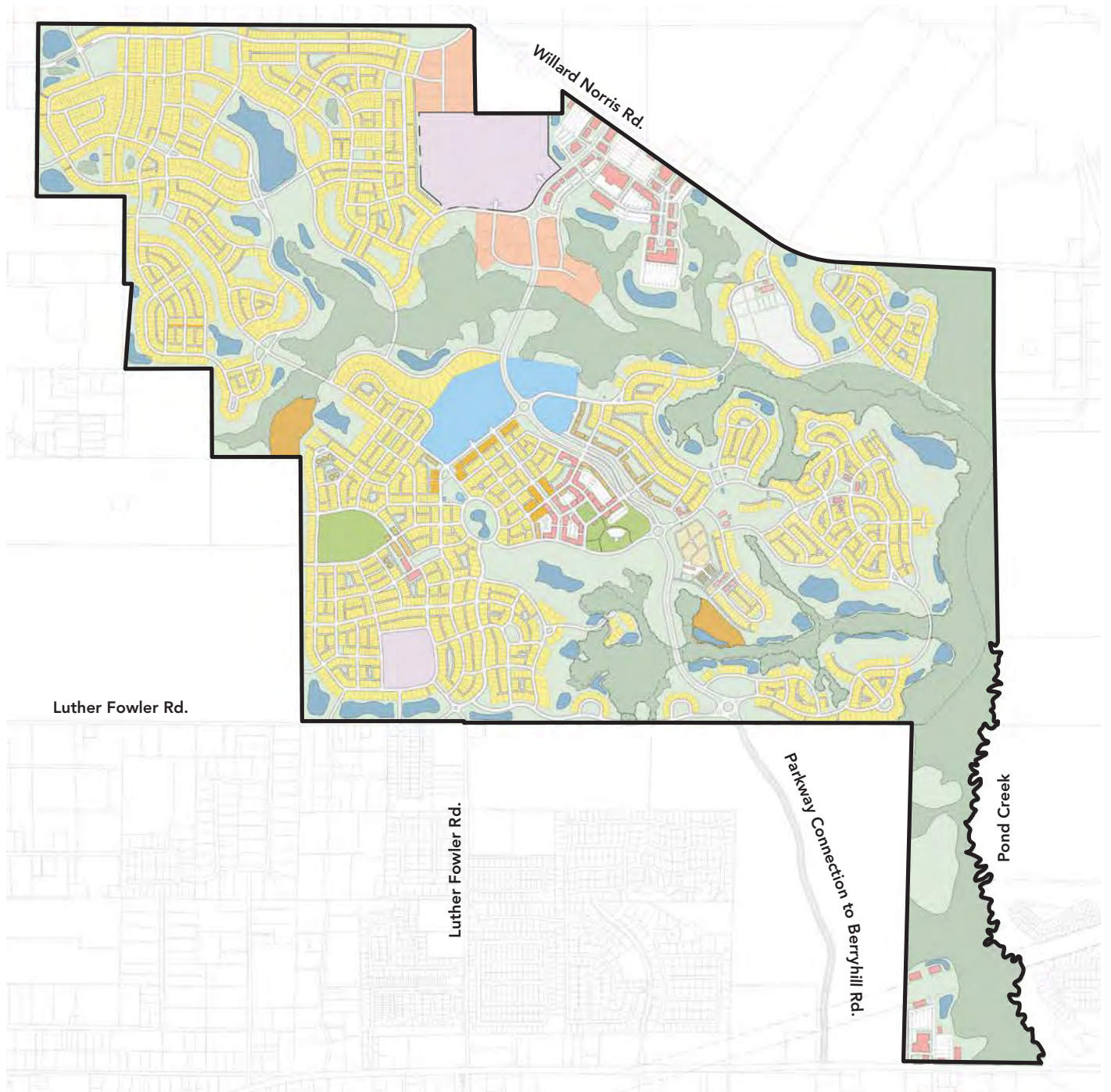
This confirmation is for the benefit of the Developer, its successors and assigns

If you have any questions regarding this matter or others, please feel free to call me directly at the number below.

Respectfully Submitted,

Donna Griffin

Donna Griffin
Chumuckla Water System, Inc.
General Manager
3007 Apache Drive
Pace, Florida 32571
ph: 850.994.3001
fax: 850.994.3802
cell: 850.698.5115
cwsdgriffin@bellsouth.net



