

GREENBRIAR

**COMMUNITY DEVELOPMENT
DISTRICT**

February 12, 2026

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Greenbriar Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://greenbriarcdd.net/>

February 5, 2026

Board of Supervisors
Greenbriar Community Development District

Dear Board Members:

The Board of Supervisors of the Greenbriar Community Development District will hold a Regular Meeting on February 12, 2026 at 3:00 p.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
4. Acceptance of Unaudited Financial Statements as of December 31, 2025
5. Approval of Minutes
 - A. November 12, 2025 Evaluation Committee Meeting
 - B. November 13, 2025 Public Hearing and Regular Meeting
6. Ratification Items
 - A. Partial Release of Lien
 - B. Special Warranty Deed (Pinewalk Collector Road)
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *England-Thims & Miller*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- NEXT MEETING DATE: March 12, 2026 at 3:00 PM [Location TBD]

- QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	SHIRA FERTEL	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KEVIN KRAMER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	JOSHUA BREAKSTONE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	AHARON BENYOWITZ	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

3

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

3A

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐ Not Applicable ☐

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐ Not Applicable ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐ Not Applicable ☒

The District is still under development, so a formal inspection is premature. A full inspection will be scheduled once the infrastructure is substantially complete.

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐ Not Applicable ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐ Not Applicable ☐

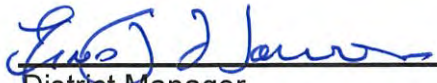
Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐ Not Applicable ☐



District Manager

ERNESTO J. TORRES

Print Name

9/12/24

Date



Chair/Vice Chair, Board of Supervisors

Joshua Breckston

Print Name

~~etd~~ 9/12/24

Date

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

3B

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐ Not Applicable ☐

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐ Not Applicable ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐ Not Applicable ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐ Not Applicable ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐ Not Applicable ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐ Not Applicable ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General Fund	Debt Service Fund Series 2025	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS				
Cash	\$ 2,112	\$ -	\$ -	\$ 2,112
Investments				
Revenue	-	9,495	-	9,495
Reserve	-	820,345	-	820,345
Construction	-	-	199,594	199,594
Due from Landowner	46,197	-	-	46,197
Total assets	<u>\$ 48,309</u>	<u>\$ 829,840</u>	<u>\$ 199,594</u>	<u>\$ 1,077,743</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 37,042	\$ -	\$ -	\$ 37,042
Contracts payable	-	-	1,183,723	1,183,723
Retainage payable	-	-	605,721	605,721
Due to Landowner	-	18,991	360,602	379,593
Tax payable	92	-	-	92
Legal advertising advance	4,744	-	-	4,744
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>47,878</u>	<u>18,991</u>	<u>2,150,046</u>	<u>2,216,915</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	46,197	-	-	46,197
Total deferred inflows of resources	<u>46,197</u>	<u>-</u>	<u>-</u>	<u>46,197</u>
Fund balances:				
Restricted for:				
Debt service	-	810,849	-	810,849
Capital projects	-	-	(1,950,452)	(1,950,452)
Unassigned	(45,766)	-	-	(45,766)
Total fund balances	<u>(45,766)</u>	<u>810,849</u>	<u>(1,950,452)</u>	<u>(1,185,369)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 48,309</u>	<u>\$ 829,840</u>	<u>\$ 199,594</u>	<u>\$ 1,077,743</u>

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,400	\$ 4,400	\$ 103,740	4%
Total revenues	<u>4,400</u>	<u>4,400</u>	<u>103,740</u>	4%
EXPENDITURES				
Professional & administrative				
Supervisor	-	646	-	N/A
Management/accounting/recording**	4,000	12,000	48,000	25%
Legal	-	9,419	25,000	38%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	167	500	2,000	25%
Trustee*	-	-	5,500	0%
Telephone	17	50	200	25%
Postage	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	79	262	1,750	15%
Meeting room rental	-	-	2,000	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,565	6,200	90%
Contingencies/bank charges	80	241	1,000	24%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
EMMA software service	-	1,750	2,000	88%
Total expenditures	<u>4,385</u>	<u>30,733</u>	<u>103,740</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	15	(26,333)	-	
Net change in fund balances	15	(26,333)	-	
Fund balances - beginning	(45,781)	(19,433)	-	
Fund balances - ending	<u>\$ (45,766)</u>	<u>\$ (45,766)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	792,299	0%
Interest	2,715	10,499	-	N/A
Total revenues	<u>2,715</u>	<u>10,499</u>	<u>792,299</u>	1%
EXPENDITURES				
Principal	-	-	165,000	0%
Interest	-	315,241	630,483	50%
Total expenditures	<u>-</u>	<u>315,241</u>	<u>795,483</u>	40%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	2,715	(304,742)	(3,184)	9571%
Net change in fund balances	2,715	(304,742)	(3,184)	
Fund balances - beginning	808,134	1,115,591	1,320,317	
Fund balances - ending	<u>\$ 810,849</u>	<u>\$ 810,849</u>	<u>\$ 1,317,133</u>	

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest & misc income	\$ 8,719	\$ 222,244
Total revenues	<u>8,719</u>	<u>222,244</u>
EXPENDITURES		
Capital outlay	3,696,311	5,096,910
Total expenditures	<u>3,696,311</u>	<u>5,096,910</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,687,592)	(4,874,666)
Net change in fund balances	(3,687,592)	(4,874,666)
Fund balances - beginning	1,737,140	2,924,214
Fund balances - ending	<u>\$ (1,950,452)</u>	<u>\$ (1,950,452)</u>

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Greenbriar Community Development District held an Evaluation Committee Meeting on November 12, 2025 at 11:00 a.m., at 50 Silver Forest Dr., Suite 203, Florida 32095.

Present:

Peter Ma	Evaluation Committee Member
Eric Lavoie	Evaluation Committee Member
Aharon Benyowitz	Evaluation Committee Member
Charles Laughlin	A.J. Johns, Inc.
Jared Popola	A.J. Johns
Nick Sartori	Regional Development
Kate John	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

NOTE: NO OFFICIAL ACTION OF THE BOARD WILL BE TAKEN

The meeting was called to order at 11:00 a.m. Evaluation Committee Members Lavoie, Ma and Benyowitz were present, as well as others and District Staff.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**District Counsel Comments Regarding
Evaluation of Pinewalk Active Adult
Collector Road Proposal Packages in
Response to Request for Proposals (RFP)**

Ms. John stated this pertains to consideration of the responses to the RFP. She discussed the roles of the Construction Evaluation Committee, which includes reviewing and discussing the proposals received and providing recommendations to the Board at the Regular Meeting. She suggested the Committee consider each respondent's proposal separately, focusing on the merits, and referring to the adopted Evaluation Criteria Matrix, which includes the Preliminary Requirement, Price, Personnel & Equipment, Experience and Schedule.

FOURTH ORDER OF BUSINESS**Committee Member Comments – Review
Active Adult Phase 1 Collector Road**

The Committee Members discussed the RFP responses to the Active Adult Phase 1 Collector Road RFP, as a group and in conjunction with the Evaluation Criteria Matrix.

Ms. John suggested the Committee consider whether all bidders were responsive and determine whether any mistakes in math, days, or construction costs need to be corrected.

It was noted that a typo related to subcontractors was identified and Mr. Loughlin had advised that all subcontractors are in good standing. Mr. Loughlin stated that is correct.

The consensus of the Committee Members was that the respondents were responsive.

The respondents were as follows:

- Florida Roads Contracting, Inc.
- A.J. Johns, Inc.
- Vallencourt Construction Company, Inc.

Ms. John stated it might be beneficial to go through categories under the evaluation criteria and take notes on any observations. That way it will be easy to provide the information to the Board per category so the Board can do the formal scoring. She stated all the respondents passed as far as the preliminary requirements.

