

RESOLUTION NO. 2020- 192

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR PROPERTY REQUIRED FOR THE CR210 WIDENING PROJECT OUTSIDE THE TWIN CREEKS DRI.**

**RECITALS**

**WHEREAS**, Badger I Ltd., owner of the property required for the CR210 widening project has executed and presented a Purchase and Sale Agreement, attached hereto as Exhibit "A", incorporation by reference and made a part hereof; and

**WHEREAS**, this property is required for the immediate 4-laning and the future 6-laning west of the Twin Creeks DRI; and

**WHEREAS**, this Purchase and Sale Agreement represents fee simple ownership, a Permanent Easement, Temporary Construction Easement and realigning Badger Park Drive; and

**WHEREAS**, in the Mediated Settlement Agreement executed April 15, 2015 under Section 5. Payment for Additional Right-of-Way, Title, Appraisals and Survey Costs. It states the County shall be responsible for negotiating with the owners of all parcels along the turn lane right-of-way and six-laning right-of-way for the acquisition of such parcels. The County shall use commercially reasonable efforts to obtain contracts to purchase the aforementioned right-of-way in exchange for transportation impact fee credits or for the lowest cost possible; and

**WHEREAS**, it is in the best interest of the County to approve acquiring this property for the health, safety and welfare of its citizens.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

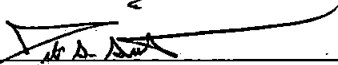
**Section 2.** The Board of County Commissioners hereby approves the terms and authorizes the County Administrator, or designee, to execute the original Purchase and Sale Agreement form attached and take all steps necessary to move forward to close this transaction.

**Section 3.** To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**Section 4.** The Clerk is instructed to file the original Purchase and Sale Agreement in the Clerk's Office

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 2<sup>nd</sup> day of June, 2020.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By:   
Deputy Clerk

RENDITION DATE 6/4/20



EXHIBIT "A" TO RESOLUTION

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of \_\_\_\_\_, 2020 by and between ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Buyer") and BADGER I, Ltd., a Florida limited partnership ("Seller"), whose address is 1437 Halsey Way, Carrollton, Texas, 75007.

WITNESSETH:

WHEREAS, the County is desirous of purchasing property owned by the Seller in order to accomplish the expansion of CR 210 from a two lane facility to a four lane facility (the "Project"), and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire fee simple ownership of the property shown in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property"); and

NOW THEREFORE, it is mutually agreed as follows:

1. The above recitals are incorporated into the body of this Agreement, and such recitals are adopted as findings of fact.

2. The parties hereto mutually acknowledge that Seller may seek approval of construction plans and/or a Small Adjustment as well as other approvals and authorizations (collectively referred to as "Authorizations") provided by applicable local or state law in order to develop portions of the land adjacent to the Property. Purchase of the Property as provided herein shall be conditioned upon Seller securing all necessary Authorizations in accordance with applicable provision of the St. Johns County Land Development Code by no later than 120 calendar days following full execution of this Agreement. It is further acknowledged and expressly understood by the parties that nothing contained in this Agreement shall be construed as consideration for or approval of any Authorizations needed by Seller to develop land adjacent to the Property.

3. Purchase Price and Deposit.

(a) The purchase price ("Purchase Price") is \$1,085,860, subject to the prorations hereinafter provided. The Purchase Price shall be paid as follows:

<u>Payment</u>	<u>Due Date</u>	<u>Amount</u>
(i) Deposit to be held in Escrow by Escrow Agent (hereinafter defined)	Due within thirty (30) days of Commission Approval (hereinafter defined)	\$ 108,586.00
(ii) Cash to Close	Closing Day	\$977,274.00
<b>TOTAL PURCHASE PRICE</b>		<u>\$1,085,860.00</u>

Payment of the Purchase Price shall be in cash or other immediately available funds.

4. Title Evidence.

(a) Buyer agrees, at his/her sole option and expense, to take all reasonable action to obtain, within forty-five (45) days from the effective date, a title commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer, upon recording the Deed, an owner's policy of title insurance in the amount of the Purchase Price, insuring Buyer's title to the property subject only to the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing ("Title Notice") within ten (10) days after Buyer's receipt of the Commitment or a denial thereof, if it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect or denial and such is timely noted in a Title Notice, Seller, at Seller's sole option and expense, shall have sixty (60) days from the date it receives the Title Notice within which to cure such defect or denial (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 60-day period, Seller has not cured title defects or denial, then in such event, Buyer's remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

5. Additional Terms. The following Additional Terms are material terms to this agreement and any breach thereof shall constitute a material breach of this agreement. Each Additional Term shall survive closing and shall not merge into the deed:

(a) Buyer agrees that construction within Seller's remaining property may commence substantially in accordance with the plans attached as Exhibit "A", which are those plans that have been reviewed by Seller in conjunction with Application "RWCONST 2019000010".

(b) Landscaping for each outparcel shall not be required until development of that outparcel is submitted through development review.

(c) Because Buyer is unable to produce Project plans at this time, the parties mutually agree that Buyer shall construct the Project in such a way as to include the following design elements adjacent to the Property:

1. A full median cut will be provided of substantially the same geometry and at the location shown on Exhibit "A".

2. Left and right turn lanes into the Project entrance will be provided at the

location shown on Exhibit "A".

3. Upon construction of the Project, Buyer shall conduct a Traffic Signal Warrant Analysis (Analysis) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), which will compare traffic volumes, crashes, and delays. Based upon results of the Analysis, if warranted, a traffic light will be installed at or near the location shown on Exhibit "A."
4. Buyer shall harmonize the entrance road elevation at the location shown on Exhibit "A" using a standard driveway transition to that of the expanded CR 210 roadway as part of the Project at Buyer's cost and expense.
5. If the Project is not constructed in substantial conformance with the provisions above, Seller shall have the same remedies as would have been afforded to them had the matter been resolved by jury verdict with said plans and specifications having been made a part of the record at trial. Central & Southern Florida Flood Control District v. Wye River Farms, Inc., 297 So.2d 323 (Fla. 4<sup>th</sup> DCA 1974); cert. denied 310 So.2d 745 (Fla. 1975).

6. Closing. The closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, Action Title Services of St. Johns, Inc., on or before one hundred twenty (120) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

7. Prorations. Any real property taxes shall be prorated on the basis of the 2019 taxes at the highest allowable discount.

8. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

9. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a general warranty deed ("Deed") conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Buyer shall deliver the cash to close, to Seller, in accordance with Section

2. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

10. Closing Expenses. Buyer shall pay the cost of the owner's title policy issued pursuant to the Commitment and the cost of recording the deed, documentary stamps, and any other affiliated recording fees. Seller will be responsible for recording fees for documents related to clearing the title of the property for closing and property taxes to day of closing. Each party shall bear the expense of its own legal counsel.

11. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 3. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

12. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests, or assessments, including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Seller agrees to provide Buyer any documents, tests, easements, wetland assessments, environmental assessments, surveys, etc., within their possession that would help Buyer make a suitability decision regarding the property. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable for any reason, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on, or prior to, the Inspection Termination Date. Such notice of termination must be given on, or before, the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

13. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may receive an immediate refund of the Deposit, and then at its option either may terminate this Agreement and sue for damages or sue for specific performance. (b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

14. Survival. All covenants, terms, provisions, representations and warranties set forth in this

Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

15. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

16. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

17. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

18. Termination of Contract. If Buyer for any reason determines that the Property is unsuitable for the Buyer's intended use, or that there are other circumstances that negatively affect the Buyer's intended use, then Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

19. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

20. Time. Time is of the essence of all provisions of this Agreement.

21. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

22. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: Badger I, Ltd.  
Jody O'donnell  
1437 Halsey Way, Carrollton, TX 75007

Brigham Property Rights Law Firm  
Trevor Hutson  
2963 Dupont Avenue, Suite #3  
Jacksonville, Florida 32217

Buyer: St. Johns County, Florida, a political subdivision  
Of the State of Florida  
500 San Sebastian View, St. Augustine, Florida 32084

23. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

24. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

25. Commission Dues. There are no real estate commission due as a result of this transaction.

26. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

27. Effective Date. The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

28. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Section 404.056(5), F.S.)

29. Amendment. Notwithstanding any other provision contained in this Agreement, the closing date may be extended by the County, and the Seller, without further action of the Board of County Commissioners of St. Johns County. As a result, the County Administrator may execute an extension of the Inspection Termination Date and Closing Date, without such referenced further action of the Board. This accommodation extends only to extension of the Inspection Termination Date and Closing Date. Any other Amendment of this Purchase and Sale Agreement must be approved by action of the Board of County Commissioners of St. Johns County.

30. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials associated with this Agreement/Contract shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes). Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

SELLER: Badger I, Ltd.

Rosalba J. Longoria 05/04/2020  
Signature Date

Judy M. O'Donnell Date 5-4-2020  
Print Name: Title: President

Rosalba J. Longoria  
Print Witness Name

**Purchase and Sale Agreement**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Witness Name

**WITNESSES:**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Witness Name

**ATTEST:** Brandon Patty, Clerk

By: \_\_\_\_\_  
Deputy Clerk

**BUYER:**

**ST. JOHNS COUNTY, FLORIDA**

A political subdivision of the State of Florida

By: \_\_\_\_\_  
Hunter S. Conrad Date  
County Administrator

Legally Sufficient:

By: \_\_\_\_\_  
County Attorney

Date: \_\_\_\_\_

Deposit received by

\_\_\_\_\_  
(Escrow Agent), which the Escrow Agent agrees to return in accordance with the terms and conditions within the Agreement.

**ESCROW AGENT**

By:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT "A"

PARCEL 123(FEE SIMPLE)

A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1291, PAGE 138 OF THE PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 698.40 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 348.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 1143.54 FEET; THENCE NORTH 34°30'59" WEST, A DISTANCE OF 30.09 FEET; THENCE NORTH 51°03'23" EAST, A DISTANCE OF 1141.20 FEET; THENCE SOUTH 38°58'00" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,271 SQUARE FEET, 0.787 ACRES, MORE OR LESS.

A TEN FOOT EASEMENT

10' NORTHERLY OF AND IMMEDIATELY ADJACENT TO THE FOLLOWING DESCRIBED PARCEL:

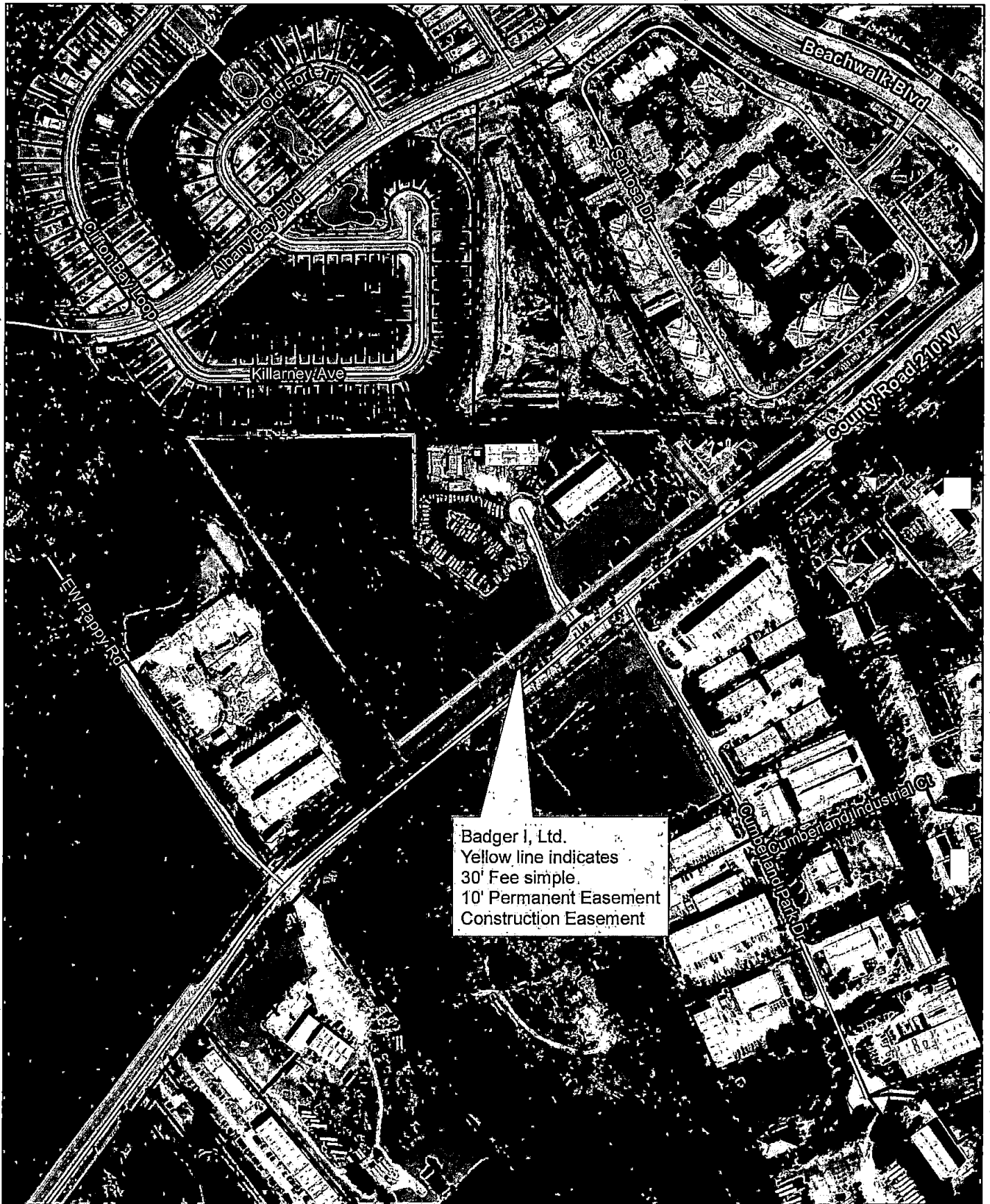
A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1291, PAGE 138 OF THE PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**PARCEL 707(TEMPORARY CONSTRUCTION EASEMENT)**

The exact configuration and boundaries of "The Easement Area" will be mutually agreed to by the GRANTOR and GRANTEE, and will be further defined by a survey. In the event, the GRANTOR and GRANTEE cannot mutually agree upon the exact configuration and boundaries of "The Easement Area," this contract will be deemed null and void, and GRANTOR and GRANTEE shall be relieved of and from any and all further obligation to one another.





Badger I, Ltd.  
 Yellow line indicates  
 30' Fee simple.  
 10' Permanent Easement  
 Construction Easement



2019 Aerial Imagery



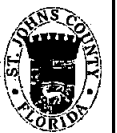
May 4, 2020

Badger I, Ltd.

*CR210 Widening Project*

Land Mgmt. Systems  
 Real Estate Division  
 209-0796

Disclaimer:  
 This map is for reference use only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 The St. Johns County Real Estate Division  
 disclaims all responsibility for the accuracy  
 or completeness of the data shown hereon.



## MEDIATED SETTLEMENT AGREEMENT

THIS MEDIATED SETTLEMENT AGREEMENT (this "Agreement") is executed as of the 15 day of <sup>April</sup> ~~March~~, 2015 (the "Effective Date"), by and among SOUTH JACKSONVILLE PROPERTIES, LLC, a Florida limited liability company, and TWIN CREEKS VENTURES, LLC, a Florida limited liability company (collectively, "South Jacksonville"), and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida (the "County").

### RECITALS

WHEREAS, on August 9, 2005, the County adopted by Resolution No. 2005-208, a Development Order (the "Original Development Order") pursuant to which the County approved the creation of the Twin Creeks Development of Regional Impact (the "Twin Creeks DRI");

WHEREAS, the Twin Creeks DRI is a mixed-use development on approximately 3,037<sup>±</sup> acres located near St. Augustine in St. Johns County, Florida (the "DRI Property");

WHEREAS, the South Jacksonville Property (as defined herein) and the Heartwood Property (as defined herein) are part of the Twin Creeks Planned Unit Development, which was adopted by the County pursuant to Ordinance 2006-03 (the "Twin Creeks PUD");

WHEREAS, South Jacksonville is the Applicant of Record for the Twin Creeks DRI and the Twin Creeks PUD and the present owner of record of approximately 2,405 acres of real property within the Twin Creeks DRI, as more particularly described in Exhibit "A" hereto (the "South Jacksonville Property");

WHEREAS, Heartwood 23, LLC, a Florida limited liability company ("Heartwood"), is the present owner of record of approximately 630 acres of real property within the Twin Creeks DRI and the Twin Creeks PUD, as more particularly described in Exhibit "B" hereto (the "Heartwood Property");

WHEREAS, upon application by South Jacksonville, on June 3, 2014, the County adopted by Resolution No. 2014-157 an Amended and Restated Development Order (the “**2014 Amended Development Order**”), authorizing development of the South Jacksonville Property subject to the terms and conditions set forth therein;

WHEREAS, the 2014 Amended Development Order specified that the Heartwood Property, defined therein as the “Excluded Land”, would remain bound by the Original Development Order, subject to Heartwood’s right to amend, terminate, abandon or rescind the Original Development Order in compliance with applicable law;

WHEREAS, on July 23, 2014, Heartwood filed a petition before the Florida Land and Water Adjudicatory Commission (“**FLWAC**”), bearing FLWAC Case No. APP-14-004, to appeal the County’s adoption of the 2014 Amended Development Order (the “**FLWAC Appeal**”);

WHEREAS, South Jacksonville intervened in the FLWAC Appeal and, in addition to other objections and defences asserted therein, asserted that Heartwood does not have standing to pursue the FLWAC Appeal;

WHEREAS, Heartwood initiated the action styled *Heartwood 23, LLC v. St. Johns County and South Jacksonville Properties, LLC*, bearing Case No. CA-14-255, in the Circuit Court, Seventh Judicial Circuit, in and for St. Johns County, Florida (the “**State Court Litigation**”), through which Heartwood seeks to invalidate Amended Development Order;

WHEREAS, South Jacksonville has appeared in the State Court Litigation to defend against and deny the claims for relief asserted therein;

WHEREAS, on July 11, 2014, Heartwood submitted to the County a Claim for Dispute Resolution purporting to invoke the Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, Florida Statutes (the “**Dispute Resolution Process**”); and, thereafter Heartwood and the County retained Carlos Alvarez (“**Alvarez**”) to serve as Mediator and Special Magistrate;

WHEREAS, South Jacksonville is not a party to the Dispute Resolution; and

WHEREAS, on December 9, 2014, South Jacksonville, Heartwood and the County agreed to participate in a voluntary mediation conducted and governed by the Mediation Confidentiality and Privilege Act, Sections. 44.401-44.406, Florida Statutes, and subsequent thereto the parties have engaged in voluntary mediation with Alvarez serving as mediator; and

WHEREAS, South Jacksonville and Heartwood have reached agreement regarding the settlement or the various disputes between them (the "SJP-Heartwood Settlement"); and

WHEREAS, various conditions of the SJP-Heartwood Settlement require the County to perform certain actions (the "County Actions") and

WHEREAS, the County and South Jacksonville have reached agreement regarding the performance of the County Actions.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants, promises, agreements and undertakings that follow, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby agree, each with the other, as follows:

#### AGREEMENT

1. Recitals. The recitations set forth in the Recitals are true and accurate and incorporated herein.
2. Settlement of Claims. The parties have agreed to settle all claims arising from or related to the Twin Creeks DRI, including those asserted, or which could have been asserted, in the FLWAC Appeal, the State Court Litigation and the Dispute Resolution Process, upon the terms and conditions set forth below.
3. Separation of Twin Creeks PUD. South Jacksonville and Heartwood have agreed to separate the current Twin Creeks PUD into two (2) separate PUDs, one for the Heartwood Property and the other for the South Jacksonville Property. Such separation will be accomplished pursuant to the filing by South Jacksonville of an application for approval of a separate PUD for

the South Jacksonville Property. South Jacksonville shall file an application for a separate PUD within thirty (30) days of the St. Johns County Commission's approval of this Agreement. The County shall timely process the PUD applications described in this Section 3.