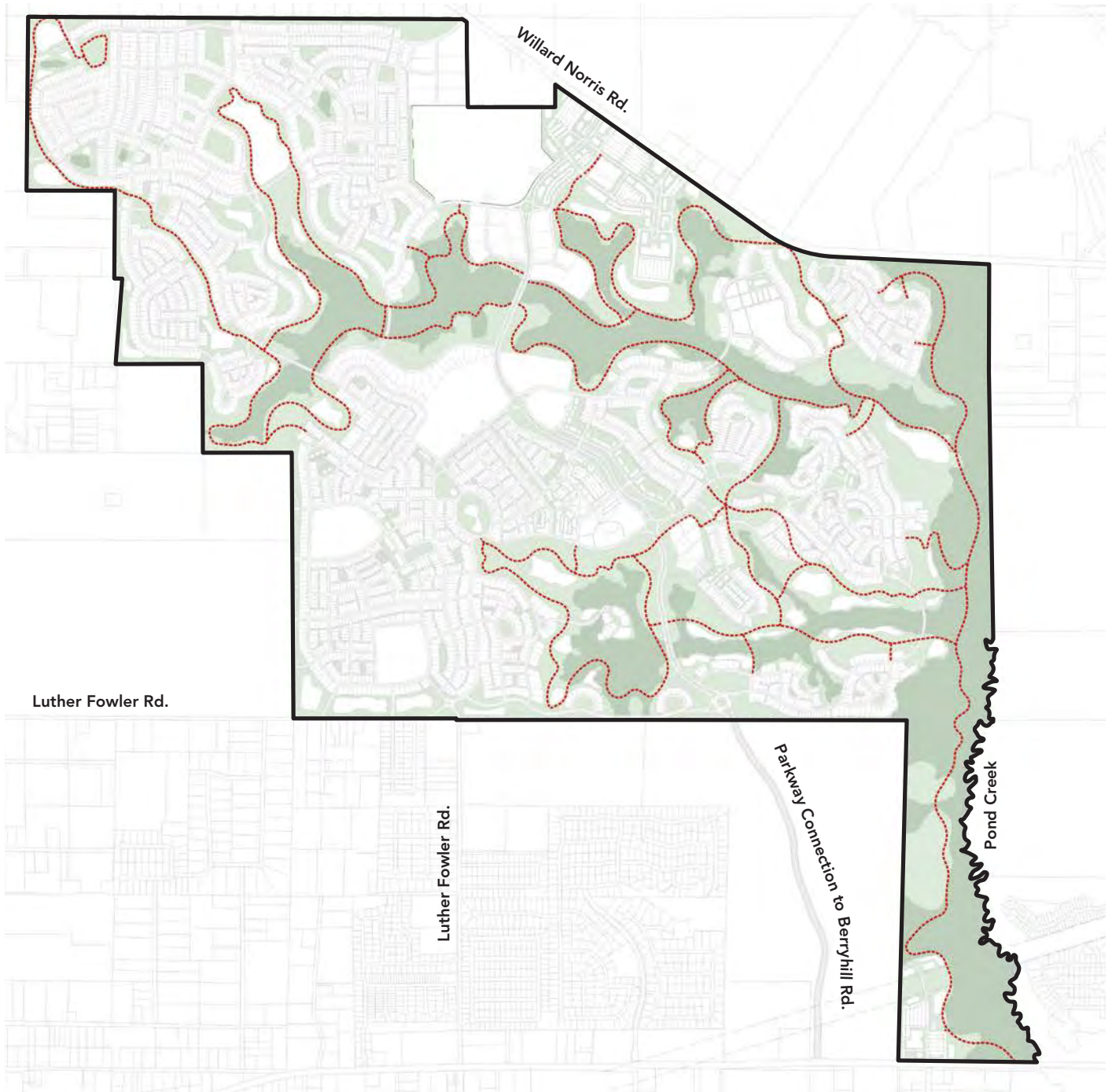
-  Greenspace
-  Parkland
-  Wetlands / Conservation Areas
-  Gopher Tortoise Preserve

CONSERVATION AND OPEN SPACES

Jubilee
Santa Rosa County, Florida

Total Site: +/- 2,718 AC

Total Open Space: +/- 1,290 AC
(Includes Conservation Areas, Parks and Parklets)

