

Resolution No.
2000-139

September 11, 2000

**ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 139
A DEVELOPMENT ORDER FOR
BARTRAM PARK
A DEVELOPMENT OF REGIONAL IMPACT**

LET IT BE KNOWN that, pursuant to Section 380.06 of the Florida Statutes, the St. Johns County Board of County Commissioners has heard at a public hearing convened on September 19, 2000 the Application for Development Approval for Bartram Park, Ltd. (hereinafter referred to as Applicant and/or Developer), which consists of 2,644.95 acres described in **Exhibit A** attached hereto, 128.32 acres of which are in St. Johns County described on **Exhibit B** attached hereto, the balance of which consisting of 2516.63 acres are in Duval County as described on **Exhibit C** attached hereto, to be developed in the manner described in the Application dated July 19, 1999, Supplemental Information dated August 16, 1999 and First and Second Responses for Additional Information dated December 7, 1999 and February 17, 2000 (hereinafter "Bartram Park" or the "Development"); and

WHEREAS, the Board of County Commissioners of St. Johns County has considered the report and recommendations of the Northeast Florida Regional Planning Council, the St. Johns County staff, the documents and comments upon the record made before the St. Johns County Board of County Commissioners; and

WHEREAS, the Bartram Park Development of Regional Impact (DRI) is a proposed mixed use development located at I-95 and Racetrack Road on approximately 2,644.95 acres, 128.32 acres of which are in St. Johns County, Florida; and

WHEREAS, the Applicant filed an Application for Development Approval dated July 19, 1999(ADA), pursuant to Section 380.06, Florida Statutes (F.S.) , for the Bartram Park DRI on certain real property more specifically described in the attached Exhibit A, (the "DRI Property"); and

WHEREAS, Warren A. Weiss, Trustee of the Marital Trust u/w/o Joseph Applebaum and Gran Central Corporation are the owners of the DRI Property and have duly authorized the Applicant to file the ADA and obtain a Development Order for the DRI Property; and

WHEREAS, the authorized agent for the Applicant is J. Thomas Dodson, Jr., 13361 Atlantic Boulevard, Jacksonville, Florida 32225, and

WHEREAS, the Applicant has duly provided complete copies of the ADA and all information for a sufficiency response to the Florida Department of Community Affairs, Northeast Florida Regional Planning Council, and St. Johns County; and

WHEREAS, the proposed DRI does require an amendment to the County's Comprehensive Plan; and

WHEREAS, an amendment to the County's Comprehensive Plan is being approved simultaneously with the adoption of this Resolution;

WHEREAS, the ADA was reviewed by the Northeast Florida Regional Planning Council as required by Section 380.06, F.S. (1999), and the Council recommended that the Application be approved, with conditions as set forth in the Assessment Report for Bartram Park DRI dated July 6, 2000; and

WHEREAS, the St. Johns County Board of County Commissioners has duly noticed and on September 19th, 2000 held a public hearing on the application as required by section 380.06,

F.S., and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

WHEREAS, implementation of the Master Plan for Bartram Park as depicted on **Exhibit D** attached hereto as a mixed use development which will offer a variety of residential options with the ability to live, work, shop, and recreate in a distinct residential neighborhood or village/town center configuration utilizing employment opportunities within the DRI while maximizing access linkages throughout the development to limit as much as possible the necessity to travel outside the DRI; and

WHEREAS, the proposed development will be compatible with and sensitive to the Julington Durbin preserve adjacent to the DRI;

WHEREAS, the Developer is seeking to provide a high quality of life for families, employees and consumers within the DRI while protecting the beauty and benefit of the natural characteristics of the property and the adjacent preserve for future generations;

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The proposed DRI is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, F.S.

The proposed DRI is located in Duval and St. Johns Counties and is subject to a separate comprehensive plan amendment, DRI Development Order and PUD rezoning, all of which are to be approved at or about the same time for both counties and each of which will be administered by the respective county for that portion of the DRI located in that county .

The proposed DRI is consistent with the State Comprehensive Plan.

The proposed DRI is consistent with the Strategic Regional Policy Plan adopted by the Northeast Florida Regional Planning Council.

The proposed DRI is consistent with the St. Johns County Comprehensive Plan 1990-2005 and St. Johns County land development regulations.

The proposed DRI is consistent with the Assessment Report and Recommendations of the Northeast Florida Regional Planning Council issued pursuant to Section 380.06, F.S.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, in public hearing duly constituted and assembled on _____, 2000 that the Application for Development Approval for that portion of the Bartram Park DRI located in St. Johns County is hereby approved, subject to the following terms and conditions:

GENERAL CONDITIONS

1. **Application For Development Approval.** The DRI shall be developed in accordance with the information, plans and commitments contained in (1) the Bartram Park DRI ADA dated July 19, 1999 , (2) the First and Second Sufficiency Responses dated December 7, 1999 and February 17, 2000, submitted by the Applicant as part of the DRI review prior to adoption of this Development Order, all of which are incorporated by reference except to the extent of any conflict with the express terms of the conditions of the Bartram Park DRI Development Order ("Development Order"). In the event of any conflict, the terms and conditions of the Development Order shall govern.

2. **Land Use Totals.** The DRI may be developed with the following improvements: 67.26 acres and 374,084 square feet of retail, 4.82 acres and 44,830 square feet of office use, 3.02 acres of Community Facilities including a fire station and other county uses, 4.77 acres of

Infrastructure not including Racetrack Rd. right of way and 48.45 acres of Open Space. The Developer may increase retail square footages and simultaneously decrease office square footage without filing a Notice of Proposed Change provided that such changes are consistent with the Land Use Exchange Table attached as **Exhibit E**. Additional development which is located in Duval County is being approved by separate Development Order by the City Council of the City of Jacksonville, Florida.

(1) At the time of election of a land use trade-off under the Land Use Exchange Table, the Applicant shall notify the Department of Community Affairs (DCA) and the Northeast Florida Regional Planning Council (NEFRPC) of the election and shall provide DCA, the County and NEFRPC with cumulative land use totals and remaining allowable quantities. Written notice of the trade-off election shall be given to the DCA and NEFRPC at least 30 days before the local government hearing or meeting for approval of the proposed trade-off.

(2) The Developer agrees to apply the conversion factor in such a manner that the result after application of the conversion factor will be no less than the minimum square footage and no more than the maximum square footage set forth below for each land use:

<u>LAND USE</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Commercial	100,000 square feet	400,000 square feet
Office	30,000 square feet	600,000 square feet

(3) So long as the trade-off is consistent with the criteria contained herein and no change is made to the Master Plan, Map H, no additional DRI approvals shall be required for the trade-off. Trade-off elections shall be reported annually as provided below.

3. **Phasing, Buildout and Expiration of DRI.** The DRI in St. Johns County shall be developed as follows:

<u>Land Use</u>	<u>Phase I</u> (2000-2005)	<u>Phase II</u> (2006-2010)	<u>Phase III</u> (2011-2015)
Retail(Commercial)			374,084 s.f.
Office			44,830 s.f.

. Physical development of the DRI shall commence within three (3) years of the effective date of this Development Order; however, this time period shall be tolled during the period of any appeal pursuant to Section 380.07, F.S., or during the pendency of administrative or judicial proceedings relating to development permits. Commencement of physical development in Duval County shall be deemed to be commencement of physical development in St. Johns County. The projected buildout date for all development is December 31, 2015. The DRI termination and DRI Development Order expiration dates are established as December 31, 2020.

4. **Effective Date.** The Development Order shall take effect upon transmittal to the Department of Community Affairs, the Northeast Florida Regional Planning Council and the Developer in accordance with Rule 9J-2.025(5) F.A.C. and Subsection 380.07(2), Florida Statutes.

5. **Monitoring Official.** The Director of Planning of St. Johns County, Florida, shall be the local official responsible for interpretation of the DRI as relates to any portion located in St. Johns County. Interpretation of the DRI as relates to any portion located Duval County shall be the Director of Planning and Development, City of Jacksonville, Florida.

6. **Downzoning Protection.** The Bartram Park DRI as approved in this Development Order shall not be subject to downzoning or reduction of approved land uses before December 31,

2020, unless the Applicant consents to such change or St. Johns County demonstrates that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly established by St. Johns County to be essential to the public health, safety and welfare.

7. **Election Regarding Environmental Rules.** Pursuant to Section 380.06(5)(c), F.S. (1999), the Developer has elected to be bound by the rules adopted pursuant to Chapters 373 and 403 in effect as of the date of this Development Order, including, but not limited to, the provisions of Section 373.414(13), F.S. (1999). Such rules shall be applicable to all application for permits pursuant to those chapters which are necessary for and consistent with the development authorized in this Development Order, except that a later adopted rule shall be applicable to an application if:

- (1) the later adopted rule is determined by the rule adopting agency to be essential to the public health, safety, or welfare; or
- (2) the later adopted rule is adopted pursuant to §.403.061(27), F.S.; or
- (3) the later adopted rule is being adopted pursuant to a subsequent enacted statutorily mandated program; or
- (4) the later adopted rule is mandated in order for the state to maintain delegation of a federal program; or
- (5) the later adopted rule is required by state or federal law.

Further, to qualify for the benefits of this provision, the application must be filed within five (5) years from the issuance of this Development Order and the permit shall not be effective for more than eight (8) years from the issuance of this Development Order. Nothing in this paragraph shall

be construed to alter or change any permitting agency's authority to approve permits or to determine applicable criteria for longer periods of time.

8. **Level of Service Standards.** The Applicant shall be required to meet the adopted level of service standards in the St. Johns County Comprehensive Plan and the requirements of the County's concurrency management system unless such requirements conflict with the ability to offset traffic impacts by paying the proportionate share as permitted by Florida Statutes 163.3180 (12) (1999) if authorized in a comprehensive plan amendment by St. Johns County. If the provisions of F. S. 163.3180 (12) are authorized by the Board of County Commissioners in a comprehensive plan amendment, the provisions of F. S. 163.3180 (12) shall be deemed to meet the provisions of the county's concurrency management system (Land Development Code Article 11) . This DRI is deemed to be a Multi Use DRI meeting the statutory provisions of F. S. 163.3180 (12).

9. **Annual Reporting.** The Applicant or its successors or assigns, shall submit an annual report on each anniversary date of the adoption of this Development Order, beginning June 1, 2001, until the completion of the DRI. The report shall be submitted to St. Johns County, Duval County, the Northeast Florida Regional Planning Council, Florida Department of Community Affairs, the Northeast District of the Florida Department of Environmental Protection, St. Johns River Water Management District, Florida Game and Fresh Water Fish Commission, and any other affected permit agencies. Form RPM-BSP-ANNUAL REPORT-1 of the Florida Department of Community Affairs, as amended from time to time, may be used for the format of this report. In accordance with Section 380.06(18), F.S. (1999), failure to file an annual report in a timely manner may result in the temporary suspension of this Development Order. The annual report shall address the following:

(1) A description of any changes made in the plan of development, phasing, or in representations contained in the ADA since the date of adoption of this Development Order, any use of the Land Use Exchange Table and any actions taken by the local government to address these changes. Copies of any approvals taken to address changes including copies of any revised master plans not previously submitted will be attached to the Monitoring Report.

(2) A summary comparison of development activity proposed or conducted since the previous monitoring report and activity projected for that period until submittal of the next regular monitoring report. The summary will include: a description of site improvements, gross floor area constructed by land use type, location, and phase, with appropriate maps. A tabulation of the amount of acreage developed in the reporting period shall be provided by land use categories listed in Chapter 28-24, F.A.C.

(3) An identification of the name of the purchaser of any undeveloped tracts of land in the Bartram Park DRI, including the location and size of the tracts purchased, and the amount of development rights allocated to the purchaser, with map(s) which show the parcel(s) or sub-parcel(s) acquired.

(4) A cumulative summary of all development that has taken place within the Bartram Park DRI by the land use categories listed in Chapter 28-24, F.A.C. including gross floor areas constructed by land use type and location, together with a cumulative summary of location, size (acreage), development rights purchased (land use type and square footage), and the name of the purchaser of all parcels purchased within the Bartram Park DRI.

(5) To the extent known to Applicant, a description of any lands purchased or optioned within one mile of the boundaries of the Bartram Park DRI by a person who has acquired

a fee simple or lesser interest in the Bartram Park DRI subsequent to issuance of the Development Order (but excluding persons who have only acquired a leasehold interest in lands or improvements within the Bartram Park DRI), identifying such land, its size, and its intended use on a site plan and map.

(6) A listing of any substantial local, state, and federal permits, which were obtained, applied for, or denied, during this reporting period, specifying the agency, type of permit, parcel, location(s), and activity for each permit.

(7) A description of any moratorium imposed by a regulatory agency on development within the Bartram Park DRI, specifying the type of moratorium, duration, cause, and remedy.

(8) Provide an analysis demonstrating there will be sufficient capacity of potable water, wastewater, and solid waste facilities serving the Bartram Park DRI for the anticipated development for the ensuing report period.

(9) Provide an assessment of Applicant's, Applicant's successor, if any, and local government's compliance with conditions and commitments contained in the Development Order.

(10) A description of any change to the previously reported stormwater plans, design criteria, or planting and maintenance programs.

(11) A description of any known incremental DRI applications for development approval or requests for a substantial deviation that were filed in the reporting year and to be filed during the next reporting year.

(12) A description of any change in local government jurisdiction for any portion of the development since the Development Order was issued.

(13) Copies of monitoring reports completed during the previous year on the created wetlands and stormwater/wetland systems as required by permitting agencies.

(14) Traffic reports, which shall be submitted to the Florida Department of Transportation (“FDOT”) District Urban Office in Jacksonville, as well as to the Jacksonville Planning and Development Department, Jacksonville Metropolitan Planning Organization (“MPO”), St. Johns County Planning Department, NEFRPC, and DCA. The first traffic report shall be due concurrently with the first regular Monitoring Report and then annually thereafter until project buildout, unless otherwise specified by the NEFRPC. The following information shall be included:

(1) A description of current development by land use, type, location, and amount of square footage, along with the proposed construction schedule for the ensuing 12 month period, and appropriate maps.

(2) Traffic counts, turning movements, and levels of service actual for the past 12 months and projected for the ensuing 12 months, including traffic estimates for the following roads, including intersections.

Applicant shall distinguish between project-related traffic and total traffic volumes:

- St. Augustine Road:
 - west of the project entrance
 - project entrance to I-95
 - I-95 to U.S. 1

- Racetrack Road:
Russell Sampson Road to Bartram Parkway
Bartram Parkway to U.S. 1
- U.S. 1:
south of Racetrack Road
Racetrack Road to St. Augustine Road
north of St. Augustine Road
- I-95: north of St. Augustine Road

Note: Actual FDOT, City of Jacksonville, or St. Johns County traffic counts shall be used where possible. If actual FDOT, City or County counts are not available for a particular road or intersection, Applicant shall retain, at his expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

(15) A description of any new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by Applicant or governmental entity to accommodate the total existing and anticipated traffic demands.

(16) The monitoring reports will determine if air quality monitoring is warranted pursuant to the FDEP Guidelines for Indirect Sources.

(17) A statement certifying that the NEFRPC, DCA, the City of Jacksonville, and St. Johns County and all affected agencies have been sent copies of the Monitoring Report in conformance with Subsections 380.06(15) and (18), F.S.. Applicant shall ensure that all appropriate agencies receive a copy of the Annual Monitoring Reports.

(18) The Director of Planning of the St. Johns County Growth Management Services Department shall be the local official responsible for monitoring the development in St. Johns County for compliance by the Applicant with the Development Order.

10. **Notice of Adoption.** Notice of the adoption of this Development Order or any subsequent amendment to it shall be recorded by the Applicant in accordance with Sections 28.222 and 380.06(15)(f), F.S. (1999), with the Clerk of the Circuit Court of St. Johns County, Florida. Recordation of this notice shall not constitute or provide actual or constructive notice of a lien, cloud or encumbrance of the DRI Property. The conditions of this Development Order shall run with the land and bind the successors and assigns of the Applicant on the DRI Property.

11. **Application For Proposed Changes.** The Applicant shall submit simultaneously to St. Johns County, the Northeast Florida Regional Planning Council and Florida Department of Community Affairs any applications for proposed changes to the DRI and shall comply with the requirements of Section 380.06(19), F.S. (1999), concerning substantial deviations.

12. **Limitation of Approval.** The approval granted by this Development shall not be construed to obviate the duty of the Applicant to comply with all other applicable local or state permitting procedures.

SPECIAL CONDITIONS

Wetlands Impacts and Wetland/Upland Buffers.

13. **Wetland Impacts.** The Sale of the Preserve Property as described above pursuant to the conditions of the Agreement of Purchase and Sale between Applicant and the St. Johns River Water Management District shall serve as mitigation for impacts to sixteen (16) acres of wetlands within the DRI, either in Duval or St. Johns County. Any further wetlands impacts shall not exceed

100 acres total for the entire DRI. (including the 16 acres which have already been mitigated). Any mitigation required for the additional wetland impacts of up to 84 acres shall be negotiated with the applicable agencies as a part of the permitting process. No development activities, as defined in Section 380.04, F.S., except for activities permitted by the appropriate environmental permitting agencies, shall be allowed in any of the wetland areas within the DRI. Wetland impacts will be mitigated through the regulatory permitting process.

14. Wetland Buffers

(1) A minimum undisturbed 25-foot upland buffer measured landward from the SJRWMD jurisdictional line will be maintained around all wetlands with the exception of road crossings and other impacted areas as approved by the SJRWMD. All land development code requirements of St. Johns County will be followed.

(2) A fifty (50) foot natural vegetative buffer will be provided along all wetlands adjacent to the Durbin Creek floodplain measured landward from the SJRWMD jurisdictional line..