4. Heartwood Transportation Proportionate Share Payments. In connection with the approval by the County of an amendment to the Twin Creeks DRI and/or an amendment to the Twin Creeks PUD for the Heartwood Property and any approval of concurrency certificates for the Heartwood Property (collectively, the "**Heartwood Transportation Approvals**"), the County shall require Heartwood to pay to the County proportionate share payments for transportation impacts caused by the development of the Heartwood Property (the "**Heartwood Proportionate Share Payment**") in an amount equal to or greater than Three Million Five Hundred Thousand Dollars (\$3,500,000.00). The County shall hold such funds, subject to the application by South Jacksonville for an amendment to the 2014 Development Order. Within sixty (60) days of the County Commission's approval of this Agreement, South Jacksonville shall submit an application to amend the 2014 Amended Development Order that applies to the South Jacksonville Property to transfer Three Million Five Hundred Thousand Dollars (\$3,500,000.00) in transportation proportionate share due in connection with the development of the Phase 1 uses under the 2014 Development Order to Phase 3 of the project. The County shall timely process the amendment, subject to the understanding that statutory timeframes may need to be extended. Upon approval of such amendment to the 2014 Development Order, upon payment by Heartwood of the first \$3,500,000.00 of the Heartwood Proportionate Share Payment and upon South Jacksonville commencing construction of the CR 210 Widening (as defined herein), the County shall pay to South Jacksonville the \$3,500,000.00 received from Heartwood within thirty (30) days in order to reimburse South Jacksonville for a portion of the cost of the widening of County Road 210 from two (2) lanes to four (4) lanes as required by the 2014 Development Order.

5. Payment for Additional Right-of-Way, Title, Appraisal and Survey Costs. Special Condition 25(a) of the 2014 Amended Development Order requires South Jacksonville to widen a portion of County Road 210 between C.E. Wilson Road and the 90-Degree Curve from two (2) lanes to four (4) lanes (the "**CR 210 Widening**"). Regarding the construction of the CR 210 Widening, Special Condition 25(a) states: "Outside of the DRI boundary, the reconstructed

roadway shall be widened from two lanes to four lanes within the existing right-of-way owned by the County in a manner consistent with County roadway design standards in effect at the time of the adoption of this Amended Development Order, provided that such four-lane section, including all curbs, gutters, sidewalks and other related improvements (excluding stormwater ponds), must be designed to fit within then-existing right-of-way." South Jacksonville and its consultants are designing and permitting the CR 210 Widening, as required in the 2014 Development Order, and have provided preliminary roadway designs to the County for review. The County has concluded that additional right-of-way for the CR 210 Widening is needed outside of the Twin Creeks DRI boundaries for both the construction of turn lanes (the "Turn Lanes") and the future six (6)-laning of County Road 210 (the "Six Laning"). South Jacksonville and the County hereby agree that the right-of-way locations shown in yellow and pink on Exhibit "C" hereto (collectively, the "Turn Lane ROW") are necessary for the completion of the CR 210 Widening outside of the Twin Creeks DRI boundaries in order for the roadway to comply with applicable provisions of the St. Johns County Land Development Code (the "Turn Lane Improvements"). South Jacksonville and the County hereby agree that the right-of-way shown in grey on Exhibit "C" (the "Six-Laning ROW") is desired by the County for the future Six Laning.

South Jacksonville and the County hereby agree to the following assignment of tasks and funding responsibility for the survey, appraisal and acquisition of the Turn Lane ROW and Six-Laning ROW:

(a) The County shall be responsible for obtaining surveys, appraisals and title commitments for the Turn Lane ROW and the Six-Laning ROW.

(b) The County shall be responsible for negotiating with the owners of all parcels along the Turn Lane ROW and Six-Laning ROW for the acquisition of such parcels. The County shall use commercially reasonable efforts to obtain contracts to purchase the aforementioned right-of-way either in exchange for transportation impact fee credits or for the lowest cost possible.

(c) The County and South Jacksonville agree that the number of square feet required for the Turn Lane ROW is 52,311 square feet, representing the acquisition of the Turn Lane ROW depicted on Exhibit "C", and the total 6-Laning ROW is 206,861 square feet. South Jacksonville

will be responsible for paying 25 percent of the total cost of obtaining surveys, appraisals, title insurance and acquisition costs of the overall right-of-way, including any eminent domain costs. Notwithstanding the foregoing, in the event that the County determines to acquire more than 206,861 square feet of right-of-way for the six-laning of County Road 210, the County shall be responsible for paying all costs associated therewith.

(d) South Jacksonville shall be responsible for paying for any and all wetland mitigation required for the CR 210 Widening due to construction of the Turn Lane Improvements within the Turn Lane ROW outside of the Twin Creeks DRI boundaries.

(e) South Jacksonville shall be responsible for paying for any and all utility relocation required by all applicable agencies necessary for the CR 210 Widening due to the construction of the Turn Lane Improvements within the Turn Lane ROW outside of the Twin Creeks DRI boundaries, including any wetland mitigation necessary for such utility relocation.

(f) South Jacksonville shall include the Turn Lane Improvements in its design, permitting and construction plans for the CR 210 Widening. South Jacksonville shall also include the cost of the Turn Lane Improvements in its bond for the CR 210 Widening.

(g) The County shall use its best efforts to acquire the Turn Lane ROW on the north side of County Road 210 first.

The terms of this Section 5 shall be incorporated into the application to amend the 2014 Amended Development Order required in Section 4 hereof.

6. County Road 210 Commencement. Special Condition 25(a) of the 2014 Amended Development Order provides that construction of the CR 210 Widening shall be completed and operational within twenty-four (24) months of commencement. The 2014 Amended Development Order defines "commencement" as the County's approval of construction plans for the CR 210 Widening and South Jacksonville's commencement of the clearing of right-of-way in preparation for construction. Notwithstanding anything in the 2014 Amended Development Order to the contrary, clearing and grubbing in preparation for utility relocation

within the County Road 210 right-of-way shall not constitute the "commencement" of construction. Any other clearing or earthwork activities by South Jacksonville shall, however, constitute commencement of construction.

South Jacksonville may commence the construction of the CR 210 Widening within the existing right-of-way without the necessary Turn Lane ROW detailed in Section 5 hereof having been acquired by the County. Such construction shall be completed and operational within twenty-four (24) months of commencement. Notwithstanding the foregoing, in the event that utility relocation delays South Jacksonville's construction of the CR 210 Widening, South Jacksonville shall be allowed to extend its 24-month timeline for completion of the CR 210 Widening by one (1) additional day for each one (1) day it is delayed by utility relocation.

In the event the County has not acquired all of the Turn Lane ROW by the time South Jacksonville is ready to construct the CR 210 Widening outside of the boundaries of the Twin Creeks DRI, South Jacksonville shall be permitted to construct the CR 210 Widening without turn lanes for the portion of the road outside of the DRI boundaries. The County shall allow the aforementioned section of County Road 210 outside of the DRI boundaries to be constructed with no curbs, aprons or sidewalks in areas adjacent to the Turn Lane ROW. Upon the County acquiring the last parcel of the Turn Lane ROW, South Jacksonville shall have twelve (12) months to complete construction of the turn lanes within the Turn Lane ROW, including the construction of applicable curbs, aprons and sidewalks. The County hereby agrees that if South Jacksonville completes construction of the CR 210 Widening within the existing right-of-way of County Road 210 prior to the County completing acquisition of the Turn Lane ROW, the County will not use the lack of acquisition of the Turn Lane ROW or the lack of construction of the turn lanes as grounds for the denial of final approval and acceptance of the CR 210 Widening improvements.

The terms of this Section 6 shall be incorporated into the application to amend the 2014 Amended Development Order required in Section 4 hereof.

7. County Road 210 Intersection. Map H attached to the 2014 Amended Development Order, a copy of which is attached hereto as Exhibit "D", shows median cut intersections at three (3) conceptual locations along County Road 210. South Jacksonville has agreed to support and cooperate with Heartwood in Heartwood's efforts to secure in the approval of an amendment to the Original Development Order the location of a fourth (4<sup>th</sup>) conceptual

median cut along County Road 210 at the primary entrance into the Heartwood Property; provided, however, that Heartwood shall not be permitted to relocate any of the three (3) conceptual median cuts depicted on Exhibit "D" and approved in the 2014 Amended Development Order. The County shall timely consider Heartwood's request for such fourth (4<sup>th</sup>) conceptual median cut.

8. No Recordation. In no event shall any party record this Agreement, and any attempted recordation hereof shall be void ab initio.

9. Entire Agreement and Amendments. This Agreement and the exhibits hereto contain the entire settlement agreement among the parties. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all parties hereto.

10. Savings Clause. In the event that any provisions of this Agreement shall be held void or unenforceable, the remaining provisions hereof shall remain in full force and effect.

11. No Duress; Neutral Interpretation. The parties each warrant to each other that they are represented by counsel in this transaction and have thoroughly read and reviewed the terms and provisions of this Agreement and that the terms and provisions contained herein are clearly understood by them and have been unconditionally consented to by them. The parties each further warrant to each other that they have entered into this Agreement freely, voluntarily, with full knowledge and without duress, and that in executing this Agreement, they are not relying upon any representations or warranties made to them by each other or any of each other's employees, contractors or agents. In the event that an ambiguity or question of intent or interpretation arises as to any provision or provisions hereof, no presumption, rule of construction or burden of proof shall apply favouring or disfavouring any of the parties by virtue of the authorship of any provision hereunder inasmuch as this Agreement has been mutually drafted.

12. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of the County's sovereign immunity or the County's limits of liability as set forth in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure

to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

13. Default. In the event of any default under this Agreement, the party not in default shall be entitled to any and all remedies available at law or in equity, including but not limited to an injunction or specific performance. In the event that any of the parties to this Agreement institutes legal proceedings in connection with, or for the enforcement of this Agreement or any provision hereof, the prevailing party shall be entitled to recover from the non-prevailing party its costs, including reasonable attorneys' fees, at both trial and appellate levels.

14. WAIVER OF JURY TRIAL. SOUTH JACKSONVILLE AND THE COUNTY EACH HEREBY KNOWINGLY AND VOLUNTARILY WAIVES THEIR RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO OR ARISING FROM: (I) THIS AGREEMENT; (II) THE TWIN CREEKS DRI; AND/OR (III) THE TWIN CREEKS PUD. THIS PROVISION IS A MATERIAL INDUCEMENT FOR ALL PARTIES TO EXECUTE THIS AGREEMENT.

15. Governing Law/Stipulated Jurisdiction. This Agreement shall be interpreted in accordance with the laws of the State of Florida. The parties consent to the jurisdiction over their respective persons by, and proper venue in, the Circuit Courts in and for St. Johns County, Florida for any and all disputes arising out of or resulting from this Agreement.

16. Time is of the Essence. Time is of the essence with respect to all of the obligations and requirements set forth in this Agreement.

17. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original, and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart. This Agreement may be executed as facsimile originals or verified scanned e-mail originals, each of which shall constitute an authorized signature and each copy of

this Agreement bearing the authorized transmitted signature of any party's authorized representative shall be deemed to be an original.

18. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all requirements of law and has full power and authority to comply with the terms and provisions of this Agreement.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed and their respective seals affixed hereto as of the date listed in the introductory paragraph.

SOUTH JACKSONVILLE PROPERTIES,  
LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

TWIN CREEKS VENTURES, LLC

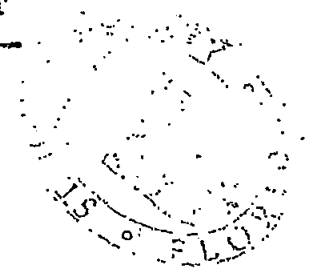
By: \_\_\_\_\_  
Its: \_\_\_\_\_

ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Its: County Administrator 4/15/15

**LEGALLY SUFFICIENT**

Date: 4/15/15



**EXHIBIT "A"**

**Legal Description - South Jacksonville Property**

**Subject Property South of C.R. 210**

A portion of Sections 9, 10, 11, and 14, together with all of Section 15, all lying in Township 5 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 15, 16, 21, and 22 of said Township and Range; thence North  $01^{\circ}06'17''$  West, along the Westerly line of said Section 15, a distance of 2,655.18 feet to an angle in said Westerly line; thence North  $00^{\circ}50'08''$  West, continuing along said Westerly line, 2,702.59 feet to the Northwest corner of said Section 15; thence South  $89^{\circ}12'49''$  West, along the Southerly line of said Section 9, a distance of 496.47 feet to its intersection with the Southerly right-of-way line of County Road 210, a 150 foot right-of-way per St. Johns County Right-of-Way Map, dated August 15, 2002; thence along said Southerly line the following six (6) courses: (1) thence North  $51^{\circ}03'28''$  East, 6,410.43 feet to the point of curvature of a curve concave Southerly, having a radius of 243.31 feet; (2) thence Northeasterly, along the arc of said curve, through a central angle of  $75^{\circ}41'49''$ , an arc distance of 321.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $88^{\circ}54'23''$  East, 298.58 feet; (3) thence South  $53^{\circ}14'43''$  East, 2,494.87 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1,029.93 feet; (4) thence Southeasterly, along the arc of said curve, through a central angle of  $15^{\circ}27'40''$ , an arc distance of 277.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}58'33''$  East, 277.08 feet; (5) thence South  $68^{\circ}42'23''$  East, 1,737.76 feet to the point of curvature of a curve concave Northerly, having a radius of 393.31 feet; (6) thence Northeasterly, along the arc of said curve, through a central angle of  $57^{\circ}26'31''$ , an arc distance of 394.31 feet to its intersection with the Westerly right-of-way line of a Florida East Coast Railroad right-of-way, a variable width right-of-way per Florida East Coast Railway Company Right-of-Way Track Map, dated December 31, 1927, said arc being subtended by a chord bearing and distance of North  $82^{\circ}34'22''$  East, 378.01 feet; thence South  $41^{\circ}00'02''$  East, departing said Southerly right-of-way line and along said Westerly right-of-way line, 2,283.78 feet to a point lying on the Southerly line of said Section 11; thence North  $89^{\circ}28'59''$  East, continuing along said Westerly right-of-way line and along said Southerly line, 36.95 feet; thence South  $41^{\circ}02'31''$  East, departing said Southerly line and along said Westerly right-of-way line, 253.73 feet to its intersection with the Easterly line of said Section 14; thence South  $01^{\circ}04'11''$  East, departing said Westerly right-of-way line and along said Easterly line, 5,180.32 feet to the Southeasterly corner of said Section 14; thence South  $89^{\circ}33'57''$  West, along the Southerly line of said Section 14, a distance of 5,363.20 feet to the Southwest corner of said Section 14, said point also being the Southeast corner of said Section 15, thence South  $89^{\circ}33'51''$  West, along the Southerly line of said Section 15, a distance of 5,368.24 feet to the Point of Beginning.

TOGETHER WITH

**Subject Property North of C.R. 210**

A portion of Sections 2, 3, 4, 9, 10, 11, and 16, together with a portion of Section 46, the Joseph Peavett Grant, all lying in Township 5 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the corner common to said Sections 9, 10, 16 and Section 15 of said

Township and Range, thence South 89°12'49" West, along the Southerly line of said Section 9, a distance of 739.26 feet to its intersection with the Northerly right-of-way line of County Road No. 210, a 150 foot right-of-way per St. Johns County Right-of-Way Map dated August 15, 2002, said point also being the Point of Beginning.