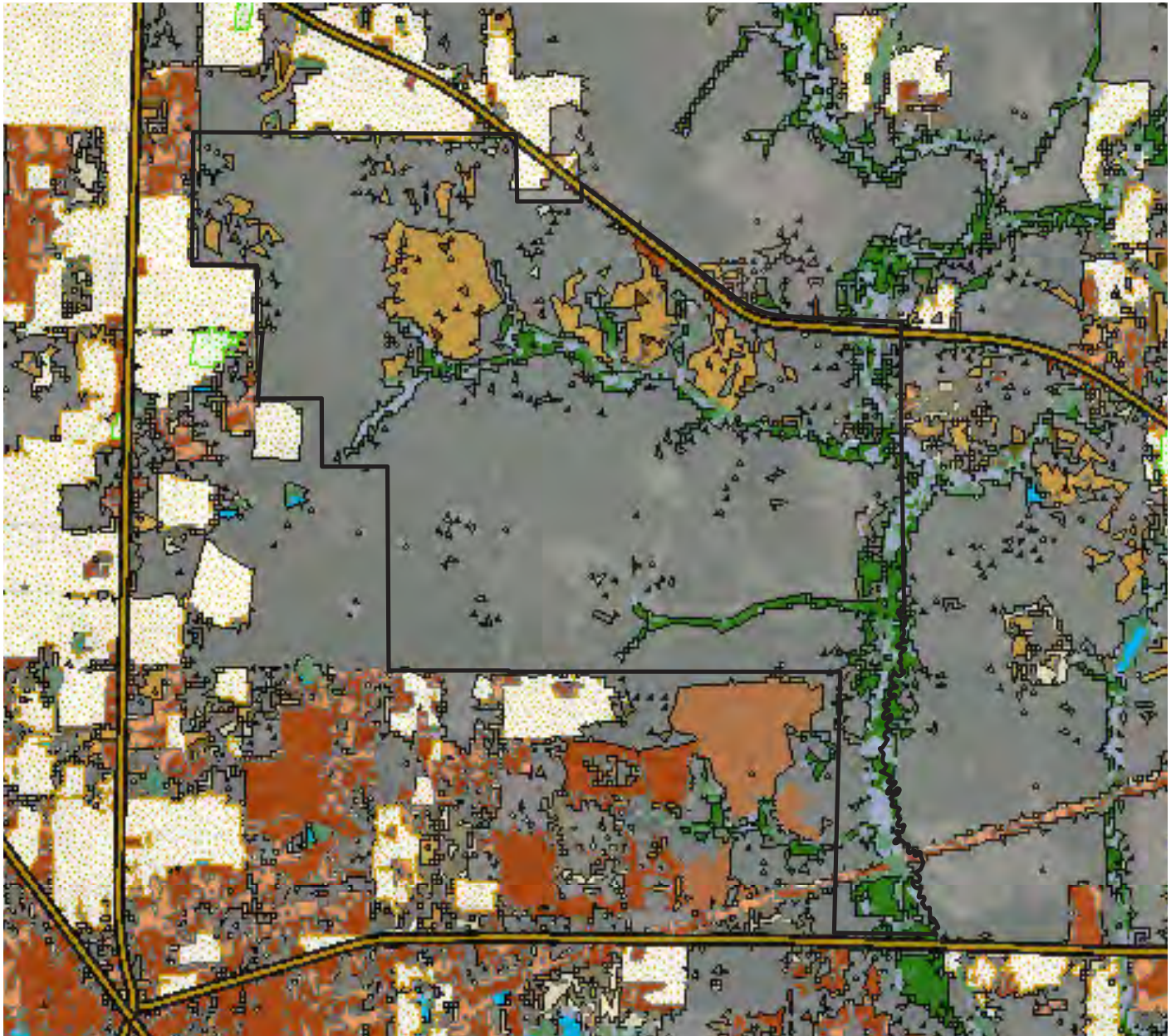


Trail System (+/- 20 miles)























TRAIL SYSTEM

Jubilee

Santa Rosa County, Florida



Habitat Landcover Legend

 Hardwood Swamp	 Pinelands	 Tidal Flats	 Shrub and Brushland
 High Impact Urban	 Row/Field	 Cypress Swamp	 Bare soil/Clearcut
 Improved Pasture	 Sand Pine	 Freshwater Marsh	 Bay Swamp
