

FLORIDA PUBLIC SERVICE COMMISSION

**INSTRUCTIONS FOR COMPLETING EXAMPLE
APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES
FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY**

**(Pursuant to Section 367.071, Florida Statutes, and
Rule 25-30.037(2), Florida Administrative Code)**

General Information

The attached form is an example application that may be completed by the applicant and filed with the Office of Commission Clerk to comply with Rule 25-30.037(2), Florida Administrative Code (F.A.C.). Any questions regarding this form should be directed to the Division of Engineering at (850) 413-6910.

Instructions

1. Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.
2. Fill out the attached application form completely and accurately.
3. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A." Do not leave any items blank.
4. Remit the proper filing fee pursuant to Rule 25-30.020, F.A.C., with the application.
5. Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.
6. The completed application, attached exhibits, and the proper filing fee should be mailed to:

**Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

**APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES
FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY**

**(Pursuant to Section 367.071, Florida Statutes, and
Rule 25-30.037(2), Florida Administrative Code)**

Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.

To: **Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for the transfer of facilities and transfer or cancellation of Water Certificate No. 647-W and/or Wastewater Certificate No. _____ and amendment of Water Certificate No. _____ and/or Wastewater Certificate No. _____ in St. Johns County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) Contact Information for Utility/Seller. The utility/seller's certificated name, address, telephone number, and if applicable, fax number, e-mail address, and website address. The utility's name should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations:

Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility
Utility Name

3070 Harbor Drive
Office Street Address

<u>St. Augustine</u>	<u>FL</u>	<u>32084</u>
City	State	Zip Code

Mailing Address (if different from Street Address)

_____ City	_____ State	_____ Zip Code
---------------	----------------	-------------------

(904) 829-5676 () -
Phone Number Fax Number

59-1677043
Federal Employer Identification Number

E-Mail Address

Website Address

647-W
Water Certificate No. Wastewater Certificate No.

- B) The contact information of the seller's authorized representative to contact concerning this application:

Travis Staats
Name

3070 Harbor Drive
Mailing Address

St. Augustine FL 32084
City State Zip Code

(904) 829-5676 () -
Phone Number Fax Number

Travis@camacheeisland.com
E-Mail Address

- C) Contact Information for Buyer. The buyer's name, address, telephone number, Federal Employer Identification Number, and, if applicable, fax number, e-mail address, website address, and new name of the utility if the buyer plans to operate under a different name. The buyer's business name, and if applicable, new utility name, should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations.

Windward Camachee Marina Owner LLC
Buyer's Name

2999 NE 191st Street Suite 800

Office Street Address

Aventura

FL

33180

City

State

Zip Code

3070 Harbor Drive

Mailing Address (if different from Street Address)

St. Augustine

FL

32084

City

State

Zip Code

(904) 829-5676

() -

Phone Number

Fax Number

87-2003972

Federal Employer Identification Number

ali@finvarb.com

E-Mail Address

Windward Camachee Marina Owner LLC

New Utility Name

- D) The contact information of the buyer's authorized representative to contact concerning this application:

Robert Finvarb

Name

3070 Harbor Drive

Mailing Address

St. Augustine

FL

32084

City

State

Zip Code

(904) 829-5676

() -

Phone Number

Fax Number

robert@finvarb.com

E-Mail Address

- E) The name, address, telephone number, and if available, e-mail address and fax number of the

person in possession of the books and records when the application is filed.

Ali Tharoo

Name

2999 NE 191s Street Suite 800

Mailing Address

Aventura

FL

33180

City

State

Zip Code

(305) 866-7555

() -

Phone Number

Fax Number

ali@finvarb.com

E-Mail Address

F) Indicate the nature of the utility's/buyer's business organization (check one). Provide documentation from the Florida Department of State, Division of Corporations, showing the utility's/buyer's business name and registration/document number for the business, unless operating as a sole proprietor.

- Corporation _____
Number
- Limited Liability Company _____
M21000008004
Number
- Partnership _____
Number
- Limited Partnership _____
Number
- Limited Liability Partnership _____
Number
- Sole Proprietorship
- Association
- Other (Specify) _____

If the utility is doing business under a fictitious name, provide documentation from the Florida Department of State, Division of Corporations showing the utility's fictitious name and registration number for the fictitious name.

Fictitious Name (d/b/a) Camachee Cove Yacht Harbor Utility
Registration Number

G) The name(s), address(es), and percentage of ownership of each entity or person which owns or will own more than 5 percent interest in the utility (Use additional sheet if necessary).

Robert Finvarb - 50%
John Stefan Johansson - 50%

H) Provide the date and state of incorporation or organization of the buyer.

06/17/2021

PART II **TRANSFER OF CERTIFICATE**

A) DESCRIPTION OF SALE AGREEMENT

1) Exhibit 1 - Provide a copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval.

2) Exhibit 2 - Provide the following documentation of the terms of the transfer:
a) The date the closing occurred or will occur.

August 31, 2021

b) The purchase price and terms of payment.
\$32,885,000 for the entire asset (does not include an individual price for the
water plant).

c) A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of non-regulated operations or entities.

Land - \$4,000,000/ Building \$5,000,000/ Docks & Piers \$10,000,000/
Machinery and Equipment \$1,000,000/ Goodwill \$9,885,588/ Bulkhead &
Seawall \$3,000,000

- d) A description of all consideration between the parties, including promised salaries, retainer fees, stock, stock options, and assumption of obligations.

None other than as reflected on closing statement.

- e) Provisions regarding the disposition, where applicable, of customer deposits and interest thereon, guaranteed revenue contracts, developer agreements, customer advances, debt of the utility, and leases.

Customer deposits were credited/prorated pursuant to closing statement.

- f) A statement that the buyer will fulfill the commitments, obligations, and representations of the seller with regard to utility matters.

Windward Camachee Marina Owner LLC will fulfill the commitments, obligations, and representations of the seller with regard to utility matters.

- g) A provision that the buyer has or will obtain the books and records of the seller, including all supporting documentation for rate base additions since the last time rate base was established for the utility.

Windward Camachee Marina Owner LLC has obtained seller's books and records including all supporting documentation for rate base additions since the last time rate base was established for the utility.

- h) A statement that the utility's books and records will be maintained using the National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA).

Windward Camachee Marina Owner LLC will maintain the utility's books and records using the National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA).

- i) A statement that the utility's books and records will be maintained at the utility's office(s) within Florida, or that the utility will comply with the requirements of Rule 25-30.110(1)(b) and (c), F.A.C., regarding maintenance of utility records at another location or out-of-state. If the records will not be maintained at the utility's office(s), the statement should include the location where the utility intends to maintain the books and records.

Windward Camachee Marina Owner LLC will maintain the utility's books and records at the utility's office within Florida.

B) FINANCIAL ABILITY

- 1) Exhibit 3 - Provide a detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided.

- 2) Exhibit 4 - Provide a list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements.

See attached Exhibit 4

C) TECHNICAL ABILITY

- 1) Exhibit 5 - Provide the buyer's experience in the water or wastewater industry.
Windward Camachee Marina Owner LLC does not have experience in the water or wastewater industry.

- 2) Exhibit 6 - Provide the buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities.

D) TERRITORY DESCRIPTION, PUBLIC INTEREST, AND FACILITIES

- 1) Exhibit 7 - Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.
- 2) Exhibit 8 - Provide a statement explaining why the transfer is in the public interest.
The overall property is falling into disrepair. The buyer will be injecting millions of dollars into the property to modernize the entire asset.

- 3) Exhibit 9 - Provide a statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and compliance with all applicable standards set by the DEP, or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a description of the repairs or improvements that have been identified, the governmental entity that required the repairs or improvements, if applicable, the approximate cost to complete the repairs or improvements, and any agreements between the seller and buyer regarding who will be responsible for any identified repairs or improvements.
After reasonable investigation, the system being acquired appears to be in satisfactory condition and compliance with all applicable standards set by the DEP. Buyer is unaware and has not been provided any notices of violations.

- 4) Exhibit 10 - Provide documentation of the utility's right to continued long-term use of the land upon which the utility treatment facilities are located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded long-term lease, such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the transfer.
- 5) Exhibit 11 - Provide a copy of all of the utility's current permits from the Department of Environmental Protection (DEP) and the water management district.
- 6) Exhibit 12 - Provide a copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary water quality standards report.

- 7) Exhibit 13 - Provide a copy of all of the utility's correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.
- 8) Exhibit 14 - Provide a copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years.

E) PROPOSED TARIFF

Exhibit 15 - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.037, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

F) ACCOUNTING INFORMATION

- 1) Exhibit 16 - Provide the proposed net book value of the system as of the date of the proposed transfer, and a statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested. If rate base has been established by this Commission, provide the docket and the order number. In addition, provide a schedule of all subsequent changes to rate base.

Land - \$4,000,000/ Building \$5,000,000/ Docks & Piers \$10,000,000/ Machinery and Equipment \$1,000,000/ Goodwill \$9,885,588/ Bulkhead & Seawall \$3,000,000

- 2) Exhibit 17 - Provide a statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established or the rate base was last established by the Commission, whichever is later. If the tax returns have not been obtained, provide a description of the steps taken to obtain the tax returns.

Windward Camachee Marina Owner LLC has obtained copies of all of the federal income tax returns of the seller from the date the utility was first established

- 3) Exhibit 18 - Provide a statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for the year of the transfer and subsequent years.

Windward Camachee Marina Owner LLC will be responsible for paying regulatory assessment fees and filing annual report for the year of transfer and subsequent years. We will also be responsible for oustandig fees, fines and refunds

- 4) Exhibit 19 - If the buyer currently owns other water or wastewater utilities that are regulated by this Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities.

The buyer does not own other water or wastewater utilities that are regulated by this Commission.

G) NOTICING REQUIREMENTS

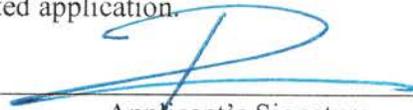
Exhibit - 20 - Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.

PART III

SIGNATURE

Please sign and date the utility's completed application.

APPLICATION SUBMITTED BY:



Applicant's Signature

Robert Finvarb

Applicant's Name (Printed)

Manager

Applicant's Title

10/11/2021

Date

Exhibit 2

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that CAMACHEE ISLAND COMPANY, INC., and CAMACHEE COVE YACHT HARBOR, INC. (collectively, "Seller"), parties of the first part, for and in consideration of the sum of Ten Dollars and No/100's (\$10.00) and other good and valuable considerations, to them paid by WINDWARD CAMACHEE MARINA OWNER LLC, party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, transferred and delivered, and by these presents do grant, bargain, sell, transfer and deliver unto the said party of the second part, the assets listed on Exhibit A.

TO HAVE AND TO HOLD the same unto the said party of the second part forever.

And they covenant to and with the said party of the second part that they are the lawful owners of the said goods and chattels; that they have good right to sell the same as aforesaid and that they will warrant and defend the sale of said property, goods and chattels hereby made, unto the party of the second part, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this 30 day of August, 2021.

Signed, sealed and delivered in the presence of:

CAMACHEE ISLAND COMPANY, INC.

Gloria M Banta
Witness

By: Peter S. Sabo
Peter S. Sabo
Its President

John D Bailey
Witness

CAMACHEE COVE YACHT HARBOR,
INC.

Gloria M Bantz
Witness

By: Peter S. Sabo
Peter S. Sabo
Its President

John D Bailey
Witness

EXHIBIT A

All Seller's fixtures, equipment, furnishings, inventory and items of Sellers's personal property used in the operation, repair and maintenance of its realty and and the operation and conduct of its business, including the items described in the depreciation schedules attached hereto. However, the personal property of Camachee Yacht Yard, Inc. and the items listed in the last paragraph of Section 1 of the Purchase and sale Agreement effective March 29, 2021 are excluded from this Bill of Sale.

EXHIBIT "A" (continued)

SCHEDULE 3

INVENTORY

1. FF&E listed in attached Depreciation Schedules for CCYH and CIC.
2. Marina store inventory on hand day of Closing.
3. All consumable supplies on hand day of Closing in marina office, laundromat, bathrooms, maintenance shed(s), guest pool (next to Kingfish Grill) and water plant.
4. All fuel on hand on day of Closing.

59-2332655

01/01/2020 - 12/31/2020

Sorted: General - category

Camachee Cove Yacht Harbor, Inc. [Camac01]

Depreciation Expense

Federal

11/24/2020

11:56:46AM

01/01/2020 - 12/31/2020

Syst em No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Sec. 179/ Bonus/ (Cur. Yr. Only)	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
LEQUIP: Equipment - CCYH										
45		Sign	4/1/1995	M/MQ	7.0000	800.00	0.00	800.00	0.00	800.00
41		Office furniture	5/1/1995	ME/MQ	7.0000	4,576.09	0.00	4,576.09	0.00	4,576.09
42		Signs	5/1/1995	M/MQ	7.0000	2,156.98	0.00	2,156.98	0.00	2,156.98
44		Counter tops	5/1/1995	M/MQ	7.0000	666.31	0.00	666.31	0.00	666.31
54		Chairs	3/15/1997	M/HY	7.0000	1,121.66	0.00	1,121.66	0.00	1,121.66
21		Dock boxes (Bauteck Marine)	2/22/2006	M/HY	7.0000	2,404.08	0.00	2,404.08	0.00	2,404.08
26		Bike Parking Rack (TJ's Bicycle)	6/9/2006	M/HY	7.0000	363.00	0.00	363.00	0.00	363.00
33		Florida Dory 1990 14'	5/3/2007	M/MQ	7.0000	4,365.33	0.00	4,365.33	0.00	4,365.33
32		Defibrillator	9/11/2007	M/HY	7.0000	1,599.00	0.00	1,599.00	0.00	1,599.00
57		Sewage pump out	2/28/2011	M/MQ	7.0000	3,162.26	0.00	3,162.26	0.00	3,162.26
94		BBQ Grill	11/13/2014	M/HY	7.0000	728.18	0.00	728.18	0.00	728.18
84		Vortex 3 door merchandiser refrigerator	7/1/2017	M/HY	5.0000	2,939.00	0.00	2,939.00	0.00	2,939.00
99		Refrigerator (office)	1/25/2018	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
97		Fuel dispenser system (Gate)	2/15/2018	M/HY	7.0000	91,762.52	0.00	91,762.52	0.00	91,762.52
100		Printer	6/8/2018	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
102		Teak bench (bathroom)	9/3/2018	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
103		Teak bench (bathroom)	9/9/2018	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
104		Receipt printer (dock shop)	9/25/2018	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
101		Computer workstation (dock shop)	10/5/2018	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
98		Motor for work boat	10/11/2018	M/HY	7.0000	4,041.68	0.00	4,041.68	0.00	4,041.68
108		Bicycles (4)	4/10/2019	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00
109		Dell OptiPlex 3060 PC07 SN C3JFFX2	11/21/2019	M/HY	5.0000	0.00	0.00	0.00	0.00	0.00

59-2332655

01/01/2020 - 12/31/2020

Sorted: General - category

Camachee Cove Yacht Harbor, Inc. [Camac01]

