

Notice to Landowners and Prospective Landowners
Within the St. Johns Improvement District

The St. Johns Improvement District (“SJID”) is an independent special improvement district as referenced in Chapter 189 Florida Statutes, Chapter 189.03(2)(a), which states, “... independent special districts may be used by the private and public sectors, as authorized by state law, to manage, own, operate, construct, and finance basic capital infrastructure, facilities, and services.” And Chapter 189.03(3) Florida Statutes states “It is the legislative intent to authorize a uniform procedure by general law to create an independent special district and to provide by general law for the uniform operation, exercise of power, and procedure for termination of any such independent special district.”

The SJID’s boundaries are as defined in Chapter 2006-342, Laws of Florida, and subsequently in Chapter 2007-298, Laws of Florida, Acts of 2007, as included in the State of Florida Department of State records page 3, line 60, through page 4, line 96, filed with the Secretary of State on June 26, 2007. The SJID was created to manage the works and facilities within its boundaries, including pump stations, a flow way, reservoirs, and roads. These works are on lands owned by the SJID or dedicated as easements and rights-of-way to the SJID. SJID operations stem from the original 1962 SJID design and include infrastructure connection, permitting, maintenance, and operations to support agricultural pursuits by the Landowners. Landowners are defined as owners of real property located within the SJID boundaries identified in this paragraph and in Exhibit “A” attached hereto.

The SJID works were designed and are maintained for use and access by high clearance agricultural equipment and vehicles. SJID Landowners have collectively supported historic maintenance of the SJID works to enable access without incurring the economic burden associated with additional road development. The SJID has no funding, design, plan, or intention to reconfigure, pave, or improve the SJID road system. Landowners should carefully evaluate the SJID system operations, capabilities, limitations, permitting, drainage, and access roads to verify the current design is adequate for their intended property use and access. Landowners are also advised that the access roads within the SJID are not public roads.

SJID roads are located on SJID-owned lands or SJID Landowners' property encumbered by limited access easements. The SJID manages, maintains, and permits limited driveway, irrigation and drainage access to SJID-controlled lands and improvements for the benefit of the Landowners and their licensees and invitees only. The SJID manages its roads to maintain safe and orderly access for Landowners and for SJID to the works of the SJID. Landowners and prospective Landowners are cautioned that SJID private driveway connection to SJID Roads is by SJID permit at the discretion of the Board of Supervisors based on conditions addressed by SJID management and the SJID Engineer.

Several properties within the SJID have been subdivided without benefit of subdivision improvements including drainage, land filling, elevation modification, drainage infrastructure, and access improvements. The SJID notifies Landowners, prospective Landowners, and permit applicants that SJID has no intention to modify the SJID infrastructure to provide additional services for residential or commercial development. Developers, builders, and homebuyers are encouraged to perform their own due diligence to learn of drainage conditions, flood elevations, and SJID pump rates within the SJID. Private property drainage and management is the sole responsibility of each Landowner. Private property drainage will be limited to a permitted pipe connection to the SJID drainage canals. Drainage into the SJID drainage canals is limited to gravity drainage. Pump connections are not allowed. Landowner driveways and roads on private property are also the sole responsibility of each Landowner and will not be maintained or constructed by the SJID.

The SJID has not been funded or authorized to change the level of access or services within the SJID boundaries. Each Landowner must ensure their properties have legal access to the SJID pump ditches for drainage and have adequately filled, sloped, and graded their properties to properly connect/drain to the SJID pump ditches designed to receive their property's drainage. Landowners should also know there are some flood-prone properties in the SJID. Landowners are notified that the SJID maintains its system capacity to accept two-acre inches of rainfall at its drainage works from properties in the SJID. If rainfall beyond the SJID pumping capacity occurs or collects on a property, the Landowner's property is expected to retain the additional water onsite until it is drained at

a maximum rate of two-acre inches of drainage per twenty-four-hour period. Landowners should be aware that the two-acre inches of drainage per twenty-four hours has historically been exceeded in severe rain events, tropical storms, and hurricanes within the SJID causing water to remain on properties within the SJID until the water is removed at the SJID permitted two acre inches per 24 hour rate. The SJID does not provide additional drainage to properties regardless of use (residential, agricultural, commercial, etc.). Landowners and prospective Landowners are encouraged to have a flood plain analysis performed before their property acquisition and development to prevent designs and construction inconsistent with extreme rain or storm event flooding and which are incapable of onsite management of excessive rainfall.

Landowner and prospective Landowner questions should be resolved by the permit application process via applicant's own engineering/surveying resources before the commencement of any construction within the SJID. The SJID is not responsible for non-compliant construction and reserves the right to disconnect any non-compliant drainage system connections, canal crossings, culvert installations, road access, driveways, or other unpermitted connections to its works. Permitting information is available on the SJID website at stjid-fl.com/permits.html. If a Landowner, prospective Landowner, or permit applicant has questions or concerns, they should contact the SJID Administrator before land purchase, permit applications, or construction at 772-564-2797. All SJID operations are funded by annual per-acre assessments. Any potential Landowner should inquire as to the annual SJID assessment prior to purchasing property within the SJID.

EXHIBIT "A"

The St. Johns Improvement District, the territorial boundaries of which shall be as follows, to wit:

From the center of Section 5, Township 33 South, Range 38 East, run West along the centerline of Highway 60 through Sections 5 and 6, and in Township 33 South, Range 37 East continue west along the centerline of State Highway 60 through Sections 1, 2, 3, 4, 5, and 6 to the West Boundary of Section 6; thence South along the West boundary of Sections 6, 7, 18, 19 to the Southwest corner of Section 19; thence East along the South boundary of Section 19 to the Southeast corner of said Section 19; thence South along the West boundary of Sections 29 and 32 to the Southwest corner of Section 32; thence Easterly along the South boundary of Sections 32, 33, 34, 35 and 36 to the Southeast corner of Section 36, all lying in Township 33 South, Range 37 East; thence in Township 33 South, Range 38 East, run Easterly along the South boundary of Sections 31 and 32 to the Southeast corner of Section 32; thence run North to the Northeast corner of Section 29, Township 33 South, Range 38 East; thence run Easterly to the Southeast corner of Section 21, Township 33 South, Range 38 East; thence Northerly along the East boundaries of Sections 21 and 16 to the Northeast corner of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 16, Township 33 South, Range 38 East; thence Westerly to the center of Section 16; thence Northerly to the Northeast corner of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 16; thence Westerly to the Southeast corner of Section 8; thence North to the Northeast corner of Section 8; thence Westerly to the Southeast corner of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 5; thence North to the Center of Section 5 and the point of beginning; LESS HOWEVER, all rights-of-way and road easements of record.

All in the County of Indian River, State of Florida, consisting of 27,743,40 acres, more or less.