Ms. John stated the next category is price reasonableness. A Committee Member asked, on the price, since they are considering alternate, is it price as the alternate total or the total base that is scored on or is it either or is it two different scoresheets.

Discussion ensued regarding alternate prices and base bids.

Ms. John stated, per the Evaluation Criteria, under price, this point category can include any bid alternates recommended for implementation by the Construction Evaluation Committee. Since all respondents included a bid alternate, it is appropriate to recommend the bid alternate be included in the scoring for the base bid.

Discussion ensued regarding the number of calendar days to complete and all bids being pretty much the same as far as schedule reasonableness.

Regarding whether the RFP specified substantial or final completion, Ms. John stated the RFP has both. She thinks it is appropriate to use final completion dates as Mr. Ma has suggested.

Discussion ensued regarding price reasonableness, all being fairly similar in price except for Vallencourt and the ability to consider unit prices under price reasonableness. Discussion

ensued regarding Vallencourt's bid being almost \$1,000,000 more, that meriting a reduction in the price category.

Discussion ensued regarding all respondents being comparable with regard to experience, personnel and equipment.

A Committee Member asked if there is value for ongoing or past performance or work in another CDD. Ms. John stated that would be under the experience category. Experience addresses past and current record and experience of the proposer and/or subcontractors and suppliers in similar projects, past performance and other contracts.

The Evaluation Committee's notes and recommendations will be presented to the Board at the Regular Meeting, at which the Board will score and rank the respondents.

FIFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTH ORDER OF BUSINESS**Adjournment**

The meeting adjourned at 11:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

93
94
95
96
97

Secretary/Assistant Secretary

Chair/Vice Chair

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Greenbriar Community Development District held a Public Hearing and Regular Meeting on November 13, 2025 at 3:00 p.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present:

Shira Fertel	Assistant Secretary
Kevin Kramer	Assistant Secretary
Aharon Benyowitz	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michael Eckert	District Counsel
Lyndsay Keller	District Engineer
Dave D'Ambrosio (via telephone)	Development Team
Eric Lavoie (via telephone)	Development Team
Charles Laughlin	A.J. Johns, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:00 p.m. Supervisors Kramer, Fertel and Benyowitz were present. Supervisors Noah Breakstone and Joshua Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present or spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Ratification/Consideration of Requisitions (Series 2025)

I.	Number 39	C.W. Matthews Contracting Co.	[\$2,084,590.41]
II.	Number 40	AT&T CWO	[\$68,083.55]
III.	Number 41	Vallencourt Construction Co., Inc.	[\$347,121.29]
IV.	Number 42	ETM	[\$16,035.00]
V.	Number 43	ETM	[\$12,907.50]
VI.	Number 44	Kutak Rock, LLP	[\$7,552.00]
VII.	Number 45	C.W. Matthews Contracting Co.	[\$945,642.72]

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Consent Agenda items, as listed, were approved and/or ratified.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Identification of Assessment Factors for a New Product Size and Reallocation of Assessments

- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Amended and Restated Engineer's Report
- D. Amended and Restated Master Special Assessment Methodology Report

These items were included for informational purposes.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Public Hearing was opened.

- Hear testimony from the affected property owners as to the propriety and advisability of the proposed special assessment program.

No affected property owners or members of the public were present or spoke.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessment program on a basis of justice and right.

The Board, sitting as the Equalizing Board, made no changes or adjustments.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2026-04, Designating a New Equivalent Residential Unit Factor of 0.533 for Townhomes; Adopting an Amended and Restated Master Special Assessment Methodology Report; and Providing for Severability and an Effective Date
- Mr. Torres presented Resolution 2026-04.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-04, Designating a New Equivalent Residential Unit Factor of 0.533 for Townhomes; Adopting an Amended and Restated Master Special Assessment Methodology Report; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Amending and Restating Resolution 2025-

13; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for authority of District Engineer to Make Certain Deviations; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-05, Amending and Restating Resolution 2025-13; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for authority of District Engineer to Make Certain Deviations; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Amending Resolution 2024-21 and Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-06, Amending Resolution 2024-21 and Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Review of Responses to RFP for Pinewalk Active Adult Collector Road

A. Respondents

Ms. Keller stated the respondents to the Request for Proposals (RFP) were Florida Roads Contracting, Inc.; A.J. Johns, Inc.; and Vallencourt Construction Company, Inc.

B. Evaluation/Ranking

The Board and Staff discussed the scope of work, Construction Evaluation Committee's recommendations, and the criteria in each category of the Evaluation Criteria Matrix. The Board collaboratively scored and ranked the respondents utilizing the Evaluation Criteria Matrix.

It was noted that the Committee's review was based upon the Bid Alternate, which includes the JEA offsite watermain, two phases of roadway in the active adult section, and section 2B. The JEA offsite watermain is broken out separately for cost sharing and reimbursement purposes. The bids were as follows:

Florida Roads Contracting, Inc.	\$8,739,560.53
A.J. Johns, Inc.	\$8,728,377.75
Vallencourt Construction Company, Inc.	\$9,308,248.49

Mr. Eckert reported the Board's collaborative scores and ranking, as follows:

#1	A.J. Johns	100.00 points
#2	Florida Roads Contracting, Inc.	99.14 points
#3	Vallencourt Construction Company, Inc.	96.44 points

C. Authorization to Negotiate and Finalize Contract

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, ranking A.J. Johns, Inc., as the #1 ranked respondent to the RFP for the Pinewalk Active Adult Collector Road, authorizing District Staff to negotiate an agreement with the A.J. Johns, Inc., the #1 ranked respondent, and authorizing Staff to proceed to the #2 or #3 ranked respondents, if necessary, depending on negotiations, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-07, Designating a Date, Time, and Location of November 3, 2026 at 11:00 a.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, Saint Augustine, FL, 32095, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of September 30, 2025**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,
the Unaudited Financial Statements as of September 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of October 9, 2025 Regular
Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,
the October 9, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated he is working to distribute the Collector Road contract. Suggested language is being incorporated into upcoming RFPs. The Boundary Amendment petition was prepared and Landowner authorization is needed to file. Mr. Kramer stated the Boundary Amendment relates to removal of Pod G. Mr. Lavoie will follow up with Mr. Joshua Breakstone.

B. District Engineer: England-Thims & Miller

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: December 11, 2025 at 3:00 PM**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Ms. Fertel, with all in favor, the
meeting adjourned at 3:25 p.m.

203
204
205
206

Secretary/Assistant Secretary

Chair/Vice Chair

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

**This Instrument Prepared by
and return to:**

Michael C. Eckert
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, FL 32301

**NOTICE OF PARTIAL RELEASE OF LIEN
OF MASTER ASSESSMENTS AND SERIES 2025 SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that before me, the undersigned authority, personally appeared Craig Wrathell, who, being duly sworn, states that he is the Secretary of the lienor herein, the Greenbriar Community Development District, a local unit of special purpose government (the “**District**”), whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The undersigned affirms that the District’s \$11,450,000 Greenbriar Community Development District (St. Johns County, Florida) Special Assessment Revenue Bonds, Series 2025 (Assessment Area One) (the “**Bonds**”) are secured by assessments (the “**2025 Assessments**”) levied against the real property described in **Exhibit A** attached hereto and incorporated herein, which real property is commonly referred to as “Assessment Area One”. The property described on **Exhibit B** attached hereto and incorporated herein (the “**Released Property**”) is part of Assessment Area One.