 Low Impact Urban	 Sandhill	 Grassland	 Mixed Hardwood/Pine Forest
 Mixed Wetland Forest	 Open Water	 Coastal Sand	 Hardwood Hammock Forest
		 Xeric Oak Scrub	 Bottomland Hardwood Forest

HABITAT LANDCOVER

Jubilee
 Santa Rosa County, Florida

Source:
 Santa Rosa County GIS



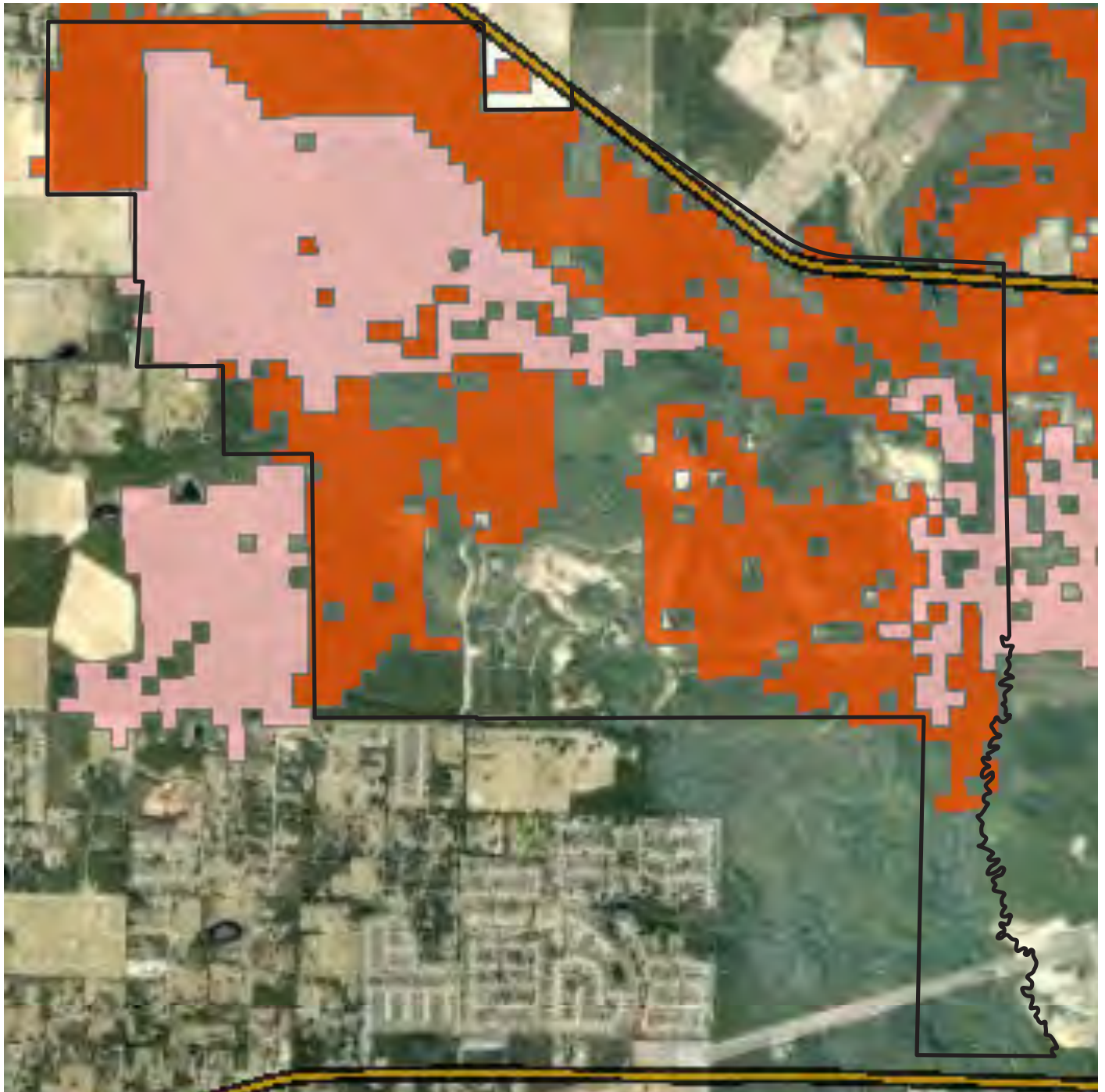
Strategic Habitat Conservation Areas Legend