Depreciation Expense

Federal

01/01/2020 - 12/31/2020

11/24/2020

11:56:46AM

Syst em No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Sec. 179/ Bonus/ (Cur. Yr. Only)	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
LEQUIP: Equipment - CCYH										
111		Dell Latitude 15.6" laptop	2/11/2020	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
110		Avantco 49" display ice cream freezer	8/17/2020	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
Subtotal: LEQUIP: Equipment - CCYH						120,886.09	0.00	120,886.09	0.00	120,886.09
Less dispositions and exchanges:						0.00	0.00	0.00	0.00	0.00
Net for: LEQUIP: Equipment - CCYH						120,886.09	0.00	120,886.09	0.00	120,886.09
MOFFIC: Office Equipment - CCYH										
56		FSM software	2/15/2011	SL /N/A	3.0000	12,692.88	0.00	12,692.88	0.00	12,692.88
55		Used Dell monitor, keyboard, mouse, cables	3/4/2011	M /MQ	5.0000	85.60	0.00	85.60	0.00	85.60
64		Dell OptiPlex 3010 SN8599 PC01 1PRPBZ1	5/5/2014	M /MQ	5.0000	1,727.90	0.00	1,727.90	0.00	1,727.90
67		Dell OptiPlex 3010 SN8571 PC03 1PSQBZ1	5/5/2014	M /MQ	5.0000	1,727.90	0.00	1,727.90	0.00	1,727.90
68		Dell OptiPlex 3010 SN8602 PC04 1PVNBZ1	5/5/2014	M /MQ	5.0000	1,727.90	0.00	1,727.90	0.00	1,727.90
69		Dell OptiPlex 3010 SN8596 PC05 1PGNBZ1	5/5/2014	M /MQ	5.0000	1,727.90	0.00	1,727.90	0.00	1,727.90
72		Dell SonicWall	5/5/2014	M /MQ	5.0000	1,749.00	0.00	1,749.00	0.00	1,749.00
85		Microsoft Office software	5/5/2014	SL /FM	3.0000	879.96	0.00	879.96	0.00	879.96
91		WiFi system	8/21/2014	M /HY	5.0000	13,000.79	0.00	13,000.79	0.00	13,000.79
105		Dell PowerEdge T130 server (& installation) CCYHCVF01 7MJCS2	5/31/2019	M /HY	5.0000	5,500.00	0.00	5,500.00	0.00	5,500.00
106		Alto backup storage devise (& installation)	5/31/2019	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
107		APC Smart-UPS 1500 LCD UPS (& configuration)	5/31/2019	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
Subtotal: MOFFIC: Office Equipment - CCYH						40,819.83	0.00	40,819.83	0.00	40,819.83
Less dispositions and exchanges:						0.00	0.00	0.00	0.00	0.00
Net for: MOFFIC: Office Equipment - CCYH						40,819.83	0.00	40,819.83	0.00	40,819.83
NAUTO: Automobiles - CCYH										
71		2007 Toyota Highlander	12/9/2015	M /MQ	5.0000	9,632.95	0.00	8,800.23	832.72	9,632.95
78		2006 Toyota Highlander	5/23/2016	M /HY	5.0000	7,623.33	0.00	6,306.02	878.21	7,184.23
Subtotal: NAUTO: Automobiles - CCYH						17,256.28	0.00	15,106.25	1,710.93	16,817.18

59-2332655

01/01/2020 - 12/31/2020

Sorted: General - category

Camachee Cove Yacht Harbor, Inc. [Camac01]

Depreciation Expense

Federal

11/24/2020

11:56:46AM

01/01/2020 - 12/31/2020

Syst em No.	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Sec. 179/ Bonus/ (Cur. Yr. Only)	Reg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
	Less dispositions and exchanges:				0.00	0.00	0.00	0.00	0.00
	Net for: NAUTO: Automobiles - CCYH				17,256.28	0.00	15,106.25	1,710.93	16,817.18
	Subtotal:				178,762.20	0.00	176,612.17	1,710.93	178,323.10
	Less dispositions and exchanges:				0.00	0.00	0.00	0.00	0.00
	Grand Totals:				178,762.20	0.00	176,612.17	1,710.93	178,323.10

59-1677043

01/01/2020 - 12/31/2020

Sorted: General - category

Camachee Island Company, Inc. [CIC]
Depreciation Expense

Federal

01/01/2020 - 12/31/2020

11/24/2020

11:57:34AM

Syst em No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Sec. 179/ Bonus/ (Cur. Yr. Only)	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
AWATE: Water & Sewer System										
8		Hydropro water plant								
54	S	Paving/transfer switch/wiring (generator)	7/1/1990	ME /HY	20.0000	66,096.75	0.00	66,096.75	0.00	66,096.75
246		Water plant pump	11/17/2005	M /HY	7.0000	7,713.69	0.00	7,713.69	0.00	7,713.69
245		6" water meter	10/25/2006	MSL /MQ	25.0000	1,371.47	0.00	720.04	54.86	774.90
282		Storage/ pump shed	12/6/2005	M /MQ	7.0000	818.86	0.00	818.86	0.00	818.86
283		Concrete pad for storage shed	6/27/2009	M /MQ	7.0000	108,367.05	0.00	108,367.05	0.00	108,367.05
287		Water plant system	6/27/2009	M /MQ	15.0000	3,352.24	0.00	2,919.23	98.97	3,018.20
295		Filing cabinet (utility)	9/11/2009	MSL /HY	25.0000	186,318.30	0.00	130,422.83	3,726.36	134,149.19
296		Water meter installation	4/1/2010	M /HY	7.0000	123.00	0.00	123.00	0.00	123.00
297		Back-up Pump	4/1/2010	MSL /HY	25.0000	221.57	0.00	155.10	4.43	159.53
298		Shut-off valves	4/26/2010	MSL /HY	25.0000	8,478.22	0.00	5,934.75	169.56	6,104.31
306	S	3 meters 5/8x3/4	6/30/2010	MSL /HY	25.0000	13,520.00	0.00	9,464.00	270.40	9,734.40
305		Valve system - disposal costs	7/1/2010	MSL /MQ	25.0000	245.13	0.00	168.54	4.90	173.44
304		Pump stenner, Tube stenner (SA Elec Motor)	7/13/2010	MSL /MQ	25.0000	29.78	0.00	11.16	1.19	12.35
307		Test meter	8/12/2010	MSL /MQ	25.0000	429.98	0.00	295.51	8.60	304.21
303		Water plant gates (Wilson)	8/19/2010	MSL /MQ	25.0000	58.76	0.00	40.40	1.18	41.58
310	D	Dell Vostro laptop & accessories (utility)	10/1/2010	M /MQ	7.0000	1,973.84	0.00	1,973.84	0.00	1,973.84
311		Microsoft Office 2010 (utility notebook)	11/9/2010	M /MQ	5.0000	697.47	0.00	697.47	0.00	697.47
317		RO plant pump motor	11/16/2010	SL /N/A	3.0000	199.95	0.00	199.95	0.00	199.95
318		1" meter @ 3418 Lands End	4/18/2011	MSL /MQ	25.0000	218.32	0.00	218.32	0.00	218.32
324		Meters - City of SA (6 3/4 meters)	4/19/2011	MSL /MQ	25.0000	218.31	0.00	218.31	0.00	218.31
335		Pump stenner - water plant	9/13/2011	MSL /MQ	25.0000	527.76	0.00	527.76	0.00	527.76
			10/8/2012	MSL /HY	25.0000	448.92	0.00	448.92	0.00	448.92

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AWATE: Water & Sewer System									
339	Fire hydrant, 6" valve, backfill	3/5/2013	MSL /HY	25.0000	7,068.40	0.00	7,068.40	0.00	7,068.40
344	New underground piping	10/1/2013	MSL /MQ	25.0000	4,120.00	0.00	2,564.70	82.40	2,647.10
343	3 3/4 water meters	10/31/2013	MSL /MQ	25.0000	339.75	0.00	211.49	6.80	218.29
65	Generator-150KVA (Used, net of insurance)	10/31/2016	MSL /HY	25.0000	3,531.00	0.00	3,531.00	0.00	3,531.00
72	Water plant generator - add'l costs Ring Power & Burchfield	4/30/2017	MSL /HY	25.0000	13,582.30	0.00	13,582.30	0.00	13,582.30
	Subtotal: AWATE: Water & Sewer System				430,070.82	0.00	364,493.47	4,429.65	368,923.12
	Less dispositions and exchanges:				697.47	0.00	697.47	0.00	697.47
	Net for: AWATE: Water & Sewer System				429,373.35	0.00	363,796.00	4,429.65	368,225.65
BBLDG: Buildings									
Convenience store - market									
10	B2 Deli - market	1/1/1977	SL /N/A	25.0000	37,747.00	0.00	37,747.00	0.00	37,747.00
11	B4 yacht sales (235)	1/1/1977	SL /N/A	20.0000	23,650.00	0.00	23,650.00	0.00	23,650.00
12	B6 strip building 101-107	1/1/1977	SL /N/A	18.0000	8,442.00	0.00	8,442.00	0.00	8,442.00
13	B7 Yacht Club	1/1/1978	SL /N/A	25.0000	48,001.00	0.00	48,001.00	0.00	48,001.00
14	Repair shop - boatyard	1/1/1979	SL /N/A	25.0000	51,000.00	0.00	51,000.00	0.00	51,000.00
15	Weld shop - boatyard	1/1/1979	SL /N/A	25.0000	11,200.00	0.00	11,200.00	0.00	11,200.00
29	West boater facilities	1/1/1983	R /N/A	15.0000	61,007.00	0.00	61,007.00	0.00	61,007.00
16	Trash compounds	1/1/1985	R /MM	18.0000	31,500.00	0.00	31,500.00	0.00	31,500.00
18	Maintenance compound	11/6/1986	M /HY	5.0000	1,247.32	0.00	1,247.32	0.00	1,247.32
19	Insurance (3060)	3/4/1987	MSL /MM	31.5000	9,675.54	0.00	9,675.54	0.00	9,675.54
22	East boater facility	6/4/1987	MSL /MM	31.5000	3,219.19	0.00	3,219.19	0.00	3,219.19
23	Trash compound	12/31/1988	MSL /MM	31.5000	34,400.00	0.00	33,899.47	500.53	34,400.00
70	Insurance (3060)	12/31/1988	ME /HY	15.0000	1,900.00	0.00	1,900.00	0.00	1,900.00
24		1/31/1990	MSL /MM	31.5000	4,474.73	0.00	4,255.73	142.05	4,397.78

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BBLDG: Buildings									
Harbor office									
95		5/1/1995	MSL /MM	39.0000	97,488.17	0.00	61,555.05	2,499.70	64,054.75
98	Windows - Yacht Club (250)	11/30/1996	MSL /MM	39.0000	3,579.37	0.00	2,122.41	91.78	2,214.19
175	Boatyard office	2/28/1999	MSL /MM	39.0000	9,478.67	0.00	5,073.48	243.04	5,316.52
199	South boater facility	12/31/2002	MSL /MM	39.0000	22,366.62	0.00	9,773.41	573.50	10,346.91
218	New building 3036	12/15/2004	MSL /MM	39.0000	148,975.62	0.00	57,457.52	3,819.89	61,277.41
291	Maintenance shed	11/1/2009	M /HY	7.0000	2,918.20	0.00	2,918.20	0.00	2,918.20
108	West boater facility - plumbing	7/17/2017	MSL /MM	39.0000	27,528.36	0.00	1,735.24	705.86	2,441.10
147	East boater facility renovation	6/26/2019	MSL /MM	39.0000	73,315.96	0.00	1,018.28	1,879.90	2,898.18
Subtotal: BBLDG: Buildings					713,114.75	0.00	468,397.84	10,456.25	478,854.09
Less dispositions and exchanges:					0.00	0.00	0.00	0.00	0.00
Net for: BBLDG: Buildings					713,114.75	0.00	468,397.84	10,456.25	478,854.09
CIMPR: Improvements									
Harbor improvements									
150	Bulkheads	1/1/1977	SL /N/A	20.0000	499,732.00	0.00	499,732.00	0.00	499,732.00
27	Boatyard walls	12/31/1980	SL /N/A	15.0000	31,500.00	0.00	31,500.00	0.00	31,500.00
31	Roads & parking	1/1/1983	R /N/A	15.0000	32,680.00	0.00	32,680.00	0.00	32,680.00
32	Storm drains	1/1/1983	R /	15.0000	30,958.00	0.00	30,958.00	0.00	30,958.00
33	Curbs	1/1/1983	R /	15.0000	18,150.00	0.00	18,150.00	0.00	18,150.00
34	Walkways	1/1/1983	R /	15.0000	15,713.00	0.00	15,713.00	0.00	15,713.00
35	Underground electric	1/1/1983	R /	15.0000	12,967.00	0.00	12,967.00	0.00	12,967.00
36	SAYC pool	1/1/1983	R /	15.0000	17,800.00	0.00	17,800.00	0.00	17,800.00
37	SAYC pool	1/1/1983	R /	15.0000	12,100.00	0.00	12,100.00	0.00	12,100.00
39	Parking lot & roadway	7/1/1983	R /	15.0000	9,900.00	0.00	9,900.00	0.00	9,900.00
40		10/1/1983	R /	15.0000	45,523.00	0.00	45,523.00	0.00	45,523.00

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CIMPR: Improvements									
86	Improvements								
48	Lighting & electrical improv.	1/1/1985	R /MM	18.0000	22,576.25	0.00	22,576.25	0.00	22,576.25
53	Landscaping	1/1/1986	R /MM	19.0000	8,398.00	0.00	8,398.00	0.00	8,398.00
56	Guard house (1/2)	1/1/1986	R /MM	19.0000	6,256.35	0.00	6,256.35	0.00	6,256.35
57	Ice house/waste oil facility	1/1/1986	R /MM	19.0000	2,909.04	0.00	2,909.04	0.00	2,909.04
51	J dock (finger piers)	1/2/1986	R /MM	19.0000	3,100.00	0.00	3,100.00	0.00	3,100.00
158	Docks	12/11/1986	R /HY	5.0000	7,117.25	0.00	7,117.25	0.00	7,117.25
159	Sidewalks/parking/roads	2/1/1987	MSL /HY	20.0000	24,823.32	0.00	24,823.32	0.00	24,823.32
58	Harbor walk extension	6/18/1987	ADS /HY	20.0000	6,531.42	0.00	6,531.42	0.00	6,531.42
61	East boatar facilities	12/31/1987	ME /HY	15.0000	8,300.00	0.00	8,300.00	0.00	8,300.00
64	Harbor walk extension	2/1/1988	ME /HY	15.0000	11,500.00	0.00	11,500.00	0.00	11,500.00
67	East parking lot	12/31/1988	ME /HY	15.0000	6,200.00	0.00	6,200.00	0.00	6,200.00
68	D dock	12/31/1988	ME /HY	15.0000	17,205.00	0.00	17,205.00	0.00	17,205.00
162	C dock	5/15/1991	ME /MQ	15.0000	65,108.32	0.00	65,108.32	0.00	65,108.32
163	B dock	6/15/1991	ME /MQ	15.0000	39,064.99	0.00	39,064.99	0.00	39,064.99
165	Fish cleaning station	7/30/1991	ME /HY	15.0000	32,182.93	0.00	32,182.93	0.00	32,182.93
180	Containment boom	11/1/1991	M /HY	7.0000	1,044.10	0.00	1,044.10	0.00	1,044.10
166	Fire well	10/30/1992	M /HY	7.0000	2,854.25	0.00	2,854.25	0.00	2,854.25
71	Bridge	1/15/1993	ME /HY	15.0000	56,644.72	0.00	56,644.72	0.00	56,644.72
167	Fish cleaning station	6/30/1993	ME /HY	15.0000	5,699.01	0.00	5,699.01	0.00	5,699.01
168	Channel markers	12/15/1993	M /HY	5.0000	2,320.87	0.00	2,320.87	0.00	2,320.87
182	Dock rewiring	4/15/1994	M /HY	5.0000	1,542.20	0.00	1,542.20	0.00	1,542.20
169		5/1/1995	ME /MQ	15.0000	15,614.74	0.00	15,614.74	0.00	15,614.74