The Released property is not, and is not intended to be, developed with residential or commercial development, or in a manner that would otherwise subject it to the 2025 Assessments (“**Assessable Use**”). As a result, the Released Property is not, and as long as the Released Property is not developed with an Assessable Use, shall not be encumbered by the 2025 Assessments and is hereby released from the following recorded documents: *Greenbriar Community Development District’s Notice of Special Assessments and Government Lien of Record*, as set out in instrument recorded on March 27, 2024 in Official Records Book 5922, page 28; and *Greenbriar Community*

Development District Notice of Series 2025 Assessments (Assessment Area One), as set out in instrument recorded February 6, 2025 in Official Records Book 6094, page 565. Additionally, for as long as the Released Property is not developed with an Assessable Use, the District shall not levy any special assessments, including, but not limited to operation and maintenance or debt assessments, against the Released Property.

This Partial Release relates to only the Released Property and shall not affect 2025 Assessments levied against other property within the District or the lien of any other operation and maintenance assessments or debt assessments levied against property within the District.

[signature contained on following page]

EXECUTED this 30th day of January, 2026.

**GREENBRIAR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Craig Wrathell, Secretary
Greenbriar Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

STATE OF FLORIDA)
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Craig Wrathell, Secretary of the Greenbriar Community Development District, a special-purpose unit of local government created pursuant to and governed by Chapter 190, *Florida Statutes*, organized under the laws of the State of Florida, and he acknowledged before me that he executed the foregoing as such in the name and on behalf of the Greenbriar Community Development District. He is personally known to me or has produced _____ as identification and did not take an oath.

WITNESS my hand and official seal in the State and County aforesaid this 30th day of January, 2026.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

Exhibit A Assessment Area One



Environmental Technology, Inc.

14270 US Highway 1, Boca Raton, FL 33433

Phone: (561) 994-6111

June 28, 2024
Page 1 of 2

Work Order No. 22-388.04
File No. 129A-05.04A

BTI Greenbriar Phase I

A portion of Sections 15 and 22, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5685, page 1522, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Mill Creek Forest Phases 2 and 3, as recorded in Map Book 112, page 86, of said Public Records, said corner lying on the Northerly right of way line of Greenbriar Road, a variable width right of way as presently established; thence South 77°11'41" East, along said Northerly right of way line, 1388.75 feet to the Point of Beginning.

From said Point of Beginning, thence North 12°49'39" East, departing said Northerly right of way line, 923.32 feet; thence North 00°39'18" East, 2121.30 feet; thence North 50°40'22" East, 1157.85 feet; thence North 13°33'41" West, 617.02 feet; thence North 65°17'46" East, 750.46 feet; thence South 86°23'54" East, 304.53 feet; thence North 81°21'21" East, 309.80 feet to a point lying on the Westerly line of Parcel I, as described and recorded in Official Records Book 1700, page 112, of said Public Records, thence Southerly, along said Westerly line, the following 38 courses: Course 1, thence South 72°23'50" East, 147.07 feet; Course 2, thence South 65°23'31" East, 70.35 feet; Course 3, thence South 22°19'04" East, 112.70 feet; Course 4, thence South 40°54'43" East, 241.53 feet; Course 5, thence South 15°52'02" East, 152.32 feet; Course 6, thence South 11°52'43" West, 93.37 feet; Course 7, thence South 41°21'17" East, 296.62 feet; Course 8, thence South 87°12'09" East, 77.82 feet; Course 9, thence South 46°52'30" East, 61.04 feet; Course 10, thence South 57°55'06" West, 34.40 feet; Course 11, thence South 48°36'15" West, 37.67 feet; Course 12, thence South 19°11'47" West, 54.56 feet; Course 13, thence South 07°26'21" West, 31.27 feet; Course 14, thence South 64°45'20" East, 86.44 feet; Course 15, thence South 06°40'20" West, 157.21 feet; Course 16, thence North 65°36'17" East, 31.60 feet; Course 17, thence South 72°21'30" East, 78.88 feet; Course 18, thence North 68°43'22" East, 85.34 feet; Course 19, thence North 70°15'40" East, 69.71 feet; Course 20, thence North 80°51'28" East, 103.53 feet; Course 21, thence South 68°04'22" East, 85.72 feet; Course 22, thence South 11°50'17" West, 50.88 feet; Course 23, thence South 39°05'26" West, 56.96 feet; Course 24, thence South 08°20'01" West, 52.12 feet; Course 25, thence South 21°57'41" East, 60.60 feet; Course 26, thence South 28°56'27" East, 60.17 feet; Course 27, thence North 74°16'40" East, 77.08 feet; Course 28, thence North 30°05'55" East, 133.79 feet; Course 29, thence South 76°17'24" East, 78.08 feet; Course 30, thence South 27°21'50" East, 64.43 feet; Course 31, thence South 51°09'18" East, 80.47 feet; Course 32, thence South 65°05'09" East, 77.67 feet; Course 33, thence South 69°55'57" East, 80.58 feet; Course 34, thence South 48°12'44" East, 69.24 feet; Course 35, thence South 57°06'53" East, 101.06 feet; Course 36, thence South 51°32'22" East, 121.75 feet; Course 37, thence South 31°35'36" East, 96.89 feet; Course 38, thence North 79°58'51" East, 94.03 feet; thence South 10°11'14" East, departing said

by Kenneth D. ... and ...

June 28, 2024
Page 2 of 2

Work Order No. 22-388.04
File No. 129A-05.04A

BTI Greenbriar Phase 1

Westerly line, 659.67 feet; thence South $10^{\circ}19'36''$ East, 261.13 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 418, page 663, of said Public Records; thence South $89^{\circ}15'46''$ West, along the Northerly line of last said lands, 1902.36 feet to the Northwestern corner thereof; thence South $01^{\circ}28'58''$ East, along the Westerly line of last said lands, 1316.48 feet to the Southwesterly corner thereof, said corner lying on the boundary line of said Official Records Book 5685, page 1522; thence South $89^{\circ}15'46''$ West, along said boundary line, 100.00 feet; thence South $34^{\circ}00'53''$ West, continuing along said boundary line, 1331.30 feet to a point lying on said Northerly right of way line of Greenbriar Road; thence along said Northerly right of way line the following 3 courses: Course 1, thence North $77^{\circ}17'05''$ West, 27.29 feet; Course 2, thence South $12^{\circ}48'10''$ West, 27.70 feet; Course 3, thence North $77^{\circ}11'41''$ West, 1718.55 feet to the Point of Beginning.

Less and Except from the above-described lands the following:

Exception Parcel "A"

A portion of Section 22, Township 5 South, Range 27 East, St. Johns County, Florida, being the same as Parcel 8A(Revised), described and recorded in Official Records Book 1404, page 199, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Mill Creek Forest Phases 2 and 3, as recorded in Map Book 112, page 86, of said Public Records, said corner lying on the Northerly right of way line of Greenbriar Road, a variable width right of way as presently established; thence South $77^{\circ}11'41''$ East, along said Northerly right of way line, 2208.41 feet; thence North $12^{\circ}48'09''$ East, departing said Northerly right of way line, 191.66 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $12^{\circ}48'09''$ East, 463.84 feet; thence South $77^{\circ}10'29''$ East, 436.00 feet; thence South $12^{\circ}48'10''$ West, 463.84 feet, thence North $77^{\circ}10'29''$ West, 436.00 feet to the Point of Beginning.

Containing 281.09 acres, more or less.

