

Inst No: 01006942 Date: 03/19/2001  
GAIL WADSWORTH, FLAGLER County  
By: V. [Signature] D.C. Time: 16:01:20

**PLAT ADDENDUM**

OFF REC 0733 PAGE 0486

**Northshore Plat Five**

This Agreement is entered into this 19<sup>th</sup> day of March, 2001, between **NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P.**, a Georgia Limited Partnership, 5 Blue Heron Lane, Palm Coast, Florida 32137, (904) 446-8446 ("Developer") and the **BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA**, 1200 E. Moody Boulevard #1, Bunnell, Florida 32110 (the "County"), and they are collectively referred to as the "Parties."

**WITNESSETH:**

**WHEREAS**, Developer has applied for and the County has approved a plat for Northshore Plat Five located within Flagler County, Florida (the "Plat"). This plat is binding on the Developer, their successors in title and shall run with the land and bind all future owners.

In consideration of the mutual promises, covenants and conditions contained herein, the parties agree as follows in regard to the plat:

1. **PERFORMANCE BOND**

Prior to recordation of the Plat, Developer shall install all improvements as provided in Section 4.03.02 of the Land Development Code of Flagler County (the "LDC") or post a performance surety bond in lieu of installation of improvements as provided in Section 4.03.02 of the LDC. The scope and value of the improvements are identified in the attached Exhibit "A" (Engineers' Estimate of Probable Cost of Improvements, prepared by Gee & Jenson Engineers-Architects-Planners, Inc.). A maintenance bond shall be provided by the Developer to the County per section 4.03.03 of the Land Development Code for all subdivision improvements assured by the performance bond.

2. **PLAT RECORDATION**

The plat shall be recorded in Map Book 32, page 38-40 of the Public Records of Flagler County, Florida.

3. **DEVELOPMENT ORDER CONDITIONS**

Northshore Plat Five is contained within the Resort Community of the Hammock Dunes (DRI) development and is subject to all conditions of the Hammock Dunes Development Order issued by the County in Resolution 84-7 dated March 30, 1984, as amended in Resolution 95-50 dated July 17, 1995 and as amended in Resolution 98-10 dated March 6, 1998 (the "Development Order").

4. **PROJECT DESCRIPTION**

Northshore Plat Five is a resort condominium project containing a maximum of 486 one, two, three or more bedroom units. In addition, the project includes members only, country club style ancillary features including social/meeting space, swimming pools, walkways and decks, putting course, restaurant/bar, and exercise/spa areas. These facilities are private and intended for the use of resident members and guests only.

The Developer shall not offer, market or convey any of the units in this plat as a "timeshare unit," estate, license, or plan as defined in Chapters 498, 718, 719 and 721, *Florida Statutes*, as amended from time to time.

The Developer shall not offer, market or convey any of the units in this plat as a "lockout unit." A "lockout unit" is defined as a room or suite of rooms within a larger dwelling unit, including a single-family or multiple-family dwelling, which may be offered for sub-lease or short-term use, separate from the remaining area of the dwelling unit.

Parking for residents, guests and employees shall be provided in accordance with Flagler County Development Code requirements. Handicap parking facilities will be in accordance with the State of Florida Handicap Accessibility laws.

5. **MAINTENANCE RESPONSIBILITY**

Northshore Plat Five will be a privately owned development with all property owners required to belong to the Northshore Plat Five Property Owners Association (the "Association"). The Association shall be responsible for maintenance of all internal roadways, common landscape improvements, the internal stormwater management system and any common property or facilities owned by the Association within the platted area, provided, however, that the Association and/or Developer shall have the right to transfer such maintenance obligation and/or title of the common property or facilities owned by the Association or Developer within the platted area to the Dunes Community Development District.

Exterior maintenance responsibility for each building shall be in common and comply with the association documents.

The Dunes Community Development District is responsible for maintenance of the community wide drainage system, the wastewater collection system, water distribution system and reuse water system.

6. **WATER/SEWER AND REUSE**

All proposed residential units and facilities within this subdivision will be served by central water and sewer services. Potable wells and/or septic systems are prohibited.

Installation of reuse lines is required to serve the entire development for irrigation including all open space and common areas.

## 7. BUILDING SETBACKS

"Setback line" is defined in Section 3.08.02 of the Land Development Code of Flagler County. The minimum setbacks as illustrated on the attached Exhibit "D" (Northshore Plat Five building setback map, prepared by Gee & Jenson Engineers-Architects-Planners, Inc.) for the Northshore Plat Five Subdivision shall be as follows:

Building 1	
Front (west)	N/A
Rear (east)	30 ft. minimum from easterly plat limits to building; 10 ft. for pools, decks & screen enclosures
Side	30 ft. minimum from southerly plat limits to building; 15 ft. from northerly plat limits to building (minimum of 15 ft. building separation) 10 ft. for pools, decks and screen enclosures to the north or south plat limits
Building 2	
Front (west)	20 ft. minimum from Ocean Crest Dr. R/W to building
Rear (east)	15 ft. minimum from easterly plat limits to building
Side (north)	20 ft. minimum from Northshore Plat Four Lot 1
Side (south)	N/A (minimum 15 ft. building separation from Building 1 if detached, 0 ft. if Building 2 is attached to Building 1)
Building 3	
Front (west)	N/A
Rear (east)	15 ft. minimum from easterly plat limits to building
Side (south)	20 ft. minimum from 16 <sup>th</sup> Road R/W to building
Side (north)	N/A (minimum 15 ft. building separation from Building 1 if detached, 0 ft. if Building 3 is attached to Building 1.
Building 4	
Front (west)	N/A
Rear (east)	0 ft. building may be attached to Building 1
Sides (N&S)	N/A
Buildings 5-10	
Front (north)	15 ft. minimum from Ocean Crest Dr. R/W to building
Rear (south)	N/A
Sides (E&W)	N/A (minimum 30 ft. building separation)
Buildings 11-14	
Front (north)	N/A (minimum 4 ft. from parking lot pavement)
Rear (south)	15 ft. minimum from 16 <sup>th</sup> Road R/W to building
Sides (E&W)	N/A (minimum 25 ft. building separation)

All setbacks will be measured from the adjacent defined limits to the wall of the building and overhanging eaves not exceeding 2.5 feet shall be permitted within the front, side and rear setbacks but not within any easement.

8. **SUBDIVISION IMPROVEMENTS, BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY**

Prior to completion of subdivision improvements and provided Developer has received final plat approval, the County may issue building permits to builders approved by Developer. Developer hereby acknowledges and agrees that the County shall not issue a certificate of occupancy (the "CO") for any building completed on the Property until such time as sufficient subdivision improvements to serve that building have been completed and approved by the County. Furthermore, Developer hereby covenants and agrees that it shall not permit any third party to occupy any completed residence or unit located on the Property, nor shall Developer allow any third party to place any furniture or other personal belongings within such completed residence or unit until and unless the subdivision improvements have been fully and finally completed and a CO has been issued with respect to said residence or unit. Once the subdivision improvements have been fully and finally completed and approved by the County, all appropriate parties shall be entitled to obtain building permits for purposes of construction on any lot located within the Property.

9. **FLAGLER COUNTY LAND DEVELOPMENT CODE REQUIREMENTS**

Development is subject to the Flagler County Land Development Code except to the extent preempted by the Development Order.

10. **MINIMUM FINISH FLOOR ELEVATIONS**

Minimum Finish Floor Elevations shall be one foot (1') above the 100-year flood elevation for this subdivision or one foot (1') above the road centerline elevation adjacent to the front lot line, whichever is greatest. However, the minimum floor elevations shall not be lower than elevation +9.3. Structured parking minimum finish floors shall not be lower than elevation 8.80 (six inches (6") above the 100-year storm elevation). A final certified as-built survey will be provided to the County prior to the issuance of a certificate of occupancy to confirm compliance with this criteria.

11. **OAK SCRUB PROTECTION**

The Developer shall make reasonable efforts to preserve or protect the scrub oak and other oak communities in the common areas and other areas of the property not intended to be used as pavement.

2.2.2.

**12. LANDSCAPE REQUIREMENTS**

The Developer shall at a minimum install additional landscaping in accordance with the 16<sup>th</sup> Road Buffer Plan attached hereto as Exhibit "F." All landscaping material required by Exhibit "F" shall be alive and in satisfactory growth one calendar year after the date of installation. Developer shall post a performance surety bond in lieu of installation of said additional landscaping. The scope and value of the said additional landscaping are identified in the attached Exhibit "G" (Northshore Plat 5 16<sup>th</sup> Road Buffer Plan Estimate, prepared by Consultants For Environmental Design, Inc.).

**13. PROOF OF OWNERSHIP**

The Developer shall provide appropriate legal title documentation to the County reflecting all legal or equitable interests in the platted property at the time the Board of County Commissioners approves the Final Plat.

**14. INTERNAL LAKES**

All internal water management lake systems shall be stocked and maintained with native game fish. Lakes not utilized for stormwater management purposes and maintained above the surface water control elevation 3.50 NGVD, may be lined and stocked with ornamental fish in accordance with all Federal, State and local requirements.

**15. IRRIGATION**

The Developer shall install reuse water lines that will provide reuse water for irrigation to open space and common areas.