(3) Wetland Crossing--An elevated bridge or some other crossing, as permitted by the St. Johns River Water Management District, shall be used to accommodate wildlife movement at Corkland Branch, a tributary of Durbin Creek.

Floodplain.

It is intended that no development will occur within the 100-year floodplain as determined on the FEMA floodplain maps, other than road crossings and very small amounts of development.

Any road crossings or development within the 100 year floodplain will be elevated or flood-proofed to a height that is at a minimum two (2) feet above the base flood elevation of the 100 year floodplain NGVD-1929.

Water and Sewer Supply.

15. Development within the Project shall occur concurrent with the provision of adequate central potable water and sewer supply meeting the adopted level of service in the St. Johns County Comprehensive Plan. Central water and sewer supply shall be provided by the City of Jacksonville, Jacksonville Electric Authority (“City”). Pursuant to the terms of the Agreement of Purchase and Sale, the City shall at its expense, construct the infrastructure necessary to bring potable water, sanitary sewer, and electric utilities along Racetrack Road to Bartram Parkway (the southern end of the north-south connector road west of I-95) within twelve (12) months from the effective date of this Resolution. No septic tanks shall be constructed on the site. Temporary surface tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed.

16. Landscaped areas and other non-residential areas will be irrigated first with available stormwater until reclaimed wastewater is available on site, then such reclaimed water shall be used immediately upon availability at the site. Surficial water wells may only be used as an emergency back-up to these sources, as such use is permitted by the SJRWMD. Residential irrigation will first use reclaimed water, if found economically feasible, when available to the site, with stormwater as the backup source and groundwater used only as an emergency backup. The applicant shall conduct a feasibility study to determine the economic feasibility of reuse for residential irrigation. If determined to be economically feasible by JEA and based upon review comments by the SJRWMD, as an interim measure and until reclaimed water is available, the applicant will construct a residential and non-residential irrigation system. This system shall be constructed to reuse standards to allow

for initial use of appropriate groundwater sources and for later conversion to allow for use of reclaimed wastewater, when available.

17. Water conservation strategies, including xeriscape landscaping techniques and low-flow plumbing fixtures shall be incorporated into the construction, operation, and maintenance phases of the development, and shall be included in the covenants and deed restrictions. These conservation strategies will include the following:

(1) Drought-tolerant and xeriscape vegetation principles issued by SJRWMD shall be applied in all landscaped areas. The applicant shall strive for 50% such vegetation as economically and practically feasible. Landscaped areas include turf, planted vegetation, and mulch, however they do not include hardscaped areas.

(2) The Applicant shall provide xeriscape/drought-tolerant literature to all future developers and residents.

(3) Utilization of only slow-release granular or organic fertilizers within common areas. All builders and property buyers will be encouraged to use xeriscape landscaping within Bartram Park and will be provided with a suggested plant list, design recommendations, maintenance and description of the xeriscape principles. The architectural review board will review all landscape plans and builder/buyer landscape options for all residential and commercial uses for utilization of such principles.

(4) The use of private irrigation wells in areas where reuse will be available is prohibited.

(5) Rain-sensors will be required for all outside irrigation.

18. Prior to site clearing or construction, the Applicant shall review SJRWMD and the County's records for all recorded water wells on the DRJ property and shall survey the property for existing water wells. The Applicant shall immediately report the location, depth, and diameter for each of the existing ground water wells on the property to SJRWMD and the County for their records. All other existing ground water wells and all wells discovered during the development process shall be reported immediately to the SJRWMD and the County. Floridian Aquifer wells that do not fall within the SJRWMD's specific consumptive use permitting (CUP) requirements for non-potable water use throughout the development are prohibited. This prohibition will be included in deed restrictions of future individual property owners. Any abandoned wells discovered prior to or during development shall be properly plugged and abandoned in accordance with SJRWMD regulations. To the extent available, the following information should be included for each well:

- (1) Owner or tenant using the well
- (2) Location of the well
- (3) Well contractor who constructed the well
- (4) Date of well construction
- (5) Use of the well
- (6) Status of the well (is it currently in use?)
- (7) Well casing diameter(s), depths and total depth of the well
- (8) Does the well free-flow or does it require pumping to remove the water from

the ground

19. A Surface Water Quality Monitoring Plan reflected as **Exhibit F** shall be followed for the proposed development. The Surface Water Quality Monitoring Program ("SWQMP") must

be approved by the Northeast District office of the DEP and shall include sites on all waterways that are connected to Florida waters. The SWQMP will be implemented on site prior to initiating construction activities to ensure adequate data collection for establishment of background conditions. All background data will be submitted to FDEP prior to initiation of any construction activities. Monitoring data prepared in accordance with the monitoring program shall be summarized in the DRI monitoring report. If the monitoring program indicates violations of the State of Florida Water Quality Standards, in the receiving waters of the State caused by activities in the development, the applicant shall take actions to meet State standards within a reasonable time frame. The actions required addressing the identified exceedence and the time frame for implementation of the action shall be agreed upon by the NEFRPC, FDEP, and SJRWMD. Failure to implement the agreed upon action in the time frame identified will be a violation of this condition.

20. To protect the water quality of the wetlands associated with Durbin Creek, a Natural Resource of Regional Significance, the development will be limited to one boardwalk that crosses over wetlands within the project for the purpose of non-motorized boat access. The design of this boardwalk shall comply with FDEP guidelines that allow for construction with only temporary impacts. The boardwalk must be reviewed and approved by St. Johns County, and either the Northeast District FDEP or SJRWMD, and the designated agency responsible for managing the Julington/Durbin Creek Peninsula preservation area.

Stormwater Management.

Development within the Project shall proceed concurrent with a contiguous, functioning, permitted management and storage of surface waters system. The Project shall meet the adopted

drainage level of service standard in the County's Comprehensive Plan. All stormwater discharge to Julington or Durbin Creek or their tributaries shall be treated prior to discharge.

Solid Waste.

21. The Project shall meet the level of service standard established in the St. Johns County Comprehensive Plan 2000-2015

22. The Project shall participate in the St. Johns County recycling program.

Transportation.

Mitigation costs for mass transit and roads for the development which is approved by this Development have been deemed to be those as specifically set forth in the attached in the Transportation Mitigation Summary at **Exhibit G**. The Developer shall mitigate for such impacts in the following manner:

23. **I-95/9B Interchange Contribution.**

No later than six (6) months from the effective date of this Development Order or sixty (60) days after the developer takes title to the property whichever comes first, Developer shall donate to the FDOT 204 acres at the intersection of I-95 and the proposed 9B interchange as further depicted on the Master Plan at Exhibit D. Such land shall have a restriction in the deed that it shall be used for an interchange or other road project of FDOT. At the same time as the donation of the 204 acres, Developer shall donate an amount not to exceed twenty-five (25) acres on the DRI site at a location mutually agreed upon by Applicant and FDOT for the purpose of storm water retention for the interchange. .

24. **Racetrack Road.**

(1) No later than thirty months from the effective date of the Development Order, Developer shall commence construction, or cause for construction to commence, or pay to St. Johns County the full cost as agreed to by the County, of the four-laning of Racetrack Road from U.S. 1 (including all necessary at-grade intersection improvements at the U.S. 1/Racetrack Road intersection), to the East Spine Road entrance into the single family development between parcels 41 and 42 as depicted on the Master Plan. The Applicant shall reserve sufficient right of way along the entirety of the project along Racetrack Road to expand the present 66 feet of right of way to 133 feet (contributing 67 feet or one half of the right of way needed to total 200 feet), and within 90 days of such a request by St. Johns County, the Developer shall convey to St. Johns County such right of way to accommodate improvements adjacent to the entire southern boundary of the project. Such right of way is estimated to be 20 acres. Developer agrees to convey up to an additional one acre if roadway right of way measurements require such acreage for the road improvement. Provided, however, if the county has not acquired the additional one half of the right of way needed to match the Bartram conveyance at the time as the right of way is needed to complete the widening of the Racetrack Road segments required by this DRI, then Developer shall donate such additional right of way up to 67 feet as is necessary to construct the widening projects set forth in this DRI. In the event that Developer donates such additional right of way for Racetrack Road, the value of the additional donated right of way shall be credited against the \$7,961,998 required for the construction of Phase III of this development, such value to be established by filing a Notice of Proposed Change to the DRI. In addition, the Developer shall receive a credit against county transportation impact fees for the value of the additional donated right of way pursuant to the impact fee ordinance.

(2) No later than the date of connection of Bartram Park Blvd. to Racetrack Rd., Developer shall four lane Racetrack Road including the Durbin Creek bridge and the bridge over I-95 from Russell Sampson Road to the East Spine Road. Bartram Park Blvd. shall not be open and operational until the Applicant has constructed, caused to be constructed or paid the full cost, as determined by St. Johns County, for the four-laning of this segment of Racetrack Road.

(3) Impact fee credit shall be allowed for the cost of the improvements to Racetrack Road and the donation of right of way in accordance with the applicable County impact fee ordinance. The improvements to Racetrack Road and the donation of Racetrack Road right of way shall be deemed to satisfy all DRI transportation mitigation requirements of St. Johns County.

25. Duval County–St. Augustine Road.

Within thirty (30) days of the date that the City issues a Notice of Commencement for the six-laning (from 4 to 6 lanes) of St. Augustine Road adjacent to the northern boundary of the project but no later than the commencement of any development within Phase II,

(1) Developer shall pay to the City the amount of **\$1,000,000** to be used for the six-laning (from 4 to 6 lanes) of St. Augustine Road from the westernmost entrance of Bartram Park onto St. Augustine Rd. to I-95 provided, however, no such payment shall be due any earlier than twelve months from the effective date of the Development Order;

(2) Developer shall convey right of way consisting of 4.8 acres adjacent to the northern boundary of Bartram Park for the six-laning of St. Augustine Road.

Additional Transportation Contribution

Prior to the commencement of Phase III, in addition to Racetrack Road obligations described above, Developer shall contribute **\$7,961,998** (in year 2000 dollars to be adjusted by U.S.

Government issued annual Consumer Price Index inflation factors until the commitment is discharged) to the appropriate entity for improvements to be made to significant roadways impacted by the development. Such improvements will be identified in a Notice of Proposed Change to be approved by both the City and County prior to the commencement of Phase III.

Project Development Environmental Study

No later than six months from the effective date of the Development Order, Applicant shall initiate at his cost a Project Development Environmental Study (“PD&E”) for a new interchange to be located at the southward extension of S.R. 9B from I-95 and the East West Parkway as proposed by the FDOT. The westward extension of this interchange will be a realigned segment of Racetrack Road. This study will be conducted in accordance with FDOT’s most current PD&E manual, and it will result in an approved environmental document. The applicant shall coordinate this study and the conceptual design of the new interchange with FDOT, the City of Jacksonville, St. Johns County, MPO, and any other directly affected developers/property owners.. In the event that the cost of the study exceeds \$500,000, as agreed upon by FDOT, the amount of excess costs shall be applied as a credit to reduce the applicant’s proportionate share payment to be paid prior to Phase III.

Additional Transportation Provisions.

26. Costs of mitigation shall be a credit against impact fees, fair share, or proportionate share contributions required by St. Johns County in accordance with the applicable St. Johns County ordinance(s).

27. Developer, its successors and assigns shall have the right to expand and drain into storm water retention ponds located within the boundaries of the DRI which are presently used by the FDOT, as approved by FDOT.

28. Developer shall design the project to accommodate public transit and shall work with the Jacksonville Transit Authority as necessary to coordinate this development with any plans to extend transit to the project and to St. Johns County. In addition, the developer shall coordinate with the MPO in promoting ridesharing, van pooling, and other transportation demand management strategies. Any effort shall be coordinated with other major developments in this area of the region, and shall be consistent with any recommendations included in the St. Johns County Northwest Sector Plan addressing transit and transportation demand management strategies. Any efforts to promote transit and transportation demand management shall be included in the Bartram Park Monitoring Report.

29. Applicant shall be responsible for the full costs of all intersection improvements, including but not limited to, signalization, turn lanes, deceleration and acceleration lanes, etc., necessary to provide access to the Bartram Park DRI as determined by the appropriate review agency. The design of the access improvements shall be approved by the appropriate review agency.

30. Applicant shall diligently work with Florida East Coast Railroad ("FEC") in an effort to establish a crossing across the FEC railroad to U.S. 1 to provide access to development west of the railroad. All efforts made in establishing the access onto U.S. 1 shall be documented in the Monitoring Reports.

31. Compliance with the requirements of this Transportation Section shall be deemed to meet all Applicant's transportation mitigation requirements for the development approved in the Development Order..

Air Quality

The following fugitive dust control measures shall be undertaken during all construction activities throughout buildout of the project:

32. Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;

33. Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;

34. Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion;

35. Contractors will utilize the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.

Community Services/Fire Protection

36. The Developer shall donate to St. Johns County within twenty four (24) months from the effective date of this Development Order Parcel 46 (not to exceed 3.02 acres) as depicted on Map H Development Plan. The site is to be used at the county's discretion for community services of fire, police protection, emergency services, library, or county offices, including drainage and stormwater retention. The deed of conveyance shall contain covenants, restrictions and easements insuring that the property will be used for its intended purpose. In the event that the property is not utilized by the county by ten (10) years after the effective date of the Development Order, the

Developer, its successors and/or assigns shall have the right to repurchase the site for the value of the donation and to release the covenant.

37. All structures greater than 35 feet in height within Bartram Park shall be protected with an automatic sprinkling system designed and installed in accordance with all applicable fire and building codes.

38. Impact fee credits shall be allowed for the donation of the land for the community services site in accordance with the applicable County impact fee ordinance. The total value of the site shall be applied against required impact fees for fire, police, and emergency services.

Recreation and Open Space

39. The Developer shall create a two acre canoe access park on Parcel 29 as depicted on Map H - Development Plan. The park shall have a natural graded parking area with a cleared trail bridging over wetlands as necessary from the parking area to the canoe launch and take out area. The canoe access improvements will be completed and ready for use no later than January 1, 2005.

40. Bartram Parkway is the north-south spine road bisecting the portion of the DRI located west of I-95. A linear park and trail will be constructed parallel to Bartram Parkway from Old St. Augustine Road to Racetrack Road. The Linear Park will be at least twenty (20) feet wide and will include a twelve (12) foot wide hard surface path for public pedestrian use, together with benches and other resting areas interspersed throughout. Such Linear Park will be constructed within the same time frame as the Bartram Parkway is constructed.

41. Other recreational components of the project will be located in the Duval County portion of the development to serve the residential development located in Duval County and are further described in the Duval County Development Order.

Impact Fees

Impact fee credits towards any present or future impact fees that may be adopted by St. Johns County shall be allowed for any contribution of land, money (including, but not limited to, "fair share contributions") or improvements made by the Developer or the Community Development District, as the case may be, for public facilities pursuant to the guidelines stipulated in Section 380.06(16), Florida Statutes, and St. Johns County Impact Fee ordinances 87-57, 87-58, 87-59 and 87-60, as they may be amended. The Developer proposes and the County agrees that, in the event that any contributions of land, money (including proportionate share or fair share payments), or improvements funded or constructed with funds from a community development district are required by then current law to give rise to impact fee credits to the community development district, then such impact fee credit shall be established in the name of the community development district.

Community Development District

The Developer has indicated that it may form one or more Community Development Districts within the DRI pursuant to Chapter 190, F.S. (1999). Nothing in this section shall be construed as approval or consent by the County to the establishment of the Community Development District by the Developer pursuant to Chapter 190, F.S., and the County expressly maintains all rights available to it pursuant to Chapter 190, F.S., related to the proposed establishment of a Community Development District by the Developer. Any Community Development District for Bartram Park approved pursuant to Chapter 190, F.S. (1999) may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, F.S., including, but not limited to, any of the indicated transportation improvements set forth in this Development Order and any other

project required or authorized by this Development Order. Construction or funding by any such Community Development District of all such projects within or without the boundaries of the Community Development District required by this Development Order or necessary to serve the development approved by this Development Order is expressly approved. If the Developer is required by this Development Order to provide, pay for or otherwise cause to be provided, infrastructure, projects, systems or facilities set forth in Chapter 190, F.S., including, without limitation, those in §190.012(1) and (2) F.S. (1999), then the Community Development District independently may satisfy such obligations. To the extent any such obligation under this Development Order is met or performed by the Community Development District, then the Developer shall no longer be subject to the obligation. The Developer proposes and the County agrees that, in the event that any contributions of land, money (including "fair share payments"), or improvements funded or constructed with funds from a Community Development District are required by then current law to give rise to impact fee credits to the Community Development District, then such impact fee credits shall be established in the name of the Community Development District.

Hurricane Evacuation

Access to the southeast quadrant onto Racetrack Road shall be adequately designed to facilitate emergency evacuation. The applicant will design the main access as a four-lane entranceway, and shall explore the potential for an entrance onto U.S. 1.

Silviculture

St. Johns County hereby acknowledges that the property which is the subject of this Development Order is presently being utilized in an on-going silviculture operation. Nothing in this

Development Order shall be deemed to prohibit such silviculture practices. The silviculture operation shall continue until such time as the Developer commences development of that portion of the property. However, silviculture shall be prohibited in that portion of property which consists of wetland areas to be preserved and those areas immediately adjacent to wetlands which will be used as buffers to the wetland areas

Historical and Archeological Sites

Should any regionally significant historical and archaeological resources be discovered in the course of development, the developer shall immediately notify the Division of Historical resources. No disruption of the findings shall be permitted until the investigation is complete and the Division of Historical Resources has rendered a recommendation which will be binding to the Applicant.