From said Point of Beginning, thence South 89°12'49" West, departing said Northerly right-of-way line and continuing along said Southerly line of Section 9, a distance of 1,953.73 feet; thence South 89°55'22" West continuing along said Southerly line 1,349.80 feet to its intersection with the Easterly line of Government Lot 7 of said Section 16; thence South 01°18'02" West, departing said Southerly line and long said Easterly line, 12.69 feet; thence South 89°00'03" West, departing said Easterly line, 589.15 feet to a point lying on the Easterly limited access right-of-way line of Interstate Highway No. 95 (State Road No. 9), a 300 foot right-of-way per Florida Department of Transportation Right-of-Way Map Section No. 78080-2408 and Section No. 78080-2440, said point also lying on a curve; thence Northeasterly, along said Easterly limited access right-of-way line and along the arc of a curve concave Easterly, having a radius of 11,309.16 feet, through a central angle of 02°02'10", an arc distance of 401.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°58'05" East, 401.86 feet; thence North 03°59'10" East, 3,620 feet, more or less, to a point of intersection with the centerline of Durbin Creek, said point bearing South 03°59'10" West, 590 feet, more or less, from an angle point in said Easterly limited access right-of-way line, said point serving as Reference Point "A" for the purposes of this property description and bearing North 03°59'10" East, 4,208.87 feet from last said point of tangency, departing said Easterly limited access right-of-way line and along the meanderings of said centerline of Durbin Creek, 5,880 feet, more or less, to its intersection with the Southerly line of the Northwest one-quarter of the Southwest one-quarter of said Section 3, said line also being a Southerly line of those lands described and recorded in Official Records Book 60, page 689, of the Public Records of said county; thence North 89°30'48" East, along last said Southerly line, 510 feet, more or less, to the Southeasterly corner of the Northwest one-quarter of the Southwest one-quarter of said Section 3, said Southeasterly corner bearing North 68°19'26" East, 6,016.57 feet from said Reference Point "A"; thence North 00°18'06" West, along the Easterly line of said lands of Official Records Book 50, page 689, a distance of 240 feet, more or less, to its intersection with said centerline of Durbin Creek; thence Northeasterly, departing said Easterly line and along the meanderings of said centerline, 2,180 feet, more or less, to its intersection with a Southerly line of said lands of Official Records Book 60, page 689; thence North 89°29'16" East, along said Southerly line, 360 feet, more or less, to a point of intersection with the Westerly right-of-way line of a Florida East Coast Railroad right-of-way, a variable width right-of-way per Florida East Coast Railway Company Right-of-Way and Track Map, dated December 31, 1927, said point bearing North 57°49'04" East, 2,613.07 feet from said Southeast corner of the Northwest one-quarter of the Southwest one-quarter of Section 3; thence along said Westerly right-of-way line the following seven (7) courses: course one, thence South 41°00'02" East, 3,556.42 feet to a point lying on the Southerly line of said Section 2; course two, thence North 89°24'41" East, along said Southerly line, 26.27 feet; course three, thence South 41°00'02" East, departing said Southerly line, 1,807.93 feet; course four, thence South 48°39'58" West, 70.00 feet; course five, thence South 41°00'02" East, 1,745.00 feet; course six, thence North 89°16'33" East, 98.30 feet; course seven, thence South 41°00'02" East, 1,073.11 feet to an intersection with said Northerly right-of-way line of County Road No. 210, said point also lying on a curve concave Northerly, having a radius of 243.31 feet; thence along said Northerly right-of-way line the following six (6) courses: course one, thence Southwesterly, along the arc of said curve, through a central angle of 54°26'06", an arc distance of 231.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 84°04'34" West, 222.57 feet; course two, thence North 68°42'23" West, 1,737.76 feet to the point of a curve concave Northeasterly, having a radius of 879.93 feet; course three, thence Northwesterly, along the arc of said curve, through a central angle of 15°27'40", an arc distance of 237.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing

and distance of North 60°58'33" West, 236.73 feet; course four, thence North 53°14'43" West, 2,494.87 feet to the point of curvature of a curve concave Southerly, having a radius of 393.31 feet; course five, thence Southwesterly, along the arc of said curve, through a central angle of 75°41'49", an arc distance of 519.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°54'23" West, 482.65 feet; course six, thence South 51°03'28" West, 6,601.35 feet to an intersection with the Southerly line of Section 9 and the Point of Beginning. The above described lands being subject to any submerged sovereign lands of the State of Florida associated with Durbin and Sampson Creeks.

LESS AND EXCEPT:

**Property Removed from DRI (St. Johns County Resolution No. 2006-10)**

A portion of Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commence at the southwest corner of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida; thence North 00°48'41" West, along the westerly line of said Section 10, 377.21 feet, to an intersection a line lying 10.00 feet southeasterly of and parallel with the southeasterly right-of-way of County Road No. 210 (a 150.00 foot right-of-way per St. Johns County Right-of-Way Map dated 8-15-2002); thence North 51°03'28" East, along last said line and the northeasterly extension thereof, 7,759.46 feet to the southwesterly existing right-of-way line of Florida East Coast Railroad (a variable width right-of-way as shown on Florida East Coast Railway Company Right-of-Way and Track Map dated December 31, 1927); thence southeasterly, southwesterly and easterly, along said southwesterly existing right-of-way line run of the following six (6) courses and distances: Course No. 1: South 41°00'02" East, 1,524.26 feet; Course No. 2: South 48°59'58" West, 70.00 feet; Course No. 3: South 41°00'02" East, 1,295.55 feet to the Point of Beginning; Course No. 4: South 41°00'02" East, 449.45 feet; Course No. 5: North 89°16'33" East, 98.30 feet; Course No. 6: South 41°00'02" East, 862.54 feet; thence South 48°59'58" West, 225.55 feet to the northeasterly right-of-way of said County Road 210; thence North 68°42'23" West, along said northeasterly right-of-way, 922.85 feet; thence North 23°54'33" West, 70.96 feet; thence North 20°53'17" East, 132.02 feet to the point of curvature of a curve leading northerly; thence northerly along and around the arc of said curve, concave westerly, having a radius of 310.00 feet, an arc distance of 334.85 feet, said arc being subtended by a chord bearing and distance of North 10°03'22" West, 318.81 feet to a point of tangency of last said curve; thence North 41°00'02" West, 37.36 feet; thence North 41°31'41" West, 115.11 feet; thence North 48°28'19" East, 279.45 feet to the Point of Beginning.

LESS AND EXCEPT:

The Heartwood Property described in Exhibit "B" hereto.

EXHIBIT "B"

Legal Description – Heartwood Property

PARCEL 2A

A PART OF SECTIONS 9, 10, 11, 14 AND 15, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00 DEGREES 50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, 1638.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, 1063.63 FEET; THENCE SOUTH 89 DEGREES 12'49" WEST, 47.18 FEET; THENCE NORTH 00 DEGREES 47'11" WEST, 80.97 FEET; THENCE NORTH 73 DEGREES 31'30" EAST, 211.36 FEET; THENCE NORTH 16 DEGREES 35'20" WEST, 62.03 FEET; THENCE NORTH 26 DEGREES 09'26" WEST, 212.84 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51 DEGREES 03'23" EAST, ALONG LAST SAID LINE, 1364.84 FEET; THENCE SOUTH 37 DEGREES 37'34" EAST, 342.24 FEET; THENCE SOUTH 52 DEGREES 26'32" WEST, 284.47 FEET; THENCE SOUTH 05 DEGREES 25'48" WEST, 210.26 FEET; THENCE SOUTH 10 DEGREES 09'43" EAST, 78.81 FEET; THENCE SOUTH 10 DEGREES 12'14" WEST, 50.80 FEET; THENCE SOUTH 38 DEGREES 25'05" WEST, 37.01 FEET; THENCE SOUTH 45 DEGREES 00'00" WEST, 28.28 FEET; THENCE NORTH 79 DEGREES 12'57" WEST, 42.76 FEET; THENCE NORTH 76 DEGREES 22'23" WEST, 33.96 FEET; THENCE NORTH 30 DEGREES 57'50" WEST, 46.65 FEET; THENCE NORTH 40 DEGREES 45'49" WEST, 76.58 FEET; THENCE NORTH 45 DEGREES 00'00" WEST, 18.48 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 31.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 58'50" EAST, 31.18 FEET; THENCE SOUTH 51 DEGREES 03'23" WEST, 188.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 34.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 53'47" WEST, 34.90 FEET; THENCE SOUTH 36 DEGREES 44'12" WEST, 25.73 FEET; THENCE SOUTH 17 DEGREES 11'55" EAST, 41.38 FEET; THENCE SOUTH 00 DEGREES 00'00" WEST, 112.00 FEET; THENCE SOUTH 23 DEGREES 44'58" WEST, 81.94 FEET; THENCE SOUTH 43 DEGREES 31'49" WEST, 57.55 FEET; THENCE SOUTH 05 DEGREES 08'33" WEST, 50.02 FEET; THENCE SOUTH 20 DEGREES 06'59" EAST, 41.30 FEET; THENCE SOUTH 15 DEGREES 29'01" EAST, 58.80 FEET; THENCE SOUTH 08 DEGREES 09'34" WEST, 155.15 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 143.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 46'37" (END PAGE 1)

(BEGIN PAGE 2)

EAST, 137.43 FEET; THENCE NORTH 71 DEGREES 33'31" EAST, 95.82 FEET; THENCE NORTH 34 DEGREES 56'44" EAST, 18.73 FEET; THENCE NORTH 48 DEGREES 39'08"

EAST, 99.90 FEET; THENCE NORTH 44 DEGREES 20'29" EAST, 61.52 FEET; THENCE NORTH 45 DEGREES 49'49" EAST, 48.80 FEET; THENCE NORTH 45 DEGREES 00'00" EAST, 7.07 FEET; THENCE NORTH 03 DEGREES 56'43" EAST, 116.28 FEET; THENCE NORTH 09 DEGREES 01'39" WEST, 108.34 FEET; THENCE NORTH 27 DEGREES 04'19" EAST, 50.54 FEET; THENCE NORTH 14 DEGREES 30'01" EAST, 59.91 FEET; THENCE NORTH 69 DEGREES 35'24" EAST, 45.88 FEET; THENCE SOUTH 71 DEGREES 00'12" EAST, 64.51 FEET; THENCE SOUTH 57 DEGREES 43'37" EAST, 25.52 FEET; THENCE SOUTH 33 DEGREES 18'28" EAST, 111.26 FEET; THENCE NORTH 66 DEGREES 14'00" EAST, 179.58 FEET; THENCE NORTH 23 DEGREES 46'00" WEST, 110.00 FEET; THENCE NORTH 66 DEGREES 14'00" EAST, 192.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 243.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 10'47" EAST, 233.10 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 539.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 31'07" WEST, 502.44 FEET; THENCE NORTH 21 DEGREES 44'09" EAST, 76.92 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 38'22" WEST, 214.81 FEET; THENCE NORTH 39 DEGREES 00'52" WEST, 34.11 FEET; THENCE NORTH 84 DEGREES 00'52" WEST, 134.75 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 51 DEGREES 03'23" EAST, ALONG LAST SAID LINE, 314.76 FEET; THENCE SOUTH 09 DEGREES 28'01" WEST, 96.50 FEET; THENCE SOUTH 35 DEGREES 31'59" EAST, 74.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 351.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 57'30" EAST, 331.81 FEET; THENCE SOUTH 31 DEGREES 36'59" WEST, 52.36 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 297.93 FEET, AN ARC DISTANCE OF 264.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 12'41" WEST, 255.63 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 490.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 07'35" EAST, 447.73 FEET; THENCE NORTH 76 DEGREES 56'28" EAST, 786.40 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 79.00 FEET, AN ARC DISTANCE OF 117.08 FEET, SAID ARC BEING SUBTENDED BY A

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(BEGIN PAGE 3)  
 CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 11'12" EAST, 116.97 FEET;  
 THENCE NORTH 03 DEGREES 52'43" WEST, 96.60 FEET; THENCE NORTH 00 DEGREES 00'00" EAST, 121.00 FEET; THENCE NORTH 16 DEGREES 04'25" EAST, 61.40 FEET;  
 THENCE NORTH 24 DEGREES 37'25" EAST, 79.20 FEET; THENCE NORTH 21 DEGREES

11'39" EAST, 52.55 FEET; THENCE NORTH 19 DEGREES 12'46" EAST, 69.89 FEET;  
 THENCE NORTH 27 DEGREES 04'19" WEST, 50.54 FEET; THENCE NORTH 06 DEGREES  
 06'56" WEST, 56.32 FEET; THENCE NORTH 07 DEGREES 25'53" EAST, 69.58 FEET;  
 THENCE NORTH 56 DEGREES 00'13" EAST, 51.87 FEET; THENCE NORTH 30 DEGREES  
 37'07" EAST, 56.94 FEET; THENCE NORTH 36 DEGREES 52'12" EAST, 45.00 FEET;  
 THENCE NORTH 23 DEGREES 46'55" EAST, 47.61 FEET TO A POINT ON A CURVE;  
 THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE,  
 CONCAVE EASTERLY, HAVING A RADIUS OF 882.15 FEET, AN ARC DISTANCE OF  
 167.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE  
 OF NORTH 28 DEGREES 41'18" WEST, 167.51 FEET; THENCE NORTH 50 DEGREES  
 11'40" WEST, 10.13 FEET; THENCE NORTH 55 DEGREES 08'44" WEST, 68.24 FEET;  
 THENCE NORTH 29 DEGREES 44'42" WEST, 64.50 FEET; THENCE NORTH 67 DEGREES  
 40'17" WEST, 60.54 FEET; THENCE SOUTH 52 DEGREES 25'53" WEST, 32.80 FEET;  
 THENCE SOUTH 27 DEGREES 15'19" WEST, 37.12 FEET; THENCE NORTH 85 DEGREES  
 41'02" WEST, 53.15 FEET; THENCE NORTH 10 DEGREES 27'36" WEST, 66.10 FEET;  
 THENCE NORTH 14 DEGREES 10'20" EAST, 102.11 FEET; THENCE NORTH 07  
 DEGREES 51'12" WEST, 117.10 FEET; THENCE NORTH 30 DEGREES 33'21" EAST, 96.38  
 FEET; THENCE NORTH 63 DEGREES 26'06" EAST, 129.69 FEET; THENCE NORTH 29  
 DEGREES 53'56" WEST, 239.15 FEET; THENCE SOUTH 86 DEGREES 13'42" WEST, 20.21  
 FEET; THENCE NORTH 54 DEGREES 29'15" WEST, 43.60 FEET; THENCE NORTH 38  
 DEGREES 55'49" WEST, 1.06 FEET; THENCE NORTH 38 DEGREES 16'59" WEST, 2.99  
 FEET; THENCE NORTH 37 DEGREES 14'55" WEST, 2.27 FEET; THENCE NORTH 36  
 DEGREES 17'02" WEST, 5.12 FEET; THENCE NORTH 35 DEGREES 32'24" WEST, 2.90  
 FEET; THENCE NORTH 34 DEGREES 29'56" WEST, 8.98 FEET TO AN INTERSECTION  
 WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY OF AND PARALLEL  
 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210;  
 THENCE NORTH 51 DEGREES 03'23" EAST, ALONG LAST SAID LINE, 2211.96 FEET;  
 THENCE SOUTH 11 DEGREES 41'58" EAST, 154.72 FEET; THENCE SOUTH 02 DEGREES  
 48'07" EAST, 51.29 FEET; THENCE SOUTH 38 DEGREES 14'30" EAST, 37.60 FEET;  
 THENCE SOUTH 10 DEGREES 12'59" WEST, 77.30 FEET; THENCE SOUTH 00 DEGREES  
 10'53" WEST, 51.14 FEET; THENCE SOUTH 13 DEGREES 35'09" WEST, 107.29 FEET;  
 THENCE SOUTH 06 DEGREES 45'14" WEST, 61.21 FEET; THENCE SOUTH 23 DEGREES  
 04'38" WEST, 60.07 FEET; THENCE SOUTH 04 DEGREES 24'37" EAST, 46.82 FEET;  
 THENCE SOUTH 21 DEGREES 11'20" EAST, 141.23 FEET; THENCE SOUTH 39 DEGREES  
 28'00" EAST, 39.42 FEET; THENCE SOUTH 04 DEGREES 31'01" WEST, 34.05 FEET TO A  
 POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF  
 SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC  
 DISTANCE OF 27.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
 AND DISTANCE OF SOUTH 11 DEGREES 32'54" EAST, 27.03 FEET; THENCE SOUTH 55  
 DEGREES 09'20" EAST, 36.48 FEET; THENCE SOUTH 23 DEGREES 52'05" WEST, 52.63  
 FEET; THENCE SOUTH 00 DEGREES 12'21" WEST, 103.02 FEET; THENCE SOUTH 68  
 DEGREES 09'20" WEST, 33.54 FEET; THENCE SOUTH 08 DEGREES 24'09" WEST, 27.07  
 FEET; THENCE SOUTH 17 DEGREES 53'48" WEST, 23.93 FEET; THENCE SOUTH 13  
 DEGREES 37'53" EAST, 73.13 FEET; THENCE NORTH 48 DEGREES 08'01" EAST, 35.22  
 FEET; THENCE NORTH 52 DEGREES 51'36" EAST, 33.05 FEET; THENCE SOUTH 40  
 DEGREES 11'47"  
 (END PAGE THREE)

(BEGIN PAGE 4)  
 EAST, 47.13 FEET; THENCE SOUTH 11 DEGREES 42'30" EAST, 54.36 FEET; THENCE  
 SOUTH 64 DEGREES 07'42" EAST, 41.72 FEET; THENCE SOUTH 22 DEGREES 14'42"