**16. REDUCTION IN DENSITY OF DWELLING UNITS**

Developer acknowledges and agrees to the commitments in accordance with the document from the Ginn Company dated November 19, 1999 and incorporated and attached to this Plat Addendum as Exhibit "B." The limits of the lands defined in Exhibit "B" are incorporated and attached to this Plat Addendum as Exhibit "C."

**17. LIGHTING**

All project lighting shall strictly comply with Federal, State and local laws and regulations regarding protection of endangered sea turtles. Example of methods to be utilized when required to reduce lighting levels are: low level and low wattage exterior lighting; can and soffit lighting for porches and balconies. Low "E" glass on the east face of buildings to reduce exterior illumination. Parking lot lights may be a maximum of 12' high, to be low pressure sodium vapor and to be located within the shadow of the buildings. Lights outside the shadow of the buildings to be bollard type with 9-watt fluorescent bulbs and gold tint shading.

**18. PARKING**

Developer shall prohibit its employees and employees of all other entities doing business on the platted lands from parking at the Flagler County 16<sup>th</sup> Road park during working hours. Developer shall also discourage residents and guests, through language in the condominium documents and in information distributed to residents and guests, from parking at the Flagler County 16<sup>th</sup> Road park. Parking in other areas of the 16<sup>th</sup> Road right-of-way outside the park area shall be prohibited.

**19. SIGNALIZATION AND TURN LANE IMPROVEMENTS**

Developer has provided to the County a traffic study indicating the potential need for signalization at S.R. A-1-A. Developer hereby acknowledges and agrees to post a performance surety bond for the installation of traffic signalization at the intersections of S.R. A-1-A and 16<sup>th</sup> Road and the intersection of S.R. A-1-A and Camino del Mar (a/k/a A-1-A Connector Road). The scope and value of the improvements are identified in the attached Exhibit "E" (Engineers' Estimate of Probable Cost of Signalization Improvements, prepared by Gee & Jenson Engineers-Architects-Planners, Inc.). The performance surety bond is provided by the Developer pursuant to item 4.2b of the "Development Order." Both the County and the Developer agree that the signalization improvements will not be required until traffic warrants according to the Florida Department of Transportation have been met and the signalization improvements have been approved by the Florida Department of Transportation.

The traffic study also identified the need for turn lane improvements within the 16<sup>th</sup> Road right-of-way for the intersection at Ocean Crest Drive. These improvements have been indicated on the project site plan and detailed in the development construction plans prepared by Gee & Jenson Engineers-Architects-Planners, Inc., provided to Flagler County and shall be completed with the other subdivision improvements related to this project.

**20. BUILDING HEIGHT**

Developer shall gradually reduce the height of Buildings 1, 2, 3 and 4 from a maximum of 12 stories to 8 stories. The building height will be reduced by stair stepping the rooflines. These height reductions shall be implemented in conformity with the site plan prepared by Gee & Jenson Engineers-Architects-Planners, Inc., and approved by Flagler County.

**21. PUBLIC SAFETY ENHANCEMENTS**

The Developer has made a voluntary contribution in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) to Flagler County. This contribution was provided pursuant to the commitment made at the Board of County Commissioners Public Meeting on January 16, 2001, when Preliminary Plat approval was granted for the Northshore Plat 5 project. These funds are being retained by the Clerk of the Court in a separate interest bearing account. Said principal and all interest earned thereon shall be used to enhance public safety facilities and/or operations in the Hammock community as determined by the Board of County Commissioners. This contribution is to address in part the additional infrastructure and concurrency impacts created by this project.

22. BEACH SHUTTLE

Developer shall provide, as a part of the private club amenities, a beach shuttle service for the residents and guests of the resort condominium. The purpose of the shuttle will be to provide transportation of residents, guests and "beach related items" from the resort condominium to the beach.

The beach shuttle access points shall be by private walkways to private dune walkover points. The beach shuttle shall not utilize the Flagler County 16<sup>th</sup> Road park beach access opening in the dunes or the parking area for the County's 16<sup>th</sup> Road park.

23. ORDER OF PRECEDENCE

In the event of any conflict between the provisions of the plat and the provisions of this Plat Addendum, the provisions of the plat shall control. In the event of any conflict between the provisions of this Plat Addendum and the provisions of any Exhibit attached hereto, the provisions of this Plat Addendum shall control.

24. MISCELLANEOUS

A. The exclusive jurisdiction and venue for resolving any issues relating to this Agreement shall be the Circuit Court of Flagler County, Florida.

B. Developer or its successors shall be obligated to pay all costs of the County to enforce this Agreement, or arising out of this Agreement, including reasonable attorneys fees and costs.

C. This Agreement shall be recorded in the Public Records of Flagler County. It shall be a restriction and covenant running with the land, and shall be binding on the heirs, successors, executors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Plat Addendum, Northshore Plat Five, as of the day and year first above written.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

3.19.01  
James A. Darby  
James A. Darby, Chairman

ATTEST:

Gail Wadsworth  
Gail Wadsworth, Clerk and Ex Officio  
Clerk to the Board

APPROVED AS TO FORM  
[Signature]  
COUNTY ATTORNEY

APPROVED BY THE  
FLAGLER COUNTY BOARD  
OF COUNTY COMMISSIONERS

ON March 5, 2001

NORTHSHORE OCEAN HAMMOCK  
INVESTMENT, L.P., a Georgia Limited Partnership  
By: HAMMOCK G.P., LLC.  
a Georgia Limited Liability

WITNESS:

Maria Hughes

Ed. R. Ginn  
Edward Robert Ginn, Manager

(CORPORATE SEAL)

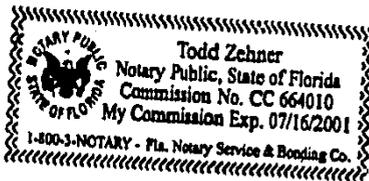
WITNESS:

Melissa Clegerman

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing Plat Addendum was acknowledged before me on the 12<sup>th</sup> day of February, 2001, by Edward Robert Ginn, Manager of Hammock G.P., L.L.C., a Georgia Limited Liability, on behalf of the Corporation. He is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Todd Zehner  
Notary Public, State of Florida



PLAT ADDENDUM  
EXHIBIT "A"

OFF REC 0733 PAGE 0494

ENGINEER'S ESTIMATE OF PROBABLE COST					Job #98-152.13
NORTHSHORE PLAT FIVE					By: Chk:
486 CONDOMINIUM UNITS					1/12/01
PART I - PAVING, GRADING & DRAINAGE					
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	ESTIMATED COST
1	Clearing & Grubbing	25.1	Ac	\$3,300.00	\$82,830.00
2	Earthwork/Grading (complete incl. Bldg pad area)	1	LS	\$500,000.00	\$500,000.00
3	Silt Fence	1,500	LF	\$1.00	\$1,500.00
4	Erosion Control	1	LS	\$1,500.00	\$1,500.00
5	1-1/4" ACSC Type SIII	17,900	SY	\$5.00	\$89,500.00
6	1-1/2" ACSC Type SIII	6,900	SY	\$5.50	\$37,950.00
7	2" ACSC Type SIII	6,300	SY	\$6.75	\$42,525.00
8	6" Limerock Base Course LBR 100	17,900	SY	\$6.50	\$116,350.00
9	8" Limerock Base Course LBR 100	13,200	SY	\$7.50	\$99,000.00
10	8" Stabilized Subgrade LBR 40	26,100	SY	\$2.00	\$52,200.00
11	12" Stabilized Subgrade LBR 40	7,400	SY	\$2.50	\$18,500.00
12	18" Miami Curb & Gutter	4,900	LF	\$6.00	\$29,400.00
13	Type D Curb	8,900	LF	\$7.00	\$62,300.00
14	Type 4 Inlet	2	Ea.	\$2,500.00	\$5,000.00
15	Type 3 Inlet	10	Ea.	\$2,500.00	\$25,000.00
16	Round Inlet	6	Ea.	\$1,800.00	\$10,800.00
17	Convert existing Structure	1	Ea.	\$1,500.00	\$1,500.00
18	Type C Inlet	19	Ea.	\$1,200.00	\$22,800.00
19	Manhole	10	Ea.	\$2,500.00	\$25,000.00
20	15" RCP	1,127	LF	\$25.00	\$28,175.00
21	18" RCP	392	LF	\$27.00	\$10,584.00
22	24" RCP	550	LF	\$38.00	\$20,900.00
23	36" RCP	443	LF	\$48.00	\$21,264.00
24	48" RCP	1,285	LF	\$60.00	\$77,100.00
25	15" MES	1	Ea.	\$500.00	\$500.00
26	18" MES	1	Ea.	\$500.00	\$500.00
27	24" MES	1	Ea.	\$600.00	\$600.00
28	36" MES	1	Ea.	\$2,000.00	\$2,000.00
29	54" MES	1	Ea.	\$2,500.00	\$2,500.00
30	Sod - R/W and Lake Banks	3,000	SY	\$1.20	\$3,600.00

