

NOCATEE'

PONTE VEDRA • FLORIDA



VISION

The Nocatee vision was founded on a desire to transform the unique setting of the land into a place with a truly exceptional quality of living while still preserving the area's peaceful beauty.

After nearly a decade of planning, Nocatee's master developers, The PARC Group, identified several key elements as absolute necessities in achieving this vision. Included as essential cornerstones of the Nocatee lifestyle are Recreation, Environment, Education, Sustainability and Livability.

By incorporating the elements of "Smart Growth", Nocatee provides its residents with employment opportunities, shopping, schools, recreation, and beautiful homes—everything needed for an exceptional quality of life.

- *Nocatee means "peaceful river"*
- *Nocatee and The PARC Group received awards for:*
 - *Best Green Community and Best Master-Planned Community of the Year by the Florida Homebuilders Association*
 - *Environmental Stewardship*
 - *Developer of the year for eleven consecutive years (2006-2017) by the Northeast Florida Builders Association*

UNSPOILED BEAUTY

For generations, the Nocatee land played host to Northeast Florida's diverse plant and wildlife species, to pristine uplands and wetlands, and to a sense of quietude and peace like none other. And it still does today.

Nearly 9,000 of Nocatee's acres—more than 60% of the land—have been dedicated to the preservation and conservation of the natural environment. That's by design, for Nocatee has always been envisioned as a beautiful coastal haven.

Nocatee is now a living, growing, developing new community. A self-sustaining, environmentally conscious community unlike any other on Florida's First Coast. Minutes from everything. Years in the making.

- *The Nocatee Greenway, consisting of over 5,000 acres, provides an extensive system of nature walking and biking trails*
- *The first 3 miles of Greenway Trails connect several Nocatee neighborhoods with the Splash Water Park and Town Center*
- *Nocatee's plan has been acclaimed by Florida's Audubon Society*
- *The Nocatee Preserve has 3.5 miles of frontage on the Intracoastal waterway*



PONTE VEDRA AND THE BEACHES

Nocatee is a highly desirable coastal community convenient to everything in Northeast Florida. Located in world renowned Ponte Vedra, Florida, miles of pristine beaches are just a few minutes away. Major airports, golf courses, business parks, downtown Jacksonville, shopping malls, restaurants and historical towns like St. Augustine and Fernandina Beach are all within an easy drive of Nocatee.

Most of Nocatee is in St. Johns County with its northwestern corner crossing into Duval County. With their very own Zip Code of 32081, Nocatee residents join an esteemed group of area residents who proudly call Ponte Vedra home.

Approximate Distances:

- Atlantic Ocean: 3 miles
- Jacksonville Airport: 35 miles
- Downtown Jacksonville: 20 miles
- St. Augustine: 12 miles



AREA LIFESTYLE

Living in the Ponte Vedra area feels like being on vacation every day! Fine dining, beach clubs, music and art, golf and tennis, professional sports, elegant shopping, theaters, museums... not to mention the great weather. There's definitely something magical about living near the sea.

Money Magazine and CNN got it incredibly right when they named Ponte Vedra the best place to live in Florida. Beautiful sandy beaches, world class tennis, professional golf and spectacular boating are just a few of the reasons why.

From the small town historical charms of St. Augustine to the cosmopolitan city of Jacksonville and everything in between, life in Ponte Vedra ties it all together for the whole family.



- With over 150 professional caliber golf holes, Ponte Vedra Beach is acclaimed as the East Coast's Pebble Beach
- Ponte Vedra Beach is home to the PGA TOUR headquarters and the world famous THE PLAYERS golf tournament at TPC Sawgrass



AT HOME IN NOCATEE

With all the extraordinary amenities Nocatee has to offer, it's easy to see why so many people are calling Nocatee home.

There's a place for everyone in Nocatee and that's what makes it such a fabulous new community. Residential offerings include single family homes, townhomes, condominiums and cottage-style homes in the Town Center. There is an assortment of architectural designs available and prices range from the affordable to luxurious and everything in between.