Notices

Any and all notices required or allowed to be given to the Developer shall be mailed or delivered to the Authorized Agent or his successors in office as follows:

J. Thomas Dodson, Jr.
13361 Atlantic Blvd.
Jacksonville, Florida 32225
Phone (904) 221-2605

Susan C. McDonald, Esquire
Rogers, Towers, Bailey, Jones & Gay, P.A.
1301 Riverplace Boulevard, Suite 1300
Jacksonville, Florida 32207-9020
Phone (904) 346-5587

Validity of Development Order

In the event that a portion of this development order is determined to be invalid by a court of competent jurisdiction as applied to any persons or circumstances, such portions or sections shall remain in full force and effect as to all other persons or circumstances, and the remaining portions or sections of this development order not affected by such judicial determination shall remain in full force and effect as to all persons and circumstances.

RENDITION

Within 10 days of the adoption of this Development Order, St. Johns County shall render a copy of this Development Order with all attachments, certified as complete and accurate, by certified mail, return receipt requested, to the Florida Department of Community Affairs, Bureau of Local Planning, Northeast Florida Regional Planning Council, and the Applicant.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19th DAY OF September, 2000.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
Chairman

ATTEST: Cheryl Strickland

By: Renata S. Newcome
Deputy Clerk

Adopted Regular meeting 19th September, 2000

Effective: 19th September, 2000



Exhibit List

- Exhibit A. Legal Description of total DRI Property
- Exhibit B. Legal Description of City of Jacksonville portion of DRI Property
- Exhibit C. Legal Description of St. Johns County portion of DRI Property
- Exhibit D. Master Plan Map H
- Exhibit E. Land Use Exchange Table
- Exhibit F. Surface Water Quality Monitoring Plan
- Exhibit G. Transportation Mitigation Schedule

ATTACHMENT - LEGAL DESCRIPTION

Parcel 1

A portion of Sections 21, 22, 23, 24, 25, 26, 27, and 28, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Section 19, said Township 4 South, Range 28 East, Duval County, Florida; thence North 00°43'10" West, along the West line of Section 19, also being the East line of said Section 24, a distance 2283.20 feet to the Southwesterly right-of-way line of that particular service road of St. Augustine Road (also known as Loretto Road and County Road No. 1 as shown on the right-of-way map of Interstate Highway 95 as per Florida State Road Department Right-of-Way Map Section 72280-2403, dated 4-1-64), thence run the following seven (7) courses and distances along said Southwesterly right-of-way line: COURSE NO. 1: North 40°25'29" West, a distance of 308.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 11675.16 feet, an arc distance of 470.56 feet, said arc being subtended by a chord bearing and distance of North 39°18'56" West, 470.53 feet to the point of reverse curvature of a curve leading Westerly; COURSE NO. 3: Westerly along and around the arc of said curve concave Southwesterly and having a radius of 67.00 feet, an arc distance of 52.98 feet, said arc being subtended by a chord bearing and distance of North 60°46'23" West, 51.61 feet to the point of tangency of said curve; COURSE NO. 4: North 83°25'56" West, 937.42 feet to the point of curvature of a curve leading Westerly; COURSE NO. 5: Westerly along and around the arc of said curve concave Northerly and having a radius of 2990.79 feet, an arc distance of 165.51 feet, said arc being subtended by a chord bearing and distance of North 81°50'49" West, 165.49 feet to the point of compound curvature of a curve leading Northwesterly; COURSE NO. 6: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 83.00 feet, an arc distance of 93.77 feet, said arc being subtended by a chord bearing and distance of North 47°38'25" West, 88.87 feet; COURSE NO. 7: North 87°15'14" West, a distance of 171.09 feet to the Southerly right-of-way line of said St. Augustine Road (a 100 foot right-of-way as now established); thence North 78°34'10" West, along last said line 2670.79 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of said curve and continuing along said right-of-way line of St. Augustine Road being concave Northeasterly and having a radius of 5779.58 feet, an arc distance of 483.35 feet, said arc being subtended by a chord bearing and distance of North 76°10'25" West, 483.21 feet, to the point of tangency of said curve, said point of tangency hereinafter referred to as Reference Point A; thence return to the Point of Beginning; thence South 01°04'30" East along the East line of said Section 25, also being the West line of Section 30, 4840 feet more or less, to the Northerly edge of the waters/mean high water line of Durbin Creek; thence Westerly along the Northerly edge of waters/mean high water line of Durbin Creek, 21,800 feet, more or less, to an intersection with the Southerly edge of the waters/mean high water line of the North fork of Julington Creek; thence Easterly along the Southerly edge of the waters/mean high water line of the North Fork of Julington Creek, 17,300 feet, more or less, to an intersection with the aforementioned Southerly right-of-way line of St. Augustine Road, said right-of-way line bearing North 73°48'40" West, from aforesaid Reference Point A; thence South 73°48'40" East along last said line, 146 feet more or less to said Reference Point A and to close.

LESS AND EXCEPT that portion of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork or Julington Creek. All of Tract "A" as shown on plat of Julington Country Club Estates Replat, as recorded in Plat Book 28, Pages 41 through 41B inclusive of the Current Public Records of Duval County, Florida, also being that portion of the West 1/2 of the Southeast 1/4 of said Section 23, Township 4 South, Range 27 East, said Duval County, Lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork of Julington Creek. That portion of Sections 35 and 36, Township 4 South, Range 27 East,

ATTACHMENT "C" - LEGAL DESCRIPTION

Parcel 1

A portion of Sections 21, 22, 23, 24, 25, 26, 27, and 28, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Section 19, said Township 4 South, Range 28 East, Duval County, Florida; thence North 00°43'10" West, along the West line of Section 19, also being the East line of said Section 24, a distance 2283.20 feet to the Southwesterly right-of-way line of that particular service road of St. Augustine Road (also known as Loretto Road and County Road No. 1 as shown on the right-of-way map of Interstate Highway 95 as per Florida State Road Department Right-of-Way Map Section 72280-2403, dated 4-1-64), thence run the following seven (7) courses and distances along said Southwesterly right-of-way line: COURSE NO. 1: North 40°25'29" West, a distance of 308.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 11675.16 feet, an arc distance of 470.56 feet, said arc being subtended by a chord bearing and distance of North 39°18'56" West, 470.53 feet to the point of reverse curvature of a curve leading Westerly; COURSE NO. 3: Westerly along and around the arc of said curve concave Southwesterly and having a radius of 67.00 feet, an arc distance of 52.98 feet, said arc being subtended by a chord bearing and distance of North 60°46'23" West, 51.61 feet to the point of tangency of said curve; COURSE NO. 4: North 83°25'56" West, 937.42 feet to the point of curvature of a curve leading Westerly; COURSE NO. 5: Westerly along and around the arc of said curve concave Northerly and having a radius of 2990.79 feet, an arc distance of 165.51 feet, said arc being subtended by a chord bearing and distance of North 81°50'49" West, 165.49 feet to the point of compound curvature of a curve leading Northwesterly; COURSE NO. 6: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 83.00 feet, an arc distance of 93.77 feet, said arc being subtended by a chord bearing and distance of North 47°38'25" West, 88.87 feet; COURSE NO. 7: North 87°15'14" West, a distance of 171.09 feet to the Southerly right-of-way line of said St. Augustine Road (a 100 foot right-of-way as now established); thence North 78°34'10" West, along last said line 2670.79 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of said curve and continuing along said right-of-way line of St. Augustine Road being concave Northeasterly and having a radius of 5779.58 feet, an arc distance of 483.35 feet, said arc being subtended by a chord bearing and distance of North 76°10'25" West, 483.21 feet, to the point of tangency of said curve, said point of tangency hereinafter referred to as Reference Point A; thence return to the Point of Beginning; thence South 01°04'30" East along the East line of said Section 25, also being the West line of Section 30, 4840 feet more or less, to the Northerly edge of the waters/mean high water line of Durbin Creek; thence Westerly along the Northerly edge of waters/mean high water line of Durbin Creek, 21,800 feet, more or less, to an intersection with the Southerly edge of the waters/mean high water line of the North fork of Julington Creek; thence Easterly along the Southerly edge of the waters/mean high water line of the North Fork of Julington Creek, 17,300 feet, more or less, to an intersection with the aforementioned Southerly right-of-way line of St. Augustine Road, said right-of-way line bearing North 73°48'40" West, from aforesaid Reference Point A; thence South 73°48'40" East along last said line, 146 feet more or less to said Reference Point A and to close.

LESS AND EXCEPT that portion of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork or Julington Creek. All of Tract "A" as shown on plat of Julington Country Club Estates Replat, as recorded in Plat Book 28, Pages 41 through 41B inclusive of the Current Public Records of Duval County, Florida, also being that portion of the West 1/2 of the Southeast 1/4 of said Section 23, Township 4 South, Range 27 East, said Duval County, Lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork of Julington Creek. That portion of Sections 35 and 36, Township 4 South, Range 27 East,

Duval County, Florida, lying Northerly of the Northerly waters edge/Mean High Water Line of Durbin Creek. That portion of the Northwest 1/4 of Section 26, Township 4 South, Range 27 East, Duval County, Florida, lying Southerly of the Southerly waters edge/Mean High Water Line of the North fork of Julington Creek.

Parcel 2

A portion of Sections 19 and 30, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said Section 19; thence North 00°43'10" West along the West line of said Section 19, a distance of 2386.51 feet, to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as now established per SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence South 40°25'29" East, along said Southwesterly right-of-way line, 6810.39 feet to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of said Duval County, Florida; thence North 88°12'39" West, along last said line, 4338.36 feet to the West line of aforesaid Section 30; thence North 01°04'30" West, along the West line of said Section 30, a distance of 2663.17 feet to the POINT OF BEGINNING.

Being subject to those certain Borrow Pit Easements Number Three and Number Seven, as described and recorded in Official Records Volume 2336, Page 592. Being subject to a 150 foot Jacksonville Electric Authority Right-of-Way, being described and recorded in Official Records Volume 2207, Page 109, all being of the Current Public Records of Duval County, Florida. Being subject to a 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291.

Parcel 3

A portion of Sections 29, 30, 31 and 32, Township 4 South, also a portion of Sections 5 and 6, Township 5 South, all lying in Range 28 East, Duval County, and St. Johns County, Florida and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 30; thence South 01°04'30" East, along the West line of said Section 30, also being the West line of a 150 foot J.E.A. right-of-way as per City Map Drawing No. T98-89, also being the East line of Section 25, Township 4 South, Range 27 East, a distance of 2663.17 feet to the Southwest corner of Government Lot 2, said Section 30, also being the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of Duval County, Florida and the POINT OF BEGINNING; thence South 01°04'30" East, continuing along the West line of said Section 30, also being the West line of Government Lots 3 and 4, said Section 30, and the East line of said Section 25, a distance of 2617.26 feet to the Southwest corner of Government Lot 4, said Section 30, also being the South line of said Section 30; thence South 87°32'13" East, along the last said line, 1189.99 feet to the northwest corner of the West 1/2 of the Northwest 1/4 of said Section 31 and a point hereinafter referred to as Reference Point "A"; thence continue along the North line of said West 1/2 of the Northwest 1/4, South 87°32'13" East, a distance of 1337.32 feet to the Northeast corner of said West 1/2 of the Northwest 1/4; thence South 00°19'49" East along the Easterly line of said West 1/2 of the Northwest 1/4, a distance of 2681.19 feet to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING; thence from the POINT OF BEGINNING; South 88°12'39" East along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of said Current Public Records, a distance of 4339.40 feet to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence run the following two (2) courses and distances along said Southwesterly right-of-way line; COURSE NO. 1: South 40°25'29" East, 10,236.24 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 2: Southeasterly along and around the arc of said curve concave Southwesterly, having a radius of 7489.44 feet, an arc distance of 441.46 feet, said arc being subtended by a chord bearing and distance of South 40°09'49" East, 441.40 feet to the revised right-of-way line of Racetrack Road as

shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8; thence run the following three (3) courses and distance along the last said line; COURSE NO. 1: South 86°17'29" West, 332.90 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly, having a radius of 1859.86 feet, an arc distance of 340.77 feet, said arc being subtended by a chord bearing and distance of North 80°09'59" West, 340.29 feet; COURSE NO. 3: South 15°01'57" West, 17.00 feet to the Northerly right-of-way line of Racetrack Road (a 66 foot right-of-way as per monumentation and local recognition); thence run the following five (5) courses and distances along the last said right-of-way line COURSE NO. 1: Northwesterly along and around the arc of a curve concave Northeasterly, having a radius of 1876.86 feet, an arc distance of 405.48 feet, said arc being subtended by a chord bearing and distance of North 68°45'14" West, 404.69 feet to the point of tangency of said curve; COURSE NO. 2: North 63°58'45" West, 64.69 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 3: Northwesterly along and around the arc of said curve concave Southwesterly, having a radius of 2897.63 feet, an arc distance of 1289.62 feet, said arc being subtended by a chord bearing and distance of North 76°01'01" West, 1279.00 feet to the point of tangency of said curve; COURSE NO. 4: North 88°46'01" West, 720.95 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 5: Southwesterly along an around the arc of a said curve concave Southeasterly, having a radius of 1179.09 feet, an arc distance of 163.68 feet, said arc being subtended by a chord bearing and distance of South 88°22'35" West, 163.55 feet to the Easterly line of those lands described in Official Records Volume 5528, Page 680 of said Current Public Records of Duval County; thence Northwesterly, Southwesterly and Southeasterly along the Easterly, Northerly and Westerly lines of said lands described and recorded in said Official Records Volume 5528, Page 680, run the following three courses and distances; COURSE NO. 1: North 01°18'30" West, 1093.91 feet; COURSE NO. 2: South 87°49'09" West, 336.90 feet; COURSE NO. 3: South 01°16'44" East, 709.13 feet to the Northerly line of those lands recorded in Official Records Volume 6335, Page 934 of said Current Public Records; thence South 88°12'20" West, along the last said line, 1017.24 feet to the West, line of said lands described and recorded in Official Records Volume 6335, Page 934; thence South 01°04'01" East, along the last said line, 434.35 feet; to the Northeast corner of aforesaid Section 6; thence South 01°51'26" East, along the East line of Section 6, a distance of 287.56 feet to aforesaid Northerly right-of-way line of Racetrack Road; (a 66 foot right-of-way as per monumentation and local recognition); thence run the following four (4) courses and distances along the last said right-of-way line; COURSE NO. 1: Southwesterly along and around the arc of a curve Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1765.07 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 3: Southwesterly along and around the arc of said curve concave Northwesterly, having a radius of 539.77 feet, an arc distance of 632.14 feet, said arc being subtended by a chord bearing and distance of South 76°04'46" West, 596.63 feet to the point of tangency of said curve; COURSE NO. 4: North 70°22'22" West, 674.96 feet to the Westerly line of the Northeast 1/4 of said Section 6; thence North 02°15'28" West, along the last said line, 1654.20 feet to the Northerly line of said Section 6; thence North 89°14'24" East, along said Northerly line of Section 6, 196 feet more or less to the centerline or run of Durbin Creek; thence Northwesterly along said centerline or run, 2600 feet more or less to the South line of East 1/2 of the Northwest 1/4 of said Section 31, said line bearing South 87°32'06" East, from aforesaid Reference Point "B"; thence North 87°32'06" West, along the last said line and along the Westerly boundary of those lands described and recorded in official Records Volume 4717, Page 8 of the current Public Records of said Duval County, 1010 feet more or less to said Reference Point "B"; thence North 00°19'49" West, along the West line of the East 1/2 of the Northwest 1/4 of said Section 31, also being the Easterly boundary of said lands described and recorded in Official Records Volume 4717, Page 8 of said Current Public Records of Duval County, 2260 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Northwesterly along the Northerly waters edge/Mean High Water Line of said Durbin Creek, 1999 feet more or less to the South line of said Section 30, said line bearing

South 87°32'13" East from aforesaid Reference Point "A"; thence North 87°32'13" West, along the last said line, 460 feet more or less to said Reference Point "A"; thence North 00°03'02" West along the West line of the West 1/4 of the Southwest 1/4 of said Section 30, a distance of 360 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Westerly along said waters edge/Mean High Water Line of said Durbin Creek; thence Westerly along said waters edge/Mean High Water Line of said Durbin Creek, 1200 feet more or less to the West line of Section 30; thence North 01°04'30" West, along the last said line, 2180 feet more or less to the POINT OF BEGINNING.

SUBJECT TO

Those particular borrow pit easements No. 1 and No. 2 as described and recorded in Official Records Volume 2346, Page 137 of the Current Public Records of Duval County, Florida. A 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291 of the Current Public Records of Duval County, Florida.

(CEMETERY)

LESS AND EXCEPT

A portion of Section 6, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 6; thence South 01°51'26" East, along the Easterly line of said Section 6, 287.56 feet; thence run the following two (2) courses and distances along the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1065.28 feet; thence North 07°56'21" West, a distance of 560.47 feet to the POINT OF BEGINNING; thence North 08°16'29" West, a distance of 211.13 feet; thence North 83°01'48" East, a distance of 211.73 feet; thence South 08°15'53" East, a distance of 212.06 feet; thence South 83°16'55" West, a distance of 211.72 feet to the POINT OF BEGINNING.