FIM SURVEYING & MAPPING

Exhibit B Released Property



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32258

etmnc.com | 904.642.8550

January 16, 2026
Page 1 of 2

Work Order No. 25-147.02
File No. 131A-21.02 A

Pinewalk Release Parcel

A portion of Section 15, Township 5 South, Range 27 East, and being a portion of those lands described and recorded in Official Records Book 5685, page 1522, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly most corner of "Mill Creek Forest, Phases 2 and 3", as recorded in Map Book 112, Pages 86 through 93, of the Public Records of said county, said point also lying on the Northerly right-of-way line of "Greenbriar Road" (County Road No. 11), a variable width public right of way, as presently established; thence South $77^{\circ}11'36''$ East, along said Northerly right of way line, 452.76 feet; thence North $12^{\circ}49'59''$ East, departing said Northerly right of way line, 129.75 feet; thence North $25^{\circ}20'28''$ East, 918.44 feet; thence South $65^{\circ}03'01''$ East, 53.64 feet to a point lying on the prolongation of the Westerly line of BTI Conservation Easement as recorded in Official Records Book 6068, page 1395 of the Public Records of said county; thence North $24^{\circ}56'59''$ East, along said prolongation of the Westerly line, and along said Westerly line, 315.69 feet; thence along said Westerly line of BTI Conservation Easement the following four courses; Course 1, thence North $15^{\circ}23'23''$ East, 90.09 feet; Course 2, thence North $08^{\circ}34'23''$ East, 372.50 feet; Course 3, thence North $12^{\circ}20'18''$ East, 260.49 feet; thence North $75^{\circ}27'11''$ East, departing said Westerly line, 407.59 feet; thence North $00^{\circ}39'18''$ East, 233.66 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $00^{\circ}39'18''$ East, 417.02 feet; thence South $67^{\circ}57'16''$ East, 169.91 feet; thence South $78^{\circ}35'14''$ East, 9.38 feet; thence South $67^{\circ}48'22''$ East, 15.89 feet to the point of curvature of a curve concave Northerly having a radius of 940.00 feet; thence Easterly along the arc of said curve, through a central angle of $19^{\circ}34'08''$, an arc length of 321.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $77^{\circ}35'26''$ East, 319.49 feet; thence South $04^{\circ}27'40''$ West, along a non-tangent line, 11.09 feet to a point on a non-tangent curve concave Southeasterly having a radius of 157.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $07^{\circ}43'46''$, an arc length of 21.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $64^{\circ}05'07''$ West, 21.16 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 70.00 feet, through a central angle of $55^{\circ}53'13''$, an arc length of 68.28 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $88^{\circ}09'50''$ West, 65.60 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 240.00 feet, through a central angle of $14^{\circ}51'22''$, an arc length of 62.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $71^{\circ}19'15''$ West, 62.06 feet; thence North $77^{\circ}10'45''$ West, along a non-tangent line, 71.20 feet; thence South $15^{\circ}30'02''$ West, 80.00 feet; thence South $76^{\circ}38'36''$ East, 58.99 feet to a point on a non-tangent curve concave Southwesterly having a radius of 90.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $89^{\circ}08'55''$, an arc length of 140.03 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $33^{\circ}41'39''$

Jacksonville | Orlando | Ormond Beach

January 16, 2026
Page 2 of 2

Work Order No. 25-147.02
File No. 131A-21.02 A

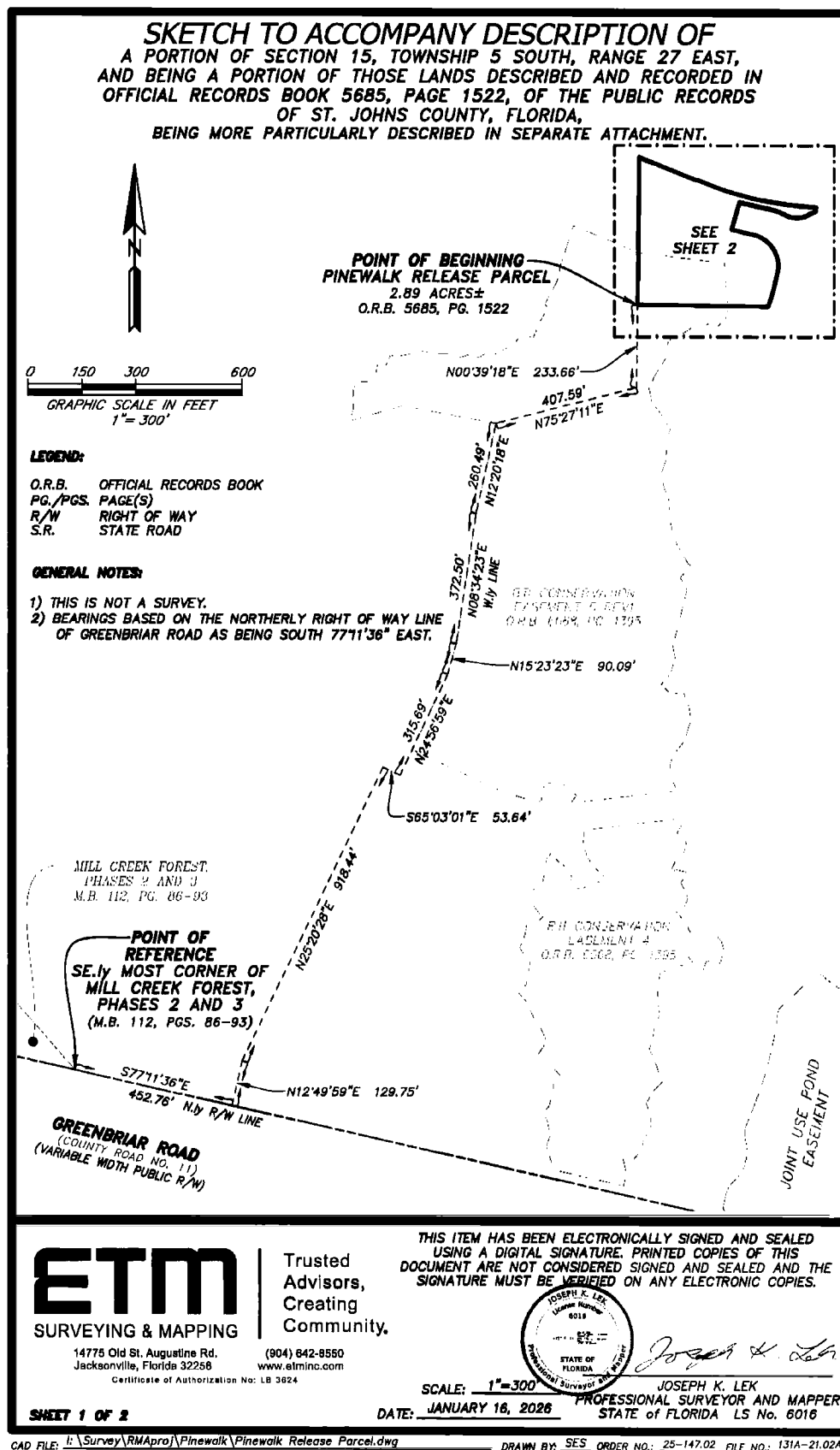
Pinewalk Release Parcel (continued)

East, 126.33 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 779.50 feet, through a central angle of $07^{\circ}28'23''$, an arc length of 101.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $14^{\circ}37'00''$ West, 101.60 feet; thence North $89^{\circ}20'42''$ West, along a non-tangent line, 364.99 feet to the Point of Beginning.

Containing 2.89 acres, more or less.