Nocatee's variety of neighborhoods range from the intimate to the expansive; some have their own amenities and some provide access security. There are communities for adults ages 55 and better and many suited for growing families.

Singles, couples, children, seniors... Together, at home, in a new coastal community called Nocatee.



NOCATEE'S PARKS

Nocatee has been thoughtfully designed so every home is within walking distance of a park. With plans for over 300 acres of parks in total, each neighborhood has its own green space where residents can enjoy the beauty of Nocatee's preserved nature.

Nocatee Community Park

The most exciting of these parks is the Nocatee Community Park which is centrally located for the enjoyment of all residents. As Nocatee's recreational hub, this park sets the tone for fun! Featuring the Nocatee Splash Water Park, it brings recreation to a whole new level. Plus there are also athletic fields, a playground, picnic areas, concession stands, a dog park, and nature trails.



Greenleaf Park

Greenleaf Park is Nocatee's newest addition to the Nocatee lifestyle. It is a wooded, passive park with walking trails, a dog park, sports field and pavilion for community events and entertainment. Greenleaf Park is distinctively different in design and content and offers Nocatee residents variety for leisure and recreation.

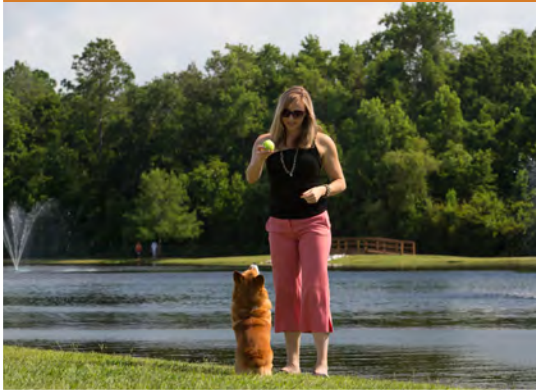
Davis Park

Davis Park offers a variety of outdoor activities in a beautiful nature setting. Community members enjoy all of the park's features, including: 5 soccer fields, 3 football fields, 4 softball fields, and 6 baseball fields.

Non-sporting activities are also available, such as 4 stocked fishing ponds for children under the age of 12. Two fenced in dog parks (1 with a dog wash) are the perfect play area for your four-legged friends, and multiple playgrounds are throughout the park.

Davis Park is home to The Ponte Vedra Athletic Association, a multi-sport recreational league for children in Northeast St. Johns County. Programs include baseball, softball, youth soccer club, Pop Warner & Jr. Development Football & Cheerleading, and Boys & Girls Lacrosse.

- *League programs include Flag Football, Lacrosse and Soccer*
- *Many community events and festivals are held in various parks throughout Nocatee*
- *The community hosts a farmers market each month with over 80 vendors*



Cypress Park

Cypress Park is the newest addition to Nocatee's world-class amenities. Various aquatic and park features include a shallow-entry family pool, sports playfield, designated dog park, covered pavilion with seating and an event lawn. Surrounding trail ways are ideal for those looking to walk, run or bike with friends and family in the communal atmosphere. Carved out of the natural environment, the tree-canopied park remains home to native flora and fauna. Designated EV parking spots and bike racks are also available for Nocatee residents.

Twenty Mile Park and Post

The historic Twenty Mile Park is open to all Nocatee residents, and includes a swimming pool, dog park, events area, playground and more! The park is nestled near the front of the Twenty Mile neighborhoods (in Twenty Mile Village). The park includes a shallow-entry family swimming pool with lap lanes, Waggin' Tails dog park, playground, athletic fields, open-aired pavilion and an event lawn. Carved out of the natural environment, the oak-canopied park is home to native flora and fauna. Twenty Mile Post includes a covered pavilion with tables and restrooms, a peaceful nature trail, children's playground, a sports activity field, and a spacious dog park with separate areas for large and smaller dogs (with agility equipment). Park accents complement the community's old-Florida "Twenty Mile" theme.