-  Strategic Habitat Conservation Areas
(As identified by Florida Fish & Wildlife
Conservation Commission)

STRATEGIC HABITAT CONSERVATION

Jubilee
Santa Rosa County, Florida

Source:
Santa Rosa County GIS



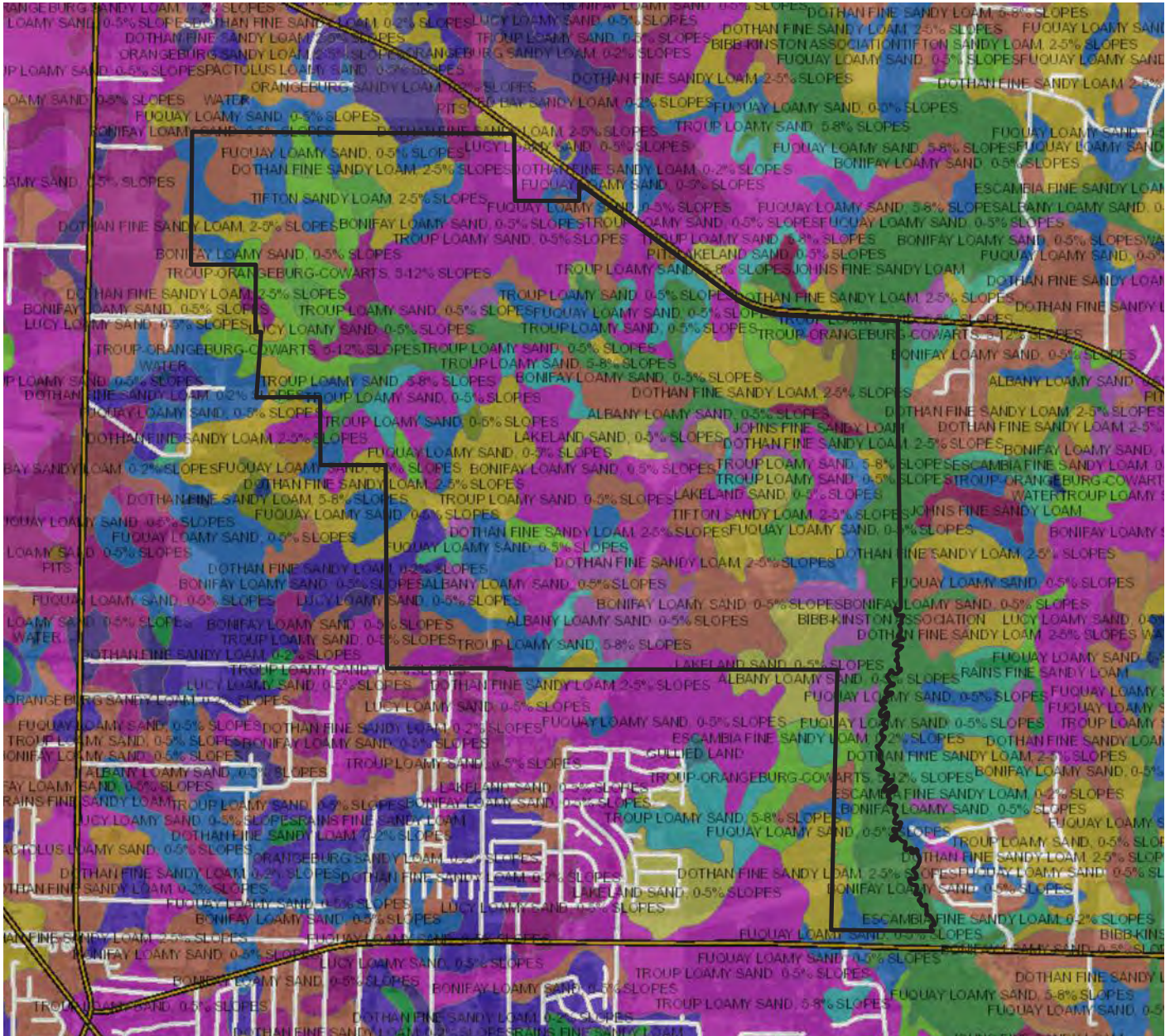
Biodiversity Hot Spots Legend

- | | | | |
|---|-------------------|---|---------------------------|
|  | 3-4 Focal Species |  | 7 or more Focal Species |
|  | 5-6 Focal Species |  | Species Occurrence Record |

