1. Application #3165 – APPLICATION FOR A SPECIAL EXCEPTION IN THE AC (AGRICULTURE) DISTRICT – request for a Special Exception in the AC (Agriculture) District for Guest/Servant Quarters located at 870 County Road 65; Parcel Number: 13-12-29-5550-00140-0030; 5.23+/- acres. Owners/Applicants: Patricia L. Baird and Dorothy J. Magray, JTWRoS.  
Project #2018120020

2. Application #3166 – APPLICATION FOR A SPECIAL EXCEPTION IN THE C-2 (GENERAL COMMERCIAL AND SHOPPING CENTER) DISTRICT – request for a Special Exception in the C-2 (General Commercial and Shopping Center) District for a Contractor Storage Yard located at 5658 North Oceanshore Boulevard; Parcel Number: 40-10-31-3150-00000-0420; Owner: Hammock Harbour, LLC/Applicant: Phillip Wilson of Doctor Dredge, LLC.  
Project #2018120021

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.
FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 1/16/2019

#3165 BAIRD/MAGRAY SPECIAL EXCEPTION

APPLICANT/OWNER: PATRICIA L BAIRD & DOROTHY J MAGRAY

Distribution date: Friday, January 11, 2019

Project #: 2018120020

Application #: 3165

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002

Flagler County Planning Department 386-313-4009

Flagler County Development Engineering 386-313-4082

Flagler County General Services (Utilities) 386-313-4184

County Attorney 386-313-4005

Flagler County Fire Services 386-313-4258

E-911 GIS Specialist 386-313-4274

Environmental Health Department 386-437-7358

Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

No comments.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

No comments at this time.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

The site plan provided identifies a 16x15.5 stable, a 16 x 16 green house and a 11.4x 24 frame shed that seem not to have permits on record. After the fact permits would be necessary to bring this property into compliance.

No other comments at this time.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

An Onsite Sewage Treatment and Disposal System (OSTDS) Construction Permit will be required for this project. The existing system can be modified to accommodate the additional sewage flow, or a separate septic system can be installed for the guest quarters.

REVIEWING DEPARTMENT: BUILDING DEPARTMENT

Building permits will be required for all improvements.

REVIEWING DEPARTMENT: E-911 STAFF

If this project is approved GIS/911 will require that this structure get an independent 911 address. We are showing 870 County Rd 65 as the address for the primary structure. We'd like to see 872 assigned to the guest house.

REVIEWING DEPARTMENT: FIRE INSPECTOR

What kind of shop?
What is made in the shop?
**APPLICATION FOR SPECIAL EXCEPTION**

**FLAGLER COUNTY, FLORIDA**
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009  Fax: (386) 313-4109

Application/Project #: 3165/2018/120020

<table>
<thead>
<tr>
<th>PROPERTY OWNER(S)</th>
<th>APPLICANT/AGENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name(s):</strong> Patricia Baird, Dorothy Magray.</td>
<td><strong>Name(s):</strong> Patricia Baird, Dorothy Magray.</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 870 County Road 65</td>
<td><strong>Mailing Address:</strong> 870 County Rd. 65</td>
</tr>
<tr>
<td><strong>City:</strong> Bunnell</td>
<td><strong>City:</strong> Bunnell</td>
</tr>
<tr>
<td><strong>State:</strong> FL</td>
<td><strong>State:</strong> FL</td>
</tr>
<tr>
<td><strong>Zip:</strong> 32110</td>
<td><strong>Zip:</strong> 32117</td>
</tr>
<tr>
<td><strong>Telephone Number:</strong> 386-852-2835</td>
<td><strong>Fax Number:</strong> 386-852-2835</td>
</tr>
</tbody>
</table>

**SITE LOCATION (street address):** 870 County Rd. 65

**LEGAL DESCRIPTION:** (briefly describe, do not use "see attached")

** Parcel # (tax ID #):** 13-12-29-5550-00140-0030
5.33 Acres

**Current Zoning Classification:** AC Agriculture

**Current Future Land Use Designation:** Ag+Tm

**Subject to A1A Scenic Corridor IDO?** YES NO

Requested Use: **re model Garage to Guest Quarters.**

Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached

Date: 12-3-18

**OFFICIAL USE ONLY**

**PLANNING BOARD RECOMMENDATION/ACTION:**

Signature of Chairman:

Date: __________

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 08/14

Page 1 of 1
My Mother and I purchased the property at 870 County Rd 65 Bunnell, Fl. in April of this year. Both of our homes were homestead exempt at our previous addresses in Volusia County. Both of us have applied for homestead exemption on our current property where we both reside (870 County Rd 65 Bunnell), homestead exemption begins 1/1/2019. We would like to apply for special exception to expand part of the stand alone garage as guest quarters for when family and friends come for short visits.

The existing stand alone garage currently has 3 bays and a three room guest quarters. There are three existing 10 foot garage doors and one entry door. We just replaced the roof on this building. Our plan is to keep outside dimensions of building the same only change will be removing two of the 10 Ft doors and adding one sliding glass door and one entry door and one window.

Inside we would like to remodel kitchenette with cabinets and a sink with small refrigerator, a full size bathroom, and expand 2 of the bays to include three bedrooms and separate room for pump, water softener and HVAC unit. Existing plumbing is in place and capped off for kitchen sink, bathroom fixtures and water heater. We will be keeping one 10 ft garage door for the shop which we are using now.

Patricia Baird

Dorothy Magray

RECEIVED
DEC 19, 2018
PLANNING
FLAGLER COUNTY, FL
Prepared by and Return To:
Amber Loftin
Professional Title Agency, a division of LandCastle
Title Group, LLC
747 S. Ridgewood Ave, #204
Daytona Beach, FL 32114

Order No.: DB911803091

APN/Parcel ID(s): 1312295550001400030

WARRANTY DEED

THIS WARRANT DEED dated April 10, 2018 by Monte W. Kahler, Individually and as Successor Trustee and Laura A. White, Individually and as Successor Trustee of the Franz J. Kahler Declaration of Trust, dated the 21st day of May, 2003 and as restated on June 11, 2014 hereinafter called the grantors, to Patricia L. Baird and Dorothy J. Magray, as joint tenants with full rights of survivorship, whose post office address is 870 County Road 65, Bunnell, FL 32110, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantees, all the certain land situated in the County of Flagler, State of Florida, to wit:

The North 1/2 of Tract 3 and the South 15 feet of Tract 2, Block 14, St. Johns Development Company Subdivision of Section 13, Township 12 South, Range 29 East, according to the map or plat thereof, as recorded in Map Book 1, Page 7, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

Grantors hereby warrant that the property described in this instrument is not their constitutional homestead as provided by the Florida Constitution.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature

[Print Name]
Witness Signature

[Print Name]

Monte W Kahler, as Successor Trustee

Monte W Kahler, Individually

Address: 8790 SW 10th Street  
Boca Raton, FL 33433

Laura A White, as Successor Trustee

Laura A White, Individually

Address: 11800 N Branch Road  
Boca Raton, FL 33428

State of Florida

County of Volusia

Subscribed and affirmed before me this ___D___ day of April, 2018 by Monte W Kahler, Individually and as Successor Trustee and Laura A White, Individually and as Successor Trustee of the Franz J. Kahler Declaration of Trust, dated the 21st day of May, 2003 and as restated on June 11, 2014 who are personally known to me or who produced a valid state issued driver license as identification.

(seal)