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CIMPR: Improvements									
	Irrigation System								
170	Harborside deck	6/30/1995	ME /MQ	15.0000	2,901.00	0.00	2,901.00	0.00	2,901.00
174	Haul out slip	11/5/1998	ME /HY	15.0000	5,904.30	0.00	5,904.30	0.00	5,904.30
176	Lights (Carcaba Electric)	3/15/1999	ME /HY	15.0000	29,897.37	0.00	29,897.37	0.00	29,897.37
103	Docks	6/1/2000	M /MQ	7.0000	3,113.36	0.00	3,113.36	0.00	3,113.36
113	Floating Docks - K	5/1/2001	ME /MQ	15.0000	632,961.50	0.00	632,961.50	0.00	632,961.50
116	Floating Docks - L	12/1/2001	M /HY	15.0000	84,356.01	0.00	84,356.01	0.00	84,356.01
122	Floating Docks - M	12/1/2001	M /HY	15.0000	119,090.87	0.00	119,090.87	0.00	119,090.87
123	Floating Docks - A	12/1/2001	M /HY	15.0000	173,674.19	0.00	173,674.19	0.00	173,674.19
124	K dock - electrical	12/1/2001	M /HY	15.0000	119,090.88	0.00	119,090.88	0.00	119,090.88
139	L dock - electrical	1/1/2002	M /HY	15.0000	9,464.66	0.00	9,464.66	0.00	9,464.66
140	M dock - electrical	1/1/2002	M /HY	15.0000	14,196.99	0.00	14,196.99	0.00	14,196.99
141	A dock - electrical	1/1/2002	M /HY	15.0000	19,455.15	0.00	19,455.15	0.00	19,455.15
142	K dock pilings	1/1/2002	M /HY	15.0000	9,464.66	0.00	9,464.66	0.00	9,464.66
143	L dock pilings	1/1/2002	M /HY	15.0000	4,092.30	0.00	4,092.30	0.00	4,092.30
144	M dock pilings	1/1/2002	M /HY	15.0000	4,706.15	0.00	4,706.15	0.00	4,706.15
145	A dock pilings	1/1/2002	M /HY	15.0000	6,547.68	0.00	6,547.68	0.00	6,547.68
146	Tent for restaurant	1/1/2002	M /HY	15.0000	5,115.39	0.00	5,115.39	0.00	5,115.39
137	A Dock additional costs	6/7/2002	M /HY	7.0000	6,990.87	0.00	6,990.87	0.00	6,990.87
120	Tow Boat expansion	7/1/2002	M /HY	15.0000	20,143.74	0.00	20,143.74	0.00	20,143.74
192	Exchanger add'l space	9/15/2002	M /HY	15.0000	1,585.26	0.00	1,585.26	0.00	1,585.26
193	Harbor dredging	10/15/2002	M /HY	15.0000	2,254.36	0.00	2,254.36	0.00	2,254.36
210		2/15/2004	M /HY	15.0000	97,517.89	0.00	97,517.89	0.00	97,517.89

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CIMPR: Improvements									
N-Dock									
212									
4 Manta Ray anchors - M dock		4/20/2004	M /HY	15.0000	72,497.01	0.00	72,497.01	0.00	72,497.01
268									
Storage shed - First Mate		2/4/2008	M /HY	7.0000	3,000.00	0.00	3,000.00	0.00	3,000.00
272									
A-dock extension (North/South)		7/10/2008	M /MQ	7.0000	7,960.17	0.00	7,960.17	0.00	7,960.17
273									
N-dock electrical improvements		9/30/2008	M /MQ	15.0000	5,076.00	0.00	4,532.74	149.86	4,682.60
292									
Concrete area by utility shop and sheds		12/22/2009	M /HY	15.0000	33,690.06	0.00	28,716.64	994.68	29,711.32
300									
KFG prep room renovations		7/19/2010	M /MO	15.0000	2,390.83	0.00	1,993.50	70.64	2,064.14
313									
Walkways for boat lifts		12/17/2010	MSL /MQ	15.0000	10,380.84	0.00	10,380.84	0.00	10,380.84
49									
Stainless steps for boat lifts (4)		7/26/2016	M /HY	7.0000	3,360.13	0.00	3,360.13	0.00	3,360.13
94									
Billboard		6/7/2017	M /HY	5.0000	2,727.80	0.00	2,727.80	0.00	2,727.80
126									
3/1/2018	MSL /HY	15.0000			10,953.22	0.00	10,953.22	0.00	10,953.22
Subtotal: CIMPR: Improvements					2,598,576.40	0.00	2,592,662.39	1,215.18	2,593,877.57
Less dispositions and exchanges:					0.00	0.00	0.00	0.00	0.00
Net for: CIMPR: Improvements					2,598,576.40	0.00	2,592,662.39	1,215.18	2,593,877.57
EQUIP: Equipment									
Flagpole (entry)									
76									
Sign (was billboard)		3/1/1986	R /HY	5.0000	757.00	0.00	757.00	0.00	757.00
79									
Ice house		6/25/1993	M /HY	7.0000	3,549.00	0.00	3,649.00	0.00	3,549.00
183									
Storage shed		3/1/1997	ME /HY	15.0000	2,787.36	0.00	2,787.36	0.00	2,787.36
186									
Dock boxes		5/24/1999	M /HY	7.0000	2,042.62	0.00	2,042.62	0.00	2,042.62
114									
4 dock boxes		3/15/2001	M /MQ	7.0000	12,881.65	0.00	12,881.65	0.00	12,881.65
121									
4 dock boxes		11/13/2001	M /HY	7.0000	795.00	0.00	795.00	0.00	795.00
118									
Signs		12/18/2001	M /HY	7.0000	795.00	0.00	795.00	0.00	795.00
119									
Sign		12/21/2001	M /HY	7.0000	351.02	0.00	351.02	0.00	351.02
133									
		1/3/2002	M /HY	7.0000	587.17	0.00	587.17	0.00	587.17

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EQUIP: Equipment										
134		Sign	1/17/2002	M /HY	7.0000	283.24	0.00	283.24	0.00	283.24
135		4 ton A/C - yacht yard office	2/7/2002	M /HY	7.0000	1,213.21	0.00	1,213.21	0.00	1,213.21
128		6 dock boxes	2/28/2002	M /HY	7.0000	2,560.00	0.00	2,560.00	0.00	2,560.00
148		Sign	2/28/2002	M /HY	7.0000	1,590.00	0.00	1,590.00	0.00	1,590.00
136		Fire suppression system - Restaurant	5/17/2002	M /HY	7.0000	2,000.00	0.00	2,000.00	0.00	2,000.00
129		Pressure washer	7/5/2002	M /HY	7.0000	2,276.88	0.00	2,276.88	0.00	2,276.88
205		10 Dock boxes	6/17/2003	M /HY	7.0000	1,223.01	0.00	1,223.01	0.00	1,223.01
208		Ice maker & coolers - Stover Ref - King Fish Grill	7/17/2003	M /HY	7.0000	2,284.30	0.00	2,284.30	0.00	2,284.30
230		Water Softener - King Fish Grill	6/15/2005	M /MQ	7.0000	469.00	0.00	469.00	0.00	469.00
232		Ice Maker - King Fish Grill	6/15/2005	M /MQ	7.0000	1,100.00	0.00	1,100.00	0.00	1,100.00
233		Generator hook-up to office/fuel	5/15/2005	M /MQ	7.0000	2,954.00	0.00	2,954.00	0.00	2,954.00
242		Fuel farm / tanks	11/17/2005	M /HY	7.0000	7,814.77	0.00	7,814.77	0.00	7,814.77
243		Fuel farm - concrete, tank & soil removal/ disposal	3/10/2006	M /HY	15.0000	139,035.58	0.00	130,825.66	8,209.92	139,035.58
247		Tropitone pool furniture	3/10/2006	M /HY	15.0000	222,515.78	0.00	209,320.06	13,195.72	222,515.78
257		A/C compressor - 3060 Harbor Dr	5/9/2007	M /MQ	7.0000	5,566.43	0.00	5,566.43	0.00	5,566.43
259		Hood system - KFG	6/8/2007	M /MQ	7.0000	876.46	0.00	876.46	0.00	876.46
265		Benches (around marina)	2/28/2008	M /HY	7.0000	13,402.71	0.00	13,402.71	0.00	13,402.71
312		4-ton Bryant heat pump (Market roof)	11/15/2010	M /MQ	7.0000	729.46	0.00	729.46	0.00	729.46
327		40 gal propane water heater (market 10/11/11)	12/15/2011	M /MQ	7.0000	6,070.00	0.00	6,070.00	0.00	6,070.00
337		Small water heater tank - event room	7/1/2012	MSL /HY	15.0000	442.71	0.00	442.71	0.00	442.71
336		2.5 Ton Trane Heat Pump, East Facility	12/20/2012	MSL /HY	15.0000	525.29	0.00	525.29	0.00	525.29
341			9/17/2013	MSL /MM	39.0000	4,659.00	0.00	751.60	119.46	871.06

59-1677043

01/01/2020 - 12/31/2020

Sorted: General - category

Camachee Island Company, Inc. [CIC]

Depreciation Expense

Federal

11/24/2020

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01/01/2020 - 12/31/2020

Syst em No.	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Sec. 179/ Bonus/ (Cur. Yr. Only)	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
EQUIP: Equipment									
20	4 Deco Power Lifts	6/1/2016	M /HY	7.0000	78,879.30	0.00	78,879.30	0.00	78,879.30
69	HVAC system First Mate	3/28/2017	MSL /MM	39.0000	4,600.00	0.00	329.28	117.95	447.23
73	Ice house freezer condensor	6/2/2017	M /HY	7.0000	4,883.00	0.00	4,883.00	0.00	4,883.00
106	AC unit - Coleman Marine	8/19/2017	MSL /MM	39.0000	6,500.00	0.00	395.84	166.67	562.51
111	3.5 ton Rooftop A/C unit - Freedom Boat Club	11/1/2017	MSL /MM	39.0000	6,500.00	0.00	354.17	166.67	520.84
117	HVAC KFG Event Room - 10-ton air handler & 2 5-ton condensor units	2/1/2018	MSL /MM	39.0000	12,000.00	0.00	12,000.00	0.00	12,000.00
112	Multizone split unit HVAC system (Cooper Canvas)	7/2/2018	MSL /MM	39.0000	6,475.00	0.00	6,475.00	0.00	6,475.00
132	Diesel tank fuel motor pump	3/31/2019	M /HY	5.0000	6,132.81	0.00	6,132.81	0.00	6,132.81
	Subtotal: EQUIP: Equipment				570,107.76	0.00	528,274.01	21,976.39	550,250.40
	Less dispositions and exchanges:				0.00	0.00	0.00	0.00	0.00
	Net for: EQUIP: Equipment				570,107.76	0.00	528,274.01	21,976.39	550,250.40
FURN: Furniture & Fixtures									
84	Blueprint file cabinet	5/1/1988	M /HY	7.0000	510.86	0.00	510.86	0.00	510.86
130	Desk - Office Max	8/25/2002	M /HY	7.0000	190.79	0.00	190.79	0.00	190.79
202	3 File Cabinets - Viking Office	9/27/2002	M /HY	7.0000	573.94	0.00	573.94	0.00	573.94
171	Teak benches (east boater facility)	6/28/2019	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
160	Loveseat & table (east boater facility)	7/27/2019	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
161	TV (east boater facility)	8/2/2019	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
172	Dock tables and chairs	8/20/2019	M /HY	5.0000	0.00	0.00	0.00	0.00	0.00
	Subtotal: FURN: Furniture & Fixtures				1,275.59	0.00	1,275.59	0.00	1,275.59
	Less dispositions and exchanges:				0.00	0.00	0.00	0.00	0.00
	Net for: FURN: Furniture & Fixtures				1,275.59	0.00	1,275.59	0.00	1,275.59
HAUTO: Automotive Equipment									
261	2005 Toyota Tundra	10/29/2007	M /HY	5.0000	23,134.06	0.00	23,134.06	0.00	23,134.06

59-1677043

01/01/2020 - 12/31/2020

Sorted: General - category

Camachee Island Company, Inc. [CIC]
Depreciation Expense

Federal

11/24/2020
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01/01/2020 - 12/31/2020

Syst em No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Sec. 179/ Bonus / (Cur. Yr. Only)	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation/ (Sec. 179)	Total Depreciation/ (Sec. 179)
HAUTO: Automotive Equipment										
		2014 Ford F150 (reg cab) VIN 10093 173	1/10/2020	M /HY	5.0000	11,677.99	0.00	0.00	11,677.99	11,677.99
Subtotal: HAUTO: Automotive Equipment						34,812.05	0.00	23,134.06	11,677.99	34,812.05
Less dispositions and exchanges:						0.00	0.00	0.00	0.00	0.00
Net for: HAUTO: Automotive Equipment						34,812.05	0.00	23,134.06	11,677.99	34,812.05
Subtotal:						4,347,957.37	0.00	3,978,237.36	49,755.46	4,027,992.82
Less dispositions and exchanges:						697.47	0.00	697.47	0.00	697.47
Grand Totals:						4,347,259.90	0.00	3,977,539.89	49,755.46	4,027,295.35

Windward Marina St. Augustine
Consolidated Balance Sheet
As of December 2020

	North	South	Services	Holdings	Elimination	Consolidated
ASSETS						
Current Assets						
Checking/Savings						
FCB - Checking NORTH	113,330.17	-	-	-	-	113,330.17
FCB - Clearing NORTH	50,068.19	-	-	-	-	50,068.19
FCB - Construction NORTH	1,134.38	-	-	-	-	1,134.38
Synovus - Holdings	-	-	-	500.00	-	500.00
FCB - Checking SERVICES	-	-	7,203.59	-	-	7,203.59
Centerstate - Checking SERVICES	-	-	94,171.82	-	-	94,171.82
FCB - Checking SOUTH	-	10,749.92	-	-	-	10,749.92
FCB - Clearing SOUTH	-	78,305.03	-	-	-	78,305.03
Total Checking/Savings	164,532.74	89,054.95	101,375.41	500.00	-	355,463.10
Accounts Receivable						
Accounts Receivable	0.70	112,948.01	31,740.37	-	-	144,689.08
Other Receivable	45,000.00	-	-	-	-	45,000.00
Total Accounts Receivable	45,000.70	112,948.01	31,740.37	-	-	189,689.08
Inventory						
WIP Labor	-	-	45,598.56	-	-	45,598.56
WIP Material	-	-	116,587.11	-	-	116,587.11
WIP Sublet	-	-	20,982.00	-	-	20,982.00
Parts Inventory	-	-	131,297.67	-	-	131,297.67
Total Inventory	-	-	314,465.34	-	-	314,465.34
Other Current Assets						
Intercompany						
Due to/from Windward South	89,395.99	-	(674,101.97)	-	584,705.98	-
Due to/from Windward North	-	(89,395.99)	(24,974.62)	(150,500.00)	264,870.81	-
Due to/from Services	24,974.62	674,101.97	-	-	(699,076.59)	-
Due from Holdings	150,500.00	-	-	-	(150,500.00)	-
Total Intercompany	264,870.61	584,705.98	(699,076.59)	(150,500.00)	-	-
Due from WW Management	-	-	4,144.23	-	-	4,144.23
Due from RF St Aug	-	2,650.00	-	-	-	2,650.00
Due from Jacksonville Beach	-	-	69,913.03	-	-	69,913.03
Due from Shipyard	-	-	16,302.42	-	-	16,302.42
Due from Land Holdings	4,430.00	-	-	-	-	4,430.00
Due from Stefan Johansson	15,598.57	-	-	-	-	15,598.57
Due from Palm Coast	-	-	387.00	-	-	387.00
Due from AYH - Holdings	100.00	-	-	-	-	100.00
Due from AYH	15,521.83	-	5,536.67	-	-	21,058.50
Other Receivable - Stuart	-	-	282,722.22	-	-	282,722.22
Other Receivable - AYH	100,000.00	-	550,000.00	-	-	650,000.00
Interest Receivable - AYH	2,250.00	-	14,737.51	-	-	16,987.51
Due from Homosassa Springs Marina	-	-	205.77	-	-	205.77
Due from Camanchee Yacht Harbor	-	-	117.00	-	-	117.00
Due from Amelia Island	-	-	235.00	-	-	235.00
Prepaid Expense	-	-	8,035.00	-	-	8,035.00
Prepaid Insurance	3,854.95	11,745.84	-	-	-	15,600.79
Total Other Current Assets	436,625.96	599,101.82	253,259.26	(150,500.00)	-	1,136,487.04
Total Current Assets	646,159.40	801,104.78	700,840.38	(150,000.00)	-	1,998,104.56
Fixed Assets						
Machinery & Equipment 5yr	182,441.12	982,710.84	89,722.62	-	-	1,254,874.58
Building 15yr	874,576.69	1,352,006.79	-	-	-	2,226,583.48
Building 39yr	1,015,801.78	1,562,746.58	-	-	-	2,578,548.36
Building Improvements	-	53,915.19	-	-	-	53,915.19
Land	1,200,000.00	1,800,000.00	-	-	-	3,000,000.00
Dredge Machinery	-	-	552,436.00	-	-	552,436.00
Land Improvements	-	23,101.68	-	-	-	23,101.68
CIP	-	207,538.08	-	-	-	207,538.08
Accumulated Depreciation	(1,079,328.32)	(2,376,437.48)	(58,729.21)	-	-	(3,514,495.01)
Total Fixed Assets, net	2,193,491.27	3,605,561.68	583,429.41	-	-	6,382,502.36
Intangible Assets						
Lease Commission	281,202.41	-	-	-	-	281,202.41
Closing Costs	173,637.58	258,112.36	-	-	-	431,749.94
Loan Fees	-	-	7,000.00	-	-	7,000.00
Goodwill	917,905.60	1,376,858.40	-	-	-	2,294,764.00
Accumulated Amortization	(120,104.40)	(180,157.60)	-	-	-	(300,262.00)
Total Intangible Assets, net	1,252,641.19	1,454,913.16	7,000.00	-	-	2,714,454.35
Other Assets						
Investment in St Augustine North	-	-	-	(1,168,433.39)	1,168,433.39	-
Investment in St Augustine South	-	-	-	(1,789,696.22)	1,789,696.22	-
Investment in St Augustine Services	-	-	-	(141,306.82)	141,306.82	-
Deposits - Utility	6,918.39	-	14,229.00	-	-	21,147.39
Deposits - Dredge	-	-	16,070.00	-	-	16,070.00
TOTAL ASSETS	4,099,210.25	5,861,499.62	1,321,566.79	(3,249,436.43)	3,099,436.43	11,132,278.66