BIODIVERSITY HOT SPOTS

Jubilee
Santa Rosa County, Florida

Source:
Santa Rosa County GIS



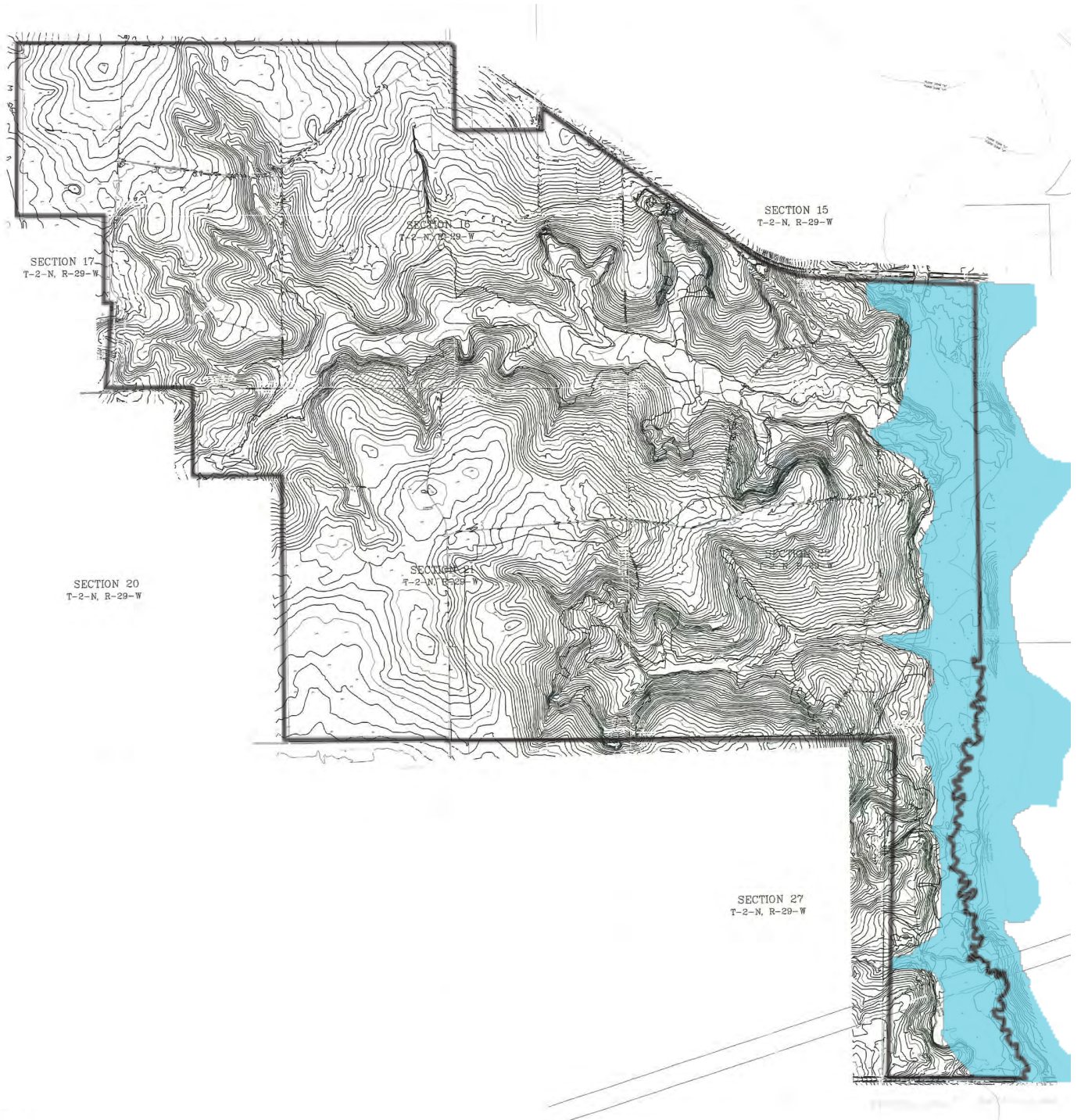
Soils Legend


- | | | | | | |
|---|---------------------|---|--------------------------|---|-------------------------------------|
|  | Tifton Sandy Loam |  | Rains Fine Sandy Loam |  | Orangeburg Sandy Loam |
|  | Pactolus Loamy Sand |  | Lakeland Sand |  | Troup Loamy Sand, 0-5% Slopes |
|  | Fuquay Loamy Sand |  | Pits |  | Troup Loamy Sand, 5-8% Slopes |
|  | Bonifay Loamy Sand |  | Escambia Fine Sandy Loam |  | Dothan Fine Sandy Loam, 0-2% Slopes |
|  | Lucy Loam Sand |  | Troup-Orangeburg-Cowarts |  | Dothan Fine Sandy Loam, 2-5% Slopes |
| | |  | Albany Loamy Sand |  | Dothan Fine Sandy Loam, 5-8% Slopes |
| | | | |  | Bibb-Kinston Association |
| | | | |  | Conservation Easements |