Parcel 4

A portion of Sections 28, 29, 30, 32, 33, 34 and a portion of the Christopher Minchen Grant, Section 48 and a portion of Sections 4, 5, and 47, all being in Township 5 South, Range 28 East, all of the above lands being in Duval and St. Johns County, Florida, and being more particularly described as follows: BEGIN at the intersection of the South line of the Northwest one-quarter of aforesaid Section 28, Township 4 South, Range 28 East, also being the Southerly line of those lands described and recorded in Official Records Volume 5805, Page 1072 of the Current Public Records of Duval County, Florida, with the Southwesterly right-of-way line of the Florida East Coast Railway (a 100 foot right-of-way as now established and shown on the FEC Right-of-Way Map dated December 31, 1927); thence South 41° 00'03" East, along said Southwesterly right-of-way line, 1203.27 feet to the Westerly line of the East one-quarter of the Northwest 1/4 of the Southwest 1/4 of said Section 28, Township 4 South, Range 28 East; thence South 00° 58' 20" East, along last said line, 425.24 feet to the Southerly line of the Northwest 1/4 of the Southwest 1/4 of Said Section 28; thence North 88°54'55" East, along last said line 356.59 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad Right-of-Way; thence South 41°00'03" East along said Southwesterly right-of-way line, 8140.06 feet to the Southerly line of aforesaid Christopher Minchen Grant Section 48, Township 4 South, Range 28 East; thence South 70°27'06" West, along last said line, 518 feet to the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); thence South 88°44'58" West, along said Northerly right-of-way line, 137.78 feet to the point of curvature of a curve to the left; thence continuing along said Northerly right-of-way line of Race Track Road and along the arc of a curve concave Southeasterly, and having a radius of 1465.87 feet, an arc distance of 554.44 feet, said arc being subtended by a chord bearing and distance of South 78°37'46" West, 551.54 feet to an

intersection with the Westerly line of aforesaid Section 47, Township 5 South, Range 28 East; thence North 20°49'35" West along Westerly line of said Section 47 and along the Westerly line of aforementioned Christopher Minchen Grant, Section 48, 187.52 feet to an intersection of said Westerly line of Section 48 with the Easterly line of aforesaid Section 33, Township 4 South, Range 28 East; thence South 00°47'10" West, along the easterly line of said Section 33 and along the Easterly line of aforesaid Section 4, Township 5 South, Range 28 East, 205.70 feet Southwesterly and Westerly along the Northerly right-of-way line of said Race Track Road run the following four courses and distances: COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 1465.87 feet, an arc distance of 334.17 feet, said arc being subtended by a chord bearing and distance of South 58°22'53" West, 333.45 feet to the point of tangency of said curve; COURSE NO. 2: South 51°47'52" West, 189.87 feet to the point of curvature to the right; COURSE NO. 3: Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 1399.26 feet, an arc distance of 980.29 feet, said arc being subtended by a chord bearing and distance of South 71°51'57" West, 960.37 feet to the point of tangency of said curve; COURSE NO. 4: North 88°19'05" West, 3452.94 feet to an angle point in said right-of-way line; thence Northerly and Northwesterly along the revised right-of-way line of said Race Track Road as shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8 run the following four courses and distances: COURSE NO. 1: North 01°46'15" East, 17.00 feet; COURSE NO. 2: North 88°18'14" West 269.94 feet; COURSE NO. 3: North 82°59'57" West, 251.15 feet; COURSE NO. 4: North 83°25'41" West, 431.22 feet to the Northeasterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence Northwesterly along said Northeasterly right-of-way line of Interstate Highway 95 and along the arc of a curve concave Southwesterly and having a radius of 7789.44, an arc distance of 667.99 feet, said arc being subtended by a chord bearing and distance of North 39°20'55" West 667.99 feet to the point of tangency of said curve; thence North 40°25'29" West, 9964.01 feet continuing along the Northeasterly right-of-way line of said Interstate Highway 95, to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Public Records of said Duval County, Florida; thence South 88°12'39" East, along last said line, 1790.91 feet to the Westerly line of aforesaid Section 29; thence North 88°42'27" East, continuing along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289, a distance of 5348.66 feet to the Southwest corner of the Northwest 1/4 of said Section 28; thence North 88°02'52" East, along the South line of the Northwest 1/4 of said Section 28, also being the Southerly line of those lands described and recorded in Official Records Volume 5855, Page 1072 of the Current Public Records of said Duval County, Florida, 233.86 feet to the POINT OF BEGINNING.

Parcel 5

That certain piece, parcel, or tract of land described as follows: Part of the CHRISTOPHER MINCHEN GRANT in Section 48, Township 4 South, Range 28 East, more particularly described as follows: Beginning at a point on the easterly right-of-way line of U.S. Highway No. 1 at its intersection with the Northerly line of the said Grant and run thence North 69 degrees, 07 minutes 50 seconds East 702.94 feet to an iron; thence South 41 degrees, 00 minutes East 1056.87 feet to an iron; thence South 41 degrees, 20 minutes East 894.72 feet to an iron; thence South 49 degrees, 00 minutes West 660.01 feet to an iron in the easterly right-of-way line of U.S. Highway No. 1; thence North 41 degrees, 20 minutes West along the easterly line of said U.S. Highway No. 1 a distance of 892.80 feet to an iron; thence North 41 degrees, 00 minutes West continuing along the easterly right-of-way of said U.S. Highway No. 1 a distance of 1300.71 feet to the point of beginning.

BARTRAM PARK

LESS AND EXCEPT
(PENINSULA)

A PORTION OF SECTIONS 21, 22, 23, 24, 25, 26, 27, AND 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH $00^{\circ}43'10''$ WEST, ALONG THE WEST LINE OF SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OR 2283.20 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64)., THENCE RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH $40^{\circ}25'29''$ WEST, A DISTANCE OF 308.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $39^{\circ}18'56''$ WEST, 470.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $60^{\circ}46'23''$ WEST, 51.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH $83^{\circ}25'56''$ WEST 937.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 165.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $81^{\circ}50'49''$ WEST, 165.49 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 93.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $47^{\circ}38'25''$ WEST, 88.87 FEET; COURSE NO. 7: NORTH $87^{\circ}15'14''$ WEST, A DISTANCE OF 171.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $78^{\circ}34'10''$ WEST, ALONG LAST SAID LINE 2670.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING

NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 238.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°23'06" WEST 238.96 FEET, TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 244.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°59'21" WEST, 244.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF TANGENCY HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 04°35'21" EAST, 526.70 FEET; THENCE SOUTH 24°09'15" EAST, 391.81 FEET; THENCE SOUTH 55°33'00" EAST, 680.15 FEET; THENCE SOUTH 02°39'02" EAST, 545.72 FEET; THENCE SOUTH 21°39'40" EAST, 1115.83 FEET; THENCE SOUTH 11°13'02" WEST, 850.82 FEET; THENCE SOUTH 24°19'41" EAST, 438.02 FEET; THENCE NORTH 43°09'50" EAST, 659.54 FEET; THENCE NORTH 55°30'57" EAST, 606.46 FEET; THENCE NORTH 63°19'23" EAST, 652.14 FEET; THENCE SOUTH 28°40'00" EAST, 341.39 FEET; THENCE SOUTH 29°31'17" WEST, 264.61 FEET; THENCE SOUTH 86°40'03" WEST, 376.26 FEET; THENCE SOUTH 31°47'14" WEST, 409.71 FEET; THENCE SOUTH 25°58'04" EAST, 270.25 FEET; THENCE SOUTH 05°59'14" WEST, 425.05 FEET; THENCE SOUTH 11°58'57" EAST, 385.08 FEET; THENCE NORTH 85°06'49" EAST, 741.77 FEET; THENCE NORTH 56°10'46" EAST, 513.67 FEET; THENCE SOUTH 42°47'18" EAST, 468.23 FEET; THENCE SOUTH 42°43'22" WEST 277.70 FEET; THENCE SOUTH 58°36'37" WEST, 410.89 FEET; THENCE SOUTH 19°10'13" EAST, 602.77 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE NORTH 88°56'00" EAST, 1024.19 FEET; THENCE SOUTH 61°33'20" EAST, 598.40 FEET; THENCE SOUTH 10°26'54" EAST, 566.44 FEET; THENCE NORTH 88°38'12" EAST, 522.25 FEET; THENCE NORTH 15°47'12" EAST, 343.32 FEET; THENCE NORTH 86°38'06" EAST, 357.57 FEET; THENCE SOUTH 38°10'06" EAST, 111.39 FEET; THENCE SOUTH 30°04'43" WEST, 230.04 FEET; THENCE SOUTH 37°53'10" EAST, 167.31 FEET; THENCE NORTH 87°32'17" EAST, 505.85 FEET; THENCE SOUTH 12°05'58" EAST, 235.98 FEET; THENCE SOUTH 67°16'42" WEST, 299.32 FEET; THENCE SOUTH 19°35'13" WEST, 239.12 FEET; THENCE SOUTH 52°46'01" EAST, 646.75 FEET; THENCE NORTH 31°37'38" EAST, 588.76 FEET; THENCE SOUTH 52°06'40" EAST, 563.37 FEET; THENCE SOUTH 06°29'26" WEST, 600.55 FEET; THENCE SOUTH 33°13'02" EAST, 293.04 FEET; THENCE SOUTH 75°47'33" EAST, 1117.83 FEET; THENCE SOUTH 69°12'15" EAST, 974.70 FEET; THENCE SOUTH 08°54'09" WEST, 238.66 FEET; THENCE NORTH 64°27'15" WEST, 690.83 FEET; THENCE NORTH 73°44'45" WEST, 553.49 FEET;

THENCE SOUTH 40°25'15" WEST, 358.53 FEET; THENCE SOUTH
 50°18'05" EAST, 282.96 FEET; THENCE SOUTH 38°46'36" EAST,
 312.27 FEET; THENCE SOUTH 28°13'20" EAST, 975.39 FEET;
 THENCE SOUTH 86°07'23" EAST, 322.34 FEET; THENCE SOUTH
 14°37'35" WEST, 484.49 FEET; THENCE SOUTH 18°57'22"
 1170.02 FEET; THENCE SOUTH 00°29'54" WEST, 424.20 FEET;
 THENCE SOUTH 21°30'33" EAST, 523.34 FEET; THENCE SOUTH
 20°58'13" WEST, 608.33 FEET; THENCE SOUTH 00°00'00" EAST,
 542.22 FEET; THENCE SOUTH 43°36'51" EAST, 320.97 FEET;
 THENCE NORTH 70°36'04" EAST, 344.27 FEET; THENCE SOUTH
 60°08'02" EAST, 199.99 FEET; THENCE SOUTH 09°58'22" EAST,
 196.05 FEET; THENCE SOUTH 75°15'21" WEST, 676.14 FEET;
 THENCE SOUTH 54°04'57" WEST, 314.39 FEET; THENCE SOUTH
 23°00'39" WEST, 424.79 FEET; THENCE SOUTH 00°59'48" EAST,
 424.25 FEET; THENCE SOUTH 29°38'38" EAST, 426.37 FEET, TO
 THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD; (A 66
 FOOT RIGHT-OF-WAY AS PER MONUMENTATION AND LOCAL
 RECOGNITION), AND THE ARC OF A CURVE TO THE SOUTH WEST;
 THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG LAST SAID
 LINE, RUN THE FOLLOWING 2 COURSES AND DISTANCES: COURSE NO.
1: SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE
 CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.77 FEET, AN
 ARC DISTANCE OF 632.14 FEET, SAID ARC BEING SUBTENDED BY A
 CHORD BEARING AND DISTANCE OF SOUTH 76°04'46" WEST, 596.63
 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2:
 NORTH 70°22'22" WEST, 674.96 FEET TO THE WESTERLY LINE OF
 THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 02°15'28"
 WEST, ALONG THE LAST SAID LINE, 1654.20 FEET TO THE
 NORTHERLY LINE OF SAID SECTION 6; THENCE NORTH 89°14'24"
 EAST, ALONG SAID NORTHERLY LINE OF SECTION 6, 196 FEET MORE
 OR LESS TO THE CENTERLINE OF RUN OF DURBIN CREEK; THENCE
 NORTHWESTERLY ALONG SAID CENTERLINE OR RUN, 2600 FEET MORE
 OR LESS TO THE SOUTH LINE OF EAST 1/2 OF THE NORTHWEST 1/4
 OF SAID SECTION 31; THENCE NORTH 87°32'06" WEST, ALONG THE
 LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE
 LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME
 4717, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL
 COUNTY, 1010 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE
 EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE
 NORTH 00°19'49" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF
 THE NORTHWEST 1/4 OF SAID SECTION 31, ALSO BEING THE
 EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN
 OFFICIAL RECORDS VOLUME 4717, PAGE 8 OF SAID CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, 2260 FEET MORE OR LESS TO THE
 NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN
 CREEK; THENCE NORTHWESTERLY ALONG THE NORTHERLY WATERS
 EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 1000 FEET
 MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 30; THENCE
 NORTH 87°32'13" WEST, ALONG THE LAST SAID LINE, 460 FEET

MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 00°03'02" WEST, ALONG LAST SAID LINE, 360 FEET MORE OR LESS TO THE NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY ALONG SAID WATERS EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 23,000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY ALONG THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CRTEEK, 17,3000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID RIGHT-OF-WAY LINE BEARING NORTH 73°48'40" WEST, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 73°48'40" EAST ALONG LAST SAID LINE, 146 FEET MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

SUBJECT TO:

A 60 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 291 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT ALL OF TRACT "A" AS SHOWN ON PLAT OF JULINGTON COUNTRY CLUB ESTATES REPLAT, AS RECORDED IN PLAT BOOK 28, PAGES 41 THROUGH 41B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT THAT PORTION OF SECTIONS 35 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF DURBIN CREEK.

LESS AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

projects ps/durbin/park.08-13-99.doc
jrs

ATTACHMENT "C" - LEGAL DESCRIPTION

Parcel 1

A portion of Sections 21, 22, 23, 24, 25, 26, 27, and 28, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Section 19, said Township 4 South, Range 28 East, Duval County, Florida; thence North $00^{\circ}43'10''$ West, along the West line of Section 19, also being the East line of said Section 24, a distance 2283.20 feet to the Southwesterly right-of-way line of that particular service road of St. Augustine Road (also known as Loretto Road and County Road No. 1 as shown on the right-of-way map of Interstate Highway 95 as per Florida State Road Department Right-of-Way Map Section 72280-2403, dated 4-1-64), thence run the following seven (7) courses and distances along said Southwesterly right-of-way line: COURSE NO. 1: North $40^{\circ}25'29''$ West, a distance of 308.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 11675.16 feet, an arc distance of 470.56 feet, said arc being subtended by a chord bearing and distance of North $39^{\circ}18'56''$ West, 470.53 feet to the point of reverse curvature of a curve leading Westerly; COURSE NO. 3: Westerly along and around the arc of said curve concave Southwesterly and having a radius of 67.00 feet, an arc distance of 52.98 feet, said arc being subtended by a chord bearing and distance of North $60^{\circ}46'23''$ West, 51.61 feet to the point of tangency of said curve; COURSE NO. 4: North $83^{\circ}25'56''$ West, 937.42 feet to the point of curvature of a curve leading Westerly; COURSE NO. 5: Westerly along and around the arc of said curve concave Northerly and having a radius of 2990.79 feet, an arc distance of 165.51 feet, said arc being subtended by a chord bearing and distance of North $81^{\circ}50'49''$ West, 165.49 feet to the point of compound curvature of a curve leading Northwesterly; COURSE NO. 6: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 83.00 feet, an arc distance of 93.77 feet, said arc being subtended by a chord bearing and distance of North $47^{\circ}38'25''$ West, 88.87 feet; COURSE NO. 7: North $87^{\circ}15'14''$ West, a distance of 171.09 feet to the Southerly right-of-way line of said St. Augustine Road (a 100 foot right-of-way as now established); thence North $78^{\circ}34'10''$ West, along last said line 2670.79 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of said curve and continuing along said right-of-way line of St. Augustine Road being concave Northeasterly and having a radius of 5779.58 feet, an arc distance of 483.35 feet, said arc being subtended by a chord bearing and distance of North $76^{\circ}10'25''$ West, 483.21 feet, to the point of tangency of said curve, said point of tangency hereinafter referred to as Reference Point A; thence return to the Point of Beginning; thence South $01^{\circ}04'30''$ East along the East line of said Section 25, also being the West line of Section 30, 4840 feet more or less, to the Northerly edge of the waters/mean high water line of Durbin Creek; thence Westerly along the Northerly edge of waters/mean high water line of Durbin Creek, 21,800 feet, more or less, to an intersection with the Southerly edge of the waters/mean high water line of the North fork of Julington Creek; thence Easterly along the Southerly edge of the waters/mean high water line of the North Fork of Julington Creek, 17,300 feet, more or less, to an intersection with the aforementioned Southerly right-of-way line of St. Augustine Road, said right-of-way line bearing North $73^{\circ}48'40''$ West, from aforesaid Reference Point A; thence South $73^{\circ}48'40''$ East along last said line, 146 feet more or less to said Reference Point A and to close.

LESS AND EXCEPT that portion of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork or Julington Creek. All of Tract "A" as shown on plat of Julington Country Club Estates Replat, as recorded in Plat Book 28, Pages 41 through 41B inclusive of the Current Public Records of Duval County, Florida, also being that portion of the West 1/2 of the Southeast 1/4 of said Section 23, Township 4 South, Range 27 East, said Duval County, Lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork of Julington Creek. That portion of Sections 35 and 36, Township 4 South, Range 27 East,

Duval County, Florida, lying Northerly of the Northerly waters edge/Mean High Water Line of Durbin Creek. That portion of the Northwest 1/4 of Section 26, Township 4 South, Range 27 East, Duval County, Florida, lying Southerly of the Southerly waters edge/Mean High Water Line of the North fork of Julington Creek.

Parcel 2

A portion of Sections 19 and 30, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said Section 19; thence North 00°43'10" West along the West line of said Section 19, a distance of 2386.51 feet, to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as now established per SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence South 40°25'29" East, along said Southwesterly right-of-way line, 6810.39 feet to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of said Duval County, Florida; thence North 88°12'39" West, along last said line, 4338.36 feet to the West line of aforesaid Section 30; thence North 01°04'30" West, along the West line of said Section 30, a distance of 2663.17 feet to the POINT OF BEGINNING.