EAST, 37.95 FEET; THENCE SOUTH 06 DEGREES 39'01" WEST, 65.94 FEET; THENCE SOUTH 31 DEGREES 13'54" WEST, 28.76 FEET; THENCE SOUTH 06 DEGREES 47'56" EAST, 2.43 FEET; THENCE SOUTH 37 DEGREES 29'44" EAST, 170.64 FEET; THENCE NORTH 71 DEGREES 32'01" EAST, 46.75 FEET; THENCE NORTH 86 DEGREES 36'12" EAST, 9.14 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 806.86 FEET, AN ARC DISTANCE OF 107.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 40'08" EAST, 107.56 FEET; THENCE NORTH 29 DEGREES 55'40" EAST, 35.11 FEET; THENCE NORTH 64 DEGREES 44'02" EAST, 56.09 FEET; THENCE NORTH 01 DEGREES 59'41" EAST, 37.40 FEET; THENCE NORTH 71 DEGREES 15'15" EAST, 79.62 FEET; THENCE NORTH 35 DEGREES 24'15" EAST, 58.02 FEET; THENCE NORTH 04 DEGREES 51'46" EAST, 12.74 FEET; THENCE SOUTH 74 DEGREES 01'24" EAST, 48.75 FEET; THENCE SOUTH 48 DEGREES 21'07" EAST, 54.87 FEET; THENCE SOUTH 40 DEGREES 42'40" EAST, 59.63 FEET; THENCE SOUTH 35 DEGREES 18'14" EAST, 85.45 FEET; THENCE SOUTH 24 DEGREES 07'43" EAST, 67.15 FEET; THENCE SOUTH 23 DEGREES 49'17" EAST, 117.40 FEET; THENCE SOUTH 17 DEGREES 15'18" EAST, 95.07 FEET; THENCE SOUTH 47 DEGREES 46'07" WEST, 10.86 FEET; THENCE SOUTH 43 DEGREES 12'21" WEST, 207.41 FEET; THENCE SOUTH 65 DEGREES 48'17" WEST, 44.65 FEET; THENCE NORTH 69 DEGREES 39'29" WEST, 54.11 FEET; THENCE NORTH 61 DEGREES 24'33" WEST, 56.27 FEET; THENCE NORTH 17 DEGREES 08'28" WEST, 35.88 FEET; THENCE NORTH 05 DEGREES 27'16" WEST, 46.80 FEET; THENCE NORTH 45 DEGREES 08'58" WEST, 83.91 FEET; THENCE NORTH 25 DEGREES 22'45" WEST, 7.36 FEET; THENCE SOUTH 88 DEGREES 52'03" WEST, 74.47 FEET; THENCE SOUTH 75 DEGREES 48'02" WEST, 25.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 120.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 41'17" WEST, 120.03 FEET; THENCE SOUTH 59 DEGREES 03'33" WEST, 24.84 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 57.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 45'26" WEST, 57.27 FEET; THENCE SOUTH 56 DEGREES 44'49" WEST, 36.54 FEET; THENCE SOUTH 60 DEGREES 31'37" WEST, 46.87 FEET; THENCE SOUTH 08 DEGREES 53'02" EAST, 27.15 FEET; THENCE SOUTH 28 DEGREES 42'54" WEST, 30.51 FEET; THENCE SOUTH 16 DEGREES 31'14" WEST, 3.86 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 24'52" EAST, 26.46 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 47'41" EAST, 73.75 FEET; THENCE SOUTH 74 DEGREES 52'04" EAST, 140.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID

(END PAGE 4)  
 (BEGIN PAGE 5)  
 CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 160.61 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 54'65" WEST, 110.63 FEET; THENCE SOUTH

17 DEGREES 07'42" WEST, 21.59 FEET; THENCE SOUTH 40 DEGREES 55'53" WEST, 50.29 FEET; THENCE SOUTH 51 DEGREES 40'54" WEST, 62.19 FEET; THENCE SOUTH 63 DEGREES 20'15" WEST, 172.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 63.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 31'48" EAST, 63.27 FEET; THENCE NORTH 76 DEGREES 57'21" EAST, 136.89 FEET; THENCE NORTH 76 DEGREES 51'41" EAST, 58.68 FEET; THENCE NORTH 78 DEGREES 19'30" EAST, 58.84 FEET; THENCE NORTH 71 DEGREES 27'23" EAST, 51.68 FEET; THENCE NORTH 66 DEGREES 51'41" EAST, 44.64 FEET; THENCE NORTH 27 DEGREES 56'26" EAST, 49.37 FEET; THENCE NORTH 81 DEGREES 25'57" EAST, 66.31 FEET; THENCE NORTH 66 DEGREES 30'33" WEST, 66.05 FEET; THENCE NORTH 68 DEGREES 29'54" EAST, 58.92 FEET; THENCE NORTH 57 DEGREES 51'05" EAST, 45.34 FEET; THENCE NORTH 62 DEGREES 57'10" EAST, 55.57 FEET; THENCE NORTH 83 DEGREES 23'43" EAST, 39.63 FEET; THENCE NORTH 82 DEGREES 03'46" EAST, 45.84 FEET; THENCE NORTH 51 DEGREES 48'48" EAST, 43.60 FEET; THENCE NORTH 52 DEGREES 21'59" EAST, 38.93 FEET; THENCE SOUTH 79 DEGREES 19'33" EAST, 54.05 FEET; THENCE SOUTH 53 DEGREES 44'48" EAST, 67.69 FEET; THENCE SOUTH 65 DEGREES 55'06" EAST, 42.26 FEET; THENCE SOUTH 87 DEGREES 24'52" EAST, 26.16 FEET; THENCE SOUTH 02 DEGREES 53'09" EAST, 98.98 FEET; THENCE NORTH 73 DEGREES 36'17" WEST, 20.75 FEET; THENCE SOUTH 30 DEGREES 31'00" WEST, 44.14 FEET; THENCE SOUTH 26 DEGREES 32'20" WEST, 29.45 FEET; THENCE SOUTH 57 DEGREES 34'01" WEST, 31.16 FEET; THENCE SOUTH 00 DEGREES 45'11" EAST, 52.04 FEET; THENCE SOUTH 60 DEGREES 03'02" WEST, 48.22 FEET; THENCE SOUTH 11 DEGREES 17'31" EAST, 70.24 FEET; THENCE SOUTH 54 DEGREES 18'57" EAST, 56.72 FEET; THENCE SOUTH 50 DEGREES 09'01" EAST, 64.31 FEET; THENCE NORTH 09 DEGREES 32'40" EAST, 35.68 FEET; THENCE SOUTH 24 DEGREES 45'43" EAST, 53.13 FEET; THENCE SOUTH 10 DEGREES 27'32" EAST, 74.24 FEET; THENCE SOUTH 29 DEGREES 56'24" EAST, 40.92 FEET; THENCE SOUTH 10 DEGREES 26'11" EAST, 50.04 FEET; THENCE SOUTH 48 DEGREES 22'26" EAST, 43.04 FEET; THENCE SOUTH 05 DEGREES 19'08" EAST, 67.29 FEET; THENCE SOUTH 13 DEGREES 26'08" EAST, 49.35 FEET; THENCE SOUTH 22 DEGREES 45'33" WEST, 33.22 FEET; THENCE SOUTH 24 DEGREES 27'50" EAST, 43.07 FEET; THENCE SOUTH 33 DEGREES 44'59" EAST, 59.88 FEET; THENCE SOUTH 49 DEGREES 32'33" EAST, 36.15 FEET; THENCE SOUTH 67 DEGREES 43'49" EAST, 51.08 FEET; THENCE SOUTH 49 DEGREES 09'12" EAST, 45.12 FEET; THENCE SOUTH 25 DEGREES 57'29" EAST, 59.02 FEET; THENCE SOUTH 06 DEGREES 35'09" EAST, 43.97 FEET; THENCE SOUTH 09 DEGREES 34'40" EAST, 46.83 FEET; THENCE NORTH 87 DEGREES 44'43" EAST, 35.69 FEET; THENCE NORTH 89 DEGREES 20'33" EAST, 21.26 FEET; THENCE SOUTH 49 DEGREES 04'17" EAST, 41.76 FEET; THENCE SOUTH 28 DEGREES 27'02" EAST, 17.40 FEET; THENCE SOUTH 33 DEGREES 33'52" EAST, 93.18 FEET; THENCE NORTH 81 DEGREES 31'24" EAST, 16.34 FEET; THENCE SOUTH 23 DEGREES 36'14" EAST, 54.52 FEET; THENCE SOUTH 29 DEGREES 56'05" EAST, 42.65 FEET; THENCE SOUTH 36 DEGREES 45'21" EAST, 50.78 FEET; THENCE SOUTH 20 DEGREES 47'05" WEST, 58.23 FEET; THENCE SOUTH 24 DEGREES 58'38" WEST, 14.61 FEET; THENCE SOUTH 11 DEGREES 15'02" EAST, 12.11 FEET; THENCE SOUTH 19 DEGREES 31'28" EAST, 9.67 FEET; THENCE SOUTH 01 DEGREES 14'12" EAST, 31.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, (END PAGE 5)

(BEGIN PAGE 6)

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 6.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 31'45" EAST, 6.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 158.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 15'15" WEST, 157.48 FEET; THENCE SOUTH 77 DEGREES 40'49" EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 84 DEGREES 45'02" EAST, 30.98 FEET; THENCE SOUTH 64 DEGREES 41'13" WEST, 32.01 FEET; THENCE SOUTH 56 DEGREES 16'14" WEST, 21.03 FEET; THENCE SOUTH 05 DEGREES 15'14" EAST, 15.23 FEET; THENCE SOUTH 89 DEGREES 43'10" EAST, 52.46 FEET; THENCE SOUTH 19 DEGREES 30'30" WEST, 30.12 FEET; THENCE NORTH 76 DEGREES 27'59" WEST, 31.29 FEET; THENCE SOUTH 10 DEGREES 53'25" WEST, 23.70 FEET; THENCE SOUTH 57 DEGREES 27'64" EAST, 28.06 FEET; THENCE SOUTH 32 DEGREES 16'22" WEST, 19.94 FEET; THENCE SOUTH 53 DEGREES 29'47" WEST, 34.14 FEET; THENCE SOUTH 20 DEGREES 42'26" EAST, 34.50 FEET; THENCE SOUTH 10 DEGREES 10'48" WEST, 34.63 FEET; THENCE SOUTH 49 DEGREES 25'22" WEST, 38.10 FEET; THENCE SOUTH 04 DEGREES 57'03" WEST, 39.11 FEET; THENCE SOUTH 32 DEGREES 39'26" EAST, 36.49 FEET; THENCE SOUTH 37 DEGREES 52'15" EAST, 34.64 FEET; THENCE SOUTH 61 DEGREES 52'38" EAST, 37.74 FEET; THENCE SOUTH 45 DEGREES 36'38" EAST, 29.06 FEET; THENCE NORTH 85 DEGREES 37'57" EAST, 28.98 FEET; THENCE NORTH 06 DEGREES 18'04" EAST, 55.55 FEET; THENCE NORTH 20 DEGREES 11'28" EAST, 37.28 FEET; THENCE NORTH 70 DEGREES 53'33" EAST, 37.53 FEET; THENCE NORTH 06 DEGREES 48'47" WEST, 26.52 FEET; THENCE NORTH 42 DEGREES 37'10" EAST, 29.76 FEET; THENCE NORTH 11 DEGREES 51'48" EAST, 38.53 FEET; THENCE NORTH 88 DEGREES 22'09" WEST, 12.75 FEET; THENCE NORTH 41 DEGREES 00'18" WEST, 23.28 FEET; THENCE NORTH 11 DEGREES 53'28" EAST, 19.33 FEET; THENCE NORTH 24 DEGREES 35'31" EAST, 38.16 FEET; THENCE NORTH 69 DEGREES 06'59" EAST, 21.86 FEET; THENCE NORTH 84 DEGREES 44'40" EAST, 17.58 FEET; THENCE SOUTH 28 DEGREES 09'08" EAST, 15.81 FEET; THENCE SOUTH 24 DEGREES 35'48" EAST, 16.96 FEET; THENCE SOUTH 13 DEGREES 48'09" WEST, 22.95 FEET; THENCE SOUTH 64 DEGREES 51'27" EAST, 10.59 FEET; THENCE SOUTH 36 DEGREES 19'11" EAST, 15.53 FEET; THENCE SOUTH 69 DEGREES 40'13" EAST, 50.93 FEET; THENCE SOUTH 41 DEGREES 02'06" EAST, 26.63 FEET; THENCE SOUTH 11 DEGREES 28'34" WEST, 26.79 FEET; THENCE SOUTH 20 DEGREES 42'14" EAST, 23.60 FEET; THENCE SOUTH 00 DEGREES 17'54" EAST, 66.25 FEET; THENCE SOUTH 67 DEGREES 26'48" EAST, 34.05 FEET; THENCE NORTH 87 DEGREES 06'57" EAST, 42.57 FEET; THENCE SOUTH 76 DEGREES 33'44" EAST, 35.65 FEET; THENCE SOUTH 49 DEGREES 57'20" WEST, 31.72 FEET; THENCE SOUTH 71 DEGREES 32'16" WEST, 22.56 FEET; THENCE SOUTH 72 DEGREES 21'06" EAST, 42.38 FEET; THENCE SOUTH 47 DEGREES 04'15" WEST, 42.31 FEET; THENCE NORTH 86 DEGREES 34'37" EAST, 41.52 FEET; THENCE SOUTH 11 DEGREES 07'21" WEST, 57.83 FEET; THENCE SOUTH 07 DEGREES 44'23" EAST, 36.71 FEET; THENCE SOUTH 29 DEGREES 35'10" EAST, 35.92 FEET; THENCE SOUTH 30 DEGREES 48'45" EAST, 50.65 FEET; THENCE SOUTH 49 DEGREES 28'03" WEST, 41.58 FEET; THENCE SOUTH 22 DEGREES 18'42" WEST, 32.27 FEET; THENCE SOUTH 04 DEGREES 56'41" WEST, 67.60 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 445.40 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

(END PAGE 6)

(BEGIN PAGE 7)  
 15 DEGREES 10'04" EAST, 112.63 FEET; THENCE SOUTH 79 DEGREES 36'50" WEST,  
 106.03 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID  
 CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 305.00 FEET, AN ARC  
 DISTANCE OF 123.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
 AND DISTANCE OF SOUTH 05 DEGREES 53'04" WEST, 122.33 FEET; THENCE SOUTH  
 17 DEGREES 27'11" WEST, 53.52 FEET TO A POINT ON A CURVE; THENCE  
 SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE  
 WESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 37.28 FEET,  
 SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11  
 DEGREES 08'29" EAST, 36.89 FEET; THENCE SOUTH 67 DEGREES 25'53" EAST, 101.83  
 FEET; THENCE NORTH 36 DEGREES 16'04" EAST, 20.97 FEET; THENCE NORTH 61  
 DEGREES 15'31" EAST, 41.05 FEET; THENCE SOUTH 12 DEGREES 57'08" EAST, 65.98  
 FEET; THENCE SOUTH 26 DEGREES 29'28" EAST, 41.66 FEET; THENCE NORTH 83  
 DEGREES 53'03" EAST, 40.19 FEET; THENCE SOUTH 25 DEGREES 23'04" EAST, 54.98  
 FEET; THENCE SOUTH 20 DEGREES 18'22" EAST, 38.32 FEET; THENCE SOUTH 61  
 DEGREES 06'35" WEST, 62.66 FEET; THENCE SOUTH 03 DEGREES 59'44" EAST, 40.29  
 FEET; THENCE SOUTH 20 DEGREES 14'44" EAST, 31.75 FEET; THENCE SOUTH 05  
 DEGREES 34'03" EAST, 61.29 FEET TO A POINT ON A CURVE; THENCE  
 SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE  
 SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 61.57 FEET,  
 SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54  
 DEGREES 57'19" EAST, 61.53 FEET; THENCE NORTH 07 DEGREES 48'58" EAST, 35.47  
 FEET; THENCE NORTH 25 DEGREES 58'58" EAST, 40.08 FEET; THENCE NORTH 89  
 DEGREES 19'13" EAST, 40.04 FEET; THENCE SOUTH 54 DEGREES 41'11" EAST, 38.60  
 FEET; THENCE SOUTH 36 DEGREES 21'56" WEST, 35.41 FEET; THENCE SOUTH 43  
 DEGREES 28'36" WEST, 33.38 FEET; THENCE SOUTH 29 DEGREES 54'01" EAST, 28.07  
 FEET; THENCE SOUTH 67 DEGREES 28'55" EAST, 31.23 FEET; THENCE SOUTH 45  
 DEGREES 03'01" EAST, 40.33 FEET; THENCE SOUTH 36 DEGREES 11'15" EAST, 35.31  
 FEET; THENCE SOUTH 02 DEGREES 08'30" EAST, 28.23 FEET; THENCE SOUTH 12  
 DEGREES 45'44" EAST, 38.25 FEET; THENCE SOUTH 11 DEGREES 58'58" WEST, 25.56  
 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE  
 ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN  
 ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD  
 BEARING AND DISTANCE OF SOUTH 17 DEGREES 30'41" EAST, 124.99 FEET TO A  
 POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF  
 SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 564.99 FEET, AN ARC  
 DISTANCE OF 276.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
 AND DISTANCE OF SOUTH 00 DEGREES 40'34" EAST, 273.95 FEET; THENCE NORTH  
 77 DEGREES 44'23" EAST, 0.34 FEET; THENCE NORTH 47 DEGREES 02'49" EAST, 36.37  
 FEET; THENCE SOUTH 00 DEGREES 59'40" WEST, 69.65 FEET; THENCE SOUTH 28  
 DEGREES 39'14" EAST, 34.45 FEET; THENCE SOUTH 14 DEGREES 44'32" WEST, 36.12  
 FEET; THENCE SOUTH 37 DEGREES 11'54" WEST, 47.10 FEET; THENCE SOUTH 67  
 DEGREES 15'50" WEST, 26.93 FEET; THENCE SOUTH 29 DEGREES 01'20" EAST, 17.37  
 FEET; THENCE SOUTH 05 DEGREES 35'19" EAST, 21.21 FEET; THENCE SOUTH 62  
 DEGREES 02'04" WEST, 23.09 FEET; THENCE SOUTH 07 DEGREES 36'00" WEST, 36.67  
 FEET; THENCE NORTH 83 DEGREES 32'41" WEST, 19.91 FEET; THENCE SOUTH 04  
 DEGREES 14'18" WEST, 3.64 FEET; THENCE SOUTH 05 DEGREES 41'22" WEST, 16.16  
 FEET; THENCE SOUTH 05 DEGREES 41'22" WEST, 25.59 FEET TO A POINT  
 (END PAGE 7)