2021/05/23

Windward Marina St. Augustine
Consolidated Balance Sheet
As of December 2020

	North	South	Services	Holdings	Elimination	Consolidated
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	10,490.26	-	78,033.68	75,000.00		163,523.94
Total Accounts Payable	10,490.26	-	78,033.68	75,000.00	-	163,523.94
Other Current Liabilities						
Deposits	-	-	88,526.02			88,526.02
Accrued Payroll	-	-	22,527.70			22,527.70
Management Fee Payable	-	(1,510.52)	20,437.95			18,927.43
Sales Tax Payable	-	5,820.98	10,797.40			16,618.38
Security Deposits - Tenants	100,000.00	5,100.00				105,100.00
Dredge - Finance	-	-	520,036.82			520,036.82
Accrued Property Taxes	36,000.00	72,825.21				108,825.21
Total Other Current Liabilities	136,000.00	82,235.67	662,325.89	-	-	880,561.56
Total Current Liabilities	146,490.26	82,235.67	740,359.57	75,000.00	-	1,044,085.50
Long Term Liabilities						
Loan Payable - FCB Line of Credit	-	-	497,000.00			497,000.00
Loan Payable - CenterState Bank	4,692,274.12	7,036,315.79				11,730,589.91
Loan Payable - SBA PPP			337,060.00			337,060.00
Total Long Term Liabilities	4,692,274.12	7,036,315.79	834,060.00	-	-	12,564,649.91
Total Liabilities	4,838,764.38	7,120,551.46	1,574,419.57	75,000.00	-	13,608,735.41
Equity						
Capital - WW Marina Group (Stefan)				(1,662,218.22)		(1,662,218.22)
Capital - RF St Augustine Marina				(1,662,218.21)		(1,662,218.21)
Capital - WW Marina Holdings	(1,168,433.39)	(1,789,696.22)	(141,306.82)		3,099,436.43	-
Accumulated Deficit	-	-	-	-	-	-
Net Income	428,879.26	530,644.38	(111,543.96)			847,979.68
Total Equity	(739,554.13)	(1,259,051.84)	(252,850.78)	(3,324,436.43)	3,099,436.43	(2,476,456.75)
TOTAL LIABILITIES & EQUITY	4,099,210.25	5,861,499.62	1,321,568.79	(3,249,436.43)	3,099,436.43	11,132,278.66

**Windward Marina St. Augustine
YTD Consolidated Profit & Loss
December 2020**

	North	South	Services	Consolidated	Elimination Entries	Adjusted Consolidated
Ordinary Income/Expense						
Income						
Lease Income - Global Maritek	335,979.90			335,979.90		335,979.90
Lease Income - US Customs	585,068.16			585,068.16		585,068.16
Lease Income - Tenants		92,630.00		92,630.00		92,630.00
Lease Income - Master Lease		499,999.92		499,999.92	(499,999.92)	-
Storage Income		619,971.95		619,971.95		619,971.95
Dockage		928.00	2,003.09	2,931.09		2,931.09
Repair Sales Materials			800,064.21	800,064.21		800,064.21
Repair Sales Labor			2,612,957.12	2,612,957.12		2,612,957.12
Other Labor and Materials			93,850.73	93,850.73		93,850.73
Misc Income	-	24,964.74	211,829.37	236,794.11		236,794.11
Total Income	921,048.06	1,238,494.61	3,720,704.52	5,880,247.19	(499,999.92)	5,380,247.27
Cost of Goods Sold						
Direct Material			608,084.14	608,084.14		608,084.14
Direct Labor		-	822,616.23	822,616.23		822,616.23
Other Labor and Materials		20,238.86	93,850.96	114,089.82	-	114,089.82
Repair Costs		-	27,507.59	27,507.59		27,507.59
Total Cost of Goods Sold	-	20,238.86	1,552,058.92	1,572,297.78	-	1,572,297.78
Gross Margin	921,048.06	1,218,255.75	2,168,645.60	4,307,949.41	(499,999.92)	3,807,949.49
Expense						
Advertising		-	31,176.82	31,176.82		31,176.82
Auto Lease			10,633.91	10,633.91		10,633.91
Bank Charges	43.85	24,499.54	71,729.87	96,273.26		96,273.26
Computer Expenses	-			-		-
Consulting Expense		2,873.41		2,873.41		2,873.41
Contribution			(475.00)	(475.00)		(475.00)
Dues & Subscriptions			2,809.00	2,809.00		2,809.00
Insurance	46,915.59	84,711.56	5,667.08	137,294.23		137,294.23
Landscaping Expense	15,000.00			15,000.00		15,000.00
Licenses and Permits	3,778.05	1,264.07		5,042.12		5,042.12
Bad Debt Expense		8,683.58	-	8,683.58		8,683.58
Office Expenses						
Office Supplies/Expenses	1,568.23	-	58,762.49	60,330.72		60,330.72
Janitorial Expenses	31,799.94			31,799.94		31,799.94
Pest Control	4,738.80			4,738.80		4,738.80
Security Expense	1,992.00			1,992.00		1,992.00
Office Expense Labor	-	60,000.00	169,640.40	229,640.40		229,640.40
Total Office Expenses	40,098.97	60,000.00	228,402.89	328,501.86	-	328,501.86
Job Repair Expenses						
Holiday Pay			135,238.66	135,238.66		135,238.66
Labor Stockroom			45,753.15	45,753.15		45,753.15
Freight			4,734.41	4,734.41		4,734.41
Health Insurance			177,202.06	177,202.06		177,202.06
Warranty work			10,395.22	10,395.22		10,395.22
Equipment Rental	-		498.08	498.08		498.08
Tools & repair		-	18,258.05	18,258.05		18,258.05
Fuel			3,653.05	3,653.05		3,653.05
Employer Payroll taxes			107,281.31	107,281.31		107,281.31
Utilities			98,345.58	98,345.58		98,345.58
Supplies			20,253.64	20,253.64		20,253.64
Misc Plant Expense			12,208.86	12,208.86		12,208.86
Workers Comp Insurance			48,972.00	48,972.00		48,972.00
Total Job Repair Expenses	-	-	682,794.07	682,794.07	-	682,794.07
Real Estate Tax Expense	36,000.00	83,978.10	-	119,978.10		119,978.10
Repairs and Maintenance	23,178.93	35,741.76	50,021.60	108,942.29		108,942.29
Professional Fees	6,653.92	21,852.07	13,267.61	41,773.60		41,773.60
Accounting Fees	14,000.03	14,000.04	14,000.04	42,000.11		42,000.11
Management Fees	50,657.60	40,612.25	199,792.79	291,062.64		291,062.64
Meals & Entertainment			5,434.86	5,434.86		5,434.86
Payroll			319,318.27	319,318.27		319,318.27
Postage	280.94		980.02	1,260.96		1,260.96
Rent Expense - Master Lease			529,999.91	529,999.91	(499,999.92)	29,999.99
Rent Expense - Outboard			48,174.90	48,174.90		48,174.90
Telephone	-		16,398.18	16,398.18		16,398.18
Travel	1,280.11		20,399.15	21,679.26		21,679.26
Utilities	50,203.96		-	50,203.96		50,203.96
Total Expense	288,091.95	378,216.38	2,250,525.97	2,916,834.30	(499,999.92)	2,416,834.38
Other Income						
Interest Income	2,250.00		13,837.51	16,087.51		16,087.51
Total Other Income	2,250.00	-	13,837.51	16,087.51	-	16,087.51
EBITDA	635,206.11	840,039.37	(68,042.86)	1,407,202.62	-	1,407,202.62
Amortization Expense	-	-	-	-	-	-
Interest Expense	206,326.85	309,394.99	43,501.10	559,222.94	-	559,222.94
Net Income	428,879.26	530,644.38	(111,543.96)	847,979.68	-	847,979.68

Exhibit 4

- 1) Provide a list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements.

Windward Camachee Marina Owner LLC will be using it's sister company Windward Marina St. Augustine to provide funding to the utility. Windward Camachee Marina LLC does not have any financial agreement between Windward Marina St. Augustine and the utility. We have attached the financial statements in Exhibit 3.

Windward Marina St. Augustine
Consolidated Balance Sheet
As of December 2020

	North	South	Services	Holdings	Elimination	Consolidated
ASSETS						
Current Assets						
Checking/Savings						
FCB - Checking NORTH	113,330.17	-	-			113,330.17
FCB - Clearing NORTH	50,068.19	-	-			50,068.19
FCB - Construction NORTH	1,134.38	-	-			1,134.38
Synovus - Holdings				500.00		500.00
FCB - Checking SERVICES	-	-	7,203.59			7,203.59
Centerstate - Checking SERVICES			94,171.82			94,171.82
FCB - Checking SOUTH	-	10,749.92	-			10,749.92
FCB - Clearing SOUTH	-	78,305.03	-			78,305.03
Total Checking/Savings	164,532.74	89,054.95	101,375.41	500.00	-	355,463.10
Accounts Receivable						
Accounts Receivable	0.70	112,948.01	31,740.37	-	-	144,689.08
Other Receivable	45,000.00	-	-	-	-	45,000.00
Total Accounts Receivable	45,000.70	112,948.01	31,740.37	-	-	189,689.08
Inventory						
WP Labor	-	-	45,598.56			45,598.56
WP Material	-	-	116,587.11			116,587.11
WP Sublet	-	-	20,982.00			20,982.00
Parts Inventory	-	-	131,297.67			131,297.67
Total Inventory	-	-	314,465.34	-	-	314,465.34
Other Current Assets						
Intercompany						
Due to/from Windward South	89,395.99	-	(674,101.97)		584,705.98	-
Due to/from Windward North	-	(89,395.99)	(24,974.62)	(150,500.00)	254,870.61	-
Due to/from Services	24,974.62	674,101.97			(699,076.59)	-
Due from Holdings	150,500.00	-	-		(150,500.00)	-
Total Intercompany	264,870.61	584,705.98	(699,076.59)	(150,500.00)	-	-
Due from WW Management	-	-	4,144.23			4,144.23
Due from RF St Aug	-	2,650.00	-			2,650.00
Due from Jacksonville Beach	-	-	69,913.03			69,913.03
Due from Shipyard	-	-	16,302.42			16,302.42
Due from Land Holdings	4,430.00	-	-			4,430.00
Due from Stefan Johansson	15,598.57	-	-			15,598.57
Due from Palm Coast	-	-	387.00			387.00
Due from AYH - Holdings	100.00	-	-			100.00
Due from AYH	15,521.83	-	5,536.67			21,058.50
Other Receivable - Stuart	-	-	282,722.22			282,722.22
Other Receivable - AYH	100,000.00	-	550,000.00			650,000.00
Interest Receivable - AYH	2,250.00	-	14,737.51			16,987.51
Due from Homosassa Springs Marina	-	-	205.77			205.77
Due from Camanchee Yacht Harbor	-	-	117.00			117.00
Due from Amelia Island	-	-	235.00			235.00
Prepaid Expense	-	-	8,035.00			8,035.00
Prepaid Insurance	3,854.95	11,745.84	-			15,600.79
Total Other Current Assets	436,626.96	599,101.82	253,259.26	(150,500.00)	-	1,336,487.04
Total Current Assets	646,159.40	801,104.78	700,840.38	(150,000.00)	-	1,998,104.56
Fixed Assets						
Machinery & Equipment 5yr	182,441.12	982,710.84	89,722.62			1,254,874.58
Building 15yr	874,576.69	1,352,006.79	-			2,226,583.48
Building 39yr	1,015,901.78	1,562,746.58	-			2,578,548.36
Building Improvements	-	53,915.19	-			53,915.19
Land	1,200,000.00	1,800,000.00	-			3,000,000.00
Dredge Machinery	-	-	552,436.00			552,436.00
Land Improvements	-	23,101.68	-			23,101.68
CIP	-	207,538.08	-			207,538.08
Accumulated Depreciation	(1,079,328.32)	(2,376,437.48)	(58,729.21)			(3,514,495.01)
Total Fixed Assets, net	2,193,491.27	3,505,581.88	583,429.41	-	-	6,382,502.36
Intangible Assets						
Lease Commission	281,202.41	-	-			281,202.41
Closing Costs	173,637.58	258,112.36	-			431,749.94
Loan Fees	-	-	7,000.00			7,000.00
Goodwill	917,905.60	1,376,858.40	-			2,294,764.00
Accumulated Amortization	(120,104.40)	(180,157.60)	-			(300,262.00)
Total Intangible Assets, net	1,252,641.19	1,454,813.16	7,000.00	-	-	2,714,454.35
Other Assets						
Investment in St Augustine North	-	-	-	(1,168,433.39)	1,168,433.39	-
Investment in St Augustine South	-	-	-	(1,789,696.22)	1,789,696.22	-
Investment in St Augustine Services	-	-	-	(141,306.82)	141,306.82	-
Deposits - Utility	6,918.39	-	14,229.00			21,147.39
Deposits - Dredge	-	-	16,070.00			16,070.00
TOTAL ASSETS	4,099,210.25	5,861,499.62	1,321,568.79	(3,249,436.43)	3,099,436.43	11,132,278.66

2020
 1/15/18
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Windward Marina St. Augustine
Consolidated Balance Sheet
As of December 2020

	North	South	Services	Holdings	Elimination	Consolidated
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	10,490.26	-	78,033.68	75,000.00		163,523.94
Total Accounts Payable	10,490.26	-	78,033.68	75,000.00	-	163,523.94
Other Current Liabilities						
Deposits	-	-	88,526.02			88,526.02
Accrued Payroll	-	-	22,527.70			22,527.70
Management Fee Payable	-	(1,510.52)	20,437.95			18,927.43
Sales Tax Payable	-	5,820.98	10,797.40			16,618.38
Security Deposits - Tenants	100,000.00	5,100.00				105,100.00
Dredge - Finance	-	-	520,036.82			520,036.82
Accrued Property Taxes	36,000.00	72,825.21				108,825.21
Total Other Current Liabilities	136,000.00	82,235.67	662,325.89	-		880,561.56
Total Current Liabilities	146,490.26	82,235.67	740,359.57	75,000.00		1,044,085.50
Long Term Liabilities						
Loan Payable - FCB Line of Credit	-	-	497,000.00			497,000.00
Loan Payable - CenterState Bank	4,692,274.12	7,038,315.79				11,730,589.91
Loan Payable - SBA PPP			337,060.00			337,060.00
Total Long Term Liabilities	4,692,274.12	7,038,315.79	834,060.00	-	-	12,564,649.91
Total Liabilities	4,838,764.38	7,120,551.46	1,574,419.57	75,000.00	-	13,608,735.41
Equity						
Capital - WW Marina Group (Stefan)				(1,662,218.22)		(1,662,218.22)
Capital - RF St Augustine Marina				(1,662,218.21)		(1,662,218.21)
Capital - WW Marina Holdings	(1,168,433.39)	(1,789,696.22)	(141,306.82)		3,099,436.43	-
Accumulated Deficit	-	-	-	-	-	-
Net Income	428,879.26	530,644.38	(111,543.96)			847,979.68
Total Equity	(739,554.13)	(1,259,051.84)	(252,850.78)	(3,324,436.43)	3,099,436.43	(2,476,456.75)
TOTAL LIABILITIES & EQUITY	4,099,210.25	5,861,499.62	1,321,568.79	(3,249,436.43)	3,099,436.43	11,132,278.66