Being subject to those certain Borrow Pit Easements Number Three and Number Seven, as described and recorded in Official Records Volume 2336, Page 592. Being subject to a 150 foot Jacksonville Electric Authority Right-of-Way, being described and recorded in Official Records Volume 2207, Page 109, all being of the Current Public Records of Duval County, Florida. Being subject to a 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291.

Parcel 3

A portion of Sections 29, 30, 31 and 32, Township 4 South, also a portion of Sections 5 and 6, Township 5 South, all lying in Range 28 East, Duval County, and St. Johns County, Florida and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 30; thence South 01°04'30" East, along the West line of said Section 30, also being the West line of a 150 foot J.E.A. right-of-way as per City Map Drawing No. T98-89, also being the East line of Section 25, Township 4 South, Range 27 East, a distance of 2663.17 feet to the Southwest corner of Government Lot 2, said Section 30, also being the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of Duval County, Florida and the POINT OF BEGINNING; thence South 01°04'30" East, continuing along the West line of said Section 30, also being the West line of Government Lots 3 and 4, said Section 30, and the East line of said Section 25, a distance of 2617.26 feet to the Southwest corner of Government Lot 4, said Section 30, also being the South line of said Section 30; thence South 87°32'13" East, along the last said line, 1189.99 feet to the northwest corner of the West 1/2 of the Northwest 1/4 of said Section 31 and a point hereinafter referred to as Reference Point "A"; thence continue along the North line of said West 1/2 of the Northwest 1/4, South 87°32'13" East, a distance of 1337.32 feet to the Northeast corner of said West 1/2 of the Northwest 1/4; thence South 00°19'49" East along the Easterly line of said West 1/2 of the Northwest 1/4, a distance of 2681.19 feet to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING; thence from the POINT OF BEGINNING; South 88°12'39" East along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of said Current Public Records, a distance of 4339.40 feet to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence run the following two (2) courses and distances along said Southwesterly right-of-way line; COURSE NO. 1: South 40°25'29" East, 10,236.24 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 2: Southeasterly along and around the arc of said curve concave Southwesterly, having a radius of 7489.44 feet, an arc distance of 441.46 feet, said arc being subtended by a chord bearing and distance of South 40°09'49" East, 441.40 feet to the revised right-of-way line of Racetrack Road as

shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8; thence run the following three (3) courses and distance along the last said line; COURSE NO. 1: South 86°17'29" West, 332.90 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly, having a radius of 1859.86 feet, an arc distance of 340.77 feet, said arc being subtended by a chord bearing and distance of North 80°09'59" West, 340.29 feet; COURSE NO. 3: South 15 01'57" West, 17.00 feet to the Northerly right-of-way line of Racetrack Road (a 66 foot right-of-way as per monumentation and local recognition); thence run the following five (5) courses and distances along the last said right-of-way line COURSE NO. 1: Northwesterly along and around the arc of a curve concave Northeasterly, having a radius of 1876.86 feet, an arc distance of 405.48 feet, said arc being subtended by a chord bearing and distance of North 68°45'14" West, 404.69 feet to the point of tangency of said curve; COURSE NO. 2: North 63°58'45" West, 64.69 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 3: Northwesterly along and around the arc of said curve concave Southwesterly, having a radius of 2897.63 feet, an arc distance of 1289.62 feet, said arc being subtended by a chord bearing and distance of North 76°01'01" West, 1279.00 feet to the point of tangency of said curve; COURSE NO. 4: North 88°46'01" West, 720.95 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 5: Southwesterly along an around the arc of a said curve concave Southeasterly, having a radius of 1179.09 feet, an arc distance of 163.68 feet, said arc being subtended by a chord bearing and distance of South 88°22'35" West, 163.55 feet to the Easterly line of those lands described in Official Records Volume 5528, Page 680 of said Current Public Records of Duval County; thence Northwesterly, Southwesterly and Southeasterly along the Easterly, Northerly and Westerly lines of said lands described and recorded in said Official Records Volume 5528, Page 680, run the following three courses and distances; COURSE NO. 1: North 01°18'30" West, 1093.91 feet; COURSE NO. 2: South 87°49'09" West, 336.90 feet; COURSE NO. 3: South 01°16'44" East, 709.13 feet to the Northerly line of those lands recorded in Official Records Volume 6335, Page 934 of said Current Public Records; thence South 88°12'20" West, along the last said line, 1017.24 feet to the West, line of said lands described and recorded in Official Records Volume 6335, Page 934; thence South 01°04'01" East, along the last said line, 434.35 feet; to the Northeast corner of aforesaid Section 6; thence South 01°51'26" East, along the East line of Section 6, a distance of 287.56 feet to aforesaid Northerly right-of-way line of Racetrack Road; (a 66 foot right-of-way as per monumentation and local recognition); thence run the following four (4) courses and distances along the last said right-of-way line; COURSE NO. 1: Southwesterly along and around the arc of a curve Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1765.07 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 3: Southwesterly along and around the arc of said curve concave Northwesterly, having a radius of 539.77 feet, an arc distance of 632.14 feet, said arc being subtended by a chord bearing and distance of South 76°04'46" West, 596.63 feet to the point of tangency of said curve; COURSE NO. 4: North 70°22'22" West, 674.96 feet to the Westerly line of the Northeast 1/4 of said Section 6; thence North 02°15'28" West, along the last said line, 1654.20 feet to the Northerly line of said Section 6; thence North 89°14'24" East, along said Northerly line of Section 6, 196 feet more or less to the centerline or run of Durbin Creek; thence Northwesterly along said centerline or run, 2600 feet more or less to the South line of East 1/2 of the Northwest 1/4 of said Section 31, said line bearing South 87°32'06" East, from aforesaid Reference Point "B"; thence North 87°32'06" West, along the last said line and along the Westerly boundary of those lands described and recorded in official Records Volume 4717, Page 8 of the current Public Records of said Duval County, 1010 feet more or less to said Reference Point "B"; thence North 00°19'49" West, along the West line of the East 1/2 of the Northwest 1/4 of said Section 31, also being the Easterly boundary of said lands described and recorded in Official Records Volume 4717, Page 8 of said Current Public Records of Duval County, 2260 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Northwesterly along the Northerly waters edge/Mean High Water Line of said Durbin Creek, 1999 feet more or less to the South line of said Section 30, said line bearing

South 87°32'13" East from aforesaid Reference Point "A"; thence North 87°32'13" West, along the last said line, 460 feet more or less to said Reference Point "A"; thence North 00°03'02" West along the West line of the West 1/4 of the Southwest 1/4 of said Section 30, a distance of 360 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Westerly along said waters edge/Mean High Water Line of said Durbin Creek; thence Westerly along said waters edge/Mean High Water Line of said Durbin Creek, 1200 feet more or less to the West line of Section 30; thence North 01°04'30" West, along the last said line, 2180 feet more or less to the POINT OF BEGINNING.

SUBJECT TO

Those particular borrow pit easements No. 1 and No. 2 as described and recorded in Official Records Volume 2346, Page 137 of the Current Public Records of Duval County, Florida. A 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291 of the Current Public Records of Duval County, Florida.

(CEMETERY)

LESS AND EXCEPT

A portion of Section 6, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 6; thence South 01°51'26" East, along the Easterly line of said Section 6, 287.56 feet; thence run the following two (2) courses and distances along the Northerly right-of-way line of Racetrack Road (a 66 foot right-of-way as per monumentation and local recognition); COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1065.28 feet; thence North 07°56'21" West, a distance of 560.47 feet to the POINT OF BEGINNING; thence North 08°16'29" West, a distance of 211.13 feet; thence North 83°01'48" East, a distance of 211.73 feet; thence South 08°15'53" East, a distance of 212.06 feet; thence South 83°16'55" West, a distance of 211.72 feet to the POINT OF BEGINNING.

Parcel 4

A portion of Sections 28, 29, 30, 32, 33, 34 and a portion of the Christopher Minchen Grant, Section 48 and a portion of Sections 4, 5, and 47, all being in Township 5 South, Range 28 East, all of the above lands being in Duval and St. Johns County, Florida, and being more particularly described as follows: BEGIN at the intersection of the South line of the Northwest one-quarter of aforesaid Section 28, Township 4 South, Range 28 East, also being the Southerly line of those lands described and recorded in Official Records Volume 5805, Page 1072 of the Current Public Records of Duval County, Florida, with the Southwesterly right-of-way line of the Florida East Coast Railway (a 100 foot right-of-way as now established and shown on the FEC Right-of-Way Map dated December 31, 1927); thence South 41° 00'03" East, along said Southwesterly right-of-way line, 1203.27 feet to the Westerly line of the East one-quarter of the Northwest 1/4 of the Southwest 1/4 of said Section 28, Township 4 South, Range 28 East; thence South 00° 58' 20" East, along last said line, 425.24 feet to the Southerly line of the Northwest 1/4 of the Southwest 1/4 of Said Section 28; thence North 88°54'55" East, along last said line 356.59 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad Right-of-Way; thence South 41°00'03" East along said Southwesterly right-of-way line, 8140.06 feet to the Southerly line of aforesaid Christopher Minchen Grant Section 48, Township 4 South, Range 28 East; thence South 70°27'06" West, along last said line, 518 feet to the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); thence South 88°44'58" West, along said Northerly right-of-way line, 137.78 feet to the point of curvature of a curve to the left; thence continuing along said Northerly right-of-way line of Race Track Road and along the arc of a curve concave Southeasterly, and having a radius of 1465.87 feet, an arc distance of 554.44 feet, said arc being subtended by a chord bearing and distance of South 78°37'46" West, 551.54 feet to an

intersection with the Westerly line of aforesaid Section 47, Township 5 South, Range 28 East; thence North 20°49'35" West along Westerly line of said Section 47 and along the Westerly line of aforementioned Christopher Minchen Grant, Section 48, 187.52 feet to an intersection of said Westerly line of Section 48 with the Easterly line of aforesaid Section 33, Township 4 South, Range 28 East; thence South 00°47'10" West, along the easterly line of said Section 33 and along the Easterly line of aforesaid Section 4, Township 5 South, Range 28 East, 205.70 feet Southwesterly and Westerly along the Northerly right-of-way line of said Race Track Road run the following four courses and distances: COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 1465.87 feet, an arc distance of 334.17 feet, said arc being subtended by a chord bearing and distance of South 58°22'53" West, 333.45 feet to the point of tangency of said curve; COURSE NO. 2: South 51°47'52" West, 189.87 feet to the point of curvature to the right; COURSE NO. 3: Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 1399.26 feet, an arc distance of 980.29 feet, said arc being subtended by a chord bearing and distance of South 71°51'57" West, 960.37 feet to the point of tangency of said curve; COURSE NO. 4: North 88°19'05" West, 3452.94 feet to an angle point in said right-of-way line; thence Northerly and Northwesterly along the revised right-of-way line of said Race Track Road as shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8 run the following four courses and distances: COURSE NO. 1: North 01°46'15" East, 17.00 feet; COURSE NO. 2: North 88°18'14" West 269.94 feet; COURSE NO. 3: North 82°59'57" West, 251.15 feet; COURSE NO. 4: North 83°25'41" West, 431.22 feet to the Northeasterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence Northwesterly along said Northeasterly right-of-way line of Interstate Highway 95 and along the arc of a curve concave Southwesterly and having a radius of 7789.44, an arc distance of 667.99 feet, said arc being subtended by a chord bearing and distance of North 39°20'55" West 667.99 feet to the point of tangency of said curve; thence North 40°25'29" West, 9964.01 feet continuing along the Northeasterly right-of-way line of said Interstate Highway 95, to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Public Records of said Duval County, Florida; thence South 88°12'39" East, along last said line, 1790.91 feet to the Westerly line of aforesaid Section 29; thence North 88°42'27" East, continuing along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289, a distance of 5348.66 feet to the Southwest corner of the Northwest 1/4 of said Section 28; thence North 88°02'52" East, along the South line of the Northwest 1/4 of said Section 28, also being the Southerly line of those lands described and recorded in Official Records Volume 5855, Page 1072 of the Current Public Records of said Duval County, Florida, 233.86 feet to the POINT OF BEGINNING.

Parcel 5

That certain piece, parcel, or tract of land described as follows: Part of the CHRISTOPHER MINCHEN GRANT in Section 48, Township 4 South, Range 28 East, more particularly described as follows: Beginning at a point on the easterly right-of-way line of U.S. Highway No. 1 at its intersection with the Northerly line of the said Grant and run thence North 69 degrees, 07 minutes 50 seconds East 702.94 feet to an iron; thence South 41 degrees, 00 minutes East 1056.87 feet to an iron; thence South 41 degrees, 20 minutes East 894.72 feet to an iron; thence South 49 degrees, 00 minutes West 660.01 feet to an iron in the easterly right-of-way line of U.S. Highway No. 1; thence North 41 degrees, 20 minutes West along the easterly line of said U.S. Highway No. 1 a distance of 892.80 feet to an iron; thence North 41 degrees, 00 minutes West continuing along the easterly right-of-way of said U.S. Highway No. 1 a distance of 1300.71 feet to the point of beginning.

ALL Less & Except any lands in Duval County, Florida.

BARTRAM PARK

LESS AND EXCEPT
(PENINSULA)

A PORTION OF SECTIONS 21, 22, 23, 24, 25, 26, 27, AND 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'10" WEST, ALONG THE WEST LINE OF SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OR 2283.20 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 40°25'29" WEST, A DISTANCE OF 308.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°18'36" WEST, 470.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'23" WEST, 51.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 83°25'56" WEST 937.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 165.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°50'49" WEST, 165.49 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 93.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°38'25" WEST, 98.67 FEET; COURSE NO. 7: NORTH 87°15'14" WEST, A DISTANCE OF 171.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 78°34'10" WEST, ALONG LAST SAID LINE 2670.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING

NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC
 OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF
 ST. AUGUSTINE ROAD BEING CONCAVE NORTHEASTERLY AND HAVING A
 RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 238.97 FEET, SAID
 ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
 77°23'06" WEST 238.96 FEET, TO A POINT ON SAID CURVE AND THE
POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE,
 AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE
 NORTHEASTERLY, HAVING A RADIUS OF 5779.58 FEET, AN ARC
 DISTANCE OF 244.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 74°59'21" WEST, 244.36 FEET,
 TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF
 TANGENCY HEREINAFTER REFERRED TO AS REFERENCE POINT "A";
 THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH
 04°35'21" EAST, 526.70 FEET; THENCE SOUTH 24°09'15" EAST,
 391.81 FEET; THENCE SOUTH 55°33'00" EAST, 680.15 FEET;
 THENCE SOUTH 02°39'02" EAST, 545.72 FEET; THENCE SOUTH
 21°39'40" EAST, 1115.83 FEET; THENCE SOUTH 11°13'02" WEST,
 850.82 FEET; THENCE SOUTH 24°19'41" EAST, 438.02 FEET;
 THENCE NORTH 43°09'50" EAST, 659.54 FEET; THENCE NORTH
 55°30'57" EAST, 606.46 FEET; THENCE NORTH 63°19'23" EAST,
 652.14 FEET; THENCE SOUTH 28°40'00" EAST, 341.39 FEET;
 THENCE SOUTH 29°31'17" WEST, 264.61 FEET; THENCE SOUTH
 86°40'03" WEST, 376.26 FEET; THENCE SOUTH 31°47'14" WEST,
 409.71 FEET; THENCE SOUTH 25°58'04" EAST, 270.25 FEET;
 THENCE SOUTH 05°59'14" WEST, 425.05 FEET; THENCE SOUTH
 11°58'57" EAST, 385.08 FEET; THENCE NORTH 85°06'49" EAST,
 741.77 FEET; THENCE NORTH 56°10'46" EAST, 513.57 FEET;
 THENCE SOUTH 42°47'18" EAST, 462.23 FEET; THENCE SOUTH
 42°43'22" WEST 277.70 FEET; THENCE SOUTH 56°36'37" WEST,
 410.89 FEET; THENCE SOUTH 19°10'13" EAST, 602.77 FEET;
 THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE NORTH
 98°56'00" EAST, 1024.19 FEET; THENCE SOUTH 61°33'20" EAST,
 598.40 FEET; THENCE SOUTH 10°26'54" EAST, 566.44 FEET;
 THENCE NORTH 88°38'12" EAST, 522.25 FEET; THENCE NORTH
 15°47'12" EAST, 343.32 FEET; THENCE NORTH 86°38'06" EAST,
 357.57 FEET; THENCE SOUTH 36°10'06" EAST, 111.39 FEET;
 THENCE SOUTH 30°04'43" WEST, 230.04 FEET; THENCE SOUTH
 37°53'10" EAST, 167.31 FEET; THENCE NORTH 87°32'17" EAST,
 505.85 FEET; THENCE SOUTH 12°05'52" EAST, 235.98 FEET;
 THENCE SOUTH 67°16'42" WEST, 299.32 FEET; THENCE SOUTH
 19°35'13" WEST, 239.12 FEET; THENCE SOUTH 52°46'01" EAST,
 646.75 FEET; THENCE NORTH 31°37'38" EAST, 568.75 FEET;
 THENCE SOUTH 52°06'40" EAST, 563.37 FEET; THENCE SOUTH
 06°29'26" WEST, 600.55 FEET; THENCE SOUTH 53°13'02" EAST,
 293.04 FEET; THENCE SOUTH 75°47'33" EAST, 1117.83 FEET;
 THENCE SOUTH 69°12'15" EAST, 974.70 FEET; THENCE SOUTH
 08°54'09" WEST, 238.66 FEET; THENCE NORTH 64°27'45" WEST,
 690.83 FEET; THENCE NORTH 73°44'45" WEST, 553.49 FEET;