*Michael Chen*  
2-21-01

ENGINEER'S ESTIMATE OF PROBABLE COST					Job #98-152.13
NORTHSHORE PLAT FIVE					By: Chk:
486 CONDOMINIUM UNITS					1/12/01
31	Hay Bales	1	LS	\$1,500.00	\$1,500.00
32	Sign & Stripe	1	Job	\$6,000.00	\$6,000.00
33	Remove Existing Pavement & Gutter Sta 17+65.18 to 18.99.08	1	LS	\$1,500.00	\$1,500.00
34	6.5' Concrete Sidewalk	1,400	LF	\$14.00	\$19,600.00
35	Plat Corners & PCP's	1	LS	\$5,000.00	\$5,000.00
36	Survey Layout & Testing	1	Job	\$20,000.00	\$20,000.00
<b>Subtotal Part I</b>					<b>\$1,444,978.00</b>
<b>PART II - 16TH ROAD LEFT TURN LANE</b>					
1	Maintenance of Traffic	1	LS	\$1,500.00	\$1,500.00
2	Remove Existing Curb & Gutter	500	LF	\$2.00	\$1,000.00
3	Remove Existing Sidewalk	80	LF	\$3.00	\$240.00
4	2" ACSC Type SIII	550	SY	\$6.75	\$3,712.50
5	8" Limerock Base Course LBR 100	550	SY	\$7.50	\$4,125.00
6	12" Stabilized Subgrade LBR 40	650	SY	\$2.50	\$1,625.00
7	Mill & Overlay 1" ACSC Type SIII	1,500	SY	\$8.00	\$12,000.00
8	New 18" Curb & Gutter	420	LF	\$6.00	\$2,520.00
9	Modify Existing Drainage Structure	1	LS	\$1,500.00	\$1,500.00
10	Striping	1	LS	\$2,000.00	\$2,000.00
11	Survey Layout & Testing	1	LS	\$2,500.00	\$2,500.00
<b>Subtotal Part II</b>					<b>\$32,722.50</b>
<b>PART III - WATER DISTRIBUTION &amp; WASTEWATER COLLECTION</b>					
1	10" PVC DR 18 Water Main	750	LF	\$15.50	\$11,625.00
2	8" PVC DR 18 Water Main	1,750	LF	\$14.00	\$24,500.00
3	6" PVC DR 18 Water Main	150	LF	\$10.00	\$1,500.00
4	4" PVC DR 18 Water Main	400	LF	\$8.00	\$3,200.00
5	10" RSGV & Box	3	Ea.	\$1,200.00	\$3,600.00
6	8" RSGV & Box	6	Ea.	\$900.00	\$5,400.00
7	4" RSGV & Box	10	Ea.	\$600.00	\$6,000.00
8	Fittings	1	LS	\$10,500.00	\$10,500.00
9	Fire Hydrant & Assembly	7	Ea.	\$2,000.00	\$14,000.00
10	Gatehouse Single Water Service Comp	1	LS	\$2,000.00	\$2,000.00
11	Sanitary Sewer				

PLAT ADDENDUM  
EXHIBIT "A"

OFF REC 0733 PAGE 0496

ENGINEER'S ESTIMATE OF PROBABLE COST					Job #98-152.13
NORTHSHORE PLAT FIVE					By: Chk:
486 CONDOMINIUM UNITS					1/12/01
a	8" PVC 0'-6' Depth	469	LF	\$16.00	\$7,504.00
b	8" PVC 6'-8' Depth	699	LF	\$17.00	\$11,883.00
c	8" PVC 8'-10' Depth	93	LF	\$20.00	\$1,860.00
d	8" PVC 10'-12' Depth	82	LF	\$24.00	\$1,968.00
12	Manholes				
a	0'-6' Depth	2	Ea.	\$1,400.00	\$2,800.00
b	6'-8' Depth	3	Ea.	\$2,000.00	\$6,000.00
c	10'-12' Depth	1	Ea.	\$2,800.00	\$2,800.00
10	6" Single Sewer Service Complete	11	Ea.	\$1,000.00	\$11,000.00
11	Survey Layout & Testing	1	LS	\$6,000.00	\$6,000.00
<b>Subtotal Part III</b>					<b>\$134,140.00</b>
<b>PART IV - REUSE WATER DISTRIBUTION</b>					
1	6" PVC Reuse Main	770	LF	\$10.00	\$7,700.00
2	8" PVC Reuse Main	720	LF	\$14.00	\$10,080.00
3	4" Gate Valve	1	Ea.	\$600.00	\$600.00
4	8" Gate Valve	2	Ea.	\$900.00	\$1,800.00
5	Fittings	1	LS	\$5,000.00	\$5,000.00
6	Survey Layout & Testing	1	LS	\$6,000.00	\$6,000.00
<b>Subtotal Part IV</b>					<b>\$31,180.00</b>
<b>TOTAL: PARTS I-IV</b>					<b>\$1,643,020.50</b>

Flagler County Plat Surety Amount @150%

\$2,464,530.75



DEVELOPMENT  
REAL ESTATE  
HOSPITALITY

**RECEIVED**

DEC 0 8 1999

ENGINEERING  
FLAGLER COUNTY, FLA.

**RECEIVED**

DEC - 2 1999

COUNTY ATTORNEY  
FLAGLER COUNTY, FLORIDA

November 19, 1999

TO: Noah McKinnon  
Counsel to Flagler County

Ocean Hammock, Tract B, is owned by Northshore Hammock, L.P. ("NH") and Northshore Ocean Hammock Investment, L.P. ("NOHI"). NOHI has the right to purchase Ocean Hammock, Tract C, from ITT CDC. Tracts B and C are currently zoned under the Hammock Dunes Development Order, as amended ("DO") for 2076 dwelling units.

If Flagler County accepts the guarantees of ITT CDC and its parent ITT Industries, Inc. and the other financial assurances offered by ITT CDC and ITT Industries, Inc. at the Board of County Commissioners meeting, Friday, November 19, 1999 with respect to the obligations of Admiral Corporation under the DO, NH and NOHI will agree to cause Tracts B and C to be developed with not more than 1476 dwelling units, in the aggregate, which represents a reduction in density of 600 dwelling units.

By entering into this agreement neither NH nor NOHI are waiving or releasing any rights or remedies which NH or NOHI may now or hereinafter have under any of its agreements with ITT CDC or under the DO including without limitation, that Section 2 (c) of Resolution No. 95-50 does not apply to ITT CDC's sale of of Tracts B or C to NH or NOHI.

This agreement is conditioned on Flagler County processing and approving NH and NOHI's requests for subdivision plats and development and building permits in the ordinary course of administration in accordance with Flagler County's applicable rules and regulations without any claim or allegation by Flagler County that Section 2(c) of Resolution 95-50 applies to NH or NOHI or that Admiral Corporation or ITT CDC are in default under the DO for having failed to comply with Section 2 (c).

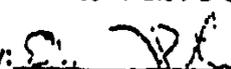
Northshore Hammock, L.P.

Northshore Ocean Hammock  
Investment, L.P.

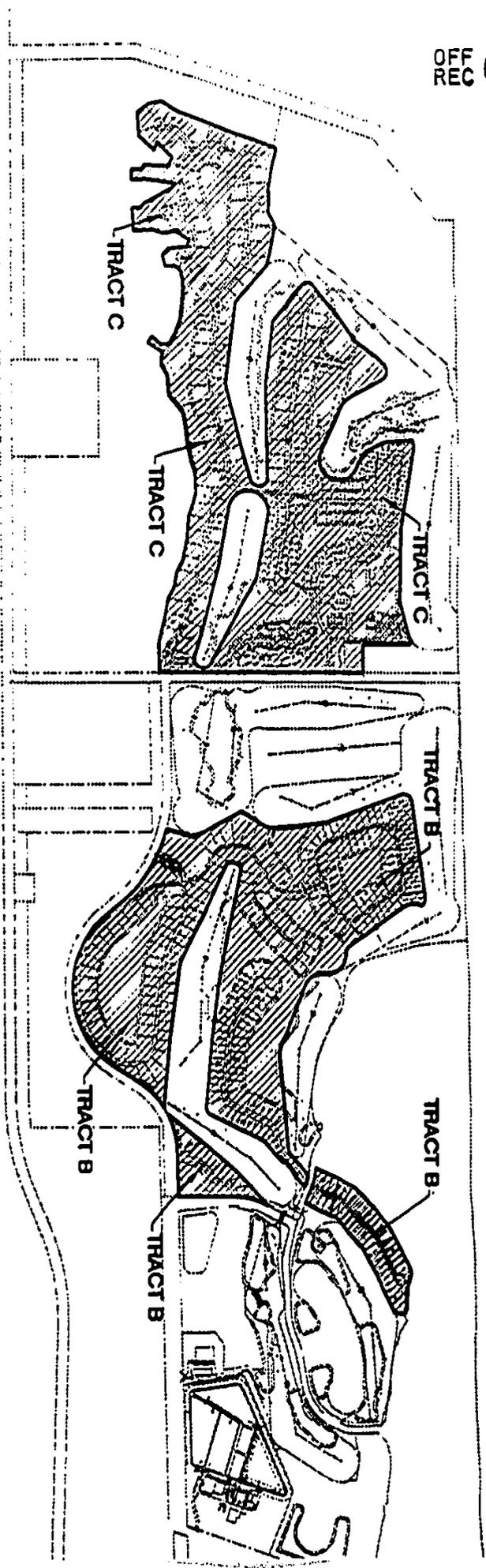
By Northshore G.P., L.L.C.

By Hammock G.P. L.L.C.