Page 2 of 2

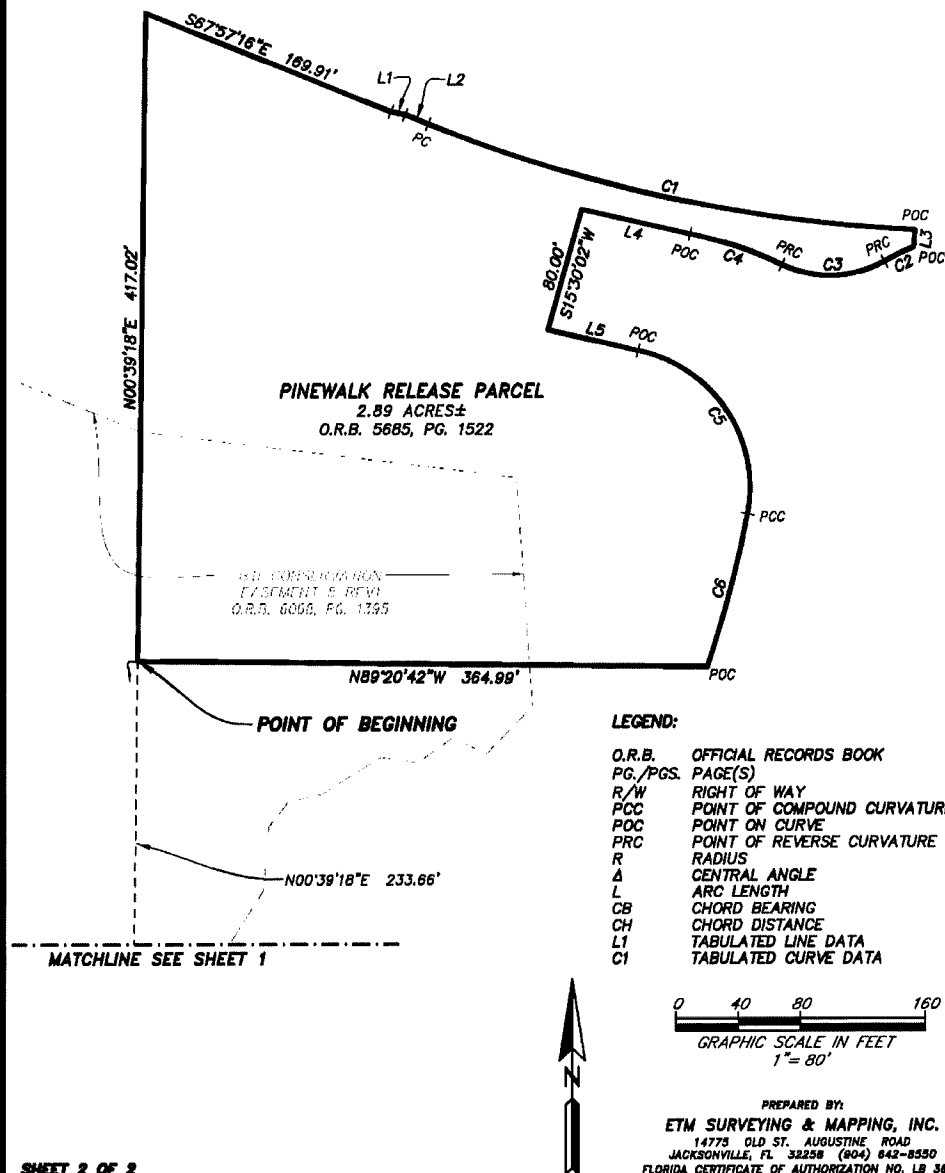
ETM SURVEYING & MAPPING



**A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
AND BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN
OFFICIAL RECORDS BOOK 5685, PAGE 1522, OF THE PUBLIC RECORDS
OF ST. JOHNS COUNTY, FLORIDA,**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°35'14"E	9.38'
L2	S67°48'22"E	15.89'
L3	S04°27'40"W	11.09'
L4	N77°10'45"W	71.20'
L5	S76°38'36"E	58.99'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	940.00'	19°34'08"	321.05'	S77°35'26"E	319.49'
C2	157.00'	7°43'46"	21.18'	S64°05'07"W	21.16'
C3	70.00'	55°53'13"	68.28'	S88°09'50"W	65.60'
C4	240.00'	14°51'22"	62.23'	N71°19'15"W	62.06'
C5	90.00'	89°08'55"	140.03'	S33°41'39"E	126.33'
C6	779.50'	7°28'23"	101.67'	S14°37'00"W	101.60'



SHEET 2 OF 2
SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: J:\Survey\RMAppra\Pinewalk\Pinewalk Release Parcel.dwg

DRAWN BY: SES ORDER NO.: 25-147.02 FILE NO.: 131A-21.02A

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

PREPARED BY AND RETURN TO:

Michael C. Eckert, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
[Pinewalk Collector Road]

THIS SPECIAL WARRANTY DEED is executed as of this 21st day of January 2026, by **GREENBRIAR PROPERTY HOLDINGS, LLC**, a Delaware limited liability company, whose mailing address is 401 E Las Olas Blvd, Suite 1870, Fort Lauderdale, Florida 33301 (“Grantor”), in favor of **GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“Grantee”).

“Grantor” and “Grantee” are used for singular or plural, as context requires.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, all of the following described land in St. Johns County, Florida described on the attached **Exhibit A** (“Subject Property”).

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO all matters of public record.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

[Signature page to follow]

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Simona Strukova
Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820

[Signature]
Print Name: Megan Hoang
Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820

Greenbriar Property Holdings, LLC,
a Delaware limited liability company,

By: [Signature]
Name: Jordan Socaransky
Title: Vice President

By: [Signature]
Name: Marc Porosoff
Title: Vice President and Secretary

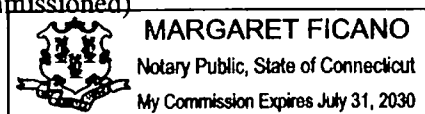
**STATE OF CONNECTICUT
COUNTY OF FAIRFIELD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2026, by Jordan Socaransky, as VP of Greenbriar Property Holdings, LLC, a Delaware limited liability company, who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)



**STATE OF CONNECTICUT
COUNTY OF FAIRFIELD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2026, by Marc Porosoff, as VP of Greenbriar Property Holdings, LLC, a Delaware limited liability company, who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

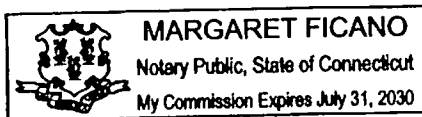


Exhibit A

A portion of Sections 15 and 22, Township 5 South, Range 27 East, St. Johns County, Florida, being all of Parcel 8A (Revised) – Pond Site, as described and recorded in Official Records Book 1404, page 199, together with a portion of those lands described and recorded in Official Records Book 5685, page 1522, all of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Mill Creek Forest, Phases 2 and 3, a plat recorded in Map Book 112, page 86, of said Public Records, said corner being the Southwesterly corner of said Official Records Book 5685, page 1522, and lying on the Northerly right of way line of Greenbriar Road (County Road No. 11), a public variable width right of way as presently established; thence South $77^{\circ}11'39''$ East, along the Southerly line of said Official Records Book 5685, page 1522, being said Northerly right of way line, 1588.18 feet to the Point of Beginning.

From said Point of Beginning, thence North $00^{\circ}39'18''$ East, departing said Southerly line and said Northerly right of way line, 1048.47 feet; thence North $82^{\circ}55'10''$ East, 148.89 feet; thence North $66^{\circ}14'02''$ East, 31.62 feet; thence North $07^{\circ}58'13''$ West, 62.01 feet; thence North $84^{\circ}01'22''$ West, 39.52 feet; thence South $82^{\circ}54'36''$ West, 128.86 feet; thence North $00^{\circ}39'18''$ East, 1805.62 feet to the Southerly line of Parcel 2, as described and recorded in Official Records Book 6124, page 141, of said Public Records; thence Easterly along said Southerly line the following 4 courses: Course 1, thence South $67^{\circ}57'16''$ East, 169.91 feet; Course 2, thence South $78^{\circ}35'14''$ East, 9.38 feet; Course 3, thence South $67^{\circ}48'22''$ East, 15.89 feet to the point of curvature of a curve concave Northerly having a radius of 940.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of $06^{\circ}41'39''$, an arc length of 109.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $71^{\circ}09'11''$ East, 109.76 feet; thence South $15^{\circ}30'02''$ West, departing said Southerly line and along a non-tangent line, 10.69 feet to a point on a non-tangent curve concave Northerly having a radius of 950.00 feet; thence Easterly along the arc of said curve, through a central angle of $04^{\circ}07'55''$, an arc length of 68.51 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $77^{\circ}08'00''$ East, 68.49 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 250.00 feet, through a central angle of $15^{\circ}18'24''$, an arc length of 66.79 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $71^{\circ}32'45''$ East, 66.59 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 60.00 feet, through a central angle of $55^{\circ}53'13''$, an arc length of 58.52 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $88^{\circ}09'50''$ East, 56.23 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 167.00 feet, through a central angle of $09^{\circ}25'43''$, an arc length of 27.48 feet to a point lying on said Southerly line of Parcel 2, said arc being subtended by a chord bearing and distance of North $64^{\circ}56'05''$ East, 27.45 feet; thence Easterly along said Southerly line, Northerly along the Easterly line of said Parcel 2 and Westerly along the Northerly line of said Parcel 2, the following 12 courses; Course 1, thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 940.00 feet, through a central angle of $02^{\circ}16'09''$, an arc length of