NOCATEE Splash WATER PARK



NOCATEE

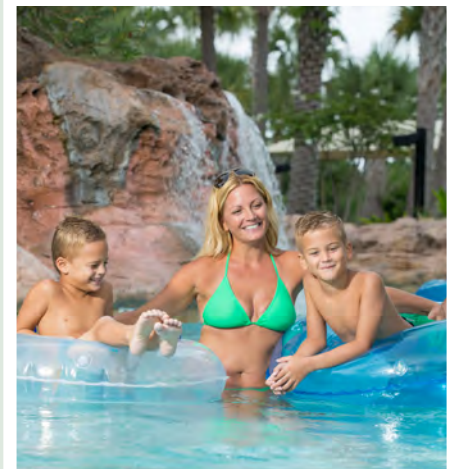
There is fun for everyone at the Nocatee Splash Water Park, one of Nocatee's most popular recreational attractions. It's all here—whether for pure enjoyment, socializing, exercise or relaxation.

Climb to the top of the slide tower for a panoramic view over all of Nocatee and catch thrilling rides down the twisting, swirling Rip Tide Slides. Settle into a comfy tube and drift away the afternoon on the Lazy Tides River, where splashing waterfalls will cool you off and a gentle current will spin you lazily along.

It's all about pools at the Splash Water Park. With one for the little tots plus a family pool, there are plenty of places to enjoy a swim and cool off. All of this set in a wonderland of tropical trees, cabanas and open places to gather all around and just have good, old fashioned family fun!



- *Splash Water Park is the location for many resident events*
- *One of the two water slides is 50' high*
- *The park features the only community lazy river tube ride in Northeast Florida*
- *Don't forget to take a ride on Splash Waterparks 379 foot zip line!*



PONTE VEDRA, FLORIDA

GREENWAY TRAIL SYSTEM

Nocatee's neighborhoods, Splash Water Park and Town Center are all set amidst vast forests of trees, streams, marshes and wildlife habitat. These preserved forests provide safe havens and migratory passageways for the birds and animals that call Nocatee home. Important tributaries, flora and fauna will also be protected and conserved as over one half of Nocatee will be preserved in these forestlands.

One of Nocatee's most exciting recreational opportunities lies within the greenways as miles of nature trails wind their way throughout the entire community. Pick up the trails and bike, jog, walk or ride an electric cart to many destinations in Nocatee. Marked overlooks provide resting spots with beautiful vistas as the trails travel through extraordinary scenery in this natural paradise called Nocatee.



- The Greenway Trail System is 3 miles long
- Trail signage provides educational information about the animals and foliage found in various parts of the Greenway
- Nocatee is officially an approved electric cart community
- Nocatee's EV (Electric Vehicle) Network connects neighborhoods to Splash Water Park, Town Center and the Nocatee Community Park