THENCE SOUTH 40°25'15" WEST, 358.53 FEET; THENCE SOUTH
 50°18'05" EAST, 282.96 FEET; THENCE SOUTH 38°46'36" EAST,
 312.27 FEET; THENCE SOUTH 29°13'20" EAST, 975.39 FEET;
 THENCE SOUTH 86°07'23" EAST, 322.34 FEET; THENCE SOUTH
 14°37'35" WEST, 484.49 FEET; THENCE SOUTH 18°57'22" EAST,
 1170.92 FEET; THENCE SOUTH 00°29'54" WEST, 424.20 FEET;
 THENCE SOUTH 21°30'33" EAST, 523.34 FEET; THENCE SOUTH
 20°58'13" WEST, 608.33 FEET; THENCE SOUTH 00°00'00" EAST,
 542.22 FEET; THENCE SOUTH 43°36'51" EAST, 320.97 FEET;
 THENCE NORTH 70°36'04" EAST, 344.27 FEET; THENCE SOUTH
 60°08'02" EAST, 199.99 FEET; THENCE SOUTH 09°58'22" EAST,
 196.05 FEET; THENCE SOUTH 75°15'21" WEST, 676.14 FEET;
 THENCE SOUTH 54°04'57" WEST, 314.39 FEET; THENCE SOUTH
 23°00'39" WEST, 424.79 FEET; THENCE SOUTH 00°59'48" EAST,
 424.25 FEET; THENCE SOUTH 29°38'38" EAST, 426.37 FEET, TO
 THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD; (A 66
 FOOT RIGET-OF-WAY AS PER MONUMENTATION AND LOCAL
 RECOGNITION), AND THE ARC OF A CURVE TO THE SOUTH WEST;
 THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG LAST SAID
 LINE, RUN THE FOLLOWING 2 COURSES AND DISTANCES: COURSE NO.
1: SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.77 FEET, AN
ARC DISTANCE OF 632.14 FEET, SAID ARC BEING SUBTENDED BY A
CHORD BEARING AND DISTANCE OF SOUTH 76°04'46" WEST, 596.63
FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2:
NORTH 70°22'22" WEST, 674.96 FEET TO THE WESTERLY LINE OF
THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 02°15'28"
WEST, ALONG THE LAST SAID LINE, 1654.20 FEET TO THE
NORTHERLY LINE OF SAID SECTION 6; THENCE NORTH 89°14'24"
EAST, ALONG SAID NORTHERLY LINE OF SECTION 6, 196 FEET MORE
OR LESS TO THE CENTERLINE OF RUN OF DURBIN CREEK; THENCE
NORTHWESTERLY ALONG SAID CENTERLINE OR RUN, 2600 FEET MORE
OR LESS TO THE SOUTH LINE OF EAST 1/2 OF THE NORTHWEST 1/4
OF SAID SECTION 31; THENCE NORTH 87°32'06" WEST, ALONG THE
LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME
4717, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL
COUNTY, 1010 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE
EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE
NORTH 00°19'49" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF
THE NORTHWEST 1/4 OF SAID SECTION 31, ALSO BEING THE
EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN
OFFICIAL RECORDS VOLUME 4717, PAGE 8 OF SAID CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, 2260 FEET MORE OR LESS TO THE
NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN
CREEK; THENCE NORTHWESTERLY ALONG THE NORTHERLY WATERS
EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 1000 FEET
MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 30; THENCE
NORTH 87°32'13" WEST, ALONG THE LAST SAID LINE, 460 FEET

MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 00°03'02" WEST, ALONG LAST SAID LINE, 360 FEET MORE OR LESS TO THE NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY ALONG SAID WATERS EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 23,000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY ALONG THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CRTEEK, 17,3000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID RIGHT-OF-WAY LINE BEARING NORTH 73°48'40" WEST, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 73°48'40" EAST ALONG LAST SAID LINE, 146 FEET MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

SUBJECT TO:

A 60 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 291 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT ALL OF TRACT "A" AS SHOWN ON PLAT OF JULINGTON COUNTRY CLUB ESTATES REPLAT, AS RECORDED IN PLAT BOOK 28, PAGES 41 THROUGH 415 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT THAT PORTION OF SECTIONS 35 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF DURBIN CREEK.

LESS AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

projects ps/durbin/park.08-13-99.doc
jfs

RESOLUTION

"EXHIBIT A"

LEGAL DESCRIPTION

Parcel 1

A portion of Sections 21, 22, 23, 24, 25, 26, 27, and 28, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Section 19, said Township 4 South, Range 28 East, Duval County, Florida; thence North $00^{\circ}43'10''$ West, along the West line of Section 19, also being the East line of said Section 24, a distance 2283.20 feet to the Southwesterly right-of-way line of that particular service road of St. Augustine Road (also known as Loreto Road and County Road No. 1 as shown on the right-of-way map of Interstate Highway 95 as per Florida State Road Department Right-of-Way Map Section 72280-2403, dated 4-1-54), thence run the following seven (7) courses and distances along said Southwesterly right-of-way line: COURSE NO. 1: North $40^{\circ}25'29''$ West, a distance of 308.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northwesterly and having a radius of 11675.16 feet, an arc distance of 470.56 feet, said arc being subtended by a chord bearing and distance of North $39^{\circ}18'56''$ West, 470.53 feet to the point of reverse curvature of a curve leading Westerly; COURSE NO. 3: Westerly along and around the arc of said curve concave Southwesterly and having a radius of 67.90 feet, an arc distance of 32.98 feet, said arc being subtended by a chord bearing and distance of North $60^{\circ}46'23''$ West, 51.61 feet to the point of tangency of said curve; COURSE NO. 4: North $35^{\circ}25'56''$ West, 957.42 feet to the point of curvature of a curve leading Westerly; COURSE NO. 5: Westerly along and around the arc of said curve concave Northerly and having a radius of 2990.79 feet, an arc distance of 163.51 feet, said arc being subtended by a chord bearing and distance of North $31^{\circ}50'49''$ West, 163.49 feet to the point of compound curvature of a curve leading Northwesterly; COURSE NO. 6: Northwesterly along and around the arc of said curve concave Northwesterly and having a radius of 33.00 feet, an arc distance of 93.77 feet, said arc being subtended by a chord bearing and distance of North $47^{\circ}33'25''$ West, 33.37 feet; COURSE NO. 7: North $37^{\circ}15'14''$ West, a distance of 171.09 feet to the Southernly right-of-way line of said St. Augustine Road (a 100 foot right-of-way as now established); thence North $78^{\circ}34'10''$ West, along last said line 2670.79 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of said curve and continuing along said right-of-way line of St. Augustine Road being concave Northwesterly and having a radius of 5779.58 feet, an arc distance of 483.35 feet, said arc being subtended by a chord bearing and distance of North $76^{\circ}10'25''$ West, 483.21 feet, to the point of tangency of said curve, said point of tangency hereinafter referred to as Reference Point A; thence return to the Point of Beginning; thence South $01^{\circ}04'30''$ East along the East line of said Section 25, also being the West line of Section 30, 4840 feet more or less, to the Northerly edge of the water/mean high water line of Durbin Creek; thence Westerly along the Northerly edge of water/mean high water line of Durbin Creek, 21,300 feet more or less, to an intersection with the Southernly edge of the water/mean high water line of the North fork of Julington Creek; thence Easterly along the Southernly edge of the water/mean high water line of the North Fork of Julington Creek, 17,500 feet more or less, to an intersection with the aforementioned Southernly right-of-way line of St. Augustine Road, said right-of-way line bearing North $73^{\circ}43'40''$ West, from aforesaid Reference Point A; thence South $73^{\circ}43'40''$ East along last said line, 146 feet more or less to said Reference Point A, and to close.

LESS AND EXCEPT that portion of the Northeast 1/4 of Section 23, Township 4 South, Range 27 East, Duval County, Florida lying Southeasterly of the Southernly water/mean High Water Line of the North Fork of Julington Creek. All of Tract "A" as shown on plat of Julington County Club Estates Reg'd, as recorded in Plat Book 28, Pages 41 through 41B inclusive of the Current Public Records of Duval County, Florida, also being that portion of the West 1/2 of the Southeast 1/4 of said Section 23, Township 4 South, Range 27 East, said Duval County, lying Southeasterly of the Southernly water/mean High Water Line of the North Fork of Julington Creek. That portion of Sections 35 and 36, Township 4 South, Range 27 East,

Duval County, Florida, lying Northerly of the Northerly waters edge/Mean High Water Line of Durbin Creek. That portion of the Northwest 1/4 of Section 26, Township 4 South, Range 27 East, Duval County, Florida, lying Southerly of the Southerly waters edge/Mean High Water Line of the North fork of Julington Creek.

Parcel 2

A portion of Sections 19 and 30, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said Section 19; thence North 00°43'10" West along the West line of said Section 19, a distance of 2586.51 feet, to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as now established per SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence South 40°25'29" East, along said Southwesterly right-of-way line, 6810.39 feet to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of said Duval County, Florida; thence North 88°12'39" West, along last said line, 4538.56 feet to the West line of aforesaid Section 30; thence North 01°04'30" West, along the West line of said Section 30, a distance of 2663.17 feet to the POINT OF BEGINNING.

Being subject to those certain Borrow Pit Easements Number Three and Number Seven, as described and recorded in Official Records Volume 2336, Page 592. Being subject to a 150 foot Jacksonville Electric Authority Right-of-Way, being described and recorded in Official Records Volume 2207, Page 109, all being of the Current Public Records of Duval County, Florida. Being subject to a 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291.

Parcel 3

A portion of Sections 29, 30, 31 and 32, Township 4 South, also a portion of Sections 5 and 6, Township 5 South, all lying in Range 28 East, Duval County, and St. Johns County, Florida and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 30; thence South 01°04'30" East, along the West line of said Section 30, also being the West line of a 150 foot J.E.A. right-of-way as per City Map Drawing No. T98-89, also being the East line of Section 25, Township 4 South, Range 27 East, a distance of 2663.17 feet to the Southwest corner of Government Lot 2, said Section 30, also being the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of Duval County, Florida and the POINT OF BEGINNING; thence South 01°04'30" East, continuing along the West line of said Section 30, also being the West line of Government Lots 3 and 4, said Section 30, and the East line of said Section 25, a distance of 2617.26 feet to the Southwest corner of Government Lot 4, said Section 30, also being the South line of said Section 30; thence South 87°32'13" East, along the last said line, 1189.99 feet to the northwest corner of the West 1/4 of the Northwest 1/4 of said Section 31 and a point hereinafter referred to as Reference Point "A"; thence continue along the North line of said West 1/4 of the Northwest 1/4, South 87°32'13" East, a distance of 1337.32 feet to the Northeast corner of said West 1/4 of the Northwest 1/4; thence South 00°19'49" East along the Easterly line of said West 1/4 of the Northwest 1/4, a distance of 2631.19 feet to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING; thence from the POINT OF BEGINNING; South 88°12'39" East along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of said Current Public Records, a distance of 4539.40 feet to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence run the following two (2) courses and distances along said Southwesterly right-of-way line: COURSE NO. 1: South 40°25'29" East, 10,256.24 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 2: Southeasterly along and around the arc of said curve concave Southwesterly, having a radius of 7489.44 feet, an arc distance of 441.46 feet, said arc being subtended by a chord bearing and distance of South 40°09'49" East, 441.40 feet to the revised right-of-way line of Racetrack Road as

shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2405 Sheet 7 of 8; thence run the following three (3) courses and distance along the last said line; COURSE NO. 1: South 36°17'29" West, 332.90 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly, having a radius of 1859.36 feet, an arc distance of 340.77 feet, said arc being subtended by a chord bearing and distance of North 80°09'59" West, 340.29 feet; COURSE NO. 3: South 15°01'57" West, 17.00 feet to the Northerly right-of-way line of Racetrack Road (a 66 foot right-of-way as per monumentation and local recognition); thence run the following five (5) courses and distances along the last said right-of-way line COURSE NO. 1: Northwesterly along and around the arc of a curve concave Northeasterly, having a radius of 1876.86 feet, an arc distance of 405.48 feet, said arc being subtended by a chord bearing and distance of North 68°45'14" West, 404.69 feet to the point of tangency of said curve; COURSE NO. 2: North 63°58'45" West, 64.69 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 3: Northwesterly along and around the arc of said curve concave Southwesterly, having a radius of 2897.63 feet, an arc distance of 1289.62 feet, said arc being subtended by a chord bearing and distance of North 76°01'01" West, 1279.00 feet to the point of tangency of said curve; COURSE NO. 4: North 88°46'01" West, 720.95 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 5: Southwesterly along and around the arc of a said curve concave Southeasterly, having a radius of 1179.09 feet, an arc distance of 163.68 feet, said arc being subtended by a chord bearing and distance of South 83°22'33" West, 163.55 feet to the Easterly line of those lands described in Official Records Volume 5528, Page 680 of said Current Public Records of Duval County; thence Northwesterly, Southwesterly and Southeasterly along the Easterly, Northerly and Westerly lines of said lands described and recorded in said Official Records Volume 5528, Page 680, run the following three courses and distances; COURSE NO. 1: North 01°18'30" West, 1093.91 feet; COURSE NO. 2: South 87°49'09" West, 336.90 feet; COURSE NO. 3: South 01°16'44" East, 709.13 feet to the Northerly line of those lands recorded in Official Records Volume 6335, Page 954 of said Current Public Records; thence South 88°12'20" West, along the last said line, 1017.24 feet to the West, line of said lands described and recorded in Official Records Volume 6335, Page 954; thence South 01°04'01" East, along the last said line, 434.35 feet; to the Northeast corner of aforesaid Section 6; thence South 01°51'26" East, along the East line of Section 6, a distance of 287.56 feet to aforesaid Northerly right-of-way line of Racetrack Road; (a 66 foot right-of-way as per monumentation and local recognition); thence run the following four (4) courses and distances along the last said right-of-way line; COURSE NO. 1: Southwesterly along and around the arc of a curve Southeasterly, having a radius of 1178.30 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1765.07 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 3: Southwesterly along and around the arc of said curve concave Northwesterly, having a radius of 539.77 feet, an arc distance of 632.14 feet, said arc being subtended by a chord bearing and distance of South 76°04'46" West, 596.63 feet to the point of tangency of said curve; COURSE NO. 4: North 70°22'22" West, 674.96 feet to the Westerly line of the Northeast 1/4 of said Section 6; thence North 02°15'23" West, along the last said line, 1654.20 feet to the Northerly line of said Section 6; thence North 89°14'24" East, along said Northerly line of Section 6, 196 feet more or less to the centerline or run of Durbin Creek; thence Northwesterly along said centerline or run, 2600 feet more or less to the South line of East 1/2 of the Northwest 1/4 of said Section 31, said line bearing South 87°32'06" East, from aforesaid Reference Point "B"; thence North 87°32'06" West, along the last said line and along the Westerly boundary of those lands described and recorded in official Records Volume 4717, Page 3 of the current Public Records of said Duval County, 1010 feet more or less to said Reference Point "B"; thence North 00°19'49" West, along the West line of the East 1/2 of the Northwest 1/4 of said Section 31, also being the Easterly boundary of said lands described and recorded in Official Records Volume 4717, Page 3 of said Current Public Records of Duval County, 2260 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Northwesterly along the Northerly water edge/Mean High Water Line of said Durbin Creek, 1999 feet more or less to the South line of said Section 30, said line bearing

South 87°32'13" East from aforesaid Reference Point "A"; thence North 87°32'13" West, along the last said line, 460 feet more or less to said Reference Point "A"; thence North 00°03'02" West along the West line of the West 1/4 of the Southwest 1/4 of said Section 30, a distance of 360 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Westerly along said water's edge/Mean High Water Line of said Durbin Creek; thence Westerly along said water's edge/Mean High Water Line of said Durbin Creek, 1200 feet more or less to the West line of Section 30; thence North 01°04'30" West, along the last said line, 2180 feet more or less to the POINT OF BEGINNING.

SUBJECT TO

Those particular borrow pit easements No. 1 and No. 2 as described and recorded in Official Records Volume 2346, Page 137 of the Current Public Records of Duval County, Florida. A 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291 of the Current Public Records of Duval County, Florida.

(CEMETERY)

LESS AND EXCEPT

A portion of Section 6, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 6; thence South 01°51'26" East, along the Easterly line of said Section 6, 287.56 feet; thence run the following two (2) courses and distances along the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1065.28 feet; thence North 07°56'21" West, a distance of 560.47 feet to the POINT OF BEGINNING; thence North 08°16'29" West, a distance of 211.15 feet; thence North 83°01'48" East, a distance of 211.73 feet; thence South 08°15'53" East, a distance of 212.06 feet; thence South 83°16'55" West, a distance of 211.72 feet to the POINT OF BEGINNING.