37.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 88°30'35" East, 37.23 feet; Course 2, thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 157.00 feet, through a central angle of 41°24'47", an arc length of 113.48 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 76°55'46" East, 111.02 feet; Course 3, thence Easterly along the arc of a curve concave Northerly having a radius of 66.00 feet, through a central angle of 56°36'07", an arc length of 65.20 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 84°31'26" East, 62.58 feet; Course 4, thence Easterly along the arc of a curve concave Southerly having a radius of 240.00 feet, through a central angle of 20°57'59", an arc length of 87.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77°39'29" East, 87.33 feet; Course 5, thence North 88°08'29" East, 108.51 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 6, thence Northeasterly along the arc of said curve, through a central angle of 88°08'29", an arc length of 38.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°04'14" East, 34.78 feet; Course 7, thence Due North, 3.42 feet; Course 8, thence Due East, 50.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 25.00 feet; Course 9, thence Southeasterly along the arc of said curve, through a central angle of 93°18'50", an arc length of 40.72 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 46°39'25" East, 36.36 feet; Course 10, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 570.00 feet, through a central angle of 100°14'52", an arc length of 997.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 36°33'44" East, 874.87 feet; Course 11, thence North 13°33'42" West, 640.18 feet; Course 12, thence South 56°14'56" West, 10.65 feet; thence North 13°33'42" West, departing said Northerly line, 3.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 550.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 20°34'34", an arc length of 197.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 23°50'59" West, 196.46 feet; thence South 51°54'40" West, along a non-tangent line, 167.11 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 06°38'35", an arc length of 5.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 55°13'58" West, 5.79 feet; thence South 58°33'16" West, 55.82 feet to the point of curvature of a curve concave Northerly having a radius of 50.00 feet; thence Westerly along the arc of said curve, through a central angle of 20°22'02", an arc length of 17.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 68°44'17" West, 17.68 feet; thence South 78°55'18" West, 49.66 feet to the point of curvature of a curve concave Northerly having a radius of 50.00 feet; thence Westerly along the arc of said curve, through a central angle of 24°54'29", an arc length of 21.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 88°37'28" West, 21.57 feet; thence North 76°10'13" West, 31.78 feet to the point of curvature of a curve concave Northeasterly having a radius 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 17°12'37", an arc length of 15.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67°33'55" West, 14.96 feet; thence North 58°57'36" West, 33.09 feet to the

point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $66^{\circ}49'25''$, an arc length of 58.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $25^{\circ}32'54''$ West, 55.07 feet; thence North $07^{\circ}51'48''$ East, 71.81 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $33^{\circ}47'05''$, an arc length of 29.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $24^{\circ}45'21''$ East, 29.06 feet; thence North $41^{\circ}38'53''$ East, 121.25 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $12^{\circ}24'01''$, an arc length of 10.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}26'53''$ East, 10.80 feet; thence North $29^{\circ}14'52''$ East, 43.72 feet to the point of curvature of a curve concave Southerly having a radius of 50.00 feet; thence Easterly along the arc of said curve, through a central angle of $116^{\circ}18'24''$, an arc length of 101.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $87^{\circ}24'04''$ East, 84.95 feet; thence Southeasterly along the arc of a non-tangent curve concave Northeasterly having a radius of 660.10 feet, through a central angle of $00^{\circ}36'21''$, an arc length of 6.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $34^{\circ}44'40''$ East, 6.98 feet; thence North $54^{\circ}57'09''$ East, along a non-tangent line, 100.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 560.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $03^{\circ}13'36''$, an arc length of 31.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $36^{\circ}39'39''$ East, 31.53 feet; thence North $45^{\circ}08'17''$ East, along a non-tangent line, 87.40 feet to the point of curvature of a curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $19^{\circ}29'11''$, an arc length of 18.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $54^{\circ}52'53''$ East, 18.62 feet; thence North $64^{\circ}37'28''$ East, 28.93 feet to the point of curvature of a curve concave Southerly having a radius of 50.00 feet; thence Easterly along the arc of said curve, through a central angle of $12^{\circ}25'33''$, an arc length of 10.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}50'15''$ East, 10.82 feet; thence North $03^{\circ}06'29''$ East, along a non-tangent line, 46.79 feet; thence North $72^{\circ}16'42''$ East, 16.05 feet; thence South $63^{\circ}09'08''$ East, 16.39 feet; thence South $03^{\circ}06'29''$ West, 46.63 feet to a point on a non-tangent curve concave Southwesterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $04^{\circ}52'17''$, an arc length of 4.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $65^{\circ}35'17''$ East, 4.25 feet; thence South $63^{\circ}09'08''$ East, 20.56 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $42^{\circ}05'24''$, an arc length of 36.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $42^{\circ}06'26''$ East, 35.91 feet; thence South $21^{\circ}03'44''$ East, 20.80 feet to the point of curvature of a curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of $16^{\circ}50'19''$, an arc length of 14.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $12^{\circ}38'35''$ East, 14.64 feet; thence South $04^{\circ}13'25''$ East, 47.83 feet to the Westerly line of Parcel 1, as described and recorded in

said Official Records Book 6124, page 141; thence Southerly along said Westerly line the following 87 courses: Course 1, thence Southwesterly along the arc of a non-tangent curve concave Southeasterly having a radius of 210.00 feet, through a central angle of $36^{\circ}27'28''$, an arc length of 133.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $55^{\circ}33'34''$ West, 131.38 feet; Course 2, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 640.00 feet, through a central angle of $24^{\circ}37'14''$, an arc length of 275.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $25^{\circ}52'19''$ East, 272.90 feet; Course 3, thence South $13^{\circ}33'42''$ East, 90.94 feet; Course 4, thence North $75^{\circ}09'09''$ East, 152.18 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; Course 5, thence Northeasterly along the arc of said curve, through a central angle of $41^{\circ}44'46''$, an arc length of 36.43 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $54^{\circ}16'46''$ East, 35.63 feet; Course 6, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 100.00 feet, through a central angle of $38^{\circ}17'59''$, an arc length of 66.85 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $52^{\circ}33'23''$ East, 65.61 feet; Course 7, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 556.00 feet, through a central angle of $09^{\circ}56'40''$, an arc length of 96.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $66^{\circ}44'02''$ East, 96.38 feet; Course 8, thence North $61^{\circ}45'42''$ East, 251.73 feet to the point of curvature of a curve concave Southerly having a radius of 50.00 feet; Course 9, thence Easterly along the arc of said curve, through a central angle of $90^{\circ}28'17''$, an arc length of 78.95 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $73^{\circ}00'09''$ East, 71.00 feet; Course 10, thence Southerly along the arc of a curve concave Westerly having a radius of 194.00 feet, through a central angle of $52^{\circ}41'19''$, an arc length of 178.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $01^{\circ}25'21''$ East, 172.18 feet; Course 11, thence South $24^{\circ}55'19''$ West, 36.98 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; Course 12, thence Southwesterly along the arc of said curve, through a central angle of $74^{\circ}15'09''$, an arc length of 64.80 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $62^{\circ}02'53''$ West, 60.36 feet; Course 13, thence Westerly along the arc of a curve concave Southerly having a radius of 656.00 feet, through a central angle of $22^{\circ}44'10''$, an arc length of 260.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $87^{\circ}48'23''$ West, 258.61 feet; Course 14, thence South $76^{\circ}26'18''$ West, 273.57 feet; Course 15, thence South $13^{\circ}33'42''$ East, 106.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; Course 16, thence Southeasterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $58^{\circ}33'42''$ East, 35.36 feet; Course 17, thence South $13^{\circ}33'42''$ East, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; Course 18, thence Southwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $31^{\circ}26'18''$ West, 35.36 feet; Course 19, thence South $13^{\circ}33'42''$ East, 106.00 feet; Course 20, thence North $76^{\circ}26'18''$ East, 273.57 feet to the point of curvature of a curve