SOILS

Jubilee
Santa Rosa County, Florida

Source:
Santa Rosa County GIS

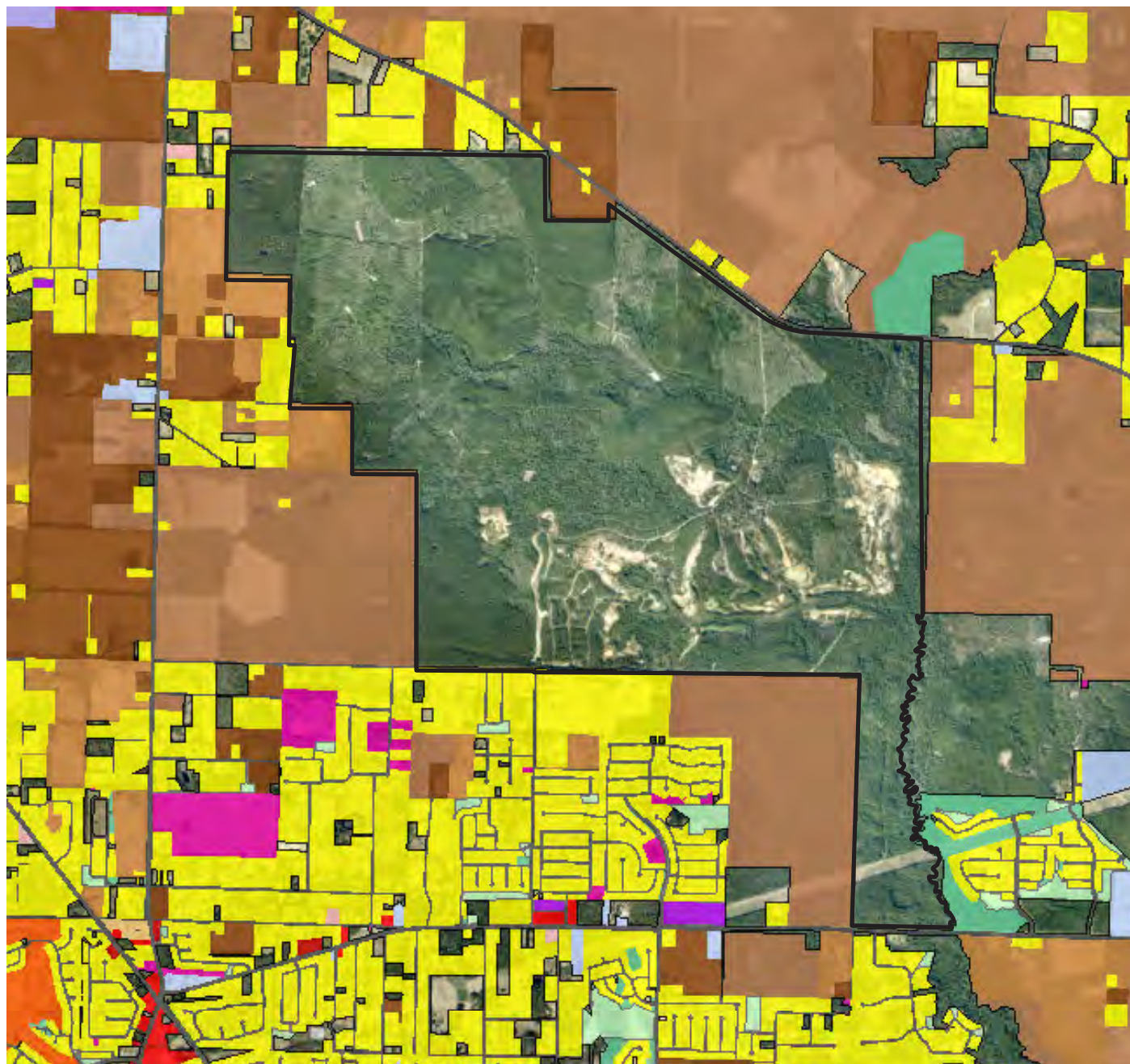


 100 Year Flood Zone












TOPOGRAPHIC MAP AND 100 YEAR FEMA FLOOD MAP

Jubilee
Santa Rosa County, Florida

Source:
Santa Rosa County GIS



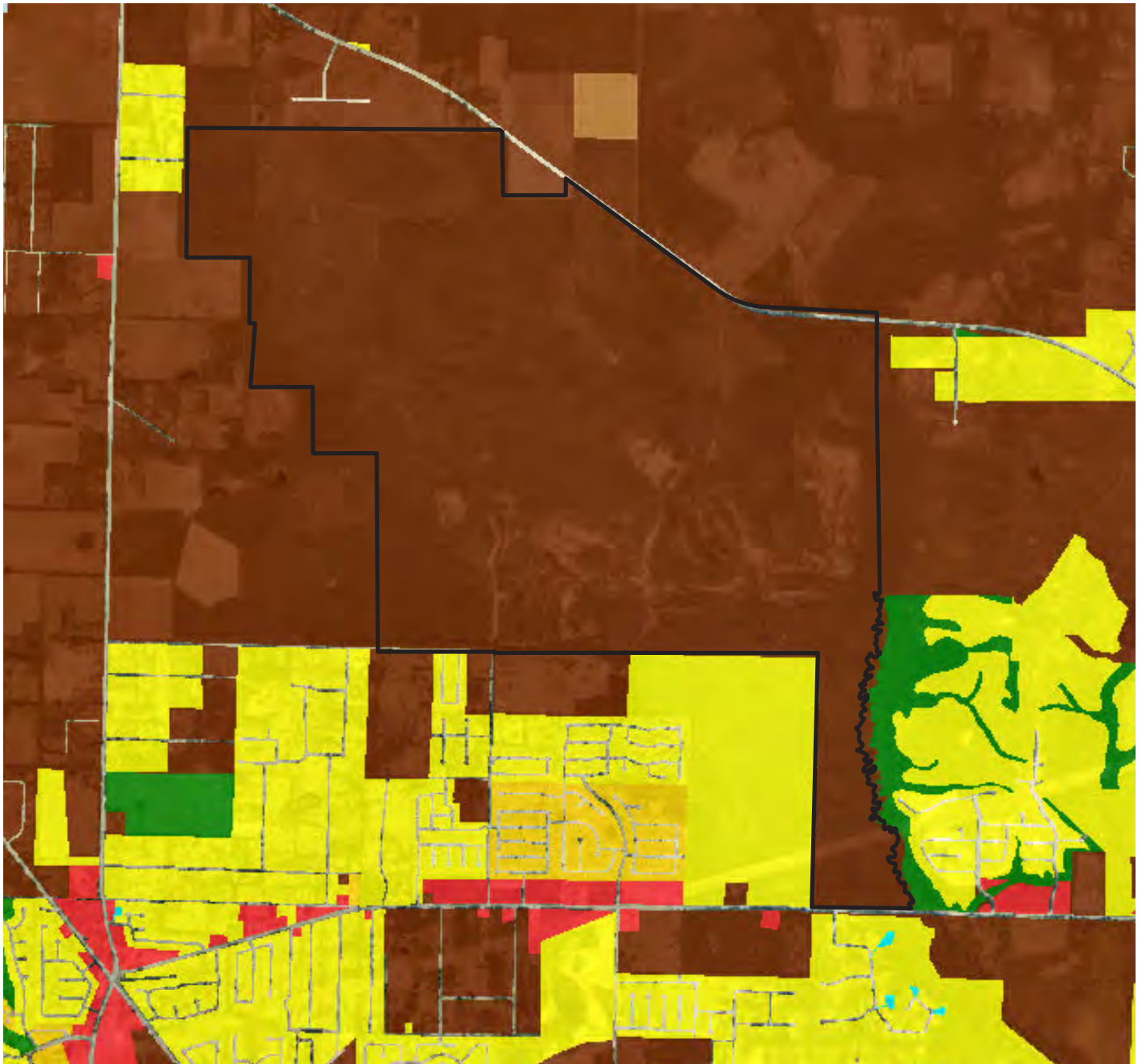
Existing Land Use Legend

 Agriculture (AG)	 POP	 SILVICUL
 AH	 Utilities	 Commercial (COMM)
 Single Family Residential (SFR)	 Institutional (INST)	 Abandoned
 Conservation/Recreation (CON/REC)	 INDUSTRIAL	