**Windward Marina St. Augustine
YTD Consolidated Profit & Loss
December 2020**

	North	South	Services	Consolidated	Elimination Entries	Adjusted Consolidated
Ordinary Income/Expense						
Income						
Lease Income - Global Maritek	335,979.90			335,979.90		335,979.90
Lease Income - US Customs	585,068.16			585,068.16		585,068.16
Lease Income - Tenants		92,630.00		92,630.00		92,630.00
Lease Income - Master Lease		499,999.92		499,999.92	(499,999.92)	-
Storage Income		619,971.95		619,971.95		619,971.95
Dockage		928.00	2,003.09	2,931.09		2,931.09
Repair Sales Materials			800,064.21	800,064.21		800,064.21
Repair Sales Labor			2,612,957.12	2,612,957.12		2,612,957.12
Other Labor and Materials			93,850.73	93,850.73		93,850.73
Misc Income	-	24,964.74	211,829.37	236,794.11		236,794.11
Total Income	921,048.06	1,238,494.61	3,720,704.52	5,880,247.19	(499,999.92)	5,380,247.27
Cost of Goods Sold						
Direct Material			608,084.14	608,084.14		608,084.14
Direct Labor		-	822,616.23	822,616.23		822,616.23
Other Labor and Materials		20,238.86	93,850.96	114,089.82	-	114,089.82
Repair Costs		-	27,507.59	27,507.59		27,507.59
Total Cost of Goods Sold	-	20,238.86	1,552,058.92	1,572,297.78	-	1,572,297.78
Gross Margin	921,048.06	1,218,255.75	2,168,645.60	4,307,949.41	(499,999.92)	3,807,949.49
Expense						
Advertising		-	31,176.82	31,176.82		31,176.82
Auto Lease			10,633.91	10,633.91		10,633.91
Bank Charges	43.85	24,499.54	71,729.87	96,273.26		96,273.26
Computer Expenses	-			-		-
Consulting Expense		2,873.41		2,873.41		2,873.41
Contribution			(475.00)	(475.00)		(475.00)
Dues & Subscriptions			2,809.00	2,809.00		2,809.00
Insurance	46,915.59	84,711.56	5,667.08	137,294.23		137,294.23
Landscaping Expense	15,000.00			15,000.00		15,000.00
Licenses and Permits	3,778.05	1,264.07		5,042.12		5,042.12
Bad Debt Expense		8,683.58	-	8,683.58		8,683.58
Office Expenses						
Office Supplies/Expenses	1,568.23	-	58,762.49	60,330.72		60,330.72
Janitorial Expenses	31,799.94			31,799.94		31,799.94
Pest Control	4,738.80			4,738.80		4,738.80
Security Expense	1,992.00			1,992.00		1,992.00
Office Expense Labor	-	60,000.00	169,640.40	229,640.40		229,640.40
Total Office Expenses	40,098.97	60,000.00	229,402.89	328,501.86	-	328,501.86
Job Repair Expenses						
Holiday Pay			135,238.66	135,238.66		135,238.66
Labor Stockroom			45,753.15	45,753.15		45,753.15
Freight			4,734.41	4,734.41		4,734.41
Health Insurance			177,202.06	177,202.06		177,202.06
Warranty work			10,395.22	10,395.22		10,395.22
Equipment Rental	-		498.08	498.08		498.08
Tools & repair		-	18,258.05	18,258.05		18,258.05
Fuel			3,653.05	3,653.05		3,653.05
Employer Payroll taxes			107,281.31	107,281.31		107,281.31
Utilities			98,345.58	98,345.58		98,345.58
Supplies			20,253.64	20,253.64		20,253.64
Misc Plant Expense			12,208.86	12,208.86		12,208.86
Workers Comp Insurance			48,972.00	48,972.00		48,972.00
Total Job Repair Expenses	-	-	682,794.07	682,794.07	-	682,794.07
Real Estate Tax Expense	36,000.00	83,978.10	-	119,978.10		119,978.10
Repairs and Maintenance	23,178.93	35,741.76	50,021.60	108,942.29		108,942.29
Professional Fees	6,653.92	21,852.07	13,267.61	41,773.60		41,773.60
Accounting Fees	14,000.03	14,000.04	14,000.04	42,000.11		42,000.11
Management Fees	50,657.60	40,612.25	199,792.79	291,062.64		291,062.64
Meals & Entertainment			5,434.86	5,434.86		5,434.86
Payroll			319,318.27	319,318.27		319,318.27
Postage	280.94		980.02	1,260.96		1,260.96
Rent Expense - Master Lease			529,999.91	529,999.91	(499,999.92)	29,999.99
Rent Expense - Outboard			48,174.90	48,174.90		48,174.90
Telephone	-		16,398.18	16,398.18		16,398.18
Travel	1,280.11		20,399.15	21,679.26		21,679.26
Utilities	50,203.96		-	50,203.96		50,203.96
Total Expense	288,091.95	378,216.38	2,250,525.97	2,916,834.30	(499,999.92)	2,416,834.38
Other Income						
Interest Income	2,250.00		13,837.51	16,087.51		16,087.51
Total Other Income	2,250.00	-	13,837.51	16,087.51	-	16,087.51
EBITDA	635,206.11	840,039.37	(68,042.86)	1,407,202.62	-	1,407,202.62
Amortization Expense	-	-	-	-	-	-
Interest Expense	206,326.85	309,394.99	43,501.10	559,222.94	-	559,222.94
Net Income	428,879.26	530,644.38	(111,543.96)	847,979.68	-	847,979.68

Exhibit 6

- 1) Exhibit 6 - Provide the buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities.

Camachee Marina Owner LLC have retained the existing plant operators and office personnel and ensure the continued operation of the utility.

Exhibit 7

Exhibit 7 - Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.

A portion of Government Lot 3, Section 5, and a Portion of Government Lot 2, Section 8, of Township 7 South, Range 30 East, St. Johns County, Florida.

exhibit 10

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 8-21-039

\$12,000,000.00 – Purchase Price

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of August, 2021, by CAMACHEE COVE YACHT HARBOR, INC., a Florida corporation and CAMACHEE ISLAND COMPANY, INC., a Florida corporation, collectively called “Grantor” to WINDWARD CAMACHEE MARINA OWNER LLC, a Delaware limited liability company, whose post office address is 2999 NE 191st Street, Suite 800, Aventura, Florida 33180, hereinafter called “Grantee”.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns, Florida, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE “PROPERTY”)

Parcel Identification Nos. 149190-0000; 149190-0030; 149190-2001; 149190-2003; 149190-2010; 149190-2020; 149280-0000 and 149420-0000.

TOGETHER WITH all easements, tenements, hereditaments and appurtenances thereto.

SUBJECT TO:

1. Taxes for the year 2021 and subsequent years.
2. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Property, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

3. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying or formerly lying between the body of water abutting the Property and the natural line of vegetation, bluff, extreme high-water line or other apparent boundary lines separating the publicly used area from the upland private area, as it may have existed prior to the construction, if any, of sea wall or bulkhead thereon.

All covenants, conditions, restrictions, limitations, reservations, easements, agreements and other matters of record affecting the Property, if any, but this provision shall not operate to reimpose the same (collectively, the "Permitted Exceptions").

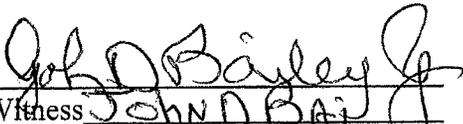
Subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise, except that riparian rights and littoral rights, if any, are not warranted by Grantor.

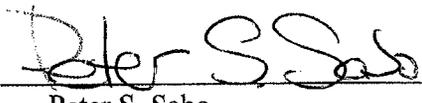
This Deed also assigns and conveys to Grantee all rights of Camachee Island Company, Inc., as successor in interest to Quartel Corporation, a Florida corporation, in and to that right to purchase certain adjoining lands more particularly described and reserved in Special Warranty Deed recorded in Official Records 943, Page 236, as corrected in Official Records 1373, Page 1444, public records of St. Johns County, Florida, including, without limitation, the right to purchase lands described therein.

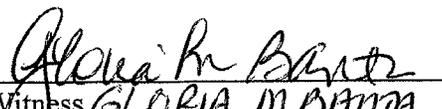
IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed all on the day and year first above written.

Signed, sealed and delivered
in the presence of:

CAMACHEE COVE YACHT HARBOR,
INC., a Florida corporation


Witness JOHN D. BAILEY
(type or print name)

By: 
Peter S. Sabo
Its President
3070 Harbor Drive, Camachee Island
St. Augustine, Florida 32084


Witness GLORIA M. BAMA
(type or print name)

CAMACHEE ISLAND COMPANY, INC.,
a Florida corporation

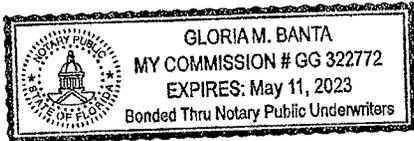
John D Bailey Jr
Witness JOHN D BAILEY JR
(type or print name)

By: *Peter S Sabo*
Peter S. Sabo
Its President
3070 Harbor Drive, Camachee Island
St. Augustine, Florida 32084

Gloria M Banta
Witness GLORIA M BANTA
(type or print name)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

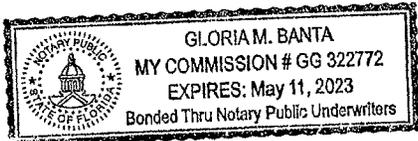
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of August, 2021, by Peter S. Sabo, as President of Camachee Cove Yacht Harbor, Inc., a Florida corporation, on behalf of the corporation. He () is personally known to me or () has produced a valid driver's license as identification.



Gloria M Banta
Notary Public
My commission expires _____
My commission number _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of August, 2021, by Peter S. Sabo, as President of Camachee Island Company, Inc., a Florida corporation, on behalf of the corporation. He () is personally known to me or () has produced a valid driver's license as identification.



Gloria M Banta
Notary Public
My commission expires _____
My commission number _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A

A PORTION OF GOVERNMENT LOT 3, SECTION 5, AND A PORTION OF GOVERNMENT LOT 2, SECTION 8, OF TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT AN OLD RED CEDAR POST DESCRIBED IN DEEDS AS MARKING THE SOUTHWEST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT 3 SECTION 5; THENCE NORTH 21°03'00" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 686.19 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF CAMACHEE ISLAND HOMESITES, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 24, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 60°12'45" EAST, ALONG SAID SOUTHERLY BOUNDARY AND WESTERLY PROLONGATION THEREOF, A DISTANCE OF 173.35 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY OF CAMACHEE ISLAND HOMESITES; THENCE SOUTH 24°04'14" EAST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 89.14 FEET TO A POINT LYING IN A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 217.24 FEET, AND DEFINING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HARBOR DRIVE, (A 40 FOOT PRIVATE ROAD SHOWN) ON PLAT OF CAMACHEE ISLAND HARBOR LOTS, MAP BOOK 22, PAGES 13 THROUGH 16, PUBLIC RECORDS; THENCE SOUTHWESTERLY, AROUND THE ARC OF SAID 217.24 FOOT RADIUS CURVE AND THROUGH A CENTRAL ANGLE OF 52°05'48", FOR AN ARC DISTANCE OF 197.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 16°54'28" WEST, 190.79 FEET; THENCE SOUTH 09°08'26" EAST, TANGENT TO SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE, A DISTANCE OF 253.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.08 FEET; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT -OF- WAY LINE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°35'26", FOR AN ARC DISTANCE OF 58.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°56'09" EAST, 57.62 FEET; THENCE SOUTH 34°43'52" EAST, TANGENT TO SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE, A DISTANCE OF 297.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 445.02 FEET; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'41" FOR AN ARC DISTANCE OF 144.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°27'32" EAST, 143.41 FEET; THENCE SOUTH 16°11'11" EAST, TANGENT TO SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE, A DISTANCE OF 244.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1625.56 FEET; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'54", FOR AN ARC DISTANCE OF 45.35 FEET TO THE POINT OF TANGENCY OF

SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 16°59'08" EAST, 45.35 FEET; THENCE SOUTH 17°47'05" EAST, TANGENT TO SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE, A DISTANCE OF 282.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 316.48 FEET; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT -OF- WAY LINE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'41", FOR AN ARC DISTANCE OF 143.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°46'26" EAST, 142.27 FEET; THENCE SOUTH 43°45'46" EAST, TANGENT TO SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HARBOR DRIVE, A DISTANCE OF 18.13 FEET TO A POINT LYING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, AS NOW ESTABLISHED FOR A WIDTH OF 200 FEET; THENCE SOUTH 48°31'00" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 84.84 FEET TO A POINT LYING IN THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 531, PAGE 8, PUBLIC RECORDS, AND IN THE WESTERLY LINE OF THE AFOREMENTIONED GOVERNMENT LOT 2; THENCE NORTH 21°03'00" WEST, ALONG SAID WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGE 8, AND WESTERLY LINE OF GOVERNMENT LOT 21, A DISTANCE OF 1022.21 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND LYING IN AND BEING A PORTION OF GOVERNMENT LOT 3, SECTION 5, AND A PORTION OF GOVERNMENT LOT 2, SECTION 8, OF TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING PARTLY COMPRISED OF TRACT "B" AND A PORTION OF TRACT "A", AS SHOWN ON PLAT OF CAMACHEE ISLAND HARBOR LOTS RECORDED IN MAP BOOK 22, PAGES 13 THROUGH 16 OF THE PUBLIC RECORDS OF SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT AN OLD RED CEDAR POST DESCRIBED IN DEEDS AS MARKING THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 5, OF THE AFOREMENTIONED TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 21°03'00" EAST, ALONG THE WESTERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 2, SECTION 8, AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 531, PAGE 8, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FOR A DISTANCE OF 1022.21 FEET TO A POINT LYING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, (AS NOW ESTABLISHED FOR A WIDTH OF 200 FEET); THENCE NORTH 48°31'00" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF- WAY LINE, A DISTANCE OF 124.87 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 48°31'00" EAST, ALONG THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF- WAY LINE OF STATE ROAD A-1-A, FOR A DISTANCE OF 256.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2392.00 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT -OF- WAY LINE AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'12", FOR AN ARC DISTANCE OF 111.47 FEET

TO A POINT LYING IN THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGE 8, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°51'06" EAST, 111.46 FEET; THENCE NORTH 00°31'00" WEST, DEPARTING THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGE 8, A DISTANCE OF 718.30 FEET TO A POINT LYING IN THE SOUTHERLY LINE OF LANDS DESIGNATED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 91, PAGE 175, PUBLIC RECORDS; THENCE NORTH 67°03'00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 115.75 FEET; THENCE NORTH 22° 57'00" WEST, A DISTANCE OF 24.24 FEET TO AN ANGLE POINT IN THE LANDWARD EDGE OF AN EXISTING CONCRETE BULKHEAD, SAID LANDWARD EDGE OF THE BULKHEAD BEING THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED CAMACHEE ISLAND HARBOR LOTS, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 22, PAGES 13 THROUGH 16, PUBLIC RECORDS; THENCE ALONG AND WITH THE BOUNDARY OF SAID CAMACHEE ISLAND HARBOR LOTS, AND ALONG THE LANDWARD EDGE OF SAID CONCRETE BULKHEAD, THE FOLLOWING COURSES: NORTH 65°41'27" WEST, A DISTANCE OF 36.19 FEET; THENCE NORTH 56°18'03" WEST, A DISTANCE OF 59.62 FEET; THENCE NORTH 42°35'57" WEST, A DISTANCE OF 22.82 FEET TO THE MOST SOUTHERLY CORNER OF TRACT "A", AS SHOWN ON SAID PLAT OF CAMACHEE ISLAND HARBOR LOTS; THENCE ALONG AND WITH THE BOUNDARY OF SAID TRACT "A" AND DEPARTING SAID SOUTHERLY BOUNDARY OF CAMACHEE ISLAND HARBOR LOTS, NORTH 48°48'51" EAST, A DISTANCE OF 9.01 FEET; THENCE NORTH 41°11'09" WEST, A DISTANCE OF 40.28 FEET; THENCE NORTH 01°49'41" WEST, A DISTANCE OF 54.70 FEET TO A POINT LYING IN THE CURVE OF A CUL-DE-SAC AT THE END OF HARBOR DRIVE, A 40 FOOT PRIVATE ROAD SHOWN ON AFOREMENTIONED PLAT OF CAMACHEE ISLAND HARBOR LOTS, SAID CUL-DE-SAC CURVE HAVING A RADIUS OF 50.00 FEET AND DEFINING THE RIGHT -OF- WAY LINE OF SAID HARBOR DRIVE; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY, ALONG THE WESTERLY RIGHT- OF-WAY LINE OF SAID HARBOR DRIVE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 169°18'28", FOR AN ARC DISTANCE OF 147.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 11°46'43" WEST, 99.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LYING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°04'30", FOR AN ARC DISTANCE OF 41.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 25°20'16" EAST, 36.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LYING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 55.00 FEET; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE A 40°00'00", FOR AN ARC DISTANCE OF 38.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°11'59" WEST, 37.62 FEET; THENCE NORTH 62°11'59" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 78.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 295.00 FEET; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'39" FOR AN ARC DISTANCE OF 24.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD

WHICH BEARS NORTH 59°52'35" WEST, 23.99 FEET TO THE NORTHEASTERLY CORNER OF LOT 15, AS SHOWN ON AFOREMENTIONED PLAT OF CAMACHEE ISLAND HARBOR LOTS; THENCE SOUTH 30°53'44" WEST, ALONG THE EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 58.52 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 55°30'21" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 15, A DISTANCE OF 61.91 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 15 AND 16, OF SAID CAMACHEE ISLAND HARBOR LOTS; THENCE NORTH 81°12'32" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 59.04 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 16 AND 17 OF SAID CAMACHEE ISLAND HARBOR LOTS; THENCE SOUTH 86°44'07" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 17, A DISTANCE OF 60.61 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 17 AND 18 OF SAID CAMACHEE ISLAND HARBOR LOTS; THENCE SOUTH 82°55'53" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 18, A DISTANCE OF 65.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 83°00'56" WEST, A DISTANCE OF 17.99 FEET TO AN ANGLE POINT IN THE WESTERLY BOUNDARY OF SAID CAMACHEE ISLAND HARBOR LOTS, SAID ANGLE POINT ALSO LYING IN THE SOUTHERLY BOUNDARY OF LANDS DESIGNATED AS PARCEL "B" IN EXHIBIT 11C11 OF THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 721, PAGE 406, PUBLIC RECORDS; THENCE SOUTH 82°56'01" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS DESIGNATED AS PARCEL "B", A DISTANCE OF 7.97 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "B", AND ALONG THE SOUTHERLY BOUNDARY OF LANDS DESIGNATED AS THE RECREATIONAL PARCEL IN EXHIBIT "C" OF THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 605, PAGE 166, PUBLIC RECORDS, SOUTH 69°05'50" WEST, A DISTANCE OF 126.95 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF SAID RECREATIONAL PARCEL; THENCE SOUTH 54°30'32" WEST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID RECREATIONAL PARCEL, A DISTANCE OF 72.15 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG THE BOUNDARY OF SAID RECREATIONAL PARCEL AND ALONG THE EASTERLY BOUNDARY OF LANDS DESIGNATED AS PARCEL "A" IN EXHIBIT "C" OF THE AFOREMENTIONED "DECLARATION OF CONDOMINIUM" RECORDED IN OFFICIAL RECORDS BOOK 605, PAGE 166, SOUTH 20°57'58" WEST, A DISTANCE OF 62.61 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID PARCEL "A"; THENCE CONTINUE ALONG AND WITH THE BOUNDARY OF SAID PARCEL "A" THE FOLLOWING COURSES; SOUTH 00°31'01" WEST, A DISTANCE OF 108.10 FEET; THENCE SOUTH 26°11'49" EAST, A DISTANCE OF 68.30 FEET; THENCE SOUTH 27°59'18" EAST, A DISTANCE OF 92.07 FEET; THENCE SOUTH 74°00'42" WEST, A DISTANCE OF 104.45 FEET; THENCE SOUTH 15°59'18" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 55°30'42" WEST, DEPARTING SAID BOUNDARY OF PARCEL "A", A DISTANCE OF 5.28 FEET TO A POINT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HARBOR DRIVE, (A 40 FOOT PRIVATE ROAD) SHOWN ON PLAT OF CAMACHEE ISLAND HARBOR LOTS; THENCE SOUTH 34°43'52" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 485.02 FEET; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'41" FOR AN ARC DISTANCE OF 156.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°27'32" EAST, 156.30 FEET; THENCE SOUTH 16°11'11" EAST, TANGENT TO SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE,

OF HARBOR DRIVE, A DISTANCE OF 244.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1585.56 FEET; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}35'54''$, FOR AN ARC DISTANCE OF 44.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $16^{\circ}59'08''$ EAST, 44.23 FEET; THENCE SOUTH $17^{\circ}47'05''$ EAST, TANGENT TO SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARBOR DRIVE, A DISTANCE OF 282.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 276.48 FEET; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}58'41''$ FOR AN ARC DISTANCE OF 125.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $30^{\circ}46'26''$ EAST, 124.29 FEET; THENCE TANGENT TO SAID CURVE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE AND ALONG THE SOUTHEASTERLY PROLONGATION THEREOF, SOUTH $43^{\circ}45'46''$ EAST, A DISTANCE OF 19.72 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PART RECORDED IN OFFICIAL RECORDS BOOK 559, PAGE 385; OFFICIAL RECORDS BOOK 690, PAGE 1229; OFFICIAL RECORDS BOOK 961, PAGE 1884; AND OFFICIAL RECORDS BOOK 943, PAGE 236, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL C

A PORTION OF GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT AN OLD RED CEDAR POST DESCRIBED IN DEEDS AS MARKING THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 5, OF THE AFOREMENTIONED TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH $21^{\circ}03'00''$ EAST, ALONG THE WESTERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 2, SECTION 8, AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 531, PAGE 8, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FOR A DISTANCE OF 1235.64 FEET TO A POINT LYING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, (AS NOW ESTABLISHED FOR A WIDTH OF 200 FEET), SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH $21^{\circ}03'00''$ EAST, ALONG THE WESTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGE 8, A DISTANCE OF 197.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH $83^{\circ}57'00''$ EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 231.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH $00^{\circ}31'00''$ WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 422.28 FEET TO A POINT LYING IN THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH $48^{\circ}31'00''$ WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 396.17 FEET TO THE POINT OF BEGINNING.

PARCEL D

A PARCEL OF LAND LYING SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, OF SAID SECTION 8; THENCE SOUTH 21°03'00" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 2 AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGE 8, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FOR A DISTANCE OF 1022.21 FEET TO THE NORTHERLY RIGHT-OF-WAY STATE ROAD A-1-A; THENCE NORTH 48°31'00" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 381.63 TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2392.00, DELTA OF 02°40'11" AND ARC LENGTH OF 111.46 FEET; THENCE ALONG THE CHORD OF SAID CURVE, NORTH 49°51'06" EAST, 111.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2392.00 FEET, DELTA OF 00°55'09", ARC LENGTH OF 38.38 FEET, CHORD BEARING OF NORTH 51°38'46" EAST, AND CHORD DISTANCE OF 38.38 FEET TO A POINT LYING ON THE EDGE OF THE MARSH OF THE NORTH RIVER, ALSO BEING KNOWN AS REFERENCE POINT "A"; THENCE BEGIN AGAIN AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE NORTH 00°31'00" WEST, 559.09 FEET TO A POINT LYING ON THE NORTH EDGE OF A BULKHEAD; THENCE NORTH 70°21'10" EAST, ALONG SAID NORTH LINE OF A BULKHEAD, 39 FEET TO THE CORNER OF SAID BULKHEAD; THENCE MEANDER SOUTHERLY ALONG THE EDGE OF THE AFOREMENTIONED MARSH LINE, 556 FEET TO THE AFOREMENTIONED REFERENCE POINT "A".

PARCEL E

LOT 1, CAMACHEE ISLAND HARBOR LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 22, PAGES 13 THROUGH 16 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL F

LOT 2, CAMACHEE ISLAND HARBOR LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 22, PAGES 13 THROUGH 16 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcels A, B, C, D, E and F described above constitute the upland portions of the lands described as Parcels 1 through 7 below.

Parcel 1

Government Lot 3 of Section 5; Government Lot 2 of Section 6 and Government Lot 2 of Section 8, all in Township 7 South, Range 30 East, St. Johns County, Florida. Excepting herefrom any part in any road right of way as now established; also excepting any part contained in Deed Book 206, page 21; further excepting any part in Official Records Book 91, page 175; Official Records Book 531, page 1 and re-recorded in Official Records Book 549, page 253; Official Records Book 559, page

385; Official Records Book 808, page 336; Official Records Book 846, page 1890; Official Records Book 943, page 236 and Corrective Warranty Deed recorded in Official Records Book 1373, page 1444; Official Records Book 961, page 1884; Official Records Book 961, page 1888 and Official Records Book 1632, page 426, of the public records of St. Johns County, Florida.

Parcel 2

a) Tract of land in Government Lot 3 of Section 5; Government Lot 2 of Section 8, both in Township 7 South, Range 30 East, St. Johns County, Florida.

The north boundary being described as follows:

For a point of reference commence at an old red cedar post marking the southwest corner of said Lot 3; thence east, along the south line of said Lot 3, a distance of 70.4 feet to a concrete monument; thence continue east, a distance of 296.03 feet; thence North 27 degrees 41 minutes West, a distance of 915 feet to a point on the north line of the parcel being described and the Point of Beginning; thence North 67 degrees 03 minutes East to the marsh of North River; thence from the Point of Beginning, South 67 degrees 03 minutes West to the west line of said Government Lot 3.

The south boundary being described as follows:

For a point of reference commence at an old red cedar post marking the southwest corner of said Lot 3; thence east, along the south line of said Lot 3, a distance of 70.4 feet to a concrete monument; thence South 41 degrees 40 minutes East, a distance of 185.74 feet to a point on the south line of the parcel being described and the Point of Beginning; thence North 67 degrees 03 minutes East to the marsh of the North River; thence, from the Point of Beginning; South 67 degrees 03 minutes West to the west line of said Government Lot 2.

b) A Tract of land in Government Lot 3 of Section 5 in Township 7 South, Range 30 East, St. Johns County, Florida.

The north boundary being described as follows:

For a point of reference commence at an old red cedar post marking the southwest corner of said Lot 3; thence east, along the south line of said Lot 3, a distance of 70.4 feet to a concrete monument; thence continue east, a distance of 296.03 feet; thence North 27 degrees 41 minutes West, a distance of 1437.14 feet; thence North 11 degrees 45 minutes West, a distance of 454.44 feet; thence North 82 degrees 39 minutes West, a distance of 62.56 feet to a point on the north line of the parcel being described and the Point of Beginning. Also being the south line of the property described in Deed Book 213, page 263, of the public records of St. Johns County, Florida; thence North 77 degrees 44 minutes East to the marsh of the North River; thence, from the Point of Beginning, South 77 degrees 44 minutes West, to the west line of said Government Lot 3.

The south boundary being described as follows:

For a point of reference commence at an old red cedar post marking the southwest corner of said Lot 3; thence east, along the south line of said Lot 3, a distance of 70.4 feet to a concrete monument; thence continue east, a distance of 296.03 feet; thence North 27 degrees 41 minutes West, a distance of 915 feet to a Point on the south line of the parcel being described and the Point of Beginning; thence North 67 degrees 03 minutes East to the marsh of the North River; thence, from the Point of Beginning, South 67 degrees 03 minutes West to the west line of said Government Lot 3.

Excepting from Parcel 2 any part in any road right of way as now established; any part described in Deed Book 213, page 262; Official Records Book 531, page 1 and re-recorded in Official Records Book 549, page 253; Official Records Book 559, page 385; Official Records Book 690, page 1229; Official Records Book 808, page 336, Official Records Book 943, page 236 and Corrective Warranty Deed recorded in Official Records Book 1373, page 1444; Official Records Book 1632, page 426; further excepting any part of Camachee Island Homesites recorded in Map Book 24, page 1 through 5, all of the public records of St. Johns County, Florida.

Parcel 3

A Tract of land in Government Lot 3 of Section 5 in Township 7 South, Range 30 East, St. Johns County, Florida. (Known as Easement Parcel A)

Being bounded on the north by Harbour Pointe at Camachee Island Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 721, page 358, of the public records of St. Johns County, Florida; being bounded on the south and west by the lands described in Parcel 2 above; and being bounded on the east by Parcel 4 described below.

Parcel 4

Tracts A and B, Camachee Island Harbor Lots, according to the plat thereof recorded in Map Book 22, page 13 through 16, of the public records of St. Johns County, Florida. Less and excepting any part described in Official Records Book 796, page 633 and re-recorded in Official Records Book 831, page 2013, said public records.

Parcel 5

A PORTION OF A 40 FEET WIDE PRIVATE RIGHT OF WAY IN GOVERNMENT LOT 2 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND SHOWN ON THE PLAT OF CAMACHEE ISLAND HARBOR LOTS, RECORDED IN MAP BOOK 22, PAGES 13 THROUGH 16 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (HIGHWAY A-1-A) WITH THE EASTERLY RIGHT OF WAY LINE OF A, 40 FEET WIDE PRIVATE RIGHT OF WAY AS SHOWN ON THE PLAT OF CAMACHEE ISLAND HARBOR LOTS, RECORDED IN MAP BOOK 22, PAGES 13 THROUGH 16 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 46 DEGREES, 14 MINUTES, 14 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200,

40.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 40 FEET WIDE PRIVATE RIGHT OF WAY; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 40 FEET WIDE PRIVATE RIGHT OF WAY AS SHOWN ON SAID PLAT OF CAMACHEE ISLAND HARBOR LOTS THE FOLLOWING SIX COURSES: 1) THENCE NORTH 43 DEGREES, 45 MINUTES, 46 SECONDS WEST, 18.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 316.48 FEET AND A CENTRAL ANGLE OF 25 DEGREES 58 MINUTES 41 SECONDS; 2) THENCE ALONG THE ARC OF SAID CURVE 143.49 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES, 46 MINUTES, 26 SECONDS WEST, 142.27 FEET; 3) THENCE NORTH 17 DEGREES, 47 MINUTES, 05 SECONDS WEST, 282.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1625.56 FEET AND A CENTRAL ANGLE OF 01 DEGREES, 35 MINUTES, 54 SECONDS; 4) THENCE ALONG THE ARC OF SAID CURVE 45.35 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES, 59 MINUTES, 08 SECONDS WEST, 45.35 FEET; 5) THENCE NORTH 16 DEGREES, 11 MINUTES, 11 SECONDS WEST, 244.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 445.02 FEET AND A CENTRAL ANGLE OF 18 DEGREES, 32 MINUTES, 41 SECONDS; 6) THENCE ALONG THE ARC OF SAID CURVE 144.04 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES, 27 MINUTES, 31 SECONDS WEST, 143.41 FEET; THENCE NORTH 55 DEGREES, 16 MINUTES, 08 SECONDS EAST DEPARTING AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SAID 40 FEET WIDE PRIVATE RIGHT OF WAY, 40 FEET TO A POINT ON THE EASTERLY RIGHT OF LINE THEREOF, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 485.02 FEET AND A CENTRAL ANGLE OF 18 DEGREES, 32 MINUTES, 41 SECONDS; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF THE 40 FEET WIDE PRIVATE RIGHT OF WAY AS SHOWN ON SAID PLAT OF CAMACHEE ISLAND HARBOR LOTS THE FOLLOWING SIX COURSES; THENCE ALONG THE ARC OF SAID CURVE 156.98 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES, 27 MINUTES, 31 SECONDS EAST, 156.30 FEET; 2) THENCE SOUTH 16 DEGREES 11 MINUTES, 11 SECONDS EAST, 244.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1585.56 FEET AND A CENTRAL ANGLE OF 01 DEGREES, 35 MINUTES, 54 SECONDS; 3) THENCE ALONG THE ARC OF SAID CURVE 44.23 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE SOUTH 16 DEGREES, 59 MINUTES, 08 SECONDS EAST, 44.23 FEET; 4) THENCE SOUTH 17 DEGREES, 47 MINUTES, 05 SECONDS EAST, 282.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 276.48 FEET AND A CENTRAL ANGLE OF 25 DEGREES, 58 MINUTES, 41 SECONDS; 5) THENCE ALONG THE ARC OF SAID CURVE 125.36 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES, 46 MINUTES, 26 SECONDS EAST, 124.29 FEET; 6) THENCE SOUTH 43 DEGREES, 45 MINUTES, 46 SECONDS EAST, 18.81 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (HIGHWAY A-1-A) AND THE POINT OF BEGINNING.