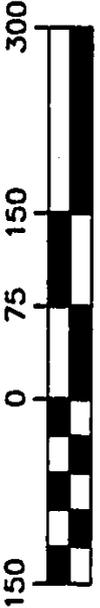
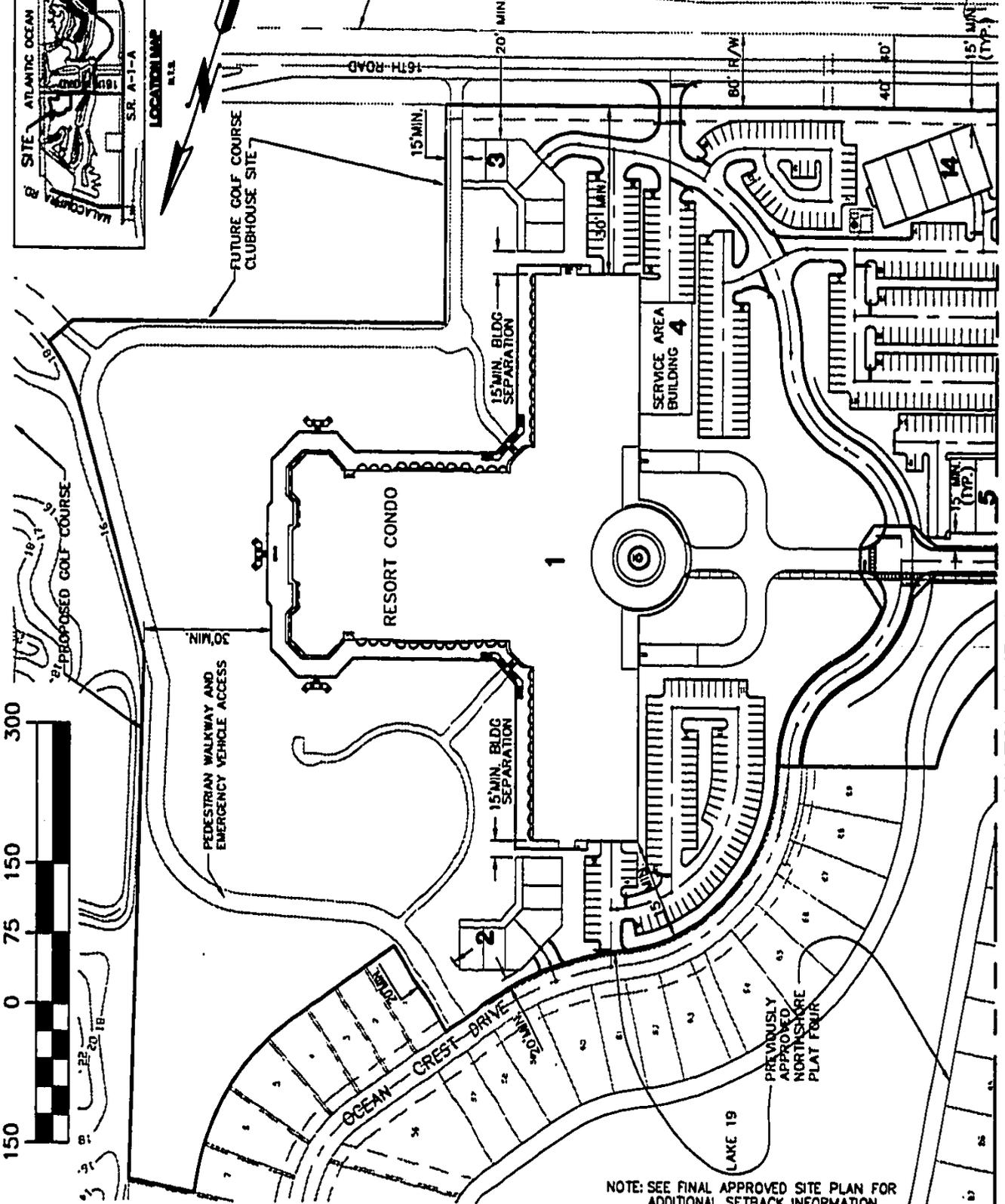
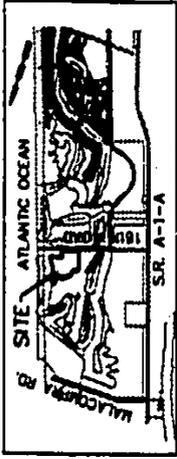
By:   
Edward R. Sinn, Manager

By:   
Edward R. Sinn, Manager

PLAT ADDENDUM  
EXHIBIT 'C'  
NORTHSHORE PLAT FIVE



OCEAN HAMMOCK  
(HAMMOCK DUNES DR)



NOTE: SEE FINAL APPROVED SITE PLAN FOR ADDITIONAL SETBACK INFORMATION.

MATCH LINE A-A SEE DWG. SHT. 2

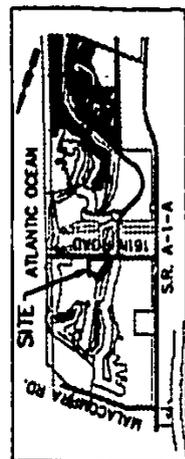
PLOTTED	2-6-88
TRACED	10-1-88
PLAT FILED	1-1-88
DRAWING	1-1-88
OWNER	1-1-88
CHECKED	1-1-88
APPROVED	1-1-88
DATE	1-1-88

**NORTSHORE PLAT 5**  
NORTSHORE HAMMOCK LP  
PALM COAST, FL.  
BUILDING SETBACK MAP

EXHIBIT 'D'

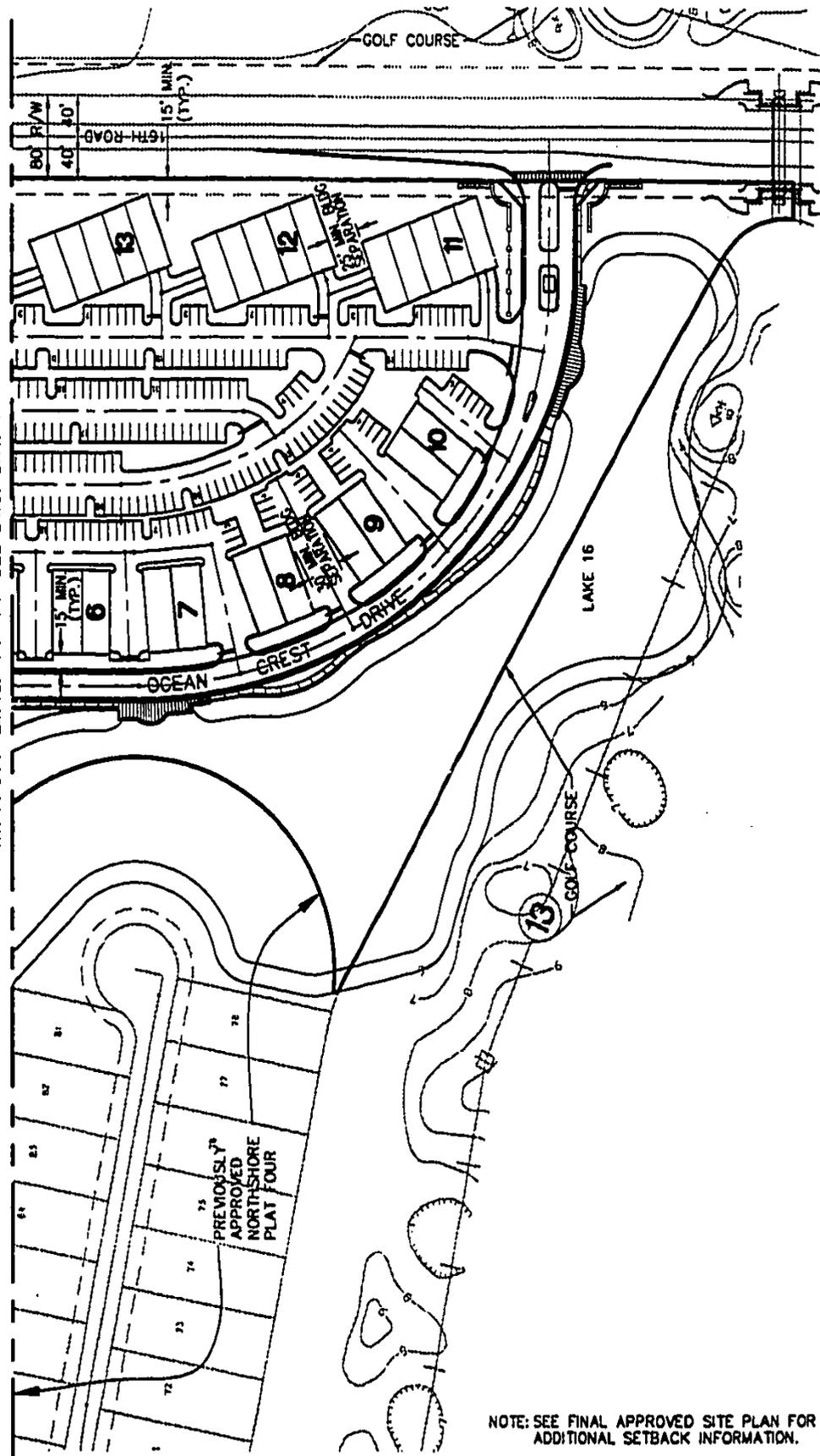
**GEE & JENSON**  
Engineers - Architects - Planners, Inc.