Parcel 4

A portion of Sections 28, 29, 30, 32, 33, 34 and a portion of the Christopher Minchen Grant, Section 48 and a portion of Sections 4, 5, and 47, all being in Township 5 South, Range 28 East, all of the above lands being in Duval and St. Johns County, Florida, and being more particularly described as follows: BEGIN at the intersection of the South line of the Northwest one-quarter of aforesaid Section 28, Township 4 South, Range 28 East, also being the Southerly line of those lands described and recorded in Official Records Volume 5805, Page 1072 of the Current Public Records of Duval County, Florida, with the Southwesterly right-of-way line of the Florida East Coast Railway (a 100 foot right-of-way as now established and shown on the FEC Right-of-Way Map dated December 31, 1927); thence South 41°00'05" East, along said Southwesterly right-of-way line, 1203.27 feet to the Westerly line of the East one-quarter of the Northwest 1/4 of the Southwest 1/4 of said Section 28, Township 4 South, Range 28 East; thence South 00°58'20" East, along last said line, 425.24 feet to the Southerly line of the Northwest 1/4 of the Southwest 1/4 of said Section 28; thence North 88°54'55" East, along last said line 356.59 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad Right-of-Way; thence South 41°00'05" East along said Southwesterly right-of-way line, 8140.06 feet to the Southerly line of aforesaid Christopher Minchen Grant Section 48, Township 4 South, Range 28 East; thence South 70°27'06" West, along last said line, 518 feet to the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); thence South 38°44'58" West, along said Northerly right-of-way line, 137.78 feet to the point of curvature of a curve to the left; thence continuing along said Northerly right-of-way line of Race Track Road and along the arc of a curve concave Southeasterly, and having a radius of 1465.87 feet, an arc distance of 554.44 feet, said arc being subtended by a chord bearing and distance of South 78°37'46" West, 551.54 feet to an

intersection with the Westerly line of aforesaid Section 47, Township 5 South, Range 28 East, thence North 20°49'35" West along Westerly line of said Section 47 and along the Westerly line of aforementioned Christopher Minchen Grant, Section 48, 187.52 feet to an intersection of said Westerly line of Section 48 with the Easterly line of aforesaid Section 33, Township 4 South, Range 28 East, thence South 00°47'10" West, along the easterly line of said Section 33 and along the Easterly line of aforesaid Section 4, Township 5 South, Range 28 East, 205.70 feet Southwesterly and Westerly along the Northerly right-of-way line of said Race Track Road run the following four courses and distances: COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 1465.87 feet, an arc distance of 334.17 feet, said arc being subtended by a chord bearing and distance of South 58°22'55" West, 333.45 feet to the point of tangency of said curve; COURSE NO. 2: South 51°47'52" West, 189.87 feet to the point of curvature to the right; COURSE NO. 3: Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 1399.26 feet, an arc distance of 980.29 feet, said arc being subtended by a chord bearing and distance of South 71°51'57" West, 960.37 feet to the point of tangency of said curve; COURSE NO. 4: North 88°19'05" West, 3452.94 feet to an angle point in said right-of-way line; thence Northerly and Northwesterly along the revised right-of-way line of said Race Track Road as shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8 run the following four courses and distances: COURSE NO. 1: North 01°46'15" East, 17.00 feet; COURSE NO. 2: North 88°18'14" West 269.94 feet; COURSE NO. 3: North 82°59'57" West, 251.15 feet; COURSE NO. 4: North 83°25'41" West, 431.22 feet to the Northeasterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence Northwesterly along said Northeasterly right-of-way line of Interstate Highway 95 and along the arc of a curve concave Southwesterly and having a radius of 7789.44, an arc distance of 667.99 feet, said arc being subtended by a chord bearing and distance of North 39°20'55" West 667.99 feet to the point of tangency of said curve; thence North 40°25'29" West, 9964.01 feet continuing along the Northeasterly right-of-way line of said Interstate Highway 95, to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Public Records of said Duval County, Florida; thence South 88°12'39" East, along last said line, 1790.91 feet to the Westerly line of aforesaid Section 29; thence North 88°42'27" East, continuing along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289, a distance of 5348.66 feet to the Southwest corner of the Northwest 1/4 of said Section 28; thence North 88°02'52" East, along the South line of the Northwest 1/4 of said Section 28, also being the Southerly line of those lands described and recorded in Official Records Volume 5855, Page 1072 of the Current Public Records of said Duval County, Florida, 233.86 feet to the POINT OF BEGINNING.

Parcel 5

That certain piece, parcel, or tract of land described as follows: Part of the CHRISTOPHER MINCHEN GRANT in Section 48, Township 4 South, Range 28 East, more particularly described as follows: Beginning at a point on the easterly right-of-way line of U.S. Highway No. 1 at its intersection with the Northerly line of the said Grant and run thence North 69 degrees, 07 minutes 50 seconds East 702.94 feet to an iron; thence South 41 degrees, 00 minutes East 1056.37 feet to an iron; thence South 41 degrees, 20 minutes East 894.72 feet to an iron; thence South 49 degrees, 00 minutes West 660.01 feet to an iron in the easterly right-of-way line of U.S. Highway No. 1; thence North 41 degrees, 20 minutes West along the easterly line of said U.S. Highway No. 1 a distance of 892.30 feet to an iron; thence North 41 degrees, 00 minutes West continuing along the easterly right-of-way of said U.S. Highway No. 1 a distance of 1500.71 feet to the point of beginning.

ALL Less and Except any lands in St. Johns County, Florida

BARTRAM PARK

LESS AND EXCEPT
(PENINSULA)

A PORTION OF SECTIONS 21, 22, 23, 24, 25, 26, 27, AND 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'10" WEST, ALONG THE WEST LINE OF SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OR 2283.20 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 40°25'29" WEST, A DISTANCE OF 308.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°18'56" WEST, 470.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'23" WEST, 51.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 83°25'56" WEST 937.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 165.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°50'49" WEST, 165.49 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 93.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°38'25" WEST, 88.87 FEET; COURSE NO. 7: NORTH 87°15'14" WEST, A DISTANCE OF 171.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 78°34'10" WEST, ALONG LAST SAID LINE 2670.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING

NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC
 OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF
 ST. AUGUSTINE ROAD BEING CONCAVE NORTHEASTERLY AND HAVING A
 RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 238.97 FEET, SAID
 ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
 77°23'06" WEST 238.96 FEET, TO A POINT ON SAID CURVE AND THE
POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE,
 AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE
 NORTHEASTERLY, HAVING A RADIUS OF 5779.58 FEET, AN ARC
 DISTANCE OF 244.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 74°59'21" WEST, 244.36 FEET,
 TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF
 TANGENCY HEREINAFTER REFERRED TO AS REFERENCE POINT 'A';
 THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH
 04°35'21" EAST, 526.70 FEET; THENCE SOUTH 24°09'15" EAST,
 391.81 FEET; THENCE SOUTH 55°33'00" EAST, 680.15 FEET;
 THENCE SOUTH 02°39'02" EAST, 545.72 FEET; THENCE SOUTH
 21°39'40" EAST, 1115.83 FEET; THENCE SOUTH 11°13'02" WEST,
 850.82 FEET; THENCE SOUTH 24°19'41" EAST, 438.02 FEET;
 THENCE NORTH 43°09'50" EAST, 659.54 FEET; THENCE NORTH
 55°30'57" EAST, 606.46 FEET; THENCE NORTH 63°19'23" EAST,
 652.14 FEET; THENCE SOUTH 28°40'00" EAST, 341.39 FEET;
 THENCE SOUTH 29°31'17" WEST, 264.61 FEET; THENCE SOUTH
 86°40'03" WEST, 376.26 FEET; THENCE SOUTH 31°47'14" WEST,
 409.71 FEET; THENCE SOUTH 25°58'04" EAST, 270.25 FEET;
 THENCE SOUTH 05°59'14" WEST, 425.05 FEET; THENCE SOUTH
 11°58'57" EAST, 385.08 FEET; THENCE NORTH 25°06'49" EAST,
 741.77 FEET; THENCE NORTH 56°10'46" EAST, 513.67 FEET;
 THENCE SOUTH 42°47'18" EAST, 468.23 FEET; THENCE SOUTH
 42°43'22" WEST 277.70 FEET; THENCE SOUTH 58°36'37" WEST,
 410.89 FEET; THENCE SOUTH 19°10'13" EAST, 602.77 FEET;
 THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE NORTH
 88°56'00" EAST, 1024.19 FEET; THENCE SOUTH 61°33'20" EAST,
 598.40 FEET; THENCE SOUTH 10°26'54" EAST, 566.44 FEET;
 THENCE NORTH 88°38'12" EAST, 522.25 FEET; THENCE NORTH
 15°47'12" EAST, 343.32 FEET; THENCE NORTH 86°38'06" EAST,
 357.57 FEET; THENCE SOUTH 38°10'06" EAST, 111.39 FEET;
 THENCE SOUTH 30°04'43" WEST, 230.04 FEET; THENCE SOUTH
 37°53'10" EAST, 167.31 FEET; THENCE NORTH 87°32'17" EAST,
 505.85 FEET; THENCE SOUTH 12°05'58" EAST, 235.98 FEET;
 THENCE SOUTH 67°16'42" WEST, 299.32 FEET; THENCE SOUTH
 19°35'13" WEST, 239.12 FEET; THENCE SOUTH 52°46'01" EAST,
 646.75 FEET; THENCE NORTH 31°37'38" EAST, 568.76 FEET;
 THENCE SOUTH 52°06'40" EAST, 563.37 FEET; THENCE SOUTH
 06°29'26" WEST, 600.55 FEET; THENCE SOUTH 33°13'02" EAST,
 293.04 FEET; THENCE SOUTH 75°47'33" EAST, 1117.83 FEET;
 THENCE SOUTH 69°12'15" EAST, 974.70 FEET; THENCE SOUTH
 08°54'09" WEST, 238.66 FEET; THENCE NORTH 64°27'45" WEST,
 690.83 FEET; THENCE NORTH 73°44'48" WEST, 553.49 FEET;

THENCE SOUTH 40°25'15" WEST, 358.53 FEET; THENCE SOUTH
 50°18'05" EAST, 282.96 FEET; THENCE SOUTH 38°46'36" EAST,
 312.27 FEET; THENCE SOUTH 28°13'20" EAST, 975.39 FEET;
 THENCE SOUTH 86°07'23" EAST, 322.34 FEET; THENCE SOUTH
 14°37'35" WEST, 484.49 FEET; THENCE SOUTH 18°57'22" EAST,
 1170.02 FEET; THENCE SOUTH 00°29'54" WEST, 424.20 FEET;
 THENCE SOUTH 21°30'33" EAST, 523.34 FEET; THENCE SOUTH
 20°58'13" WEST, 608.33 FEET; THENCE SOUTH 00°00'00" EAST,
 542.22 FEET; THENCE SOUTH 43°36'51" EAST, 320.97 FEET;
 THENCE NORTH 70°36'04" EAST, 344.27 FEET; THENCE SOUTH
 60°08'02" EAST, 199.99 FEET; THENCE SOUTH 09°58'22" EAST,
 196.05 FEET; THENCE SOUTH 75°15'21" WEST, 676.14 FEET;
 THENCE SOUTH 54°04'57" WEST, 314.39 FEET; THENCE SOUTH
 23°00'39" WEST, 424.79 FEET; THENCE SOUTH 00°59'48" EAST,
 424.25 FEET; THENCE SOUTH 29°38'38" EAST, 426.37 FEET, TO
 THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD; (A 66
 FOOT RIGHT-OF-WAY AS PER MONUMENTATION AND LOCAL
 RECOGNITION), AND THE ARC OF A CURVE TO THE SOUTH WEST;
 THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG LAST SAID
 LINE, RUN THE FOLLOWING 2 COURSES AND DISTANCES: COURSE NO.
1: SOUTHWESTERLY AND AROUND THE ARC OF SAID CURVE
 CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.77 FEET, AN
 ARC DISTANCE OF 632.14 FEET, SAID ARC BEING SUBTENDED BY A
 CHORD BEARING AND DISTANCE OF SOUTH 76°04'46" WEST, 596.63
 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2:
 NORTH 70°22'22" WEST, 674.96 FEET TO THE WESTERLY LINE OF
 THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 02°15'28"
 WEST, ALONG THE LAST SAID LINE, 1654.20 FEET TO THE
 NORTHERLY LINE OF SAID SECTION 6; THENCE NORTH 89°14'24"
 EAST, ALONG SAID NORTHERLY LINE OF SECTION 6, 196 FEET MORE
 OR LESS TO THE CENTERLINE OF RUN OF DURBIN CREEK; THENCE
 NORTHWESTERLY ALONG SAID CENTERLINE OR RUN, 2600 FEET MORE
 OR LESS TO THE SOUTH LINE OF EAST 1/2 OF THE NORTHWEST 1/4
 OF SAID SECTION 31; THENCE NORTH 87°32'06" WEST, ALONG THE
 LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE
 LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME
 4717, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL
 COUNTY, 1010 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE
 EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE
 NORTH 00°19'49" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF
 THE NORTHWEST 1/4 OF SAID SECTION 31, ALSO BEING THE
 EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN
 OFFICIAL RECORDS VOLUME 4717, PAGE 8 OF SAID CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, 2260 FEET MORE OR LESS TO THE
 NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN
 CREEK; THENCE NORTHWESTERLY ALONG THE NORTHERLY WATERS
 EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 1000 FEET
 MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 30; THENCE
 NORTH 87°32'13" WEST, ALONG THE LAST SAID LINE, 460 FEET

MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTE 00°03'02" WEST, ALONG LAST SAID LINE, 360 FEET MORE OR LESS TO THE NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY ALONG SAID WATERS EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 23,000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY ALONG THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CRTEEK, 17,3000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID RIGHT-OF-WAY LINE BEARING NORTH 73°48'40" WEST, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 73°48'40" EAST ALONG LAST SAID LINE, 146 FEET MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

SUBJECT TO:

A 60 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 291 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT ALL OF TRACT "A" AS SHOWN ON PLAT OF JULINGTON COUNTRY CLUB ESTATES REPLAT, AS RECORDED IN PLAT BOOK 28, PAGES 41 THROUGH 41B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT THAT PORTION OF SECTIONS 35 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF DURBIN CREEK.

LESS AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

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jrs

BARTRAM PARK**MAP H***April 20, 2000*

PARCEL ID	LAND USE
1	TOWN CENTER (COMMERCIAL / OFFICE / MULTI-FAMILY / HOTEL)
2	TOWN CENTER (COMMERCIAL / OFFICE / MULTI-FAMILY / HOTEL)
3	TOWN CENTER (COMMERCIAL / OFFICE / MULTI-FAMILY / HOTEL)
4	TOWN CENTER (COMMERCIAL / OFFICE / MULTI-FAMILY / HOTEL)
5	TOWN CENTER (COMMERCIAL / OFFICE / MULTI-FAMILY / HOTEL)
6	OFFICE / COMMERCIAL / MULTI-FAMILY
7	OFFICE / COMMERCIAL / MULTI-FAMILY
8	OFFICE
9	OFFICE / COMMERCIAL / MULTI-FAMILY
10	OFFICE / COMMERCIAL / MULTI-FAMILY
11	OFFICE / COMMERCIAL / MULTI-FAMILY
12	OFFICE / COMMERCIAL / MULTI-FAMILY
13	OFFICE / COMMERCIAL / MULTI-FAMILY
14	OFFICE / COMMERCIAL / MULTI-FAMILY
15	COMMUNITY SERVICES
16	OFFICE / COMMERCIAL / HOTEL
17	OFFICE / COMMERCIAL / HOTEL
18	OFFICE / COMMERCIAL / HOTEL
19	OFFICE / COMMERCIAL / HOTEL
20	OFFICE / COMMERCIAL / MULTI-FAMILY
21	OFFICE / COMMERCIAL / MULTI-FAMILY
22	OFFICE / COMMERCIAL / MULTI-FAMILY
23	OFFICE / COMMERCIAL / MULTI-FAMILY
24	OFFICE / COMMERCIAL / MULTI-FAMILY
25	OFFICE / COMMERCIAL / HOTEL
26	OFFICE / COMMERCIAL / MULTI-FAMILY
27	COMMERCIAL / OFFICE
28	COMMERCIAL / OFFICE
29	PARK
30	OFFICE / COMMERCIAL / HOTEL
31	OFFICE / COMMERCIAL / HOTEL
32	OFFICE / COMMERCIAL / HOTEL
33	OFFICE / COMMERCIAL / HOTEL
34	OFFICE / COMMERCIAL / HOTEL
35	SINGLE-FAMILY / MULTI-FAMILY
36	PARK
37	ELEMENTARY SCHOOL
38	OFFICE / COMMERCIAL / MULTI-FAMILY
39	OFFICE / COMMERCIAL / MULTI-FAMILY
40	OFFICE / COMMERCIAL / MULTI-FAMILY
41	COMMERCIAL / OFFICE
42	TOWN CENTER (COMMERCIAL / OFFICE)
43	OFFICE / COMMERCIAL / HOTEL
44	OFFICE / COMMERCIAL / HOTEL
45	OFFICE / COMMERCIAL / HOTEL
46	COMMUNITY SERVICES

Land Use Exchange Table
 Bartram Park DRI--St. Johns County Portion



Bartram Park DRI Parcel #	Land Use	Land Use Code	Size	Independent Variable	Rate/Equation	Gross Trip Ends	Internal Capture		Total External Trips		New Trip %	(External Less Pass-By Capture Trips)			
							Enter	Exit	Enter	Exit		Enter	Exit	Total	
25	General Office Building > or = 21,000 sf GFA	710	44,830	1,000 sf GFA	$T = 1.121 (X) + 79.295$	130	11.7%	3	13	19	95	92.0%	17	87	104
	Land Use Total		44,830			130		3	13	19	95		17	87	104
27, 28	Shopping Center	820	142,544	1,000 sf GLA	$\ln(T) = 0.660 \cdot \ln(X) + 3.403$	793	12.0%	46	49	335	363	64.9%	217	236	453
33, 34	Shopping Center	820	11,671	1,000 sf GLA	$\ln(T) = 0.660 \cdot \ln(X) + 3.403$	152	3.0%	2	2	71	77	27.3%	19	21	40
41, 42, 43, 44	Shopping Center	820	219,869	1,000 sf GLA	$\ln(T) = 0.660 \cdot \ln(X) + 3.403$	1,056	15.0%	76	82	431	467	59.1%	298	323	621
	Land Use Total		374,084			2,001		124	133	837	907		534	580	1,114
	Development Total		418,914			2,131		127	146	856	1,002		551	667	1,218

Internal Capture rates modified to achieve Applicant estimate of 1,218 Total Net New Trip for St. Johns County.