Printed Name of Notary

AMBER LOFTIN

My Commission expires ___06-25-19___
<table>
<thead>
<tr>
<th>PROOF OF RESIDENCE</th>
<th>BARD PATRICIA L &amp; DOROTHY J</th>
<th>MAGRAY DOROTHY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Marital Status</td>
<td>WIDOWED</td>
<td>WIDOWED</td>
</tr>
<tr>
<td>2 Social Security Number</td>
<td>000000</td>
<td>000000</td>
</tr>
<tr>
<td>3 Home/Work Phone</td>
<td>386-832-2835</td>
<td>229-740-5759</td>
</tr>
<tr>
<td>4 Previous address of each applicant</td>
<td>1401 DERBYSHIRE RD HOLLY HILL</td>
<td>1401 VALENCIA AVE HOLLY HILL</td>
</tr>
<tr>
<td>5 Current Employer</td>
<td>WALMART</td>
<td>-ret</td>
</tr>
<tr>
<td>6 Fl. Residency Date/Occupancy Date</td>
<td>04/01/2018</td>
<td>04/01/2018</td>
</tr>
<tr>
<td>7 Do you claim homestead or receive property tax benefit in another state?</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>8 Evidence of relinquishing DL from another State</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>9 Florida Driver License/Issue Date</td>
<td>02/23/2025</td>
<td>02/02/2025</td>
</tr>
<tr>
<td>10 Florida Vehicle Tag #</td>
<td>02/02/1938</td>
<td></td>
</tr>
<tr>
<td>11 Date of Birth</td>
<td>02/28/1961</td>
<td>02/02/1938</td>
</tr>
<tr>
<td>12 Place of Birth/U.S. citizen?</td>
<td>wi</td>
<td>X Yes No</td>
</tr>
<tr>
<td>13 Immigration Card if not U.S. citizen</td>
<td>CALL</td>
<td>AFF</td>
</tr>
<tr>
<td>14 Voter Registration #/Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 School location of dependent children</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 Declaration of Domicile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17 Proof of Utility Payment?/Bank acct mailing address</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>18 Address listed on your last IRS return</td>
<td>1401 VALENCIA AVE HOLLY HILL</td>
<td>DOES NOT FILE</td>
</tr>
<tr>
<td>19 Physical address of each owner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 List all residential properties you or your spouse own in or out of Florida</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I authorize this agency to obtain information to determine my eligibility for the exemptions applied for. I certify for these exemptions under Florida Statutes. I own the property above and it is my permanent residence or the permanent residence of my legal or natural dependents(s). (See s. 196.031, F.S.). I understand that under section 196.13(2), Florida Statutes, any person who knowingly and willfully gives false information to claim homestead exemption is guilty of a misdemeanor of the first degree, punishable by imprisonment up to one year, a fine up to $5,000, or both. Under penalties of perjury, I declare that I have read the foregoing application and the facts are true.

Signature, Applicant: 05/30/2018

Signature, Property Appraiser/Deputy

Entered by
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department     386-313-4002  
Flagler County Planning Department     386-313-4009  
Flagler County Development Engineering 386-313-4082  
Flagler County General Services (Utilities) 386-313-4184  
County Attorney                      386-313-4005  
Flagler County Fire Services          386-313-4258  
E-911 GIS Specialist                386-313-4274  
Environmental Health Department     386-437-7358  
Flagler County School Board          386-586-2386
REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

No comments at this time.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

No comments at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

What Kind of storage?
Where and how will the fuel be stored?
How and where will the Hydraulic oil and Motor oil be stored?
How much on site at any given time?

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. This project lies within A1A Scenic Corridor and requires review by the A1A Pride Committee prior to any Planning Board scheduling.

2. Any new proposed improvement to site must be a minimum of 25’ from the south and west and 50’ from the north property lines.

3. All proposed additional parking shall be in compliance with parking the Sec. 3.06.04 and Sec. 3.06.11 A1A Scenic Corridor Overlay District.

4. 15x15 Dumpster and enclosure must be a minimum of 25’ from the south property line, and in compliance with :
Sec. 3.06.11 A1A Scenic Corridor Overlay District

C. Dumpster and waste containers. Dumpster and waste containers shall be screened by a wall or a fence with vegetative screening around it. The vegetative screening shall be installed on at least three (3) sides of the utility equipment, and shall be located outside any wall or fence. Such vegetative screening shall include shrubs which will achieve a height of five (5) feet within one (1) year, planted with a spacing not exceeding five (5) feet on center, or as an alternative, another form of vegetative screening that creates an effective visual screen.

5. Proposed monument sign must have a minimum of 20’ setback from the front property line and a minimum 50 feet of a driveway. Maximum sign height is 6 feet and maximum copy area is 32 square feet within the A1A Scenic Corridor. If a wall sign is proposed it must also meet the Corridor standards. In addition, the sign location on the proposed plan is within the existing septic system area.
6. What materials or equipment will be stored in the proposed outdoor storage area?