concave Southerly having a radius of 344.00 feet; Course 21, thence Easterly along the arc of said curve, through a central angle of $33^{\circ}12'42''$, an arc length of 199.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $86^{\circ}57'21''$ East, 196.62 feet; Course 22, thence South $70^{\circ}21'00''$ East, 6.13 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; Course 23, thence Southeasterly along the arc of said curve, through a central angle of $68^{\circ}48'49''$, an arc length of 60.05 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $35^{\circ}56'35''$ East, 56.51 feet; Course 24, thence Southerly along the arc of a curve concave Easterly having a radius of 520.00 feet, through a central angle of $08^{\circ}12'58''$, an arc length of 74.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $05^{\circ}38'40''$ East, 74.50 feet; Course 25, thence South $09^{\circ}45'09''$ East, 15.98 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; Course 26, thence Southwesterly along the arc of said curve, through a central angle of $84^{\circ}23'57''$, an arc length of 73.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $32^{\circ}26'49''$ West, 67.17 feet; Course 27, thence South $74^{\circ}38'48''$ West, 150.11 feet to the point of curvature of a curve concave Northerly having a radius of 644.00 feet; Course 28, thence Westerly along the arc of said curve, through a central angle of $25^{\circ}34'49''$, an arc length of 287.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $87^{\circ}26'12''$ West, 285.14 feet; Course 29, thence Southerly along the arc of a non-tangent curve concave Westerly having a radius of 650.00 feet, through a central angle of $10^{\circ}00'23''$, an arc length of 113.52 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $05^{\circ}27'12''$ East, 113.38 feet; Course 30, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 25.00 feet, through a central angle of $85^{\circ}45'07''$, an arc length of 37.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $43^{\circ}19'33''$ East, 34.02 feet; Course 31, thence South $03^{\circ}47'53''$ West, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; Course 32, thence Southwesterly along the arc of said curve, through a central angle of $85^{\circ}45'07''$, an arc length of 37.42 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $50^{\circ}55'20''$ West, 34.02 feet; Course 33, thence Southerly along the arc of a curve concave Westerly having a radius of 650.00 feet, through a central angle of $09^{\circ}34'01''$, an arc length of 108.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $12^{\circ}49'47''$ West, 108.41 feet; Course 34, thence South $85^{\circ}30'32''$ East, along a non-tangent line, 59.34 feet to the point of curvature of a curve concave Northerly having a radius of 956.00 feet; Course 35, thence Easterly along the arc of said curve, through a central angle of $10^{\circ}27'42''$, an arc length of 174.56 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $89^{\circ}15'37''$ East, 174.31 feet; Course 36, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 50.00 feet, through a central angle of $118^{\circ}23'55''$, an arc length of 103.32 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $36^{\circ}46'16''$ East, 85.90 feet; Course 37, thence Southerly along the arc of a curve concave Easterly having a radius of 194.00 feet, through a central angle of $44^{\circ}37'37''$, an arc length of 151.10 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $00^{\circ}06'53''$ West, 147.31 feet; Course 38, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 50.00 feet, through a central angle of $130^{\circ}18'27''$, an arc length

of 113.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $42^{\circ}57'18''$ West, 90.74 feet; Course 39, thence North $71^{\circ}53'29''$ West, 44.37 feet to the point of curvature of a curve concave Northerly having a radius of 344.96 feet; Course 40, thence Westerly along the arc of said curve, through a central angle of $08^{\circ}21'13''$, an arc length of 50.29 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $67^{\circ}42'52''$ West, 50.25 feet; Course 41, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 50.00 feet, through a central angle of $56^{\circ}54'00''$, an arc length of 49.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $35^{\circ}05'15''$ West, 47.64 feet; Course 42, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 50.00 feet, through a central angle of $38^{\circ}08'43''$, an arc length of 33.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $25^{\circ}42'36''$ West, 32.68 feet; Course 43, thence North $44^{\circ}46'58''$ West, 40.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 192.00 feet; Course 44, thence Northwesterly along the arc of said curve, through a central angle of $16^{\circ}00'37''$, an arc length of 53.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $52^{\circ}47'16''$ West, 53.48 feet; Course 45, thence North $60^{\circ}47'35''$ West, 65.96 feet to a point on a non-tangent curve concave Northwesterly having a radius of 650.00 feet; Course 46, thence Southwesterly along the arc of said curve, through a central angle of $29^{\circ}02'18''$, an arc length of 329.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $40^{\circ}42'58''$ West, 325.92 feet; Course 47, thence South $12^{\circ}34'11''$ West, along a non-tangent line, 47.96 feet to a point on a non-tangent curve concave Southwesterly having a radius of 50.00 feet; Course 48, thence Southeasterly along the arc of said curve, through a central angle of $41^{\circ}35'34''$, an arc length of 36.30 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $56^{\circ}38'03''$ East, 35.50 feet; Course 49, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 194.00 feet, through a central angle of $26^{\circ}07'47''$, an arc length of 88.47 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $48^{\circ}54'10''$ East, 87.71 feet; Course 50, thence Southerly along the arc of a curve concave Westerly having a radius of 35.00 feet, through a central angle of $157^{\circ}34'37''$, an arc length of 96.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $16^{\circ}49'15''$ West, 68.66 feet; Course 51, thence North $84^{\circ}23'27''$ West, 15.12 feet to the point of curvature of a curve concave Southerly having a radius of 556.00 feet; Course 52, thence Westerly along the arc of said curve, through a central angle of $26^{\circ}38'08''$, an arc length of 258.47 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $82^{\circ}17'30''$ West, 256.15 feet; Course 53, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 50.00 feet, through a central angle of $94^{\circ}56'04''$, an arc length of 82.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}33'32''$ West, 73.69 feet; Course 54, thence North $16^{\circ}05'30''$ West, 81.73 feet to a point on a non-tangent curve concave Northerly having a radius of 650.00 feet; Course 55, thence Westerly along the arc of said curve, through a central angle of $02^{\circ}59'29''$, an arc length of 33.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $84^{\circ}33'13''$ West, 33.93 feet; Course 56, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of $86^{\circ}11'05''$, an arc length of 37.61 feet to a point