New Trip Percent for Commercial land uses calculated using the inverse of the ITE Trip Generation Handbook equation for Shopping Center land use.

**BARTRAM PARK
SURFACE WATER QUALITY MONITORING PLAN**

21 April 2000

I. INTRODUCTION

Pursuant to Special Condition of the Bartram Park Development of Regional Impact (DRI) Development Order, the Developer, Bartram Park, LTD, has contracted Environmental Services, Inc. (ESI) to conduct a surface water quality monitoring program. This water quality monitoring plan is designed to establish background conditions and to monitor water quality throughout the development of the property.

II. SCOPE

A. Location of Sampling Stations

Two (2) sampling stations within the Bartram Park site will be established for the water quality monitoring program. Reference markers will be placed in the field to ensure consistency throughout the sampling events. The stations are designated as follows:

Station BP-1. Within Corklan Branch, near the eastern boundary of Bartram Park property, adjacent to I-95. This freshwater station receives discharge from Gran Park of Jacksonville and I-95 to the east and is representative of water quality conditions entering the site.

Station BP-2. Within Corklan Branch, near its confluence with Durbin Creek. This freshwater station receives discharge from the Bartram Park development and is representative of water quality conditions exiting the site.

B. Sampling Schedule

Baseline water quality monitoring will involve two (2) sampling events. One sampling event will occur within a day of receiving at least 1-2 inches of rainfall, and one sampling event will follow 7-10 days of dry weather. FDEP personnel will be notified at least 24 hours prior to each sampling event (48 hours, when feasible), to allow the opportunity to collect split samples or supervise sampling activities.

C. Water Quality Parameters

Water chemistry and biological parameters required by FDEP are listed below (Table 1). All parameters will be analyzed at both stations.

Table 1. Water quality parameters, analytical methods and sampling stations.

Parameter	Units	Method
Field (in situ) Measurements		
Temperature	°C	EPA 170.1
pH	std. units	EPA 150.1
Dissolved Oxygen (DO)	mg/l	EPA 360.1
Specific Conductance	mmhos/cm	EPA 120.1
Salinity	ppt	EPA 2520-B
Turbidity	NTU	EPA 180.1
Flow	cm/sec	FDEP SOP
Secchi Disk Transparency	feet	FDEP SOP
Physical Properties		
Color	CU	EPA 110.2
Total Hardness as CaCO ₃	mg/l	EPA 130.2
Total Dissolved Solids (TDS)	mg/l	EPA 160.1
Total Suspended Solids (TSS)	mg/l	EPA 160.2
Inorganic Anions		
Alkalinity	mg/l	EPA 310.1
Total Phosphorus	mg/l	EPA 365.4
Nitrate/Nitrite	mg/l	EPA 353.2
Total Kjeldahl Nitrogen (I-N)	mg/l	EPA 351.2
Organics		
Biochemical Oxygen Demand (BOD)	mg/l	EPA 405.1
Bacteria		
Total Coliform (TC) Bacteria	# per 100 ml	SM 9221-E
Fecal Coliform (FC) Bacteria	# per 100 ml	SM 9221-B
Benthic Macroinvertebrates		
Habitat Assessment	[numeric score]	FDEP SoPa
#BA-17, BA-18		
Dip Net Sampling (Freshwater)	[numeric indices]	FDEP SOP
#BA-7, BA-8		

a FDEP Bureau of Laboratories, Biology Section, Tallahassee, Florida.

III. METHODS

A. Quality Assurance/Quality Control

This investigation will be conducted in adherence to a Quality Assurance Project Plan approved by FDEP. Water samples will be collected and *in situ* measurements will be conducted according to ESI's Comprehensive Quality Assurance Plan (CompQAP) #910112G, approved for annual renewal by FDEP on 6 December 1999. Benthic organisms will be collected, processed, sorted, identified and enumerated by ESI in accordance with EPA and FDEP approved protocol, and in adherence to ESI's CompQAP. Instrument calibrations, replicate sampling, and other specific QA/QC procedures are described in the following sections.

B. Surface Water Sampling

1. Field Measurements and Observations

Weather and water quality conditions and field measurements will be recorded at each station onto ESI field data capture sheets. Weather data will include 24-hour antecedent rainfall. Water quality conditions will include tidal stage, flow regime, water color, surface, clarity and any nuisance conditions. Field measurements will include water level, total depth, Secchi disk depth and *in situ* measurements.

The following physico-chemical water quality parameters will be measured *in situ* at each station using a HydroLab Surveyor II: water temperature, dissolved oxygen, pH, specific conductance and salinity. On the morning of each sampling event, the HydroLab will be calibrated for dissolved oxygen, pH and conductivity. Following each sampling event, calibration checks will be conducted to verify that measurement error was less than one (1.0) percent for all parameters. Turbidity will be measured in the field using a Hach Model 16800 nephelometric turbidimeter. The turbidimeter will be calibrated in the field using Gelex secondary turbidity standards (0-10 and 0-100 NTU). All pre- and post-sampling calibrations and instrument maintenance procedures will be recorded on ESI calibration data sheets.

2. Collection of Water Samples

Sample collection information, including sampling time, sampling depth, analytical parameters, sample containers, handling procedures and quality assurance protocol, will be recorded at each station onto ESI field data capture sheets. Pre-cleaned containers will be provided (with preservatives added) by the subcontract laboratories. All sample containers will be labeled on-site with station name, sample identification number, and date and time of collection. Water samples for laboratory analyses will be collected subsurface (0.5 feet) by hand grab at each station. A complete field duplicate sample will be collected sequentially with the primary water sample at one station and submitted as a blind duplicate to the subcontract laboratories. Immediately following collection, all sample containers will be sealed and placed on ice. Chain-of-custody records for the water samples will be initiated at the time of collection and kept with the sealed sample coolers, which will be hand delivered to the subcontract laboratories by ESI personnel.

3. Laboratory Analyses

Surface water samples will be analyzed using EPA-approved methods at a subcontract laboratories. The laboratory will be fully certified for analysis of environmental samples for the parameters specified. The analytical method detection limit (MDL) for each parameter will be lower than its maximum contaminant level (MCL), based on state surface water quality criteria. Copies of the original laboratory reports will be provided as appendices to ESI's water quality reports.

C. Benthic Macroinvertebrates

1. Habitat Assessment

Benthic habitats at both stations will be evaluated in accordance with FDEP Standard Operating Procedures (SOPs). First, FDEP Physical/Chemical Characterization Field Data Sheets will be completed at each station using Physical/Chemical Characterization Techniques (SOP #BA-17). Next, a Freshwater Benthic Habitat Assessment Field Data Sheet will be completed at both stations. Finally, the resulting Habitat Assessment scores will be used to interpret the benthic macroinvertebrate community biometrics for each station.

2. Sample Collection

Benthic macroinvertebrates will be collected by dip net sampling (SOP #BA-7). Twenty (20) discrete 0.5 meter sweeps of a U.S. Standard 30-mesh D-frame dip net will be distributed across the "major" or "most productive" habitats identified during Habitat Assessment. Composited netted material will be spread out on 30-mesh kick net in direct sunlight, and live organisms will be picked and placed in small jars of 70 percent ethanol. After discarding larger inert materials, finer debris will be collected in wide mouth jugs and preserved with ten percent buffered formalin and rose bengal stain.

3. Sample Processing

At the ESI lab, the dip net and grab samples will be processed by FDEP protocol (SOP #BA-8 and #BA-10, respectively). Bulk samples will be placed in a white ceramic pan for separation of the organisms from inert materials under low (2X) magnification. Each sample will be picked two times by ESI personnel, spending approximately two hours per sample. Organisms will be preserved in 70 percent ethanol and placed in labeled glass vials for taxonomic sorting and identification.

4. Taxonomic Identification and Enumeration

Organisms will be sorted, counted and identified to the lowest practicable taxonomic level by Jeffrey K. Jones in accordance with FDEP protocol (SOP #BA-15, BA-15.1 and BA-16). If more than 100 oligochaete worms or chironomid midges are present in a sample, subsampling techniques (SOP #BA-15) will be implemented. Oligochaetes, polychaetes, chironomid midges and aquatic mites will be mounted on slides (SOP #BA-15.1) for identification under a compound microscope (magnification 100X and 430X). Specimens of other taxa will be examined under a stereoscope (magnification 10X through 70X).

Enumeration procedures will also follow FDEP guidelines (SOP #BA-16). Following identification, the

number of specimens within each taxon will be recorded onto a Macroinvertebrate Bench Sheet. Empty bivalve or gastropod mollusk shells will not be counted. Specimens that are missing their heads (most often oligochaetes) will not be counted. Specimens not classified as benthic macroinvertebrates (e.g., nematodes, cladocerans, rotifers or fish) will not be counted. Specimens of taxa not previously encountered by ESI will be removed for inclusion in ESI's Reference Collection. All specimens will be properly labeled and retained by ESI for a period of five (5) years beyond completion of this investigation.

5. Analysis of Taxonomic Data

Taxonomic data from this investigation will be entered onto BIO9 Species Diversity Entry Program (Ley, 1995), a computer program developed and used by FDEP for calculation of benthic macroinvertebrate community biometrics. The following biometrics will be calculated for each station:

- Shannon's Diversity Index,
- Species Equitability,
- Number of Total Taxa ("Species Richness"),
- Number of EPT Taxa,
- Number of Chironomid Taxa,
- Percent Contribution of Dominant Taxon,
- Percent Contribution of Diptera,
- Florida Index,
- Percent Contribution of Suspension Feeders ("Filterers"), and
- Stream Condition Index (SCI) Score and Interpretation.

IV. REPORTING

A. Report of Baseline Conditions

The Report of Baseline Conditions will recite the purpose, scope and methods presented in this WQMP, providing any deviations resulting from site conditions or other uncontrolled variables. This report will provide all analytical results from the pre-construction sampling events, including field measurements, laboratory analyses and biological assessments. Results will be presented in tabular format, along with associated water quality criteria (Rule 62-302.530 F.A.C.). Copies of original laboratory reports and chain-of-custody documentation will be appended. This initial report will be submitted to FDEP and Northeast Florida Regional Planning Council (NEFRPC).

B. Quarterly Reports

Reports for each quarterly construction-phase monitoring event will be similar in content and format to the Report of Baseline Conditions, except that the data tables will present cumulative results of all monitoring events to date. Reports of quarterly monitoring events will be submitted semiannually to FDEP for review.

C. Annual Reports

Annual reports summarizing the purpose, scope, methods and results of the year's four quarterly sampling events will be presented to NEFRPC.

V. REEVALUATION

Every five (5) years, unless otherwise agreed upon by Northeast District FDEP and the Developer, the WQMP shall be reviewed and evaluated pursuant to Chapter 62-302 F.A.C. Methodology specific to water quality sampling, frequency, sampling locations and parameters shall be evaluated and, if necessary, modified. Construction phase, sampling dates and other relevant scheduling activities may be discussed and agreed upon during this meeting. Reevaluation may occur sooner than every five (5) years at the request of either the Developer or FDEP with consent of the other party.

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Bartram Park

DRI: Transportation Mitigation

Proportionate Share Listing of Land and Cash Contributions

A. Land Contributions

- 1. I-95 & 9B Interchange: 204 Acres
& 25-Acre Storm Water Retention
- 2. St. Augustine Road Right-Of-Way
60 Ft. Width: 4.82 Acres
- 3. Racetrack Road Right-Of-Way
67 Ft. Width: Tract 7 - 5.06 Acres
Tract 7A - 5.09 Acres
Tract 7B - 9.14 Acres
Tract 7C - 1.22 Acres
20.51 Acres

B. Cash Contributions

- 1. St. Augustine Road
(4 Lanes to 6 Lanes From Bartram
Park Blvd. to Interchange) \$1,000,000
- 2. Racetrack Road
(2 Lanes to 4 Lanes From US-1
to Russell Sampson Road) Cost of Construction
- 3. "PDE" Study for Racetrack Road
- 4. Road Improvement for the
Phase III 7,961,998

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared Linda Y. Murray who on oath says that she is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

in the matter of BARTRAM PARK DRI

PROPOSED DEVELOPMENT OF REGIONAL IMPACT

in the Court, was published in said newspaper in the issues of

JULY 5, 2000

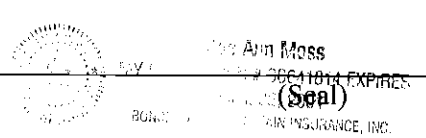
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 7TH day of JUNE 2000,

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]

Zoe Ann Moss



COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED DEVELOPMENT OF REGIONAL IMPACT NOTICE IS HEREBY GIVEN THAT THE ST. JOHNS COUNTY PLANNING AND ZONING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY WILL CONSIDER AN APPLICATION FOR DEVELOPMENT APPROVAL FOR A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380.96, FLORIDA STATUTES.

THE PLANNING AND ZONING AGENCY HEARING will be held on the 20th day of July, 2000 at 1:30 p.m. in the County Auditorium, County Administration Complex, 4020 Lewis Speedway, St. Augustine, Florida.

It is anticipated that one or more members of the Board of County Commissioners of St. Johns County may attend and participate in this meeting.

THE BOARD OF COUNTY COMMISSIONERS HEARING will be held on the 8th day of August, 2000 at 1:30 p.m. in the County Auditorium, County Administration Complex, 4020 Lewis Speedway, St. Augustine, Florida.

The issue before the Planning and Zoning Agency and the Board of County Commissioners is whether or not to approve an Application for Development Approval for a proposed Development of Regional Impact (DRI) known as Bartram Park The Bartram Park DRI is located in Duval and St. Johns Counties. The portion located in St. Johns County is proposed for the development of 374,084 square feet of commercial uses and 44,830 square feet of office space on approximately 127.95 acres, located on the north side of Racetrack Road, west of US 1 and east of Durbin Creek within portions of Section(s) 4,5 and 6, Township 5 South and Range 28 East. (A complete legal description is available in the Planning Department.) See map generally depicting the location.

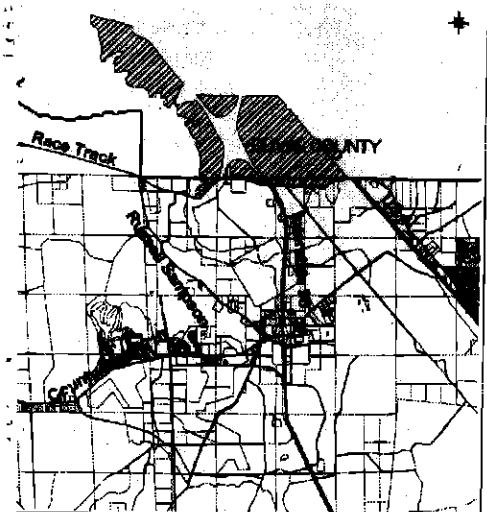
Information and reports regarding this case is available for review at the St. Johns County Planning Department located at the County Administration Complex, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by parties interested prior to said public hearing(s).

All parties having any interest in said request will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATING AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact: ADA Coordinator at (904) 823-2501 or at the County Administration Building/ 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA By: DONALD HOUSE, CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA By: CHERYL STRICKLAND, ITS CLERK



BARTRAM PARK DRI

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared Ulinda Verstraate who on oath says that she is Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a Notice of Public Hearing

in the matter of September 7, 2000 Bartram Park

in the Court, was published in said newspaper in the issues of

August 23, 2000

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 23rd day of August ,2000

by Ulinda Verstraate who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Zoe Ann Moss] (Signature of Notary Public)

Zoe Ann Moss

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED DEVELOPMENT OF REGIONAL IMPACT known as BARTRAM PARK NOTICE IS HEREBY GIVEN THAT THE ST. JOHNS COUNTY PLANNING AND ZONING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY WILL CONSIDER AN APPLICATION FOR DEVELOPMENT APPROVAL FOR DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380.06, FLORIDA STATUTES. THE PLANNING AND ZONING AGENCY HEARING will be held on the 7th day of September, 2000 at 1:30 p.m. in the County Auditorium, County Administration Complex, 4020 Lewis Speedway, St. Augustine, Florida. It is anticipated that one or more members of the Board of County Commissioners of St. Johns County may attend and participate in this meet-

ing. THE BOARD OF COUNTY COMMISSIONERS HEARING will be held on the 19th day of September, 2000 at 9:00 a.m. in the County Auditorium, County Administration Complex, 4020 Lewis Speedway, St. Augustine, Florida.

The issue before the Planning and Zoning Agency and the Board of County Commissioners is whether or not to approve an Application for Development Approval for a proposed Development of Regional Impact (DRI) known as Bartram Park. The Bartram Park DRI is located in Duval and St. Johns Counties. The portion located in St. Johns County is proposed for the development of 374,084 square feet of commercial uses and 44,830 square feet of office space on approximately 127.95 acres, located on the north side of Racetrack Road, west of US 1 and east of Durbin Creek within portions of Sections 4,5, and 6, Township 5 South, and Range 28 East. (A complete legal description is available in the Planning Department.) See map generally depicting the location.

Information and reports regarding this case is available for review at the St. Johns County Planning Department located at the County Administration Complex, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by parties interested prior to said public hearing(s).

All parties having any interest in said request will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in

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PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA By: DONALD HOUSE, CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA By: CHERYL STRICKLAND, ITS CLERK L2399 Aug 23, 2000