7. Will screening be provided for the proposed storage area? If so what type of screening will be used?

8. Is a stabilized drive aisle proposed for equipment to get to the back of the property?

9. Is the Quonset hut/ metal shed show as existing on the plan still on the parcel? If it has been removed please label as such.

10. Fees due for this review are as follows:

   $50.00 public notice sign fee
   $100.00 for review within the A1A Corridor
   All fees must be paid a minimum of 14 day prior to Planning Board Hearing.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

1- An Onsite Sewage Treatment and Disposal System Annual Operating permit and yearly inspection will be required due to Industrial Zoning/uses. Annual Operating permit fee is 150.00 per year.

2- The proposed location for the 15’ x 15’ monument sign is the current septic system area. A sign cannot be placed in this location.

REVIEWING DEPARTMENT: BUILDING DEPARTMENT

No comments at this time

REVIEWING DEPARTMENT: E-911 STAFF

No comments for this project.
**APPLICATION FOR SPECIAL EXCEPTION**

**FLAGLER COUNTY, FLORIDA**

1765 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009  Fax: (386) 313-4109

Application/Project #: 3166/20 12/02/2018

**PLANNING**

**FLAGLER COUNTY, FL**

---

### PROPERTY OWNER(S)

| Name(s): | HAMMOCK HARBOUR, LLC  
| James F. Buckley, mgr. |
| Mailing Address: | 2891 John Anderson Drive |
| City: | Ormond Beach |
| State: | FL |
| Zip: | 32176 |
| Telephone Number: | 386-312-7249 |
| Fax Number: | 386-352-6100 |

### APPLICANT/AGENT

| Name(s): | PHIL WILSON |
| Mailing Address: | 14 Lee Drive |
| City: | St Augustine |
| State: | FL |
| Zip: | 32080 |
| Telephone Number: | 386 986 8200 |
| Email Address: | PHIL @ DEBREGE.COM |

---

### SITE LOCATION (street address):

| 5658 N. OCEAN SHORE BLVD. |

### LEGAL DESCRIPTION:

(briefly describe, do not use "see attached")

| LOTS 41, 42, AND 43, JACE PARK UNIT 2, PB 8, B 33 |

### Parcel # (tax ID #):

| 40-10-31-3150-00000-0420 |

### Parcel Size:

| 300ft² x 600ft² + |

### Current Zoning Classification:

| C2 |

### Current Future Land Use Designation:

### Subject to A1A Scenic Corridor IDO?

(Yes) [ ] (No) [ ]

---

**Requested Use:**  

**MARINE CONSTRUCTION + MECHANICAL DREDGING.**

---

**Signature of Owner(s) or Applicant/Agent:**

James F. Buckley  

**Date:** 12/1/2018

---

**"OFFICIAL USE ONLY"**

**PLANNING BOARD RECOMMENDATION/ACTION:**

| APPROVED [ ] |
| DAMAGE WITH CONDITIONS | I |
| DENIED [ ] |

**Signature of Chairman:**

______________________________  

**Date:**

---

**NOTE:** The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.  
Rev. 08/14

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Page 1 of 1
12/15/18

To Whom it may concern,

Doctor Dredge, LLC has been in business since February 2006. We are State Certified General Contractor (CGC1518536), specializing in underwater excavation and marine construction. We are located in St. Augustine, FL, and service the state of Florida. Our operation is therefore mobile much of the time. We store equipment in a home base, where we also service and maintain it.

Our dredging operations consist of barges that float on the water with either a submersible pump or an excavator on them to remove mud from marinas and any other navigable water as well as industrial ponds and waste water ponds. Locally our operation consists of a 20 ft X 50 ft barge with an excavator and an enclosed container on it. We travel up and down the Intercoastal waterway (ICW) in Flagler and St Johns County removing mud from boat slips. For years we did this same work in the area and simply moored the barge in the ICW and operated out of St Augustine exclusively. We have a perfect safety record and a very satisfied customer base. We have never had a bond claim or failed to complete a project. We are a registered Small Business with the Federal Government.