JOB No.	88-025
CAO FILE	C-8-001
SHEET NUMBER	1
SHEET	OF 2



LOCATION NAME  
S.R. A-1-A

MATCH LINE A-A SEE DWG. SHT. 1



NOTE: SEE FINAL APPROVED SITE PLAN FOR ADDITIONAL SETBACK INFORMATION.

PLOTTED	7-2-88
TITLE	10-2-88
FILED	1-1-89
DRAWN	8-2-88
CHECKED	8-2-88
APPROVED	1-6-89
DATE	

**NORTHSHORE PLAT 5**  
 NORTHSHORE HAMMOCK LP  
 PALM COAST, FL.  
 BUILDING SETBACK MAP

EXHIBIT 'D'

**GEE & JENSON**  
 Engineers • Architects • Planners, Inc.

JOB No.	88-1223
CAD FILE	C-4-8802
SHEET NUMBER	2
SHEET	OF 2

EXHIBIT "E"					
ENGINEER'S ESTIMATE OF PROBABLE COST					
SIGNALIZATION IMPROVEMENTS					
ITEM					
No.	DESCRIPTION	QTY	UNIT	UNIT COST	ESTIMATED COST
1	Mast Arm Type Signalization at the Intersection of S.R. A-1-A and 16th Road	1	Job	LS	\$80,000.00
2	Mast Arm Type Signalization at the Intersection of S.R. A-1-A and Camino del Mar (aka A-1-A Connector Rd.)	1	Job	LS	\$80,000.00
3	Overhead Utility Relocation Allowance	1	Job	LS	\$20,000.00
	<b>Total</b>				<b>\$180,000.00</b>
	Flagler County Bond Amount @ 150%				\$270,000.00



PLANT LIST FOR: NORTHSORE PLAT 5: 16TH ROAD BUFFER PLAN  
NORTHSORE HAMMOCK L.P.

THE COMPLETE PROJECT REQUIREMENTS ARE ILLUSTRATED ON DESIGN PLANS AND SPECIFICATIONS SHEETS 1 THROUGH 11 BY CONSULTANTS FOR ENVIRONMENTAL DESIGN, INC. DATED JANUARY 26, 2001

OFF REC 0733 PAGE 0502

ITEM NO.	DESCRIPTION/COMMENTS	UNIT	QUANTITY	DATE
1	PLANT MATERIAL	PLANT	100	01/26/01
2	PLANT MATERIAL	PLANT	100	01/26/01
3	PLANT MATERIAL	PLANT	100	01/26/01
4	PLANT MATERIAL	PLANT	100	01/26/01
5	PLANT MATERIAL	PLANT	100	01/26/01
6	PLANT MATERIAL	PLANT	100	01/26/01
7	PLANT MATERIAL	PLANT	100	01/26/01
8	PLANT MATERIAL	PLANT	100	01/26/01
9	PLANT MATERIAL	PLANT	100	01/26/01
10	PLANT MATERIAL	PLANT	100	01/26/01
11	PLANT MATERIAL	PLANT	100	01/26/01



CONSULTANTS FOR ENVIRONMENTAL DESIGN, INC.

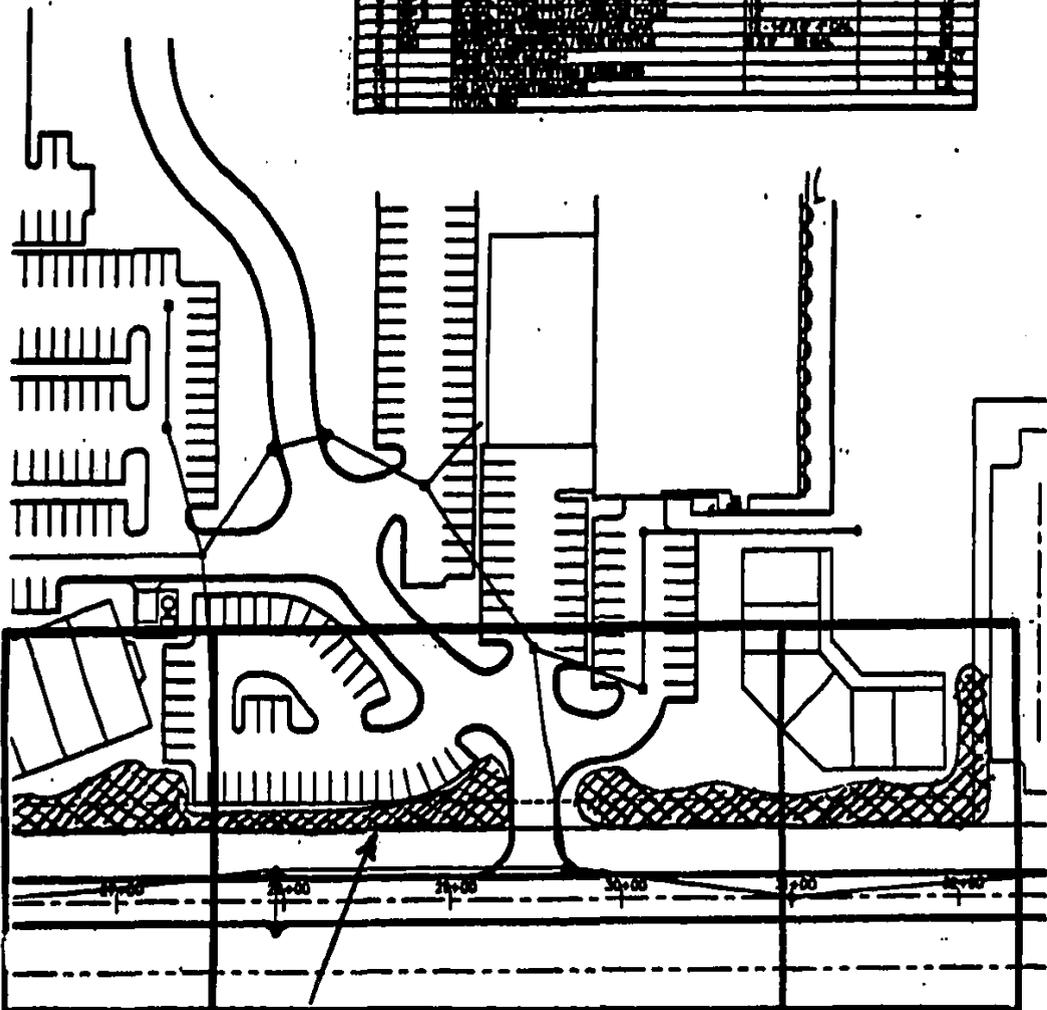
LEAD PLANNING  
LANDMARK ARCHITECTURE  
OLD CROWN DRIVE  
PALM BEACH, FLORIDA

P.O. Box 501206  
Palm Beach, Florida 33402-1206

TEL: 561-677-8888

FAX: 561-677-8884

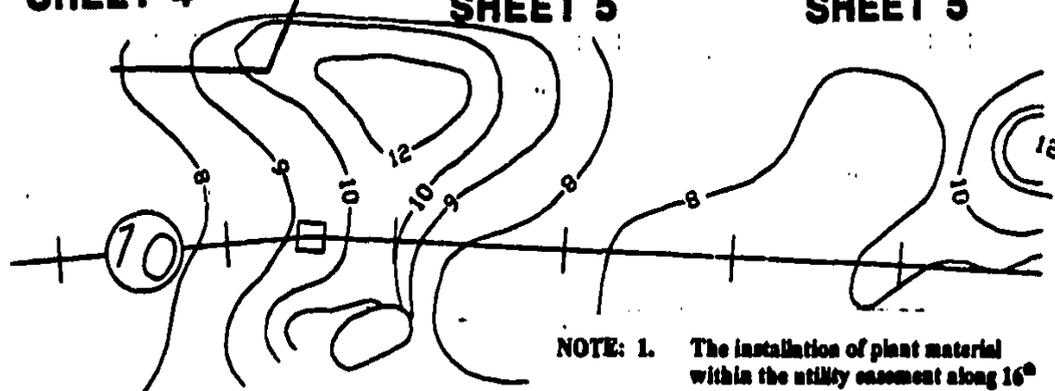
EMAIL: CED@CEDINC.COM



SHEET 4

SHEET 5

SHEET 5



NOTE: 1. The installation of plant material within the utility easement along 16<sup>th</sup> road shall not commence until completion but no later than issuance of first cert. Of occupancy for any building in Northshore Plat Five

NORTHSORE PLAT 5  
16TH ROAD BUFFER PLAN

NORTHSORE HAMMOCK, L.P.  
PALM COAST, FLORIDA

SCALE 1"=20'