of compound curvature, said arc being subtended by a chord bearing and distance of South $42^{\circ}57'25''$ West, 34.16 feet; Course 57, thence Southerly along the arc of a curve concave Easterly having a radius of 760.00 feet, through a central angle of $00^{\circ}17'19''$, an arc length of 3.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $00^{\circ}16'48''$ East, 3.83 feet; Course 58, thence South $89^{\circ}34'28''$ West, along a non-tangent line, 80.00 feet to a point on a non-tangent curve concave Easterly having a radius of 840.00 feet; Course 59, thence Southerly along the arc of said curve, through a central angle of $09^{\circ}09'37''$, an arc length of 134.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $05^{\circ}00'16''$ East, 134.15 feet; Course 60, thence South $66^{\circ}04'16''$ West, along a non-tangent line, 26.82 feet to a point on a non-tangent curve concave Northwesterly having a radius of 58.00 feet; Course 61, thence Southwesterly along the arc of said curve, through a central angle of $30^{\circ}27'01''$, an arc length of 30.82 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $50^{\circ}50'46''$ West, 30.46 feet; Course 62, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 192.00 feet, through a central angle of $39^{\circ}21'41''$, an arc length of 131.90 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $46^{\circ}23'25''$ West, 129.32 feet; Course 63, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 208.00 feet, through a central angle of $36^{\circ}43'05''$, an arc length of 133.30 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $45^{\circ}04'07''$ West, 131.03 feet; Course 64, thence Southerly along the arc of a curve concave Easterly having a radius of 170.00 feet, through a central angle of $96^{\circ}16'04''$, an arc length of 285.63 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $15^{\circ}17'37''$ West, 253.20 feet; Course 65, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 130.00 feet, through a central angle of $13^{\circ}32'12''$, an arc length of 30.71 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $26^{\circ}04'19''$ East, 30.64 feet; Course 66, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 192.00 feet, through a central angle of $23^{\circ}31'52''$, an arc length of 78.85 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $31^{\circ}04'09''$ East, 78.30 feet; Course 67, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 408.00 feet, through a central angle of $09^{\circ}50'44''$, an arc length of 70.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}54'43''$ East, 70.02 feet; Course 68, thence South $32^{\circ}59'21''$ East, 21.87 feet to the point of curvature of a curve concave Westerly having a radius of 58.00 feet; Course 69, thence Southerly along the arc of said curve, through a central angle of $30^{\circ}27'01''$, an arc length of 30.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $17^{\circ}45'50''$ East, 30.46 feet; Course 70, thence South $32^{\circ}59'21''$ East, along a non-tangent line, 30.61 feet; Course 71, thence South $57^{\circ}00'39''$ West, 255.42 feet to the point of curvature of a curve concave Easterly having a radius of 525.00 feet; Course 72, thence Southerly along the arc of said curve, through a central angle of $73^{\circ}18'52''$, an arc length of 671.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $20^{\circ}21'13''$ West, 626.88 feet; Course 73, thence South $16^{\circ}18'13''$ East, 400.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 290.00 feet; Course 74, thence Southeasterly along the arc of said curve, through a central angle of $60^{\circ}52'02''$, an arc length of 308.08 feet to the point of tangency of said curve, said arc being subtended by a chord

bearing and distance of South 46°44'14" East, 293.79 feet; Course 75, thence South 77°10'15" East, 559.28 feet; Course 76, thence South 12°50'51" West, 160.92 feet; Course 77, thence South 38°21'46" East, 6.90 feet to a point on a non-tangent curve concave Easterly having a radius of 62.00 feet; Course 78, thence Southerly along the arc of said curve, through a central angle of 53°38'01", an arc length of 58.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 11°34'47" West, 55.94 feet; Course 79, thence South 74°45'47" West, along a non-tangent line, 9.22 feet; Course 80, thence South 12°11'23" West, 175.16 feet; Course 81, thence South 72°16'11" East, 50.23 feet; Course 82, thence North 81°20'51" East, 126.62 feet; Course 83, thence South 53°55'52" East, 47.44 feet; Course 84, thence North 84°34'31" East, 48.82 feet; Course 85, thence South 20°57'51" West, 89.59 feet; Course 86, thence South 22°17'34" West, 212.37 feet; Course 87, thence South 20°31'02" West, 30.30 feet to its intersection with said Northerly right of way line of Greenbriar Road, thence North 77°11'39" West, along said Northerly right of way line, 567.00 feet; thence North 58°23'06" West, departing said Northerly right of way line, 52.73 feet; thence North 77°09'47" West, 396.11 feet; thence North 83°44'54" West, 150.83 feet to said Northerly right of way line; thence North 77°11'39" West, along said Northerly right of way line, 139.73 feet to the Point of Beginning.

Containing 61.84 acres, more or less.

AND ALSO:

A portion of Section 22, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5685, page 1522, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Mill Creek Forest, Phases 2 and 3, as recorded in Map Book 112, page 86, of said Public Records, said corner being the Southwesterly corner of said Official Records Book 5685, page 1522, and lying on the Northerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence South 77°11'39" East, along said Northerly right of way line, 1453.41 feet to the Point of Beginning.

From said Point of Beginning, thence North 12°49'59" East, departing said Northerly right of way line, 16.65 feet; thence South 77°10'01" East, 32.00 feet; thence South 12°49'59" West, 16.63 feet to said Northerly right of way line; thence North 77°11'39" West, along said Northerly right of way line, 32.00 feet to the Point of Beginning.

Containing 533 square feet, more or less.

AND ALSO:

A portion of Parcel 1, as described and recorded in Official Records Book 6124, page 141, and a portion of those lands described and recorded in Official Records Book 5685, page 1522, both of the Public Records of St. Johns County, Florida, lying in Section 22, Township 5 South, Range 27 East, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Mill Creek Forest, Phases 2 and 3, as recorded in Map Book 112, page 86, of said Public Records, said corner being the Southwesterly corner of said Official Records Book 5685, page 1522, and lying on the Northerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence South $77^{\circ}11'39''$ East, along said Northerly right of way line, 2852.10 feet to the Point of Beginning.

From said Point of Beginning, thence North $65^{\circ}50'22''$ East, departing said Northerly right of way line, 26.56 feet; thence South $77^{\circ}10'01''$ East, 234.03 feet to the Easterly line of said Parcel 1; thence South $12^{\circ}48'24''$ West, along said Easterly line, 15.86 feet to said Northerly right of way line; thence North $77^{\circ}11'39''$ West, along said Northerly right of way line, 255.25 feet to the Point of Beginning.

Containing 3894 square feet, more or less.

AND ALSO:

A portion of Section 22, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5685, page 1522 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Mill Creek Forest Phases 2 and 3, as recorded in Map Book 112, page 86, of said Public Records, said corner lying on the Northerly right of way line of Greenbriar Road, a variable width right of way as presently established; thence South $77^{\circ}11'39''$ East, along said Northerly right of way line, 1727.91 feet to the Point of Beginning.

From said Point of Beginning, thence South $83^{\circ}44'54''$ East, departing said Northerly right of way line, 150.83 feet to a point lying on the Southerly boundary line of those lands described and recorded in Official Records Book 6071, page 936, of said Public Records; thence South $77^{\circ}09'47''$ East, along said Southerly boundary line, 396.11 feet; thence South $58^{\circ}23'06''$ East, continuing along said Southerly boundary line, 52.73 feet to a point lying on said Northerly right of way; thence North $77^{\circ}11'39''$ West, departing said Southerly boundary line and along said Northerly right of way line, 595.87 feet to the Point of Beginning.

Containing 8491 square feet, more or less.

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095		
¹ TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	2:00 PM 3:00 PM
November 13, 2025	Public Hearing and Regular Meeting <i>Designation of New ERU Factor for Townhomes</i>	3:00 PM
December 11, 2025 CANCELED	Regular Meeting	3:00 PM
January 8, 2026 CANCELED	Regular Meeting	3:00 PM
February 12, 2026	Regular Meeting	3:00 PM
March 12, 2026 ¹	Regular Meeting	3:00 PM
April 9, 2026	Regular Meeting	3:00 PM
May 14, 2026	Regular Meeting	3:00 PM
June 11, 2026	Regular Meeting	3:00 PM
July 9, 2026	Regular Meeting	3:00 PM
August 13, 2026	Regular Meeting	3:00 PM
September 10, 2026	Regular Meeting	3:00 PM