(BEGIN PAGE 8)  
 ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 60.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 01'02" EAST, 60.27 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 67.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 19'36" WEST, 66.88 FEET; THENCE SOUTH 07 DEGREES 18'17" EAST, 80.09 FEET; THENCE SOUTH 36 DEGREES 32'57" EAST, 35.96 FEET; THENCE SOUTH 27 DEGREES 57'47" EAST, 54.21 FEET; THENCE SOUTH 01 DEGREES 28'35" EAST, 35.25 FEET; THENCE SOUTH 24 DEGREES 38'24" EAST, 9.12 FEET; THENCE NORTH 15 DEGREES 10'31" EAST, 40.00 FEET; THENCE SOUTH 35 DEGREES 01'37" EAST, 23.64 FEET; THENCE SOUTH 60 DEGREES 33'08" EAST, 26.17 FEET; THENCE SOUTH 54 DEGREES 34'42" EAST, 30.40 FEET; THENCE SOUTH 26 DEGREES 40'07" EAST, 23.26 FEET; THENCE SOUTH 12 DEGREES 28'36" EAST, 40.89 FEET; THENCE SOUTH 77 DEGREES 02'31" WEST, 25.24 FEET; THENCE SOUTH 00 DEGREES 37'16" WEST, 50.15 FEET; THENCE NORTH 86 DEGREES 13'32" EAST, 275.60 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 1205.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 48'02" EAST, 1082.75 FEET; THENCE SOUTH 20 DEGREES 49'10" EAST, 0.64 FEET; THENCE SOUTH 10 DEGREES 37'38" EAST, 81.25 FEET; THENCE NORTH 80 DEGREES 41'13" EAST, 25.05 FEET; THENCE SOUTH 01 DEGREES 38'20" WEST, 16.08 FEET; THENCE SOUTH 47 DEGREES 41'17" WEST, 25.53 FEET; THENCE SOUTH 09 DEGREES 58'59" EAST, 19.79 FEET; THENCE SOUTH 04 DEGREES 40'16" WEST, A DISTANCE OF 47.25 FEET; THENCE SOUTH 08 DEGREES 51'58" EAST, 58.43 FEET; THENCE SOUTH 71 DEGREES 09'16" EAST, 29.21 FEET; THENCE SOUTH 05 DEGREES 53'40" EAST, 16.96 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 1063.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 57'54" WEST, 993.65 FEET; THENCE SOUTH 86 DEGREES 13'32" WEST, A DISTANCE OF 866.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 113.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 09'16" WEST, 111.67 FEET; THENCE SOUTH 50 DEGREES 05'00" WEST, 11.55 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 55.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 35'56" WEST, 53.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 128.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 35'15" EAST, 126.45 FEET; THENCE SOUTH 36 DEGREES 17'22" EAST, 4.50 FEET TO A

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 POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 114.26 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 22'14" EAST, 113.69 FEET; THENCE SOUTH 77 DEGREES 00'43" EAST, 48.54 FEET; THENCE NORTH 63 DEGREES 13'47" EAST, 42.76 FEET; THENCE SOUTH 27 DEGREES 26'46" WEST, 48.48 FEET; THENCE SOUTH 51 DEGREES 04'54" EAST, 23.47 FEET; THENCE SOUTH 87 DEGREES 26'01" EAST, 27.83 FEET; THENCE SOUTH 14 DEGREES 39'04" EAST, 66.22 FEET; THENCE SOUTH 31 DEGREES 00'19" WEST, 48.72 FEET; THENCE SOUTH 26 DEGREES 46'01" WEST, 49.21 FEET; THENCE SOUTH 42 DEGREES 24'41" WEST, 40.81 FEET; THENCE SOUTH 26 DEGREES 27'22" WEST, 49.11 FEET; THENCE SOUTH 14 DEGREES 29'49" WEST, 56.87 FEET; THENCE SOUTH 03 DEGREES 09'39" WEST, 61.10 FEET; THENCE SOUTH 14 DEGREES 49'22" EAST, 42.39 FEET; THENCE SOUTH 42 DEGREES 27'43" EAST, 42.11 FEET; THENCE SOUTH 39 DEGREES 01'45" EAST, 51.67 FEET; THENCE SOUTH 43 DEGREES 23'29" EAST, 48.76 FEET; THENCE NORTH 41 DEGREES 50'00" EAST, 42.70 FEET; THENCE NORTH 37 DEGREES 26'22" EAST, 22.99 FEET; THENCE NORTH 11 DEGREES 59'39" EAST, 66.68 FEET; THENCE NORTH 37 DEGREES 25'24" EAST, 41.60 FEET; THENCE NORTH 39 DEGREES 35'49" EAST, 28.68 FEET; THENCE NORTH 46 DEGREES 37'19" EAST, 39.60 FEET; THENCE NORTH 52 DEGREES 44'51" EAST, 46.02 FEET; THENCE NORTH 61 DEGREES 13'29" EAST, 41.90 FEET; THENCE NORTH 58 DEGREES 57'26" EAST, 27.20 FEET; THENCE SOUTH 44 DEGREES 01'45" EAST, 39.52 FEET; THENCE SOUTH 43 DEGREES 21'12" EAST, 46.75 FEET; THENCE SOUTH 46 DEGREES 48'40" WEST, 40.80 FEET; THENCE SOUTH 49 DEGREES 18'27" WEST, 27.02 FEET; THENCE SOUTH 30 DEGREES 19'55" WEST, 18.99 FEET; THENCE SOUTH 26 DEGREES 35'05" EAST, 27.53 FEET; THENCE SOUTH 37 DEGREES 07'07" EAST, 42.42 FEET; THENCE NORTH 35 DEGREES 54'44" EAST, 36.95 FEET; THENCE NORTH 23 DEGREES 17'56" EAST, 115.28 FEET; THENCE NORTH 52 DEGREES 27'38" EAST, 36.53 FEET; THENCE NORTH 56 DEGREES 30'30" EAST, 36.18 FEET; THENCE NORTH 74 DEGREES 43'41" EAST, 22.59 FEET; THENCE NORTH 18 DEGREES 38'15" EAST, 23.89 FEET; THENCE NORTH 84 DEGREES 34'20" EAST, 53.30 FEET; THENCE SOUTH 84 DEGREES 45'12" EAST, 66.80 FEET; THENCE NORTH 59 DEGREES 49'20" EAST, 49.01 FEET; THENCE NORTH 18 DEGREES 21'03" EAST, 43.50 FEET; THENCE SOUTH 82 DEGREES 20'55" EAST, 33.24 FEET; THENCE SOUTH 74 DEGREES 04'30" EAST, 23.49 FEET; THENCE SOUTH 77 DEGREES 54'51" EAST, 18.57 FEET; THENCE SOUTH 67 DEGREES 08'37" EAST, 45.87 FEET; THENCE NORTH 78 DEGREES 33'37" EAST, 46.05 FEET; THENCE SOUTH 46 DEGREES 17'36" EAST, 23.62 FEET; THENCE SOUTH 80 DEGREES 51'10" EAST, 54.81 FEET; THENCE NORTH 82 DEGREES 38'49" EAST, 32.80 FEET; THENCE NORTH 76 DEGREES 17'27" EAST, 66.39 FEET; THENCE NORTH 76 DEGREES 12'22" EAST, 40.77 FEET; THENCE NORTH 55 DEGREES 49'21" EAST, 9.95 FEET; THENCE SOUTH 03 DEGREES 50'38" EAST, 50.72 FEET; THENCE SOUTH 50 DEGREES 52'04" EAST, 50.43 FEET; THENCE SOUTH 61 DEGREES 07'39" EAST, 57.27 FEET; THENCE SOUTH 59 DEGREES 05'59" EAST, 26.27 FEET; THENCE SOUTH 00 DEGREES 03'49" WEST, 79.34 FEET; THENCE SOUTH 17 DEGREES 58'24" WEST, 80.64 FEET; THENCE SOUTH 04 DEGREES 00'26" WEST, 35.92 FEET; THENCE SOUTH 26 DEGREES 10'12" WEST, 43.91 FEET; THENCE SOUTH 06 DEGREES 34'07" EAST, 41.45 FEET; THENCE SOUTH 14 DEGREES 07'56" EAST, 51.09 FEET; THENCE SOUTH 20 DEGREES 40'32" WEST, 64.64 FEET; THENCE SOUTH 32 DEGREES 13'59" WEST, 65.05 FEET; THENCE SOUTH 72 DEGREES 31'50" WEST, 37.56 FEET; THENCE SOUTH 34 DEGREES 12'14" WEST, 61.66 FEET; THENCE SOUTH 06 DEGREES 46'02" WEST, 27.55

FEET; THENCE SOUTH 00 DEGREES 55'28" EAST, 46.30 FEET; THENCE SOUTH 23 DEGREES 09'30" WEST, 72.24 FEET;  
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THENCE SOUTH 60 DEGREES 34'26" WEST, 22.98 FEET; THENCE SOUTH 25 DEGREES 57'51" WEST, 11.23 FEET; THENCE SOUTH 08 DEGREES 09'11" EAST, 219.83 FEET; THENCE SOUTH 60 DEGREES 34'17" EAST, 31.17 FEET; THENCE SOUTH 08 DEGREES 20'43" EAST, 75.31 FEET; THENCE SOUTH 75 DEGREES 51'12" EAST, 44.38 FEET; THENCE SOUTH 45 DEGREES 43'51" EAST, 54.05 FEET; THENCE SOUTH 27 DEGREES 36'22" EAST, 41.25 FEET; THENCE SOUTH 43 DEGREES 10'33" EAST, 60.78 FEET; THENCE SOUTH 65 DEGREES 23'27" EAST, 50.65 FEET; THENCE SOUTH 11 DEGREES 50'27" EAST, 27.17 FEET; THENCE SOUTH 06 DEGREES 41'13" EAST, 35.08 FEET; THENCE SOUTH 12 DEGREES 47'51" EAST, 71.60 FEET; THENCE SOUTH 17 DEGREES 54'50" EAST, 67.51 FEET; THENCE SOUTH 22 DEGREES 18'06" WEST, 68.81 FEET; THENCE SOUTH 28 DEGREES 39'03" EAST, 76.31 FEET; THENCE SOUTH 16 DEGREES 55'01" WEST, 34.24 FEET; THENCE SOUTH 13 DEGREES 28'22" WEST, 63.36 FEET; THENCE SOUTH 45 DEGREES 56'33" WEST, 4.50 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 138.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 35'39" WEST, 135.43 FEET; THENCE SOUTH 59 DEGREES 16'28" WEST, 52.62 FEET; THENCE SOUTH 30 DEGREES 06'44" WEST, 36.23 FEET; THENCE SOUTH 15 DEGREES 25'27" EAST, 24.09 FEET; THENCE NORTH 62 DEGREES 34'36" EAST, 44.15 FEET; THENCE SOUTH 09 DEGREES 39'08" WEST, 102.45 FEET; THENCE SOUTH 85 DEGREES 08'49" WEST, 72.38 FEET; THENCE SOUTH 86 DEGREES 28'25" WEST, 32.21 FEET; THENCE NORTH 39 DEGREES 57'04" WEST, 36.81 FEET; THENCE NORTH 65 DEGREES 49'22" WEST, 46.16 FEET; THENCE NORTH 85 DEGREES 45'29" WEST, 30.78 FEET; THENCE NORTH 78 DEGREES 15'26" WEST, 51.39 FEET; THENCE NORTH 26 DEGREES 11'55" WEST, 48.74 FEET; THENCE NORTH 51 DEGREES 41'11" EAST, 53.24 FEET; THENCE NORTH 35 DEGREES 41'31" EAST, 44.07 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.98 FEET, AN ARC DISTANCE OF 28.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 02'48" WEST, 28.96 FEET; THENCE NORTH 36 DEGREES 54'40" WEST, 9.56 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.55 FEET, AN ARC DISTANCE OF 56.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 24'03" WEST, 56.25 FEET; THENCE NORTH 78 DEGREES 37'02" WEST, 45.77 FEET; THENCE SOUTH 78 DEGREES 18'44" WEST, 78.11 FEET; THENCE NORTH 61 DEGREES 44'12" WEST, 19.59 FEET; THENCE SOUTH 07 DEGREES 14'11" WEST, 43.55 FEET; THENCE SOUTH 69 DEGREES 58'22" WEST, 38.43 FEET; THENCE NORTH 84 DEGREES 56'42" WEST, 73.71 FEET; THENCE NORTH 42 DEGREES 01'43" WEST, 35.93 FEET; THENCE SOUTH 69 DEGREES 12'37" WEST, 51.81 FEET; THENCE SOUTH 67 DEGREES 47'53" WEST, 32.75 FEET; THENCE SOUTH 48 DEGREES 10'50" WEST, 47.87 FEET; THENCE SOUTH 44 DEGREES 01'00" WEST, 71.32 FEET; THENCE SOUTH 41 DEGREES 20'59" WEST, 31.92 FEET; THENCE SOUTH 46 DEGREES 52'49" WEST, 50.82 FEET; THENCE SOUTH 59 DEGREES 51'34" WEST, 25.75 FEET; THENCE SOUTH 49 DEGREES 16'54" WEST, 48.49 FEET; THENCE SOUTH 55 DEGREES 57'02" WEST, 65.07 FEET; THENCE SOUTH 16 DEGREES 43'14" WEST, 44.03 FEET; THENCE SOUTH 05 DEGREES 35'57" WEST, 55.46 FEET;

THENCE SOUTH 38 DEGREES 44'35" WEST, 59.93 FEET; THENCE SOUTH 27 DEGREES  
19'06" WEST, 51.05 FEET; THENCE SOUTH 27 DEGREES 28'46" WEST, 42.53 FEET;  
THENCE SOUTH 89 DEGREES 33'57" WEST, 803.49  
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FEET; THENCE NORTH 14 DEGREES 59'21" WEST, 272.84 FEET TO A POINT ON A  
CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID  
CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC  
DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
AND DISTANCE OF NORTH 40 DEGREES 17'01" WEST, 82.84 FEET TO A POINT ON A  
CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID  
CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC  
DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
AND DISTANCE OF NORTH 41 DEGREES 08'54" WEST, 74.44 FEET TO A POINT ON A  
CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE,  
CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF  
771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE  
OF NORTH 13 DEGREES 34'50" EAST, 583.90 FEET; THENCE NORTH 61 DEGREES  
36'00" EAST, 287.18 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY,  
ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A  
RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING  
SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 45'48"  
EAST, 482.75 FEET; THENCE NORTH 11 DEGREES 55'36" EAST, 152.87 FEET; THENCE  
NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE  
EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET,  
SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  
17 DEGREES 41'24" WEST, 228.05 FEET; THENCE NORTH 00 DEGREES 13'42" WEST,  
85.97 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND  
THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00  
FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A  
CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 21'35" EAST, 113.56 FEET;  
THENCE NORTH 14 DEGREES 56'51" EAST, 122.62 FEET TO A POINT ON A CURVE;  
THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE  
WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET,  
SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  
10 DEGREES 40'16" WEST, 233.48 FEET; THENCE NORTH 36 DEGREES 17'22" WEST,  
4.50 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND  
AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A  
RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 126.39 FEET, SAID ARC BEING  
SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 21'29"  
WEST, 125.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE  
NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE  
SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 107.81  
FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF  
NORTH 27 DEGREES 35'05" WEST, 106.20 FEET; THENCE NORTH 44 DEGREES 44'34"  
WEST, 9.27 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG  
AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A  
RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING  
SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 15'31"  
WEST, 49.79 FEET; THENCE

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SOUTH 86 DEGREES 13'32" WEST, 445.52 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 808.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 27'20" WEST, 791.71 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 109.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 23'55" WEST, 109.14 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 654.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 12'09" WEST, 645.53 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 50'01" WEST, 35.40 FEET; THENCE SOUTH 75 DEGREES 05'20" WEST, 27.24 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 269.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 55'12" EAST, 265.76 FEET; THENCE SOUTH 31 DEGREES 29'53" EAST, 54.58 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 1194.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 59'19" WEST, 814.71 FEET; THENCE NORTH 45 DEGREES 27'07" WEST, 233.34 FEET; THENCE NORTH 46 DEGREES 17'58" WEST, 120.80 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1041.74 FEET, AN ARC DISTANCE OF 206.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 34'29" WEST, 205.96 FEET; THENCE NORTH 39 DEGREES 19'39" WEST, 329.70 FEET; THENCE SOUTH 83 DEGREES 51'34" WEST, 387.29 FEET; THENCE SOUTH 86 DEGREES 14'23" WEST, 408.03 FEET; THENCE SOUTH 65 DEGREES 37'58" WEST, 188.43 FEET; THENCE SOUTH 49 DEGREES 33'27" WEST, 248.40 FEET; THENCE SOUTH 39 DEGREES 39'14" WEST, 105.76 FEET; THENCE SOUTH 54 DEGREES 43'14" WEST, 78.70 FEET; THENCE SOUTH 62 DEGREES 26'43" WEST, 111.37 FEET; THENCE SOUTH 73 DEGREES 37'25" WEST, 74.92 FEET; THENCE SOUTH 79 DEGREES 47'55" WEST, 56.91 FEET; THENCE SOUTH 67 DEGREES 41'18" WEST, 169.66 FEET; THENCE SOUTH 54 DEGREES 15'34" WEST, 104.21 FEET; THENCE SOUTH 66 DEGREES 18'47" WEST, 186.72 FEET; THENCE SOUTH 22 DEGREES 19'09" WEST, 59.84 FEET; THENCE SOUTH 66 DEGREES 22'14" WEST, 12.52 FEET; THENCE SOUTH 73 DEGREES 36'38" WEST, 17.72 FEET; THENCE SOUTH 78 DEGREES 41'24" WEST, 35.69 FEET; THENCE SOUTH 78 DEGREES 21'59" WEST, 34.71 FEET; THENCE NORTH 86 DEGREES 43'04" WEST, 43.30 FEET; THENCE NORTH 74 DEGREES 31'42" WEST, 72.88 FEET; THENCE SOUTH 85 DEGREES 59'22" WEST, 36.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND

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(BEGIN PG 13)

AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.00 FEET, AN ARC DISTANCE OF 8.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES 23'02" WEST, 8.57 FEET; THENCE SOUTH 56 DEGREES 46'43" WEST, 171.47 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 48.00 FEET, AN ARC DISTANCE OF 102.30 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62 DEGREES 09'52" WEST, 84.01 FEET; THENCE NORTH 01 DEGREES 06'27" WEST, 322.22 FEET; THENCE NORTH 13 DEGREES 52'52" WEST, 65.90 FEET; THENCE SOUTH 78 DEGREES 58'15" EAST, 22.00 FEET; THENCE NORTH 27 DEGREES 44'20" EAST, 58.44 FEET; THENCE SOUTH 20 DEGREES 23'31" EAST, 20.83 FEET; THENCE NORTH 71 DEGREES 44'41" EAST, 44.14 FEET; THENCE NORTH 01 DEGREES 26'06" EAST, 76.10 FEET; THENCE NORTH 46 DEGREES 58'17" EAST, 19.53 FEET; THENCE SOUTH 85 DEGREES 10'34" EAST, 51.97 FEET; THENCE SOUTH 40 DEGREES 31'09" EAST, 120.38 FEET; THENCE SOUTH 88 DEGREES 12'49" EAST, 41.67 FEET; THENCE NORTH 01 DEGREES 11'31" EAST, 32.93 FEET; THENCE SOUTH 70 DEGREES 21'28" EAST, 67.44 FEET; THENCE NORTH 12 DEGREES 53'57" WEST, 55.53 FEET; THENCE NORTH 42 DEGREES 18'15" WEST, 33.18 FEET; THENCE NORTH 02 DEGREES 46'44" EAST, 46.51 FEET; THENCE NORTH 65 DEGREES 04'58" EAST, 34.17 FEET; THENCE NORTH 40 DEGREES 02'45" WEST, 21.95 FEET; THENCE NORTH 54 DEGREES 11'39" WEST, 56.16 FEET; THENCE NORTH 77 DEGREES 05'52" EAST, 43.82 FEET; THENCE NORTH 68 DEGREES 19'57" EAST, 46.77 FEET; THENCE SOUTH 09 DEGREES 00'32" WEST, 22.92 FEET; THENCE SOUTH 80 DEGREES 02'32" EAST, 30.23 FEET; THENCE NORTH 87 DEGREES 58'05" EAST, 16.39 FEET; THENCE SOUTH 82 DEGREES 05'06" EAST, 77.08 FEET; THENCE NORTH 68 DEGREES 10'32" EAST, 30.53 FEET; THENCE NORTH 03 DEGREE 18'41" WEST, 63.31 FEET; THENCE NORTH 23 DEGREES 17'03" WEST, 12.48 FEET; THENCE NORTH 21 DEGREES 29'26" WEST, 41.76 FEET; THENCE NORTH 08 DEGREES 47'51" EAST, 43.24 FEET; THENCE NORTH 51 DEGREES 29'28" EAST, 55.02 FEET; THENCE SOUTH 19 DEGREES 06'01" EAST, 130.09 FEET; THENCE SOUTH 66 DEGREES 12'14" EAST, 8.36 FEET; THENCE NORTH 48 DEGREES 55'27" EAST, 66.34 FEET; THENCE SOUTH 00 DEGREES 43'09" EAST, 73.18 FEET; THENCE NORTH 71 DEGREES 57'09" EAST, 39.67 FEET; THENCE SOUTH 43 DEGREES 39'28" EAST, 64.51 FEET; THENCE NORTH 61 DEGREES 28'09" EAST, 231.33 FEET; THENCE NORTH 10 DEGREES 37'03" EAST, 19.09 FEET; THENCE NORTH 38 DEGREES 16'52" EAST, 68.58 FEET; THENCE SOUTH 52 DEGREES 38'35" EAST, 44.61 FEET; THENCE NORTH 81 DEGREES 49'12" EAST, 71.82 FEET; THENCE NORTH 30 DEGREES 02'37" EAST, 39.63 FEET; THENCE SOUTH 38 DEGREES 22'28" EAST, 32.31 FEET; THENCE NORTH 62 DEGREES 31'08" EAST, 31.21 FEET; THENCE NORTH 52 DEGREES 46'07" EAST, 37.85 FEET; THENCE NORTH 42 DEGREES 40'47" EAST, 58.44 FEET; THENCE NORTH 31 DEGREES 18'01" EAST, 2.29 FEET; THENCE NORTH 36 DEGREES 52'29" WEST, 13.68 FEET; THENCE NORTH 10 DEGREES 26'01" WEST, 49.40 FEET; THENCE SOUTH 78 DEGREES 37'22" WEST, 36.17 FEET; THENCE NORTH 34 DEGREES 41'19" WEST, 39.20 FEET; THENCE NORTH 56 DEGREES 38'50" EAST, 114.33 FEET; THENCE NORTH 24 DEGREES 33'48" EAST, 23.44 FEET; THENCE NORTH 33 DEGREES 41'01" EAST, 50.78 FEET; THENCE NORTH 89 DEGREES 06'13" EAST, 17.71 FEET; THENCE NORTH 20 DEGREES 38'28" EAST, 54.87 FEET; THENCE SOUTH 48 DEGREES 45'54" EAST, 29.25 FEET; THENCE SOUTH 89 DEGREES 35'17" EAST, 40.20 FEET; THENCE SOUTH 79 DEGREES 26'57" EAST, 38.98 FEET; THENCE

SOUTH 65 DEGREES 57'38" EAST, 18.57 FEET; THENCE NORTH 80 DEGREES 19'59"  
EAST, 24.51 FEET; THENCE NORTH 77 DEGREES 12'08" EAST, 16.18 FEET;  
(END PG 13)

(BEGIN PG 14)

THENCE NORTH 43 DEGREES 40'37" EAST, 30.19 FEET; THENCE NORTH 65 DEGREES  
26'29" EAST, 79.49 FEET; THENCE NORTH 50 DEGREES 06'33" EAST, 56.74 FEET;  
THENCE NORTH 76 DEGREES 21'13" EAST, 64.03 FEET; THENCE NORTH 73 DEGREES  
13'29" EAST, 40.58 FEET; THENCE NORTH 89 DEGREES 31'59" EAST, 57.04 FEET;  
THENCE SOUTH 69 DEGREES 06'20" EAST, 23.01 FEET; THENCE NORTH 78 DEGREES  
35'24" EAST, 60.35 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY,  
ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A  
RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 390.50 FEET, SAID ARC BEING  
SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 42'03"  
EAST, 382.64 FEET; THENCE NORTH 52 DEGREES 31'34" EAST, 11.18 FEET TO A  
POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC  
OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 190.00 FEET, AN ARC  
DISTANCE OF 185.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
AND DISTANCE OF NORTH 24 DEGREES 37'52" EAST, 177.78 FEET; THENCE NORTH  
03 DEGREES 15'50" WEST, 19.37 FEET TO A POINT ON A CURVE; THENCE  
NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE  
SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 100.74 FEET,  
SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  
56 DEGREES 05'59" WEST, 87.23 FEET; THENCE SOUTH 71 DEGREES 47'44" WEST,  
40.17 FEET; THENCE SOUTH 76 DEGREES 34'46" WEST, 139.62 FEET; THENCE SOUTH  
16 DEGREES 15'16" WEST, 34.42 FEET; THENCE SOUTH 20 DEGREES 39'17" EAST,  
35.77 FEET; THENCE SOUTH 58 DEGREES 11'32" EAST, 52.50 FEET; THENCE NORTH  
88 DEGREES 31'42" WEST, 25.66 FEET; THENCE SOUTH 77 DEGREES 50'21" WEST,  
57.93 FEET; THENCE SOUTH 79 DEGREES 06'30" WEST, 38.09 FEET; THENCE SOUTH  
55 DEGREES 27'06" WEST, 51.87 FEET; THENCE SOUTH 57 DEGREES 00'00" WEST,  
25.49 FEET; THENCE NORTH 50 DEGREES 34'14" WEST, 64.88 FEET; THENCE NORTH  
18 DEGREES 35'54" WEST, 31.15 FEET; THENCE NORTH 48 DEGREES 28'12" WEST,  
39.64 FEET; THENCE NORTH 77 DEGREES 37'22" WEST, 35.85 FEET; THENCE NORTH  
64 DEGREES 58'26" WEST, 24.49 FEET; THENCE SOUTH 59 DEGREES 38'28" WEST,  
25.33 FEET; THENCE SOUTH 34 DEGREES 45'41" WEST, 90.42 FEET; THENCE NORTH  
30 DEGREES 30'58" WEST, 91.85 FEET; THENCE NORTH 39 DEGREES 37'55" WEST,  
63.52 FEET; THENCE NORTH 31 DEGREES 29'44" EAST, 56.36 FEET; THENCE NORTH  
89 DEGREES 52'17" WEST, 14.25 FEET; THENCE NORTH 07 DEGREES 24'57" WEST,  
100.26 FEET; THENCE NORTH 57 DEGREES 32'02" EAST, 56.24 FEET; THENCE NORTH  
27 DEGREES 28'53" WEST, 61.96 FEET; THENCE NORTH 28 DEGREES 56'49" WEST,  
34.43 FEET; THENCE NORTH 15 DEGREES 14'26" WEST, 42.08 FEET; THENCE NORTH  
20 DEGREES 07'02" WEST, 20.70 FEET; THENCE NORTH 58 DEGREES 36'49" EAST,  
68.46 FEET; THENCE NORTH 41 DEGREES 04'16" EAST, 27.35 FEET; THENCE SOUTH  
88 DEGREES 23'49" EAST, 27.56 FEET; THENCE NORTH 55 DEGREES 02'43" EAST,  
48.78 FEET; THENCE NORTH 29 DEGREES 14'06" EAST, 20.66 FEET; THENCE SOUTH  
55 DEGREES 54'06" EAST, 37.52 FEET; THENCE SOUTH 87 DEGREES 16'01" EAST,  
46.37 FEET; THENCE SOUTH 64 DEGREES 49'42" EAST, 35.09 FEET; THENCE NORTH  
47 DEGREES 09'42" EAST, 18.26 FEET; THENCE SOUTH 73 DEGREES 18'28" EAST,  
33.18 FEET; THENCE SOUTH 74 DEGREES 45'39" EAST, 61.27 FEET; THENCE SOUTH  
52 DEGREES 02'53" EAST, 32.92 FEET; THENCE SOUTH 32 DEGREES 51'37" EAST,  
34.47 FEET; THENCE SOUTH 44 DEGREES 24'47" EAST, 8.66 FEET; THENCE NORTH 74

DEGREES 25'44" EAST, 117.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF (END PAGE 14)

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375.00 FEET, AN ARC DISTANCE OF 195.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 34'47" EAST, 193.16 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 63.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 38'50" EAST, 63.40 FEET; THENCE NORTH 01 DEGREES 27'21" WEST, 60.75 FEET; THENCE NORTH 75 DEGREES 39'27" EAST, 18.58 FEET; THENCE NORTH 22 DEGREES 56'59" EAST, 54.37 FEET; THENCE NORTH 59 DEGREES 52'48" EAST, 29.24 FEET; THENCE SOUTH 63 DEGREES 48'09" EAST, 42.32 FEET; THENCE SOUTH 40 DEGREES 06'43" EAST, 33.75 FEET; THENCE SOUTH 80 DEGREES 06'21" EAST, 16.55 FEET; THENCE NORTH 42 DEGREES 55'39" EAST, 25.67 FEET; THENCE SOUTH 33 DEGREES 02'54" EAST, 60.16 FEET; THENCE SOUTH 08 DEGREES 27'00" EAST, 35.99 FEET; THENCE SOUTH 04 DEGREES 20'20" WEST, 111.15 FEET; THENCE SOUTH 57 DEGREES 53'04" EAST, 13.66 FEET; THENCE NORTH 58 DEGREES 36'14" EAST, 23.36 FEET; THENCE SOUTH 79 DEGREES 28'56" EAST, 12.17 FEET; THENCE SOUTH 83 DEGREES 05'29" EAST, 74.64 FEET; THENCE SOUTH 57 DEGREES 43'38" WEST, 26.32 FEET; THENCE SOUTH 10 DEGREES 15'06" WEST, 48.83 FEET; THENCE SOUTH 38 DEGREES 24'56" EAST, 31.23 FEET; THENCE SOUTH 39 DEGREES 44'54" EAST, 59.61 FEET; THENCE NORTH 60 DEGREES 50'34" WEST, 51.64 FEET; THENCE NORTH 54 DEGREES 31'49" WEST, 71.55 FEET; THENCE SOUTH 81 DEGREES 39'34" WEST, 24.38 FEET; THENCE SOUTH 61 DEGREES 54'36" WEST, 7.74 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 159.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 37'09" EAST, 158.69 FEET TO A POINT ON A CURVE; THENCE SOUTH 03 DEGREES 15'50" EAST, 19.93 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 496.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 37'52" WEST, 477.21 FEET; THENCE SOUTH 52 DEGREES 31'34" WEST, 11.69 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 66.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 46'37" WEST, 66.65 FEET; THENCE SOUTH 11 DEGREES 39'00" EAST, 20.53 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 790.13 FEET, AN ARC DISTANCE OF 16.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 52'44" EAST, 16.88 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1312.29 FEET, AN ARC DISTANCE OF 69.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 44'25" EAST, 69.92 FEET; THENCE SOUTH 82 DEGREES 02'39" EAST, 20.19 FEET; THENCE NORTH 16 DEGREES 22'12" EAST, 18.25 FEET; THENCE NORTH 54 DEGREES 19'42" EAST, 19.33 FEET; THENCE NORTH 81

DEGREES 51'49" EAST, 40.64 FEET; THENCE NORTH 81 DEGREES 32'54" EAST, 49.08 FEET; THENCE (END PAGE 15)

(BEGIN PAGE 16)

NORTH 13 DEGREES 42'40" EAST, A DISTANCE OF 22.56 FEET; THENCE NORTH 68 DEGREES 04'07" EAST, 30.12 FEET; THENCE NORTH 23 DEGREES 09'23" EAST, 69.93 FEET; THENCE NORTH 60 DEGREES 58'32" WEST, 39.27 FEET; THENCE NORTH 19 DEGREES 38'11" EAST, 58.01 FEET; THENCE NORTH 13 DEGREES 11'20" EAST, 6.41 FEET; THENCE NORTH 09 DEGREES 04'33" EAST, A DISTANCE OF 75.08 FEET; THENCE NORTH 16 DEGREES 10'56" WEST, 35.58 FEET; THENCE NORTH 25 DEGREES 49'21" EAST, 51.72 FEET; THENCE NORTH 20 DEGREES 02'12" EAST, 64.13 FEET; THENCE SOUTH 37 DEGREES 30'46" EAST, 30.33 FEET; THENCE NORTH 50 DEGREES 43'13" EAST, 34.76 FEET; THENCE NORTH 76 DEGREES 17'01" EAST, A DISTANCE OF 96.34 FEET; THENCE NORTH 81 DEGREES 07'12" EAST, 75.69 FEET; THENCE NORTH 51 DEGREES 41'54" WEST, 42.94 FEET; THENCE NORTH 50 DEGREES 29'08" EAST, 72.74 FEET; THENCE NORTH 10 DEGREES 52'21" WEST, 56.08 FEET; THENCE NORTH 24 DEGREES 30'14" WEST, 50.64 FEET; THENCE NORTH 35 DEGREES 18'43" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 03 DEGREES 38'17" EAST, 29.47 FEET; THENCE NORTH 13 DEGREES 7'23" WEST, 35.35 FEET; THENCE NORTH 53 DEGREES 21'24" WEST, 27.21 FEET; THENCE SOUTH 57 DEGREES 35'51" WEST, 72.29 FEET; THENCE NORTH 05 DEGREES 43'37" WEST, 110.38 FEET; THENCE NORTH 17 DEGREES 20'48" WEST, A DISTANCE OF 39.69 FEET; THENCE NORTH 82 DEGREES 28'23" WEST, 20.92 FEET; THENCE NORTH 06 DEGREES 24'08" EAST, 22.59 FEET; THENCE NORTH 54 DEGREES 34'37" WEST, 38.08 FEET; THENCE NORTH 27 DEGREES 07'19" WEST, 23.05 FEET; THENCE NORTH 38 DEGREES 58'06" EAST, 31.31 FEET; THENCE NORTH 56 DEGREES 27'16" EAST, 21.88 FEET; THENCE NORTH 46 DEGREES 17'20" EAST, 45.90 FEET; THENCE NORTH 83 DEGREES 30'21" EAST, A DISTANCE OF 26.42 FEET; THENCE SOUTH 61 DEGREES 06'15" EAST, 28.05 FEET; THENCE NORTH 74 DEGREES 12'36" EAST, 23.65 FEET; THENCE SOUTH 84 DEGREES 02'56" EAST, 24.59 FEET; THENCE NORTH 55 DEGREES 00'05" EAST, 59.28 FEET; THENCE NORTH 14 DEGREES 26'38" EAST, 335.62 FEET; THENCE NORTH 11 DEGREES 01'51" WEST, A DISTANCE OF 23.95 FEET; THENCE NORTH 14 DEGREES 17'53" WEST, 25.78 FEET; THENCE NORTH 20 DEGREES 37'57" WEST, 21.24 FEET; THENCE NORTH 15 DEGREES 19'10" WEST, 27.87 FEET; THENCE NORTH 18 DEGREES 41'17" WEST, 57.20 FEET; THENCE NORTH 12 DEGREES 39'03" WEST, 165.25 FEET; THENCE NORTH 87 DEGREES 13'49" WEST, 21.97 FEET; THENCE SOUTH 52 DEGREES 16'01" WEST, 40.52 FEET; THENCE SOUTH 74 DEGREES 46'15" WEST, 23.14 FEET; THENCE NORTH 66 DEGREES 33'31" WEST, A DISTANCE OF 18.65 FEET; THENCE NORTH 39 DEGREES 05'04" WEST, 22.08 FEET; THENCE NORTH 54 DEGREES 25'29" WEST, 27.26 FEET; THENCE NORTH 06 DEGREES 49'20" EAST, 43.24 FEET; THENCE NORTH 02 DEGREES 10'59" WEST, 66.84 FEET; THENCE NORTH 44 DEGREES 42'03" EAST, 41.82 FEET; THENCE SOUTH 80 DEGREES 03'44" EAST, 30.92 FEET; THENCE NORTH 66 DEGREES 36'24" EAST, 20.31 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1684.68 FEET, AN ARC DISTANCE OF 52.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 54'03" EAST, 52.90 FEET; THENCE NORTH 21 DEGREES 28'45" WEST, 49.73 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 95.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF NORTH 62 DEGREES 52'11" EAST, 94.39 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1160.00 (END PAGE 16)