Parcel 6

Lot 1, Camachee Island Harbor Lots, according to the plat thereof recorded in Map Book 22, page 13 through 16, of the public records of St. Johns County, Florida.

Parcel 7

Lot 2, Camachee Island Harbor Lots, according to the plat thereof recorded in Map Book 22, page 13 through 16, of the public records of St. Johns County, Florida

Parcel 8

Those certain pieces, parcels and tracts of land located in St. Johns County, Florida, more particularly described as follows:

All of Government Lot 3 of Section 5, Township 7 South, Range 30 East, and all of Government Lot 2 of Section 6, Township 7 South, Range 30 East, situate, lying and being North of a line running across that certain land now commonly known as Barnetts Island, formerly known as Comatchie Island, which line is particularly described as follows:

Beginning at a concrete monument 1712.84 feet due North and 442.63 feet due West of the Southwest corner of said Government Lot 3 of said Section 5, Township 7 South, Range 30 East (said Southwest corner of said Government Lot 3 of said Section 5, Township 7 South, Range 30 East is marked by a red cedar post and is on the South line of said Section 5, Township 7 South, Range 30 East); from said point of beginning run South 77 degrees, 44 minutes West to the marsh lying Westerly of said island; thence returning to said point of beginning run North 77 degrees, 44 minutes East therefrom to the marsh of North River.

ALSO:

All that part of the unsurveyed portion of Section 6 of Township 7 South, Range 30 East, which is adjacent to said Lot 2 of said Section 6, Township 7 South, Range 30 East, and lies East and South of Rio Moze or Robinson Creek.

Less and excepting from Parcel 8, any part conveyed in Official Records Book 846, page 1890; and excepting any part in Camachee Island Homesites recorded in Map Book 24, pages 1 through 5 of the public records of St. Johns County, Florida.

TOGETHER WITH the non-exclusive easement for ingress and egress over the Residential Access road described in the Declaration of Easement and Use and Maintenance Agreement recorded in Official Records Book 559, page 388, of the public records of St. Johns County, Florida, and

TOGETHER WITH the non-exclusive easement for ingress and egress reserved over Parcel "D" in the Warranty Deed recorded in Official Records Book 690, page 1229 of the public records of St. Johns County, Florida, and

TOGETHER WITH the non-exclusive easement for ingress and egress over Harbor Drive and Waterway Court of Camachee Island Harbor Lots, according to the plat

thereof recorded in Map Book 22, page 13, as reserved in the Quit Claim Deed recorded in Official Records Book 796, page 633 and re-recorded in Official Records Book 831, page 2013, all of the public records of St. Johns County, Florida.



exhibit 11
St. Johns River
Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

August 19, 2016

Camachee Cove Yacht Harbor
3070 Harbor Dr
St Augustine, FL 32084-2123

SUBJECT: Consumptive Use Permit Number 1381-5
Camachee Island

Dear Sir/Madam:

Enclosed is your permit authorized by the St. Johns River Water Management District on August 19, 2016.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this permit becoming null and void.

Also, be advised that the District will not publish a notice in the newspaper advising the public that it has issued this permit. Enclosed is information on publishing notice of the permit. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire.

The enclosed permit is a legal document and should be kept with your other important records. Please read the permit and conditions carefully since the referenced conditions may require submittal of additional information. Where possible, please submit all information required to comply with permit conditions, electronically, at www.sjrwmd.com/permitting via the District's e-Permitting portal. If you have any questions concerning the conditions of your permit, please contact Edmund Ulrich in the Jacksonville Service Center at (904) 448-7928.

Sincerely,

Margaret Daniels, Office Director
Office of Business and Administrative Services

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
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ST. AUGUSTINE

Maryam H. Ghyabi
ORMOND BEACH

Ron Howse
COCOA

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 1381-5

DATE ISSUED: August 19, 2016

PROJECT NAME: Camachee Island

A PERMIT AUTHORIZING:

By letter modification, the District authorizes the use, as limited by the attached conditions, removal of non-substantial permit conditions for a minor individual permit and the continued use of 31.22 million gallons per year (mgy) of groundwater from the Upper Floridan aquifer for public supply use.

LOCATION:

Site: Camachee Island
St. Johns County

SECTION(S):
8

TOWNSHIP(S):
7S

RANGE(S):
30E

ISSUED TO:

Camachee Cove Yacht Harbor
3070 Harbor Dr
St Augustine, FL 32084-2123

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

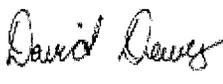
This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated August 19, 2016

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: 

David Dewey
Regulatory Coordinator

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 1381-5
Camachee Island
DATE ISSUED August 19, 2016

1. With advance notice to the permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the permittee must adhere to the water shortage restrictions, as specified by the District. The permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.
3. Prior to the construction, modification or abandonment of a well, the permittee must obtain a water well permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, F.A.C. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification, or abandonment is other than that specified and described on the consumptive use permit application form.
4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
5. The permittee's consumptive use of water as authorized by this permit shall not interfere with legal uses of water existing at the time of permit application. If interference occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the interference, unless the interference associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
6. The permittee's consumptive use of water as authorized by this permit shall not have significant adverse hydrologic impacts to off-site land uses existing at the time of permit application. If significant adverse hydrologic impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.
7. The permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where permittee's control of the land subject to the permit was demonstrated through a lease, the permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40C-1.612, F.A.C. Alternatively, the permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
8. The permittee's consumptive use of water as authorized by this permit shall not significantly and adversely impact wetlands, lakes, rivers, or springs. If significant adverse impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.

9. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to significant saline water intrusion. If significant saline water intrusion occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the saline water intrusion, unless the saline water intrusion associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
10. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to flood damage. If the permittee's consumptive use causes or contributes to flood damage, the District shall revoke the permit, in whole or in part, to curtail or abate the flood damage, unless the flood damage associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
11. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve, or other withdrawal facility as provided by Rule 40C-2.401, F.A.C. The permittee shall notify the District in the event that a replacement tag is needed.
12. All consumptive uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
13. A permittee may seek modification of any term of an unexpired permit. The permittee is advised that Section 373.239, F.S., and Rule 40C-2.331, F.A.C., are applicable to permit modifications.
14. The permittee's consumptive use of water as authorized by this permit shall not reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S. If the permittee's use of water causes or contributes to such a reduction, then the District shall revoke the permit, in whole or in part, unless the permittee implements all provisions applicable to the permittee's use in a District-approved recovery or prevention strategy.
15. This permit does not convey to the permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
16. All submittals made to demonstrate compliance with this permit must include CUP number 1381-5 labeled on the submittal. Submittals should be made on-line at www.sjrwmd.com/permitting whenever possible.
17. This permit will expire on May 19, 2023.
18. Maximum annual groundwater withdrawals from the Upper Floridan aquifer for public supply use (household, commercial, irrigation, water utility) must not exceed 31.22 million gallons.
19. By January 31 each year, the permittee shall submit a completed Annual Statement of Continuing Use form to the District. The preferred method of submittal is www.sjrwmd.com/permitting.

20. In order to ensure that the volume of water withdrawn and recorded by the permittee is accurate to within +/- 5% of actual flow (+/- 10% of flow when using an alternative method), the meter accuracy or flow rate from each withdrawal point must be validated once every 10 years and recorded on either the Flow Meter Accuracy Report Form (EN-51) or Alternative Method Flow Verification Report Form (whichever form is applicable). The validation documents must be provided to the District upon request.
21. The permittee shall maintain monthly records of water use, by source, for the permitted project and shall provide the records to the District upon request. The records must be maintained for the life of the permit.
22. The permittee must maintain all flowmeters and alternative methods for measuring flow. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.

Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Camachee Cove Yacht Harbor
3070 Harbor Dr
St Augustine, FL 32084-2123

This 19th day of August, 2016.



Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 1381-5

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Office Director
Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that on _____ the District issued Permit No. _____ for a Consumptive Use Permit to serve (type of project) _____ activities. The total allocation authorized is _____ mgd of (groundwater/surface water). The project is located in _____ County, Section(s) _____, Township _____ South, Range _____ East. The permit applicant is _____.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the St. Johns River Water Management District (District) staffs' analysis on the above-listed compliance report(s) and associated permit(s), please submit your request to Office Director, Office of Business and Administrative Services, PO Box 1429, Palatka, FL 32178-1429. You may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting/index.html. To obtain information on how to find and view a TSR, visit https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html, and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, F.A.C.), which is available for viewing at www.sjrwmd.com. The District will not accept a petition sent by facsimile (fax). Mediation may be available if you meet the conditions stated in the full Notice of Rights (see last paragraph).

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, F.S., Chapter 28-106, F.A.C., and Rule 40C-1.1007, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the Consumptive Use Permit Application(s) described above. You can also request the Notice of Rights by contacting the Office Director, Office of Business and Administrative Services, P. O. Box 1429, Palatka, FL 32178, phone (386) 329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

exhibit 12



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

July 12, 2021

Peter Sabo, President
Camachee Island Company
3070 Harbor Drive
St. Augustine, FL 32084

PSabo@CamacheeYachtYard.com

**Re: Camachee Cove Yacht Harbor Utility
PWS ID No. 2554166
St. Johns County – Drinking Water**

Dear Mr. Sabo:

Department personnel conducted a sanitary survey inspection of the above-referenced facility on June 14, 2021. Based on the information provided during the inspection, the system was determined to be in compliance with the Department’s Drinking Water rules and regulations. A copy of the inspection report is attached for your records.

The Department appreciates your efforts to maintain this system in compliance with state and federal rules. Should you have any questions or comments, please contact Emerson Raulerson at (904) 256-1581, or via e-mail at Emerson.Raulerson@dep.state.fl.us.

Sincerely,

Vincent Clark
Environmental Manager
Compliance Assurance Program

Enclosures: Inspection Report

c: FDEP: Vincent Clark, Joni Petry, Emerson Raulerson
Travis Staats, Operator (Travis@CamacheeIsland.com)

Florida Department of Environmental Protection

Northeast District Public Water System Sanitary Survey Inspection Report

Water system: Camachee Cove Yacht Harbor		System PWS #: 2554166	Survey date: 4/14/2021
Facility type class: Community - (2C)		Source type: Ground	4-Log approved: No
Facility address: 3070 Harbor Drive, St. Augustine, FL 32084			
Facility phone(s): (904) 829-5676		Facility email/fax: Travis@Camacheelsland.com	
Facility contact: Travis Staats		Facility contact phone(s): (904) 829-5676	
Facility contact email/fax: Travis@Camacheelsland.com			
Owner name: Peter Sabo, President		Company name: Camachee Island Company	
Owner/Corp address: 3070 Harbor Drive		City: St. Augustine	State: FL Zip: 32084
Owner/Corp phone(s): (904) 829-5676		Owner e-contact(s): PSabo@CamacheeYachtYard.com	
Operator name: Travis Staats		Certification: C-20342	
Operator phone(s): (904) 829-5676		Operator email/fax: Travis@Camacheelsland.com	
On-site Rep: Travis Staats	Immediate Action Required?: No		Inspection recap given? Yes

SERVICE AREA CHARACTERISTICS

Subdivision, marina & restaurant _____

Food Service: Yes No N/A

GENERAL INFORMATION

Number of Service Connections 102

Population Served 306 Basis 3/connection

Plant Design Capacity 70,977 gpd

Basis Permit No. 00292291-001-WC

Average Day (from MORs) 30,071 gpd

Max. Day (from MORs) 49,875 gpd

Total Storage Capacity 24,132 gallons

Comments _____

LOCATION

Latitude 29° 55' 00.7" North

Longitude 81° 18' 32.3" West

GPS: No Date: By DHO (5/26/18)

Directions From St. Augustine, take A1A N toward Vilano Beach. Camachee is on left just past School for Deaf & Blind, and just b/4 bridge. Go thru gate. Harbor office is up on the right. WTP & wells are on the left.

OPERATION & MAINTENANCE

Certified Operator: Yes No Not required

Plant visits conducted by: Travis Staats

O&M Log: Yes No O&M Manual: Yes No

Visitation Frequency

Hrs/day: Required N/A Actual N/A

Hrs/wk: Required 2.4 Actual ~7

Days/wk: Required 5 & 1 Actual 5 & 2

Non-consecutive Days? Yes No N/A

MORs submitted regularly? Yes No N/A

Data missing from MORs? No Yes N/A

RAW WATER SOURCE

GROUND; Number of Wells 2

SURFACE/UDI; Source _____

PURCHASED from PWS ID # _____

Emergency Water Source _____

Emergency Water Capacity _____

AUXILIARY POWER SOURCE

Yes None Not Required

Source Generator

Capacity of Standby (kW) ~92 kW

Switchover: Automatic Manual

Standby Plan: Yes No

Hrs Operated Under Load 2 hrs/mo.

What equipment does it operate?

Well pumps _____

High Service Pumps _____

Treatment Equipment _____

Satisfy 1/2 max-day demand? Yes No Unk

Comments Generator is run at least 1 hr every other week, but usually about 1 hr/wk.

TREATMENT PROCESSES IN USE

Reverse osmosis, aeration & chlorination

Is additional treatment needed? Yes No

If so, for control of what deficiencies?
N/A

DISTRIBUTION SYSTEM

Flow Measuring Device Flow Meter

Meter Size & Type ABB 1.5" - 2"

Meter tested w/i 5 yrs? Yes No Unk N/A

Backflow Prevention: Yes No

Cross-connections None noted.

Cross-connection Control Program: Yes No N/A

Coliform Sampling Plan: Yes No

Stage 2 DBPs Sampling Plan: Yes No N/A

Lead & Copper Sampling Plan: Yes No N/A

Comments Flow meter was tested on 5/19/2018.

GROUND WATER SOURCE

Well Number (PWS Identification)	1	2	
Well Name (System Identification)	Well #1	Well #2	
Year Drilled	1981	1992	
Depth Drilled	200'	201'	
Latitude	29° 55'00.77" N	29° 55'01.28" N	
Longitude	81° 18'32.39" W	81° 18'32.66" W	
GPS (Y or N) / Date (if applicable)	Yes (7/10/1997)	No (By DPHO, 2/24/09)	
Florida Well ID	AAC 1824	AAC 1825	
Static Water Level	Artesian	Artesian	
Normal Yield (if different than rated capacity)	Unknown	Unknown	
Strainer	Unknown	Unknown	
Length (outside casing)	110'	180'	
Diameter (outside casing)	4"	10" x 6"	
Material (outside casing)	GVS	GVS	
Well Contamination History	Ok	Ok	
Is inundation of well possible?	Not Likely	Not Likely	
6' X 6' X 4" Concrete Pad	Ok	Ok	
SET BACKS	Septic Tank	Ok	Ok
	Reuse Water	None in Area	None in Area
	WW Plumbing	Ok	Ok
	Other Sanitary Hazard	See Comment	See Comment
PUMP	Type	Submersible	Vertical Turbine
	Manufacturer Name	Goulds	Peerless
	Model Number	Unknown	10MA-1 STG
	Rated Capacity (gpm)	60	700
	Motor Horsepower	5	10
Well casing 12" above grade?	Ok	Ok	
Well Casing Sanitary Seal	Ok	Ok	
Raw Water Sampling Tap	Ok	Ok	
Above Ground Check Valve	Ok	Ok	
Fence/Housing	Ok (Fenced)	Ok (Fenced)	
Well Vent Protection	N/A	N/A	

COMMENTS The diesel generator is approximately 50 feet from Well #1 & less than 100 feet from Well #2.