DATE

DRAWN BY: DEKILKON

REVISIONS

ADD VALUEN HONEY 2-8-0

ADD 2x 10x 100 GRASS 2-8-0

ADD 2x 10x 100 TREES 2-8-0

REMOVE MATERIAL 2-29-0

DATE: PLANTING BUFFER



EXHIBIT F

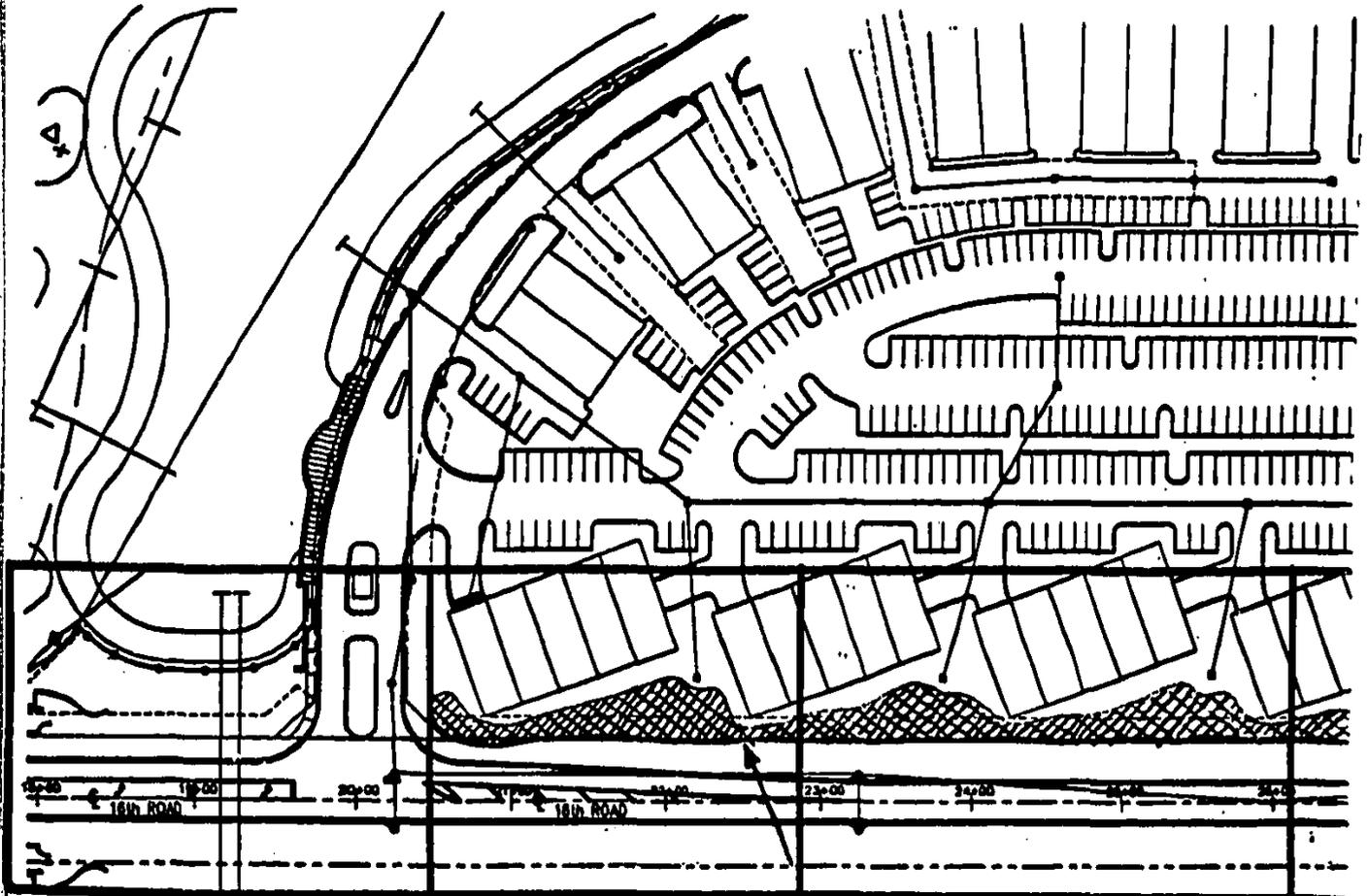
SHEET

1 of 5

REVISION 2.8.01

OFF REC 0733 PAGE 0503

JANIPERUS SILICICOLA / SUMMER RED CEDAR 6'-8" x 8' • 47 REQUIRED  
ILEX VOMITORIA / YAPON HOLLY 4' x 8' • 28 REQUIRED

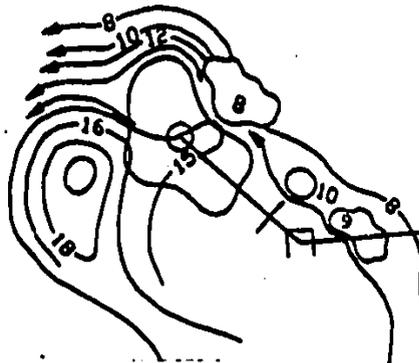


SHEET 3

SHEET 3

SHEET 4

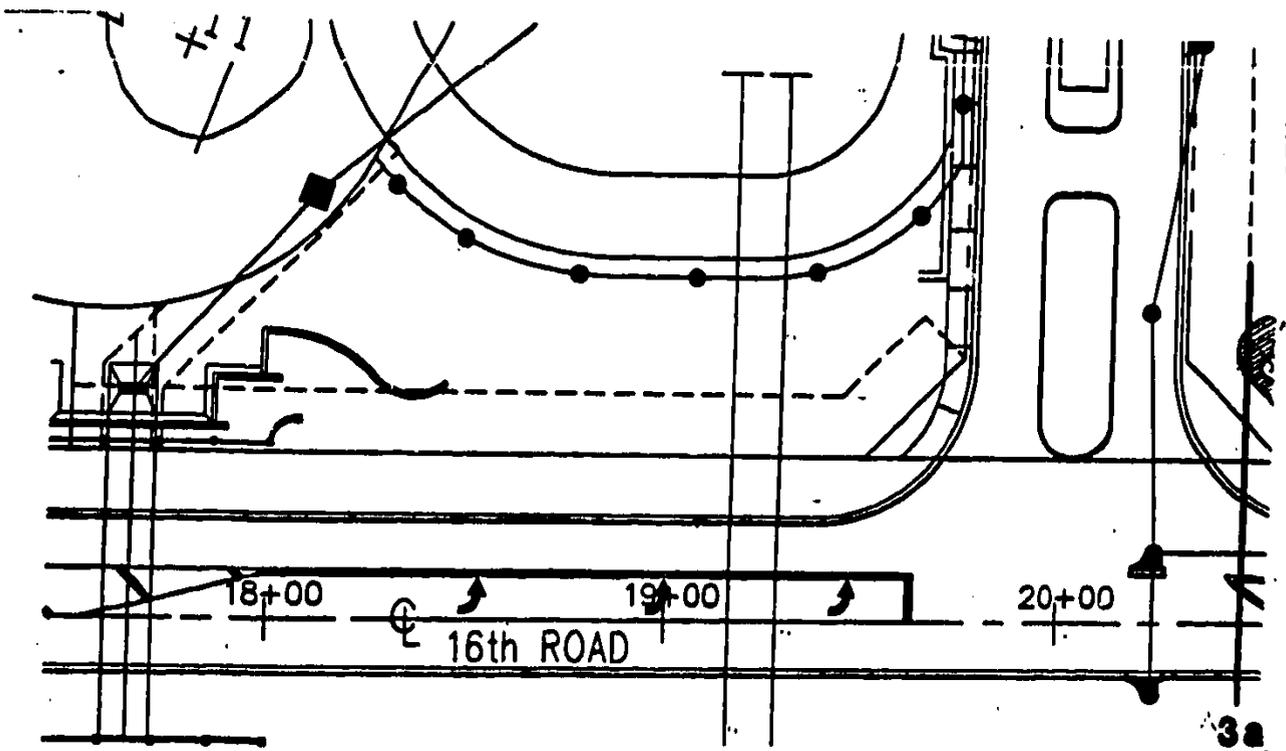
**BUFFER PLANTING AREAS**



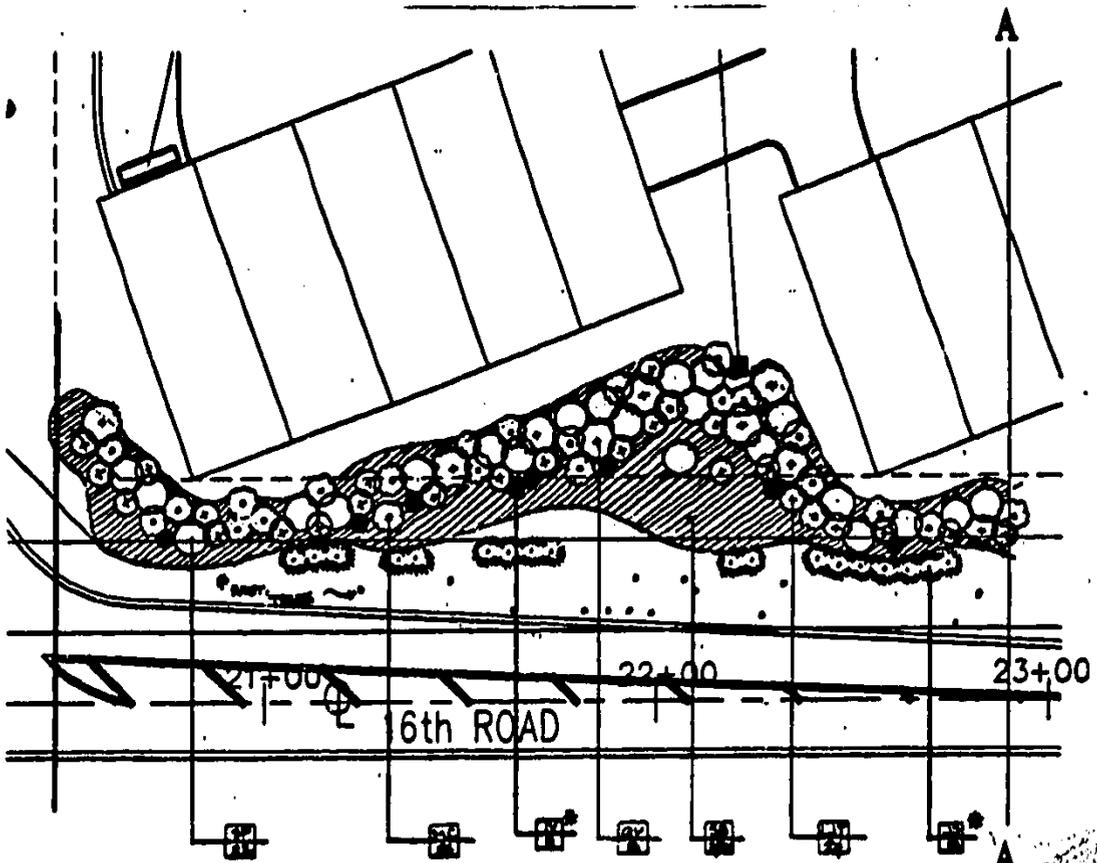
**CEI**  
CONSULTANTS FOR  
ENVIRONMENTAL  
DESIGN, INC.