In the Palm Coast location: The old Newcastle Shipyard, we propose storing equipment inside the existing buildings, some outdoor stage of equipment trailers, delivery of materials (a couple times a month) and to have our main office in the existing office building. We propose no new construction and want to utilize the property as is. We do not need any additional exterior lighting and the existing lighting is pointed toward the ground. The only addition we would make would be for an enclosure for a dumpster behind the fence (shown on plans). We would have our dredge moored in the cut-out channel behind the main building. Our ours of operation would be Monday-Friday 8 am to 5 pm, and occasionally open on Saturday. We will have no more than 6 employees on the site. Presently we have 4.

We have had calls from residents in Palm Coast and the surrounding area for about 4 years, wanting residential dredging. We sold our last barge 4-5 years ago. (We had purchased it from a local Palm Coast contractor: Erickson Marine.) That was the last time anyone was able the service the dredging needs of the community. We feel that 5658 N. Ocean Shore Blvd is a great location for our services in an area that wants them. We feel that our impact on the local economy will be very beneficial.

Respectfully,

Phillip G. Wilson, President
phil@drdredge.com
Doctor Dredge, LLC
4425 US IIwy. 1 S. Ste 309
St Augustine, FL 32086
Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # ____________

Phil Wilson ____________, is hereby authorized TO ACT ON BEHALF OF James F. Buckley ____________, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for ___________________________________________________________________.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: ________________________________
Signature of Owner

James F. Buckley ____________
Printed Name of Owner / Title (if owner is corporation or partnership)

______________________________
Signature of Owner

______________________________
Printed Name of Owner

Address of Owner: 2891 John Anderson Dr.
Mailing Address
Ormond Beach, FL 32176
City State Zip

Telephone Number (incl. area code) (386) 212-7249

STATE OF Florida
COUNTY OF St. Johns

The foregoing was acknowledged before me this 24th day of December, 2018 by James Buckley ____________, who is/are personally known to me or who has produced ____________, as identification, and who (did) / (did not) take an oath.

______________________________
Signature of Notary Public

(Notary Seal)


Revised 5/08
SPECIAL WARRANTY DEED

THIS INDENTURE, made this ___ day of August, 2018, between WM Capital Partners XL, LLC, a Delaware limited liability company, whose address is 100 Congress Avenue, Suite 1550, Austin, Texas 78701 ("Grantor") and Hammock Harbour, LLC whose address is 2891 John Anderson Drive, Ormond Beach, Florida 32176 ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assignees forever, the following described real property, situate, lying and being in the County of Flagler, State of Florida, and more particularly described as follows:

Lots 41, 42 and 43, Jose Park Unit No. 2, according to the map or plat thereof as recorded in Plat Book 3, Page 33, Public Records of Flagler County, Florida (the “Property”).

SUBJECT ONLY TO matters of record, but this reference shall not operate to re impose same.

SUBJECT TO taxes accruing subsequent to December 31, 2017.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of any person claiming by, through or under Grantor.

[TEXT AND SIGNATURES FOLLOW]
IN WITNESS WHEREOF, the undersigned has executed this document on the __ day of August, 2018, certifying the foregoing to be true and correct.

WITNESSES:

SELLER:

WM Capital Partners XL, LLC
a Delaware limited liability company
By: WM Capital Partners, LLC, Manager
a Delaware limited liability company
By: James Barr Coleman, Authorized Officer

STATE OF TEXAS
North (curia)
COUNTY OF New Hanover

The foregoing was acknowledged before me this __ day of August, 2018, by James Barr Coleman, Authorized Officer of WM Capital Partners, LLC, Manager of WM Capital Partners XL, LLC who is personally known to me or produced for identification.

[NOTARIAL SEAL]

GISELA CARINA MEJIA
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires June 5, 2023
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WILSON, PHILLIP G
DOCTOR DREDGE LLC
4425 US 1 SOUTH #309
SAINT AUGUSTINE  FL  32086

LICENSE NUMBER: CCC1518536
EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.