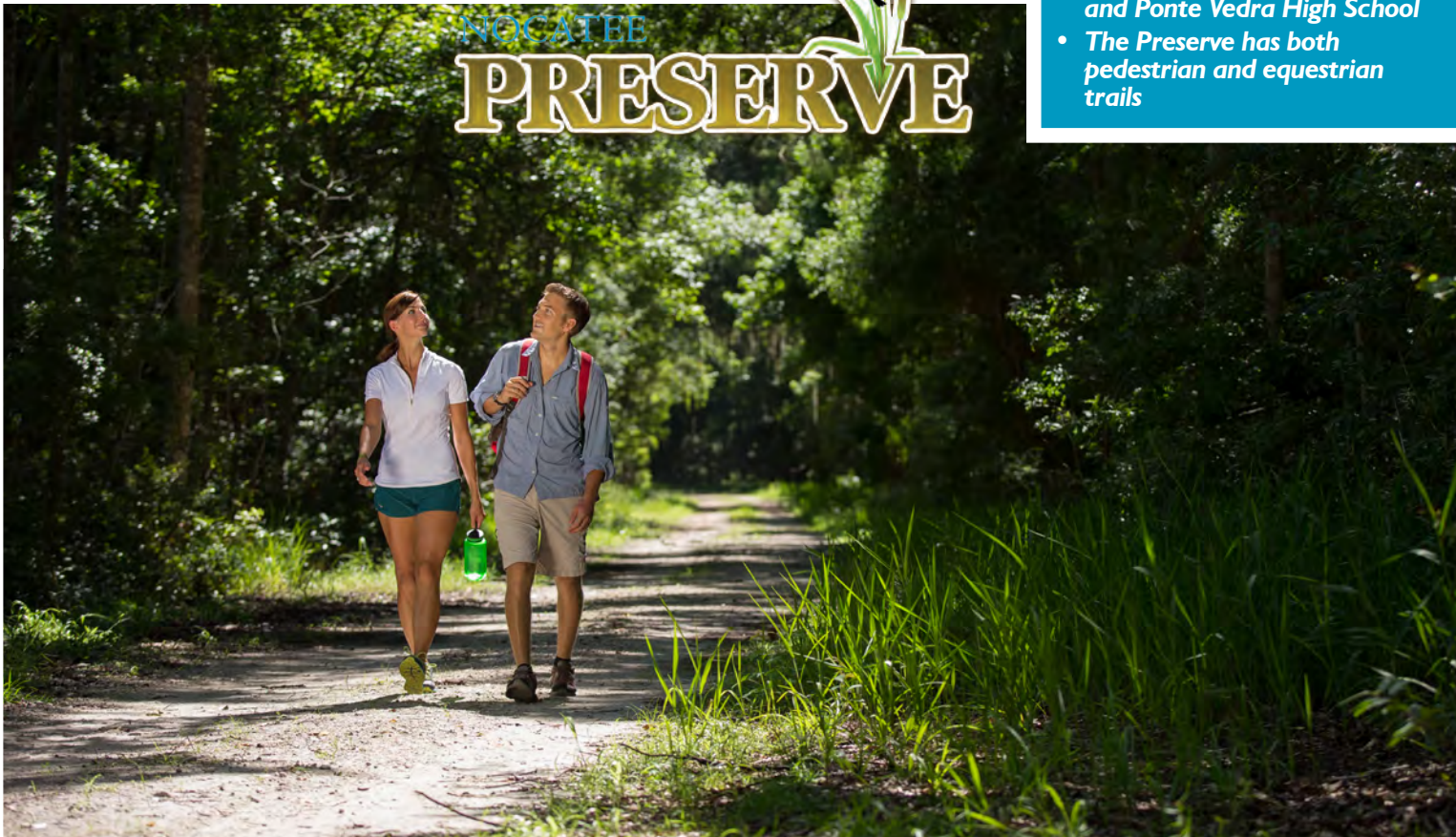


NOCATEE PRESERVE

The best gifts in life are free. There is no better example of this than the Nocatee Preserve's miles of pristine waterfront wonders bordering the Intracoastal Waterway. This invaluable treasure of 2,400 breathtaking acres was donated to St. Johns County for everlasting conservation and preservation. All residents are able to enjoy peaceful activities such as bird watching, hiking, canoeing, kayaking and photographing the spectacular scenery.



- The Nocatee Preserve spans a 3.5 mile stretch on the Intracoastal Waterway
- The Preserve trail head is located just south of Davis Park and Ponte Vedra High School
- The Preserve has both pedestrian and equestrian trails





SCHOOLS

Education is an important cornerstone of the Nocatee lifestyle. With over 5,500 families now calling Nocatee home, the absolute best schools are available for students of all ages. St. Johns County and Duval County offer exceptional education and nationally recognized schools.