EXISTING LAND USE

Jubilee
 Santa Rosa County, Florida

Source:
 Santa Rosa County GIS



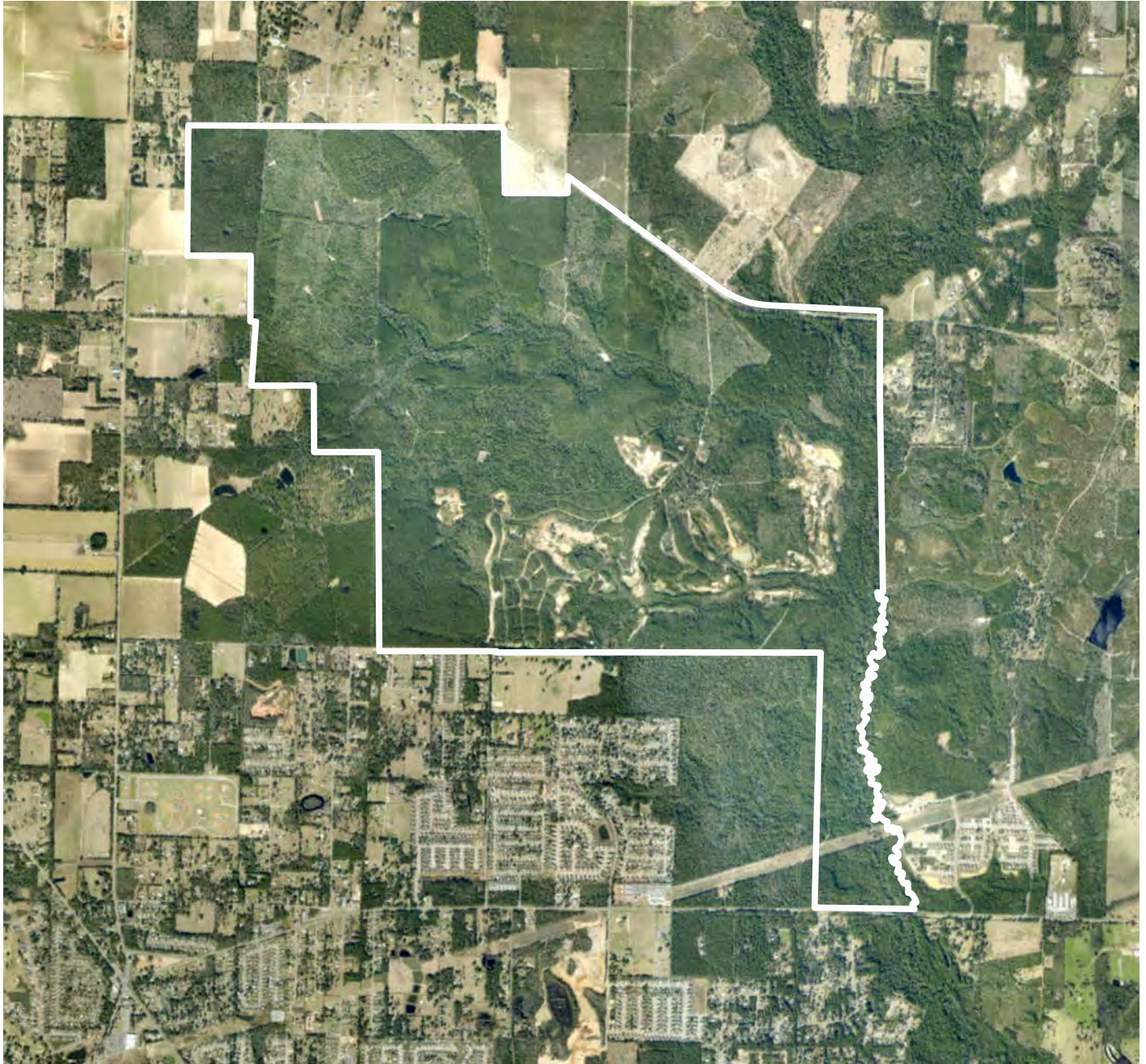
Future Land Use Legend

- | | |
|---|---|
|  Agriculture (AG) |  Commercial (COMM) |
|  Agriculture Rural (AG-RR) |  Conservation/Recreation (CON/REC) |
|  Single Family Residential (SFR) |  Military |

FUTURE LAND USE

Jubilee
Santa Rosa County, Florida

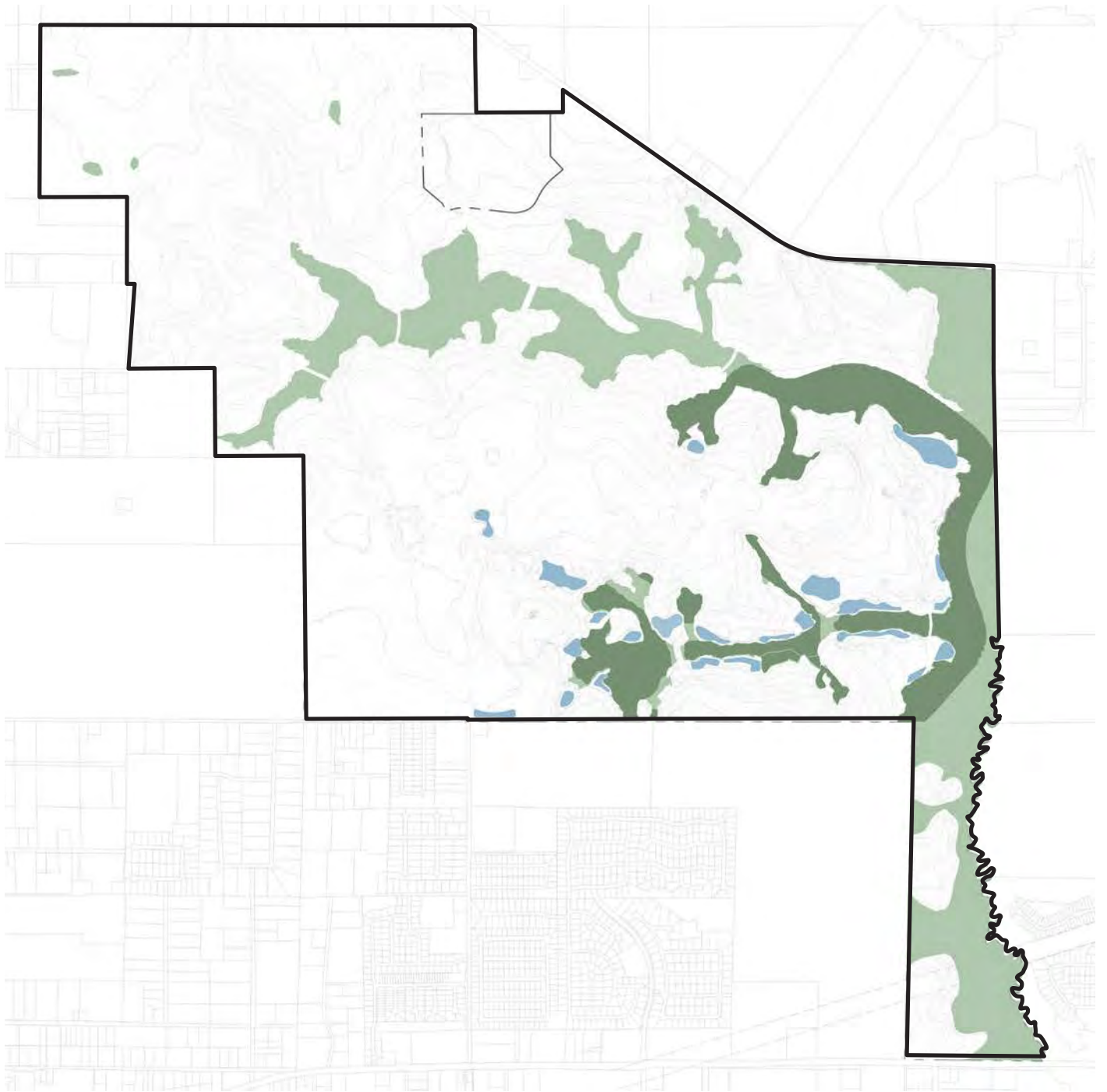
Source:
Santa Rosa County GIS



AERIAL MAP

Jubilee
Santa Rosa County, Florida

Source:
Santa Rosa County GIS



Ecological Study Legend

- | | |
|--|--|
|  Riparian Zones |  Conservation Easements |
|  Ponds | |

ECOLOGICAL STUDY

Jubilee

Santa Rosa County, Florida