(BEGIN PG 17)  
FEET, AN ARC DISTANCE OF 217.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 54'47" EAST, 217.41 FEET; THENCE SOUTH 26 DEGREES 14'09" EAST, 16.28 FEET; THENCE NORTH 83 DEGREES 46'22" EAST, 22.12 FEET; THENCE NORTH 23 DEGREES 37'51" EAST, 76.01 FEET; THENCE NORTH 26 DEGREES 04'03" EAST, 39.87 FEET; THENCE NORTH 12 DEGREES 55'23" WEST, 31.20 FEET; THENCE SOUTH 66 DEGREES 10'06" EAST, 18.63 FEET; THENCE SOUTH 64 DEGREES 35'14" EAST, 19.52 FEET; THENCE NORTH 23 DEGREES 30'24" EAST, 38.97 FEET; THENCE SOUTH 82 DEGREES 14'43" EAST, 30.28 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 810.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 22'35" WEST, 766.78 FEET; THENCE SOUTH 76 DEGREES 56'28" WEST, 527.44 FEET; THENCE SOUTH 13 DEGREES 03'32" EAST, 103.15 FEET; THENCE SOUTH 32 DEGREES 59'17" WEST, 91.18 FEET; THENCE SOUTH 64 DEGREES 55'56" WEST, 183.72 FEET; THENCE SOUTH 58 DEGREES 07'51" WEST, 93.88 FEET; THENCE NORTH 71 DEGREES 29'22" WEST, 76.57 FEET; THENCE NORTH 77 DEGREES 42'56" WEST, 32.46 FEET; THENCE SOUTH 50 DEGREES 41'29" WEST, 300.09 FEET; THENCE SOUTH 66 DEGREES 14'00" WEST, 139.60 FEET; THENCE SOUTH 46 DEGREES 28'00" WEST, 60.87 FEET; THENCE SOUTH 26 DEGREES 41'59" WEST, 200.14 FEET; THENCE SOUTH 35 DEGREES 51'46" WEST, 146.50 FEET; THENCE SOUTH 45 DEGREES 01'33" WEST, 200.32 FEET; THENCE SOUTH 59 DEGREES 55'26" WEST, 197.51 FEET; THENCE SOUTH 75 DEGREES 49'41" WEST, 103.16 FEET; THENCE SOUTH 53 DEGREES 48'25" WEST, 66.41 FEET; THENCE SOUTH 64 DEGREES 36'09" WEST, 59.33 FEET; THENCE SOUTH 72 DEGREES 39'57" WEST, 59.84 FEET; THENCE SOUTH 74 DEGREES 39'31" WEST, 52.35 FEET; THENCE SOUTH 79 DEGREES 23'32" WEST, 56.75 FEET; THENCE SOUTH 70 DEGREES 16'59" WEST, 63.01 FEET; THENCE SOUTH 56 DEGREES 47'27" WEST, 70.15 FEET; THENCE SOUTH 47 DEGREES 54'07" WEST, 18.05 FEET; THENCE SOUTH 35 DEGREES 04'32" WEST, 13.52 FEET; THENCE SOUTH 44 DEGREES 26'45" WEST, 18.93 FEET; THENCE SOUTH 49 DEGREES 23'33" WEST, 22.56 FEET; THENCE SOUTH 50 DEGREES 04'08" WEST, 10.63 FEET; THENCE SOUTH 51 DEGREES 10'03" WEST, 43.29 FEET; THENCE SOUTH 52 DEGREES 34'35" WEST, 25.85 FEET; THENCE SOUTH 54 DEGREES 04'51" WEST, 47.89 FEET; THENCE SOUTH 55 DEGREES 30'07" WEST, 21.89 FEET; THENCE SOUTH 56 DEGREES 26'21" WEST, 52.19 FEET; THENCE SOUTH 58 DEGREES 39'41" WEST, 73.42 FEET; THENCE SOUTH 51 DEGREES 40'32" WEST, 50.52 FEET; THENCE SOUTH 50 DEGREES 51'58" WEST, 28.49 FEET; THENCE SOUTH 47 DEGREES 35'03" WEST, 21.86 FEET; THENCE SOUTH 36 DEGREES 10'24" WEST, 172.72 FEET TO THE POINT OF BEGINNING

PARCEL 2A CONTAINING 532.20 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION NO. 1

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(END PG 17)

(BEGIN PG 18)  
COMMENCE AT THE SOUTH WEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00 DEGREES 50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00 DEGREES 50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1053.63 FEET TO THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 3772.1 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51 DEGREES 03'28" EAST, ALONG LAST SAID LINE 4431.39 FEET; THENCE SOUTH 38 DEGREES 56'32" EAST, 608.77 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1609.04 FEET, AN ARC DISTANCE OF 463.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 15'58" EAST, 462.29 FEET; THENCE SOUTH 21 DEGREES 15'40" EAST, 120.17 FEET; THENCE SOUTH 73 DEGREES 05'18" WEST, 116.34 FEET; THENCE SOUTH 76 DEGREES 10'34" WEST, 67.91 FEET; THENCE SOUTH 47 DEGREES 10'07" WEST, 51.81 FEET; THENCE SOUTH 46 DEGREES 42'30" WEST, 44.81 FEET; THENCE SOUTH 54 DEGREES 57'53" WEST, 47.29 FEET; THENCE SOUTH 28 DEGREES 17'41" EAST, 46.20 FEET; THENCE SOUTH 10 DEGREES 39'57" WEST, 55.71 FEET; THENCE SOUTH 23 DEGREES 05'34" EAST, 37.42 FEET; THENCE SOUTH 07 DEGREES 38'19" WEST, 45.40 FEET; THENCE SOUTH 13 DEGREES 24'52" WEST, 34.07 FEET; THENCE SOUTH 02 DEGREES 34'12" WEST, 56.64 FEET; THENCE SOUTH 05 DEGREES 07'56" WEST, 12.56 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1272.35 FEET, AN ARC DISTANCE OF 280.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 45'44" WEST, 280.01 FEET; THENCE NORTH 87 DEGREES 05'12" WEST, 11.29 FEET; THENCE NORTH 19 DEGREES 20'22" WEST, 68.56 FEET; THENCE NORTH 59 DEGREES 53'36" WEST, 51.40 FEET; THENCE SOUTH 62 DEGREES 50'47" WEST, 38.08 FEET; THENCE SOUTH 84 DEGREES 44'55" WEST, 9.35 FEET; THENCE NORTH 74 DEGREES 47'52" WEST, 50.36 FEET; THENCE NORTH 64 DEGREES 20'15" WEST, 57.18 FEET; THENCE NORTH 35 DEGREES 22'15" WEST, 198.79 FEET; THENCE NORTH 05 DEGREES 11'45" EAST, 72.05 FEET; THENCE NORTH 44 DEGREES 42'34" EAST, 875.43 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 1 CONTAINING 10.60 ACRES, MORE OR LESS.

FURTHER LESS AND EXCEPT

EXCEPTION NO. 2

(END PG 18)

(BEGIN PG 19)

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 57'01" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 5365.34 FEET TO THE SOUTHEAST CORNER OF SECTION 10) TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 00 DEGREES 55'25" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 10, A DISTANCE OF 860.34 FEET; THENCE SOUTH 89 DEGREES 04'35" WEST, 469.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35'52" WEST, 116.25 FEET; THENCE NORTH 88 DEGREES 27'34" WEST, 61.82 FEET; THENCE SOUTH 78 DEGREES 55'04" WEST, 63.26 FEET; THENCE NORTH 71 DEGREES 01'11" WEST, 50.55 FEET; THENCE NORTH 68 DEGREES 52'33" WEST, 53.34 FEET; THENCE NORTH 30 DEGREES 31'41" WEST, 38.92 FEET; THENCE SOUTH 81 DEGREES 27'34" WEST, 31.46 FEET; THENCE SOUTH 66 DEGREES 34'36" WEST, 45.04 FEET; THENCE SOUTH 62 DEGREES 53'24" WEST, 75.65 FEET; THENCE NORTH 28 DEGREES 40'41" WEST, 32.48 FEET; THENCE NORTH 42 DEGREES 20'57" WEST, 47.30 FEET; THENCE NORTH 65 DEGREES 45'24" WEST, 36.32 FEET; THENCE NORTH 06 DEGREES 43'41" EAST, 54.08 FEET; THENCE NORTH 40 DEGREES 49'29" EAST, 47.80 FEET; THENCE NORTH 03 DEGREES 50'21" WEST, 32.50 FEET; THENCE NORTH 74 DEGREES 25'28" WEST, 40.69 FEET; THENCE NORTH 83 DEGREES 13'17" WEST, 29.49 FEET; THENCE SOUTH 89 DEGREES 52'21" WEST, 83.68 FEET; THENCE NORTH 33 DEGREES 34'43" WEST, 59.14 FEET; THENCE NORTH 70 DEGREES 50'40" WEST, 57.87 FEET; THENCE NORTH 81 DEGREES 40'25" WEST, 38.44 FEET; THENCE SOUTH 82 DEGREES 03'24" WEST, 41.84 FEET; THENCE SOUTH 35 DEGREES 29'37" WEST, 54.17 FEET; THENCE NORTH 83 DEGREES 48'39" WEST, 61.83 FEET; THENCE NORTH 27 DEGREES 48'28" WEST, 46.64 FEET; THENCE NORTH 52 DEGREES 48'33" WEST, 50.11 FEET; THENCE SOUTH 45 DEGREES 32'37" WEST, 25.64 FEET; THENCE SOUTH 25 DEGREES 34'43" EAST, 35.59 FEET; THENCE SOUTH 25 DEGREES 14'52" WEST, 38.21 FEET; THENCE SOUTH 24 DEGREES 14'11" WEST, 52.72 FEET; THENCE SOUTH 06 DEGREES 04'52" WEST, 59.22 FEET; THENCE SOUTH 22 DEGREES 50'27" WEST, 61.14 FEET; THENCE SOUTH 54 DEGREES 59'32" WEST, 76.93 FEET; THENCE SOUTH 48 DEGREES 05'07" WEST, 70.52 FEET; THENCE SOUTH 80 DEGREES 43'17" WEST, 42.83 FEET; THENCE SOUTH 71 DEGREES 41'15" WEST, 49.86 FEET; THENCE NORTH 86 DEGREES 27'44" WEST, 41.24 FEET; THENCE NORTH 60 DEGREES 46'08" WEST, 23.85 FEET; THENCE SOUTH 19 DEGREES 24'18" WEST, 30.71 FEET; THENCE SOUTH 22 DEGREES 06'50" EAST, 32.04 FEET; THENCE SOUTH 31 DEGREES 07'02" EAST, 113.00 FEET; THENCE SOUTH 56 DEGREES 45'21" EAST, 38.92 FEET; THENCE SOUTH 57 DEGREES 29'01" EAST, 39.91 FEET; THENCE NORTH 32 DEGREES 45'26" EAST, 28.92 FEET; THENCE NORTH 22 DEGREES 47'34" WEST, 33.12 FEET; THENCE NORTH 51 DEGREES 13'48" EAST, 61.19 FEET; THENCE NORTH 76 DEGREES 05'04" EAST, 84.88 FEET; THENCE SOUTH 72 DEGREES 29'57" EAST, 83.40 FEET; THENCE SOUTH 55 DEGREES 38'16" EAST, 37.30 FEET; THENCE NORTH 70 DEGREES 12'10" EAST, 64.95 FEET; THENCE SOUTH 17 DEGREES 43'11" EAST, 84.52 FEET; THENCE SOUTH 09 DEGREES 20'07" EAST, 45.31 FEET; THENCE SOUTH 14 DEGREES 58'08" WEST, 6.83 FEET; THENCE SOUTH 42 DEGREES 50'49" WEST, 25.78 FEET;

(END PG 19)

(BEGIN PG 20)

THENCE SOUTH 60 DEGREES 42'57" WEST, 213.00 FEET; THENCE SOUTH 74 DEGREES 53'38" WEST, 189.70 FEET; THENCE NORTH 82 DEGREES 14'43" WEST, 48.73 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET; AN ARC DISTANCE OF 519.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 54'48" WEST, 510.28 FEET; THENCE NORTH 05 DEGREES 58'43" WEST, 184.43 FEET; THENCE NORTH 52 DEGREES 36'52" EAST, 13.24 FEET; THENCE SOUTH 86 DEGREES 41'56" EAST, 29.66 FEET; THENCE NORTH 65 DEGREES 59'28" EAST, 37.53 FEET; THENCE NORTH 19 DEGREES 27'52" EAST, 48.82 FEET; THENCE NORTH 32 DEGREES 14'49" EAST, 48.71 FEET; THENCE NORTH 89 DEGREES 28'13" EAST, 21.74 FEET; THENCE SOUTH 83 DEGREES 16'27" EAST, 45.51 FEET; THENCE NORTH 20 DEGREES 11'21" EAST, 34.30 FEET; THENCE NORTH 45 DEGREES 15'44" EAST, 46.60 FEET; THENCE NORTH 81 DEGREES 04'20" EAST, 55.78 FEET; THENCE NORTH 87 DEGREES 00'34" EAST, 57.67 FEET; THENCE NORTH 83 DEGREES 52'39" EAST, 27.36 FEET; THENCE NORTH 09 DEGREES 44'02" EAST, 59.17 FEET; THENCE NORTH 11 DEGREES 08'47" WEST, 48.88 FEET; THENCE NORTH 00 DEGREES 56'48" EAST, 135.68 FEET; THENCE SOUTH 89 DEGREES 08'35" EAST, 177.99 FEET; THENCE NORTH 89 DEGREES 53'25" EAST, 108.14 FEET; THENCE NORTH 85 DEGREES 03'50" EAST, 0.29 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 155.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND NORTH 72 DEGREES 41'23" EAST, 154.01 FEET; THENCE SOUTH 79 DEGREES 30'03" EAST, 21.56 FEET; THENCE NORTH 71 DEGREES 53'31" EAST, 29.66 FEET; THENCE SOUTH 74 DEGREES 59'41" EAST, 73.71 FEET; THENCE SOUTH 06 DEGREES 50'36" EAST, 32.40 FEET; THENCE SOUTH 75 DEGREES 49'08" EAST, 53.24 FEET; THENCE NORTH 55 DEGREES 20'00" EAST, 41.65 FEET; THENCE SOUTH 83 DEGREES 05'32" EAST, 52.07 FEET; THENCE NORTH 84 DEGREES 41'09" EAST, 28.55 FEET; THENCE SOUTH 55 DEGREES 36'34" EAST, 30.87 FEET; THENCE SOUTH 37 DEGREES 53'24" EAST, 24.99 FEET; THENCE SOUTH 09 DEGREES 06'56" WEST, 38.84 FEET; THENCE SOUTH 19 DEGREES 54'24" EAST, 39.84 FEET; THENCE SOUTH 34 DEGREES 32'40" EAST, 78.21 FEET; THENCE SOUTH 16 DEGREES 20'40" EAST, 50.25 FEET; THENCE SOUTH 14 DEGREES 09'30" EAST, 38.17 FEET; THENCE SOUTH 75 DEGREES 56'46" EAST, 53.42 FEET; THENCE NORTH 81 DEGREES 07'30" EAST, 89.00 FEET; THENCE NORTH 75 DEGREES 27'20" EAST, 54.79 FEET; THENCE NORTH 54 DEGREES 17'31" EAST, 84.74 FEET; THENCE NORTH 37 DEGREES 51'20" EAST, 88.70 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 810.00 FEET, AN ARC DISTANCE OF 450.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND SOUTH 23 DEGREES 44'10" EAST, 444.49 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 2 CONTAINING 15.18 ACRES, MORE OR LESS.

CONTAINING A NET AREA OF 506.42 ACRES, MORE OR LESS.  
(END PG 20)

(BEGIN PAGE 21)  
PARCEL 2B

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FBET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89 DEGREES 33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FBET TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 52'20" EAST, 63.31 FBET; THENCE NORTH 44 DEGREES 49'01" EAST, 29.28 FBET; THENCE NORTH 72 DEGREES 40'16" EAST, 67.27 FBET; THENCE NORTH 31 DEGREES 52'40" EAST, 60.76 FBET; THENCE NORTH 47 DEGREES 23'05" EAST, 45.47 FBET; THENCE NORTH 27 DEGREES 58'36" EAST, 45.91 FBET; THENCE NORTH 16 DEGREES 34'20" EAST, 43.08 FBET; THENCE NORTH 24 DEGREES 57'47" WEST, 24.92 FBET; THENCE NORTH 11 DEGREES 25'25" WEST, 30.73 FBET; THENCE NORTH 58 DEGREES 01'14" WEST, 57.11 FBET; THENCE NORTH 20 DEGREES 48'00" WEST, 31.83 FBET; THENCE NORTH 25 DEGREES 19'19" WEST, 17.52 FBET; THENCE NORTH 27 DEGREES 28'18" EAST, 43.75 FBET; THENCE NORTH 29 DEGREES 18'24" EAST, 32.08 FBET; THENCE NORTH 38 DEGREES 42'20" EAST, 55.49 FBET; THENCE NORTH 29 DEGREES 30'32" EAST, 50.21 FBET; THENCE NORTH 31 DEGREES 17'19" EAST, 51.79 FBET; THENCE NORTH 16 DEGREES 13'46" EAST, 73.70 FBET; THENCE NORTH 36 DEGREES 14'59" EAST, 60.35 FBET; THENCE NORTH 10 DEGREES 42'59" WEST, 46.27 FBET; THENCE NORTH 24 DEGREES 30'16" EAST, 51.08 FBET; THENCE NORTH 31 DEGREES 31'17" EAST, 52.49 FBET; THENCE NORTH 24 DEGREES 27'12" EAST, 57.13 FBET; THENCE NORTH 09 DEGREES 17'16" EAST, 43.91 FBET; THENCE NORTH 35 DEGREES 50'56" EAST, 65.53 FBET; THENCE NORTH 37 DEGREES 49'46" EAST, 56.93 FBET; THENCE NORTH 35 DEGREES 51'39" EAST, 65.21 FBET; THENCE NORTH 25 DEGREES 25'00" EAST, 67.87 FBET; THENCE NORTH 20 DEGREES 43'13" EAST, 56.18 FBET; THENCE NORTH 20 DEGREES 57'34" EAST, 43.73 FBET; THENCE NORTH 18 DEGREES 56'29" EAST, 84.00 FBET; THENCE NORTH 04 DEGREES 21'18" EAST, 56.75 FBET; THENCE NORTH 00 DEGREES 50'31" EAST, 55.67 FBET; THENCE NORTH 10 DEGREES 18'42" WEST, 96.88 FBET; THENCE NORTH 32 DEGREES 02'28" WEST, 44.24 FBET; THENCE NORTH 16 DEGREES 26'19" WEST, 52.99 FBET; THENCE NORTH 81 DEGREES 56'46" WEST, 28.51 FBET; THENCE SOUTH 47 DEGREES 17'31" WEST, 18.92 FBET; THENCE NORTH 19 DEGREES 27'13" WEST, 65.20 FBET; THENCE NORTH 06 DEGREES 16'44" WEST, 65.64 FBET; THENCE NORTH 16 DEGREES 19'52" EAST, 41.76 FBET; THENCE NORTH 13 DEGREES 34'44" EAST, 67.74 FBET; THENCE NORTH 73 DEGREES 59'20" EAST, 42.49 FBET; THENCE NORTH 71 DEGREES 20'10" EAST, 24.86 FBET; THENCE NORTH 11 DEGREES 39'48" EAST, 38.46 FBET; THENCE NORTH 27 DEGREES 08'14" EAST, 29.69 FBET; THENCE NORTH 59 DEGREES 10'02" EAST, 66.97 FBET; THENCE NORTH 42 DEGREES 10'40" EAST, 37.90 FBET; THENCE NORTH 25 DEGREES 49'19" EAST, 63.54 FBET; THENCE NORTH 54 DEGREES 00'30" EAST, 76.36 FBET; THENCE NORTH 54 DEGREES 28'53" EAST, 58.75 FBET; THENCE NORTH 58 DEGREES 54'45" EAST, 63.95 FBET; THENCE NORTH 67 DEGREES 08'02" EAST, 61.51 FBET; THENCE NORTH 63 DEGREES 47'19" EAST, 47.37 FBET;  
 (END OF PAGE 21)