Ponte Vedra High School, located in Nocatee, has been recognized for its academic excellence. Valley Ridge Academy, a new K-8 St. Johns County school, is also located in Nocatee on Greenleaf Drive. The PARC Group recently announced the donation of a third school site to the St. Johns County School District. The new K-8 school will be located in Twenty Mile at Nocatee, and will open in 2018.

- *St. Johns County School District was ranked the #1 district in Florida in 2016*
- *To learn more about Nocatee neighborhood school zoning, please visit www.nocatee.com/schools.*
- *New St. Johns County K-8 School Opening in Nocatee for the 2018-2019 school year.*



CROSSWATER HALL, THE FITNESS CLUB AND THE CABANA

Located adjacent to the Nocatee Splash Water Park are three featured “hot spots” offering a variety of activities available to Nocatee families. Designed in beautiful, ‘Florida Classical’ architecture, they complement the style and design of the entire Splash Water Park.

Crosswater Hall includes rooms for social gatherings, events and meetings. The Nocatee Room at Crosswater Hall features a spacious party room - large enough for wedding receptions, meetings, birthday parties and other special occasions - while the Seabreeze Room is perfect for smaller meetings or gatherings.

The Fitness Club offers space for individual strength training and group exercise classes. Whether you prefer to work out with a personal trainer or with a friend, the state-of-the-art equipment provides the opportunity to meet your goal.

The Splash Water Park offers a variety of covered and open-air seating and a cabana that is perfect for outdoor parties, social gatherings, or just hanging out. Providing shelter and conveniences for poolside gatherings, it is located adjacent to the Lagoon Pool. The Cabana comes complete with a convenient summer kitchen and is available for private functions.

- *Crosswater Hall accommodates parties of up to 200 people for special functions and meetings.*
- *The Nocatee Room comes complete with catering kitchen and a Bride’s room*
- *The fitness club is furnished with state-of-the-art Life Fitness equipment*
- *The Nocatee Welcome Center and Resident Services office are located at Crosswater Hall*



NOCATEE TOWN CENTER

At the heart of Nocatee is the Town Center; a lively downtown destination. As development progresses, residents have discovered a vibrant main street lined with a collage of boutique and specialty shops, charming places to eat and drink, galleries, and parks to enjoy the outdoors.

The Town Center is everyone's first choice for shopping, dining, business and socializing. There are even opportunities for stylish, convenient in-town living. Open air plazas are the perfect venue for street festivals, farmers markets and special events. Just minutes from Nocatee's neighborhoods, residents are able to walk, bike or ride electric carts to the Town Center.

Just like in small towns of the past, the Nocatee Town Center provides residents with their daily needs, including pharmacies, banks, a library, civic services, places of worship and much more. This is Nocatee.

- *The first shops in Town Center include many neighborhood services and the largest Publix Supermarket in Northeast Florida*
- *Preferred parking has been designated throughout Town Center for electric carts*



OFFICE SPACE

An ideal place to work, the Town Center features corporate and professional office space for businesses large and small. Many Nocatee residents including dentists, accountants, doctors and insurance agents will choose to open their own private practices and work in the Town Center.

On a larger scale, corporations moving their businesses to Nocatee will bring new residents into the community. Working so close to home will enhance the lives of many families, which is what the Nocatee lifestyle is all about.

- *Baptist Health has opened a 6,000 square foot primary care facility in Nocatee Town Center*
- *Nocatee's first corporate resident relocated its national headquarters to Town Center in 2008*



This information represents preliminary plans for the Nocatee community and is subject to revisions and modifications without notice. The contents of the Nocatee plan are summary in nature in describing land uses, improvements, amenities and all other features and designs. All oral and written plans, copy, graphics, photography, charts, graphs and renderings may be modified from time to time and should not be relied upon as final. The Nocatee plan may be subject to federal, state, county and other regulatory approvals. This information does not represent a specific offer of sale or solicitation to purchase property within the Nocatee community.

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To learn more about the Nocatee communities, visit www.nocatee.com

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