NORTHSHORE PLAT 5 16TH ROAD BUFFER PLAN	<b>EXHIBIT F</b>
NORTHSHORE HAMMOCK, L.P. PALM COAST, FLORIDA	<b>2015</b>





3a

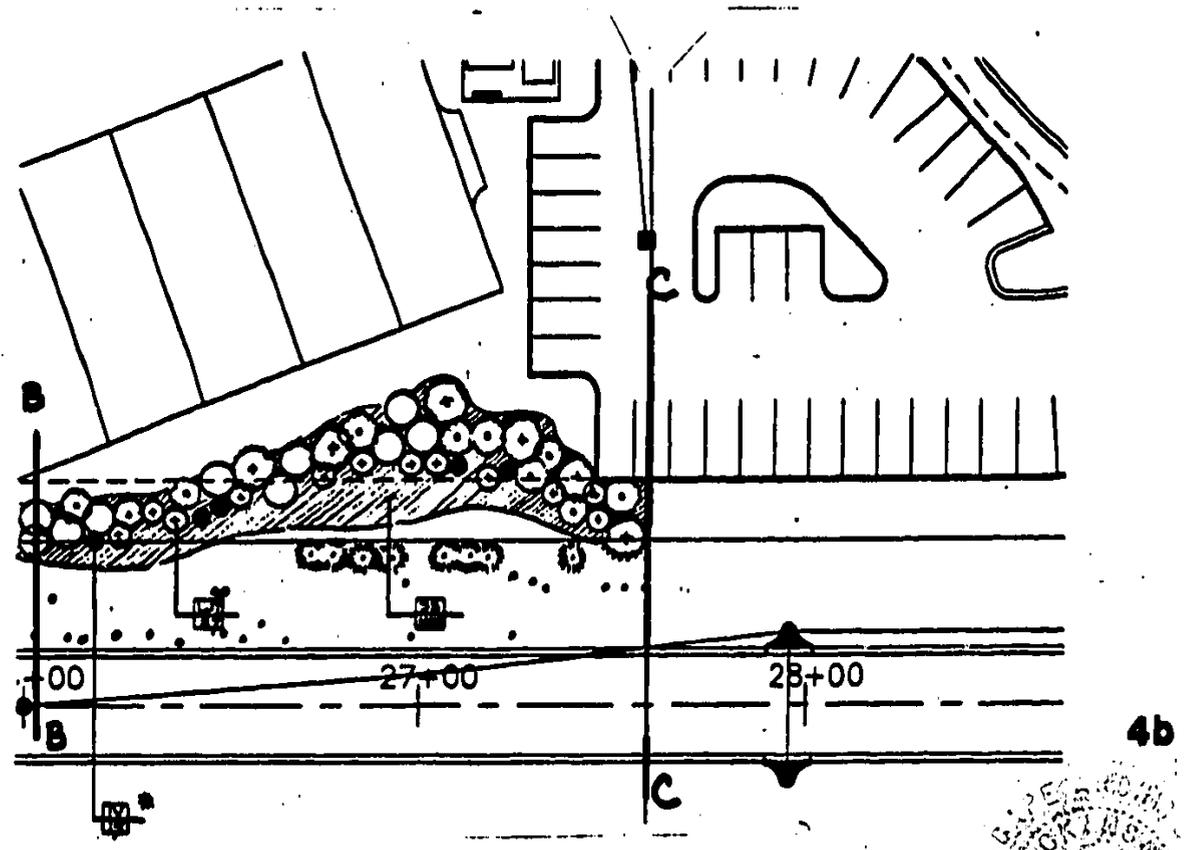
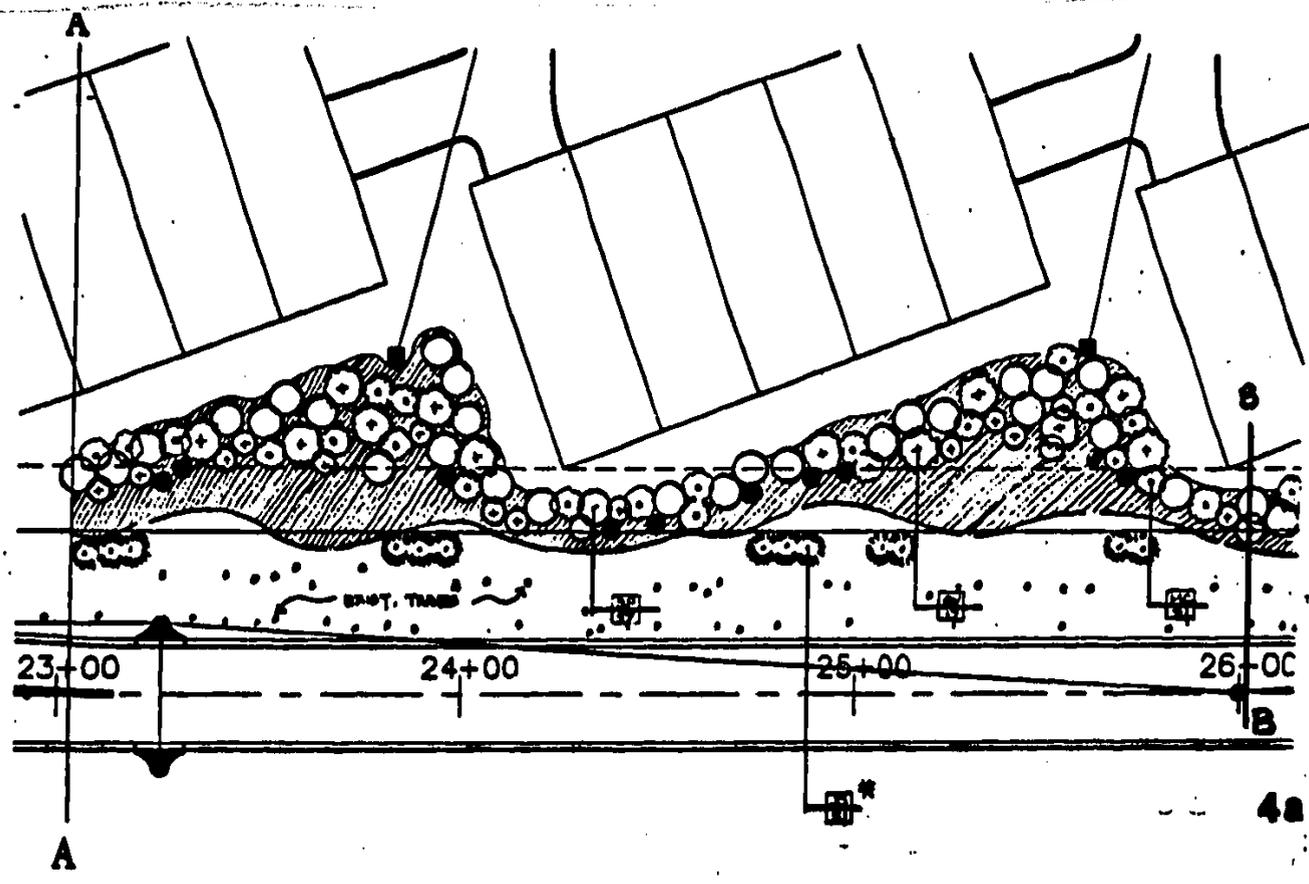


3b

**CEC**  
 CONSULTANTS FOR  
 ENVIRONMENTAL  
 DESIGN, INC.

<p>NORTHSHORE PLAT 5          16th ROAD BUFFER PLAN</p>	<p><b>EXHIBIT F</b></p>
<p>NORTHSHORE HAMMOCK, L.P.          PALM COAST, FLORIDA</p>	<p><b>3 of 5</b></p>