CHLORINATION (Disinfection)Type: 2 x Hypo-ChlorinationMake Stenner 45MHP10 Capacity 10 gpd (each)Chlorine Feed Rate Set @ <4 & 1.5 of 10Avg. Amount of Cl₂ gas used N/AChlorine Residuals: Plant 2.2+ Remote 1.61Remote tap location N. end of Lands End Dr.DPD Test Kit: On-site With operator
 None Not Used DailyInjection Points Post GSTBooster Pump Info N/A

Comments _____

REVERSE OSMOSIS (Dissolved Solids Removal)Make HydroPro, Inc. Pressure 185 & 165 psiNo. of Modules 5 (3 + 2) Permeate Cap. N/ABlend Rate (GPM) 20:16 (Product:Bypass Rate)Chemicals Used Antiscalant & Pre-treat Plus 0100Waste-to-product Ratio 7-to-20 gpmPre-treatment Eden Excel Pre-filter, EFP20-2.0Effluent Quality: TDS (mg/L) N/AWaste Disposal Site MarshIW Permit # & Expir. Date N/AComments Pre-Treatment filters are Flow-Pro Melt RO membranes were replaced on 12/20/2017.

Reverse Osmosis Pumps		
Pump Number	R1	R2
Type	Centrifugal	Centrifugal
Make	Myers	Tonka-Flo
Model	QP10-01	SS2816G-25190
Capacity (gpm)	N/A	N/A
Motor HP	1	7.5
Date Installed	N/A	N/A
Maintenance	Good	Good

Comments RO Pump No. 2 is after the pre-filter.**AERATION (Gases, Fe, & Mn Removal)**Type Tray Capacity 750 gpmAerator Condition GoodBloodworm Presence None notedVisible Algae Growth None notedProtective Screen Condition Good

Comments _____

STORAGE FACILITIES(B) Bladder (CW) Clearwell (C) Contact (E) Elevated
(G) Ground (H) Hydropneumatic (S.C.) See Comments

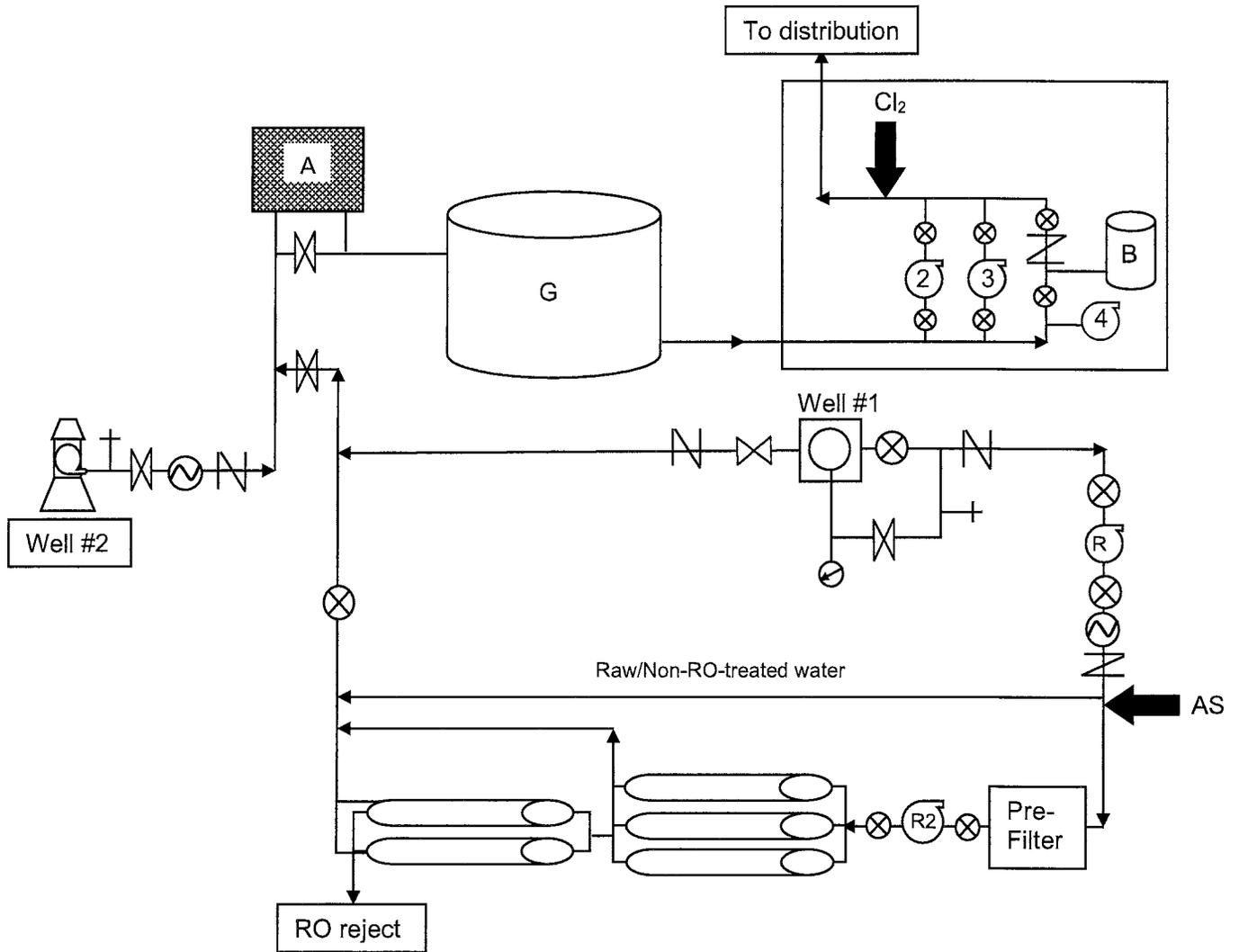
Tank Type/Number	G	B	
Capacity (gal)	24,000	264	
Material	Steel	Steel	
By-pass Piping	No	No	
Gravity Drain	Yes	No	
PRV/ARV	N/A	ARV	
Protected Openings	Yes	N/A	
Pressure Gauge	N/A	Yes	
Sight Glass or Level Indicator	No	N/A	
Fittings for Sight Glass	No	N/A	
Access Padlocked	Yes	Yes	
Last Insp Done*	N/A	N/A	
Next Insp Due*	N/A	N/A	
Last Inspection Date (for tanks with access manholes)	N/A	N/A	
On/Off Pressure	N/A	49/65	
Height to Bottom of Elevated Tank	N/A	N/A	
Height to Max. Water Level	N/A	N/A	

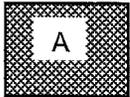
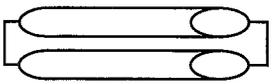
Comments Since chlorine is injected after the GST, it is not a finished water tank and, therefore, does not require a 5-year inspection.*FL PE 5-yr inspection of finished water storage tank with 11"x15" access manhole.**HIGH SERVICE PUMPS**

Pump Number	2	3	4(Jockey)
Type	Centrifugal	Centrifugal	Other
Make	Peerless	Peerless	Grundfos
Model	C-820A	C-820A	S.C.
Capacity (gpm)	200	200	53
Motor HP	10	10	3
Date Installed	2009	2009	2009
Maintenance	Good	Good	Good

Comments HSP #1 to be added later.Pump #s 2 & 3 have Baldor motors #JMM3312T.Pump #4 is a Grundfos A96522987-P20852006.

SCHEMATIC (not to scale):



SCHEMATIC KEY		
Well w/vert. turbine pump 	Well w/submersible pump 	Aerator 
Pump 	Check valve 	AS = antiscalant injection
Raw tap (no threads) 	Pressure Gauge 	RO Membranes 
Gate valve 	Flow meter 	
Ball valve 	Bladder Tank 	

Monitoring Schedule					
Chemical	Next Due	Comments	Chemical	Next Due	Comments
Bacteriologicals	Monthly		VOCs	2021	
Disinfectant Levels	Monthly	due w/bacteriologicals	SOCs	2021	
Nitrate & Nitrite	2021		Rads	2027	
Inorganics	2021		DBPs	2021	Quarterly
Asbestos	2021		Pb-Cu	2021	Jun-Sep
Secondaries	2021		WQPs	N/A	

*Sample locations vary. If you have any questions, please contact your inspector.

MONITORING VIOLATIONS	MCL VIOLATIONS
Due to a slight exceedance of the TTHM MCL, the system was placed back on quarterly sampling in 10/2020, but did not take a HAA5 sample in 01/2021.	None. However, TTHM = 80.67 ppm in 10/2020, so system was placed back on quarterly monitoring.

MONITORING COMMENTS:

DBPs (TTHMs & HAA5s) are required in the 2nd week of the 1st month each calendar quarter from End of Lands End Sample Tap.

DEFICIENCIES:

#	Deficiency	Rule Reference	Corrective Action	Severity	Corrected
1	N/A	N/A	N/A	N/A	N/A
2					
3					

Any deficiency marked with an asterisk (*) is a repeat violation.

ADDITIONAL COMMENTS:

Inspector: 
 Emerson Raulerson, Professional Engineer

(904) 256-1581
 Emerson.Raulerson@dep.state.fl.us

Approved by: 
 Joni Petry, Environmental Consultant

Camachee Cove Yacht Harbor Utility

2020 Water Quality Report

We're pleased to present to you this year's Annual Water Quality Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is ground water from two wells ranging from 200 to 300 feet deep, which draw from the Floridan Aquifer. Due to its quality, the water is treated through reverse osmosis units, and is also aerated for odor control and chlorinated to ensure disinfection.

In 2020, the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are two potential sources of contamination identified for this system, both with a low susceptibility level. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp.

This report shows our water quality results and what they mean. If you have any questions about this report or concerning your water utility, please contact **Travis Staats** at (904) 829-5676.

Camachee Cove Yacht Harbor Utility routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2020. Data obtained before January 1, 2020 and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

In the table below, you may find unfamiliar terms and abbreviations. To help you better understand these terms we've provided the following definitions:

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Action Level (AL): The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

Maximum residual disinfectant level goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum residual disinfectant level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Picocurie per liter (pCi/L): measure of the radioactivity in water.

Parts per million (ppm) or Milligrams per liter (mg/l) – one part by weight of analyte to 1 million parts by weight of the water sample.

Parts per billion (ppb) or Micrograms per liter (µg/l) – one part by weight of analyte to 1 billion parts by weight of the water sample.

TEST RESULTS TABLE

** Results in the Level Detected column for radiological contaminants and inorganic contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency.							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	11/2018	N	6.7	N/A	0	15	Erosion of natural deposits
Radium 226+228 or combined radium (pCi/L)	11/2018	N	2.9	N/A	0	5	Erosion of natural deposits
Inorganic Contaminants							
Barium (ppm)	11/2018	N	0.009	N/A	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride (ppm)	11/2018	N	0.52	N/A	4	4	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at the optimum level of 0.7 ppm
Sodium (ppm)	11/2018	N	22	N/A	N/A	160	Saltwater intrusion, leaching from soil
Stage 1 Disinfectant & Stage 2 Disinfection By-Product (D/DBP) Parameters							
For the following parameters monitored under Stage 1 D/DBP regulations, the level detected is the annual average of the quarterly averages: Chlorine, Haloacetic Acids, and/or TTHM (MCL 80 ppb). Range of Results is the range of results (lowest to highest) at the individual sampling sites.							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL or MRDL	Likely Source of Contamination
Chlorine (ppm)	1-12/2020	N	2.3	0.5 - 3.7	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes
Haloacetic Acids (five) (HAA5) (ppb)	1 & 4/2020	N	16.53	10.21 - 25.31	NA	MCL = 60	By-product of drinking water disinfection
TTHM [Total trihalomethanes] (ppb)	1, 4 & 10/2020	N	57.23	40.13 - 83.34	NA	MCL = 80	By-product of drinking water disinfection

Lead and Copper (Tap Water)							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Lead (tap water) (ppb)	7/2020	N	0.3	0 of 7	0	15	Corrosion of household plumbing systems, erosion of natural deposits
Copper (tap water) (ppm)	7/2020	N	0.071	0 of 7	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

One sample at 3425 Lands End Drive during the fourth quarter of 2019 had a TTHM result of 83.34 ppb, which slightly exceeded the MCL of 80 ppb. However, the system did not incur an MCL violation, because all annual average results were at or below the MCL. During the following quarter, the result was roughly half the standard. Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Camachee Cove is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- (A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- (B) Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- (C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- (D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff and septic systems.
- (E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

We at Camachee Cove Yacht Harbor Utility work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

Exhibit 14

Exhibit 14 - Provide a copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years.

The utility has not received any customer complaints regarding DEP secondary water quality standards during the past five years.

EXHIBIT 15

CAMACHEE COVE YACHT HARBOR UTILITY
WATER TARIFF

FOURTH REVISED SHEET NO. 12.1
CANCELS THIRD REVISED SHEET NO. 12.1

GENERAL SERVICE

RATE SCHEDULE (GS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all unmetered Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- RATE -
Flat Rate \$109.72
- MINIMUM CHARGE - Flat Rate
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE - October 15, 2020

TYPE OF FILING - 2020 Price Index

WS-2020-0066

PETER SABO
ISSUING OFFICER

PRESIDENT
TITLE

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

- AVAILABILITY – Available throughout the area served by the Company.
- APPLICABILITY – For water service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD – Monthly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 21.35
3/4"	\$ 32.03
1"	\$ 53.38
1-1/2"	\$ 106.75
2"	\$ 170.80
3"	\$ 341.60
4"	\$ 533.75
6"	\$ 1,067.50
Charge per 1,000 gallons	
0 – 3,000 gallons	\$ 3.48
3,001 – 6,000 gallons	\$ 10.37
6,001 – 12,000 gallons	\$ 15.57
Over 12,000 gallons	\$ 20.74

- MINIMUM CHARGE – Base Facility Charge
- TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE – October 15, 2020

TYPE OF FILING – 2020 Price Index

WS-2020-0066

PETER SABO
ISSUING OFFICER

PRESIDENT
TITLE

PRIVATE FIRE PROTECTION

RATE SCHEDULE (PFP)

- AVAILABILITY – Available throughout the area served by the Company.
- APPLICABILITY – For service to hydrants and/or sprinkler systems in privately owned buildings connected to water mains of the Company
- LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD – Monthly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 1.78
3/4"	\$ 2.67
1"	\$ 4.45
1 1/2"	\$ 8.90
2"	\$ 14.23
3"	\$ 28.47
4"	\$ 44.48
6"	\$ 88.96

- MINIMUM CHARGE – Base Facility Charge
- TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

- EFFECTIVE DATE – October 15, 2020
- TYPE OF FILING – 2020 Price Index
- WS-2020-0066

PETER SABO
ISSUING OFFICER

PRESIDENT
TITLE

GENERAL SERVICE

RATE SCHEDULE (GS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 21.35
3/4"	\$ 32.03
1"	\$ 53.38
1 1/2"	\$ 106.75
2"	\$ 170.80
3"	\$ 341.60
4"	\$ 533.75
6"	\$ 1,067.50
Charge per 1,000 gallons	\$ 13.89

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE - October 15, 2020

TYPE OF FILING - 2020 Price Index

WS-2020-0066

PETER SABO
ISSUING OFFICER

PRESIDENT
TITLE

EXHIBIT 20

**NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER CERTIFICATE OF
AUTHORIZATION TO ANOTHER REGULATED UTILITY**

DOCKET NO. _____

**APPLICATION TO TRANSFER WATER SYSTEM UNDER CERTIFICATE NO. 2554166 IN ST. JOHNS
COUNTY FROM CAMACHEE ISLAND COMPANY TO WINDWARD CAMACHEE MARINA OWNER
LLC**

DATE OF CUSTOMER NOTICE — ___/___/_____

Notice is hereby given that Windward Camachee Marina Owner LLC (“Windward Camachee”), has filed an Application for Approval of Transfer of the Water System of Camachee Island Company, in St. Johns County, Florida, pursuant to Section 360.071, Florida Statutes, and Rule 24-30.037, Florida Administrative Code.

Windward Camachee is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. The Camachee Island Company water system provides service to Camachee Island 1 Condominium, Harbor Pointe at Camachee Island Condominium, and the surrounding community in the following described service territory in St. Johns County, Florida:

The following are simplified legal descriptions of the Utility’s service territory. For the full legal descriptions, please contact Windward Camachee at the contact information below.

WATER LEGAL DESCRIPTION

A portion of Government Lot 3, Section 5, and a Portion of Government Lot 2, Section 8, of Township 7 South, Range 30 East, St. Johns County, Florida.

Common Street Names Affected by Transfer: Harbor Drive, Waterway Court, Yacht Club Drive and Lands End Drive.

For more information concerning this notice, please contact the Utility at the address below:

Windward Camachee Marina Owner LLC
3070 Harbor Drive
St. Augustine, Florida 32084
Office: (904) 829-5676

Any objection to the application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.