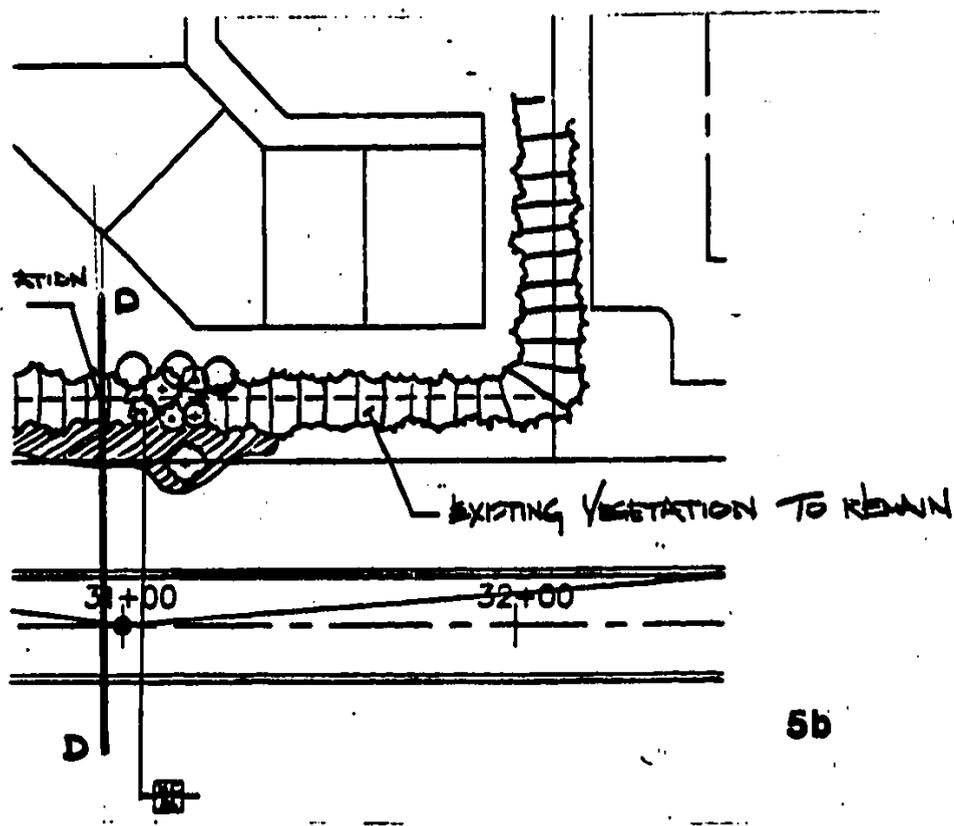
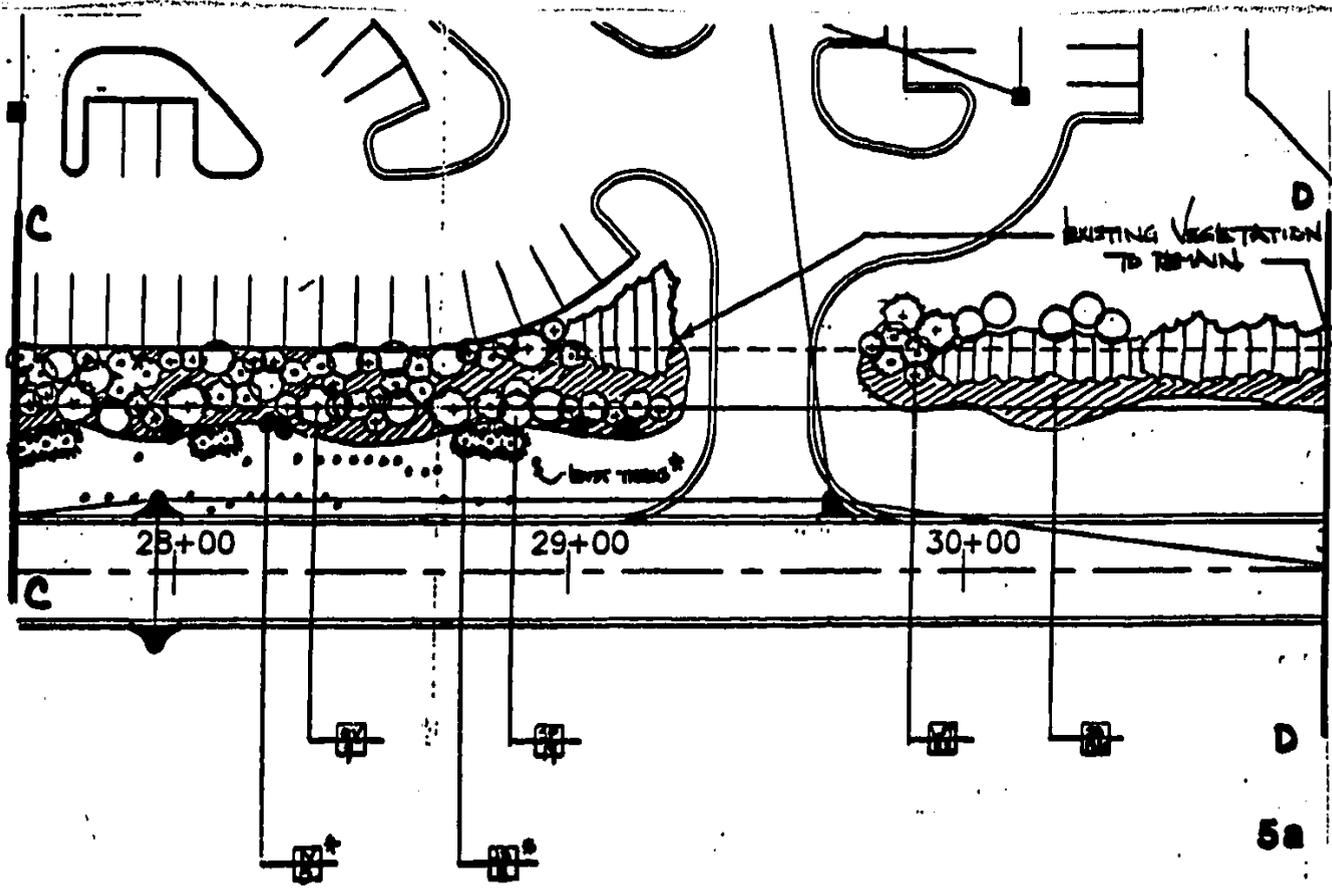




**ced**  
 CONSULTANTS FOR  
 ENVIRONMENTAL  
 DESIGN, INC

NORTHSHORE PLAT 5 16TH ROAD BUFFER PLAN	<b>EXHIBIT F</b>
NORTHSHORE HAMMOCK, L.P. PALM COAST, FLORIDA	<b>4015</b>





**CDI**  
 CONSULTANTS FOR  
 ENVIRONMENTAL  
 DESIGN, INC.

NORTHSHORE PLAT 5 16TH ROAD BUFFER PLAN	<b>EXHIBIT F</b>
NORTHSHORE HAMMOCK, L.P. PALM COAST, FLORIDA	<b>5015</b>

APR 18 2007  
 10 08 AM  
 [Signature]

PROPOSAL FOR: **NORTHSHORE PLAT 5: 16TH ROAD BUFFER PLAN**  
 NORTHSHORE HAMMOCK L.P.  
 February 8, 2001

THE COMPLETE PROJECT REQUIREMENTS ARE ILLUSTRATED ON DESIGN PLANS AND SPECIFICATIONS  
 SHEETS 1 THROUGH 3 BY CONSULTANTS FOR ENVIRONMENTAL DESIGN, INC. REVISED FEB. 8, 2001

**GROUND COVER**

ITEM NO	SYN	BOTANICAL / COMMON NAME	MIN SIZE	SPACING	QTY	UNIT COST	TOTAL COST
1	SB	SPARTINA BAKERII / CORDGRASS	4' PLUGS	18" O.C.	9020	1.10	9,922
2	JS	JUNIPERUS SILCOLOA / SOUTHERN RED CEDAR	6" X 3"	AS	47	330	15,510
3	IV	ILEX VOMITORIA / YAUPON HOLLY	4" X 2"	AS	28	27.50	770
4	LT	LIGULSTRUM JAPONICUM / TREE LIGULSTRUM	6" X 5"		73	175	12,775
5	SP	SABAL PALMETTO / CABRAGE PALM	5"		19	135	2,585
6	SP 1	SABAL PALMETTO / CABRAGE PALM	8"		20	135	2,700
7	SP 2	SABAL PALMETTO / CABRAGE PALM	10"		19	150	2,850
8	SP 3	SABAL PALMETTO / CABRAGE PALM	12		20	150	3,000
9	CV	QUERCUS VIRGINIANA / LIVE OAK	12 - 14" X 6" 4" CAL		34	525	17,850
10	INC	MYRTICA CERIFERA / WAX MYRTLE	8 X 5" 30 GAL		82	120	9,840
11		PINE BARK MULCH			230 CY	25	5,750
12		IRRIGATION SYSTEM BUBBLERS			LS.		4,000
13		45 DAY MAINTENANCE			LS.		500
14		TOTAL BID					88,032

FLAGLER COUNTY BOND AT 150% \$132,048

SUBMITTED FOR: Consultants For Environmental Design, Inc.  
 BY: Robert E. Dickinson  
 DATE: February 8, 2001  
 PHONE: 904-468-8304

ENGINEERS ESTIMATE



By: Michael J. Thomas P.E.  
 Geotechnical Engineering E-A-P Inc.  
 Certification based on certified  
 costs provided by Consultants  
 for Environmental Design Inc.