(BEGIN PG 22)  
 THENCE NORTH 16 DEGREES 05'47" WEST, 52.45 FBET TO A POINT ON CURVE;  
 THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE,  
 CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FBET AN ARC

DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 24'34" WEST, 24.49 FEET; THENCE SOUTH 84 DEGREES 45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 263.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 12'27" EAST, 54.79 FEET; THENCE SOUTH 15 DEGREES 25'27" EAST, 9.06 FEET; THENCE SOUTH 16 DEGREES 05'47" EAST, 11.06 FEET; THENCE NORTH 79 DEGREES 00'30" EAST, 9.82 FEET; THENCE NORTH 22 DEGREES 05'15" EAST, 4.95 FEET; THENCE NORTH 38 DEGREES 33'48" EAST, 22.76 FEET; THENCE SOUTH 69 DEGREES 14'40" EAST, 41.30 FEET; THENCE NORTH 36 DEGREES 54'33" EAST, 32.11 FEET; THENCE NORTH 36 DEGREES 54'33" EAST, 10.08 FEET; THENCE SOUTH 74 DEGREES 16'50" EAST, 63.77 FEET; THENCE NORTH 63 DEGREES 07'36" EAST, 39.30 FEET; THENCE SOUTH 85 DEGREES 46'42" EAST, 70.32 FEET; THENCE NORTH 88 DEGREES 29'35" EAST, 59.24 FEET; THENCE SOUTH 73 DEGREES 10'56" EAST, 38.89 FEET; THENCE SOUTH 51 DEGREES 37'55" EAST, 42.97 FEET; THENCE SOUTH 49 DEGREES 09'17" EAST, 42.27 FEET; THENCE SOUTH 55 DEGREES 48'05" EAST, 37.32 FEET; THENCE SOUTH 48 DEGREES 21'48" EAST, 53.12 FEET; THENCE SOUTH 30 DEGREES 59'06" EAST, 14.17 FEET; THENCE SOUTH 30 DEGREES 59'06" EAST, 33.48 FEET; THENCE SOUTH 42 DEGREES 11'29" EAST, 55.26 FEET; THENCE SOUTH 38 DEGREES 14'08" EAST, 45.52 FEET; THENCE SOUTH 61 DEGREES 55'29" EAST, 45.96 FEET; THENCE SOUTH 61 DEGREES 55'29" EAST, 6.34 FEET; THENCE SOUTH 81 DEGREES 37'54" EAST, 45.38 FEET; THENCE SOUTH 14 DEGREES 57'13" EAST, 45.09 FEET; THENCE SOUTH 61 DEGREES 46'14" EAST, 51.00 FEET; THENCE SOUTH 80 DEGREES 16'21" EAST, 67.20 FEET; THENCE SOUTH 03 DEGREES 38'29" WEST, 40.24 FEET; THENCE SOUTH 69 DEGREES 18'10" EAST, 30.62 FEET; THENCE SOUTH 53 DEGREES 03'52" EAST, 79.78 FEET; THENCE SOUTH 81 DEGREES 23'48" EAST, 34.53 FEET; THENCE SOUTH 84 DEGREES 33'05" EAST, 37.16 FEET; THENCE SOUTH 66 DEGREES 22'32" EAST, 55.47 FEET; THENCE SOUTH 41 DEGREES 22'04" EAST, 42.68 FEET; THENCE SOUTH 45 DEGREES 03'34" EAST, 51.19 FEET; THENCE SOUTH 66 DEGREES 17'21" EAST, 40.33 FEET; THENCE SOUTH 82 DEGREES 51'42" EAST, 34.58 FEET; THENCE SOUTH 72 DEGREES 23'02" EAST, 54.68 FEET; THENCE SOUTH 69 DEGREES 02'07" EAST, 49.58 FEET; THENCE SOUTH 38 DEGREES 09'54" EAST, 61.47 FEET; THENCE SOUTH 72 DEGREES 46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING (END OF PAGE 22)

(BEGIN PG 23)

SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A

RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 33'18" EAST, 138.25 FEET; THENCE NORTH 42 DEGREES 33'03" WEST, 14.67 FEET; THENCE NORTH 53 DEGREES 34'16" WEST, 69.31 FEET; THENCE NORTH 01 DEGREES 52'18" WEST, 26.55 FEET; THENCE NORTH 65 DEGREES 07'30" EAST, 21.80 FEET; THENCE NORTH 32 DEGREES 22'06" EAST, 24.94 FEET; THENCE SOUTH 82 DEGREES 26'27" EAST, 41.28 FEET; THENCE NORTH 87 DEGREES 39'31" EAST, 41.61 FEET; THENCE SOUTH 65 DEGREES 25'23" EAST, 36.82 FEET; THENCE NORTH 65 DEGREES 34'44" EAST, 43.74 FEET; THENCE NORTH 32 DEGREES 32'47" EAST, 54.74 FEET; THENCE NORTH 00 DEGREES 14'56" WEST, 64.46 FEET; THENCE NORTH 72 DEGREES 30'27" EAST, 26.69 FEET; THENCE SOUTH 01 DEGREES 33'55" WEST, 72.47 FEET; THENCE SOUTH 36 DEGREES 58'06" EAST, 42.78 FEET; THENCE SOUTH 10 DEGREES 31'06" WEST, 25.58 FEET; THENCE SOUTH 84 DEGREES 31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 59'28" EAST, 86.39 FEET; THENCE SOUTH 73 DEGREES 26'55" EAST, 17.32 FEET; THENCE SOUTH 69 DEGREES 39'18" EAST, 25.34 FEET; THENCE SOUTH 36 DEGREES 22'40" EAST, 30.55 FEET; THENCE NORTH 87 DEGREES 50'30" EAST, 49.25 FEET; THENCE SOUTH 24 DEGREES 42'36" EAST, 50.10 FEET; THENCE SOUTH 17 DEGREES 29'47" EAST, 53.31 FEET; THENCE SOUTH 68 DEGREES 19'24" WEST, 56.50 FEET; THENCE SOUTH 59 DEGREES 58'07" WEST, 42.09 FEET; THENCE SOUTH 45 DEGREES 52'05" WEST, 37.28 FEET; THENCE SOUTH 89 DEGREES 46'12" EAST, 79.52 FEET; THENCE SOUTH 88 DEGREES 52'34" EAST, 39.46 FEET; THENCE SOUTH 15 DEGREES 58'11" EAST, 36.37 FEET; THENCE SOUTH 01 DEGREES 07'14" EAST, 57.89 FEET; THENCE SOUTH 35 DEGREES 50'16" WEST, 41.38 FEET; THENCE NORTH 79 DEGREES 09'49" WEST, 70.98 FEET; THENCE NORTH 65 DEGREES 15'55" WEST, 50.14 FEET; THENCE NORTH 62 DEGREES 13'06" WEST, 28.14 FEET; THENCE NORTH 49 DEGREES 20'15" WEST, 11.87 FEET; THENCE SOUTH 44 DEGREES 56'46" WEST, 3.24 FEET; THENCE SOUTH 23 DEGREES 47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 19'48" WEST, 254.20 FEET; THENCE SOUTH 31 DEGREES 44'46" EAST, 47.17 FEET; THENCE SOUTH 14 DEGREES 26'26" WEST, 63.82 FEET; THENCE SOUTH 16 DEGREES 25'57" EAST, 60.80 FEET; THENCE SOUTH 51 DEGREES 39'28" EAST, 68.50 FEET; THENCE SOUTH 01 DEGREES 40'05" WEST, 66.54 FEET; THENCE SOUTH 35 DEGREES 46'36" EAST, 22.96 FEET; THENCE SOUTH 37 DEGREES 46'30" WEST, 34.45 FEET; THENCE SOUTH 34 DEGREES 58'54" WEST, 15.38 FEET; THENCE SOUTH 34 DEGREES 45'23" WEST, 9.50 FEET; THENCE SOUTH 57 DEGREES 41'39" EAST, 33.74 FEET; THENCE SOUTH 30 DEGREES 41'54" WEST, 98.98 FEET; THENCE SOUTH 64 DEGREES 13'04" EAST, 18.04 FEET; THENCE SOUTH 66 DEGREES 51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 (END PAGE 23)

(BEGIN PG 24)

FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 58'50" EAST, 104.90 FEET; THENCE NORTH 06 DEGREES 14'57" EAST, 110.00 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 29'40" EAST, 263.88 FEET; THENCE NORTH 07 DEGREES 23'47" EAST, 17.48 FEET; THENCE NORTH 39 DEGREES 50'33" EAST, 47.17 FEET; THENCE NORTH 00 DEGREES 48'10" WEST, 14.70 FEET; THENCE NORTH 40 DEGREES 05'10" WEST, 30.64 FEET; THENCE SOUTH 88 DEGREES 56'46" WEST, 27.13 FEET; THENCE NORTH 57 DEGREES 48'27" WEST, 29.57 FEET; THENCE NORTH 17 DEGREES 34'48" EAST, 37.52 FEET; THENCE NORTH 13 DEGREES 52'07" EAST, 55.55 FEET; THENCE NORTH 59 DEGREES 56'08" EAST, 16.61 FEET; THENCE NORTH 01 DEGREES 30'46" EAST, 64.31 FEET; THENCE NORTH 09 DEGREES 22'30" WEST, 96.98 FEET; THENCE NORTH 01 DEGREES 53'34" EAST, 67.76 FEET; THENCE NORTH 08 DEGREES 15'11" WEST, 61.43 FEET; THENCE NORTH 23 DEGREES 45'27" EAST, 31.72 FEET; THENCE NORTH 37 DEGREES 39'48" EAST, 49.28 FEET; THENCE NORTH 14 DEGREES 13'43" WEST, 39.90 FEET; THENCE NORTH 01 DEGREES 12'40" EAST, 31.46 FEET; THENCE NORTH 67 DEGREES 07'03" EAST, 42.81 FEET; THENCE NORTH 00 DEGREES 55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 12'30" EAST, 271.93 FEET; THENCE NORTH 10 DEGREES 35'09" WEST, 23.41 FEET; THENCE NORTH 37 DEGREES 47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 22'22" WEST, 51.82 FEET; THENCE NORTH 07 DEGREES 01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 06'51" WEST, 6.67 FEET; THENCE NORTH 25 DEGREES 15'19" WEST, 49.28 FEET; THENCE NORTH 88 DEGREES 31'52" EAST, 252.15 FEET; THENCE SOUTH 87 DEGREES 42'34" EAST, 125.74 FEET; THENCE SOUTH 01 DEGREES 04'11" EAST, 2363.13 FEET; THENCE SOUTH 89 DEGREES 33'57" WEST, 972.15 FEET; THENCE NORTH 52 DEGREES 31'43" EAST, 16.14 FEET; THENCE NORTH 48 DEGREES 29'24" EAST, 52.45 FEET; THENCE NORTH 07 DEGREES 12'10" EAST, 27.89 FEET; THENCE NORTH 28 DEGREES 43'22" WEST, 30.25 FEET; THENCE NORTH 09 DEGREES 36'38" WEST, 36.42 FEET; THENCE NORTH 04 DEGREES 29'31" EAST, 47.78 FEET; THENCE NORTH 40 DEGREES 49'25" EAST, 39.75 FEET; THENCE NORTH 32 DEGREES 20'46" EAST, 55.71 FEET; THENCE NORTH 09 DEGREES 05'34" EAST, 16.49 FEET; THENCE NORTH 36 DEGREES 55'42" EAST, 30.92 FEET; THENCE NORTH 74 DEGREES 01'00" EAST, 26.05 FEET; THENCE SOUTH 87 DEGREES 01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING

(END PG 24)

(BEGIN PG 25)  
 SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 21'41" EAST, 136.38 FEET; THENCE NORTH 11 DEGREES 44'18" EAST, 53.88 FEET; THENCE NORTH 55 DEGREES 00'43" WEST, 28.88 FEET; THENCE NORTH 75 DEGREES 57'17"

WEST, 23.16 FEET; THENCE NORTH 24 DEGREES 01'13" EAST, 50.44 FEET; THENCE NORTH 37 DEGREES 10'28" WEST, 25.85 FEET; THENCE NORTH 15 DEGREES 21'16" WEST, 50.10 FEET; THENCE NORTH 13 DEGREES 49'06" EAST, 59.85 FEET; THENCE NORTH 44 DEGREES 31'38" EAST, 37.37 FEET; THENCE NORTH 21 DEGREES 32'55" WEST, 45.31 FEET; THENCE NORTH 27 DEGREES 15'55" WEST, 26.02 FEET; THENCE SOUTH 83 DEGREES 17'54" WEST, 26.71 FEET; THENCE NORTH 79 DEGREES 55'45" WEST, 47.06 FEET; THENCE NORTH 45 DEGREES 42'49" WEST, 24.58 FEET; THENCE NORTH 17 DEGREES 46'11" EAST, 18.53 FEET; THENCE NORTH 72 DEGREES 13'49" WEST, 1.81 FEET; THENCE NORTH 82 DEGREES 56'00" WEST, 5.04 FEET; THENCE NORTH 62 DEGREES 29'03" WEST, 1.48 FEET; THENCE NORTH 61 DEGREES 29'02" WEST, 13.04 FEET; THENCE NORTH 59 DEGREES 41'40" WEST, 10.92 FEET; THENCE NORTH 58 DEGREES 05'39" WEST, 10.29 FEET; THENCE NORTH 13 DEGREES 39'22" EAST, 2.51 FEET; THENCE SOUTH 65 DEGREES 10'27" WEST, 24.05 FEET; THENCE SOUTH 29 DEGREES 37'43" EAST, 27.39 FEET; THENCE SOUTH 12 DEGREES 18'32" WEST, 29.70 FEET; THENCE NORTH 71 DEGREES 34'43" WEST, 24.03 FEET; THENCE NORTH 00 DEGREES 43'28" EAST, 64.25 FEET; THENCE SOUTH 45 DEGREES 52'16" WEST, 34.23 FEET; THENCE SOUTH 43 DEGREES 13'52" WEST, 50.03 FEET; THENCE SOUTH 66 DEGREES 52'17" WEST, 35.04 FEET; THENCE SOUTH 84 DEGREES 25'24" WEST, 52.28 FEET; THENCE NORTH 69 DEGREES 34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 37'43" EAST, 96.70 FEET; THENCE NORTH 61 DEGREES 20'07" EAST, 20.80 FEET; THENCE SOUTH 20 DEGREES 24'39" EAST, 46.89 FEET; THENCE SOUTH 62 DEGREES 48'20" EAST, 44.79 FEET; THENCE SOUTH 71 DEGREES 16'16" EAST, 36.11 FEET; THENCE SOUTH 53 DEGREES 39'57" EAST, 52.35 FEET; THENCE SOUTH 15 DEGREES 38'11" EAST, 27.11 FEET; THENCE SOUTH 46 DEGREES 09'31" EAST, 18.32 FEET; THENCE SOUTH 04 DEGREES 14'13" EAST, 37.37 FEET; THENCE SOUTH 30 DEGREES 14'14" WEST, 19.95 FEET; THENCE NORTH 46 DEGREES 45'14" WEST, 43.18 FEET; THENCE SOUTH 18 DEGREES 57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 28'19" WEST, 72.06 FEET; THENCE SOUTH 25 DEGREES 34'01" EAST, 9.18 FEET; THENCE SOUTH 81 DEGREES 25'46" EAST, 34.58 FEET; THENCE SOUTH 13 DEGREES 32'35" WEST, 113.25 FEET; THENCE SOUTH 25 DEGREES 16'07" WEST, 43.75 FEET; THENCE NORTH 59 DEGREES 19'06" WEST, 52.27 FEET; THENCE NORTH 68 DEGREES 44'34" WEST, 43.03 FEET; THENCE SOUTH 82 DEGREES 04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 01'54" WEST, 172.14 FEET; THENCE SOUTH 67 DEGREES 45'29" WEST, 52.13 FEET; THENCE NORTH 43 DEGREES 43'04" WEST, 40.32 FEET; THENCE NORTH 47 DEGREES 03'45" WEST, 56.01 FEET; THENCE NORTH 18 DEGREES 14'57" WEST, 24.66

(END PG 25)

(BEGIN PG 26)  
 FEET; THENCE NORTH 34 DEGREES 51'24" EAST, 61.26 FEET; THENCE NORTH 06 DEGREES 45'17" WEST, 36.87 FEET; THENCE NORTH 35 DEGREES 53'18" EAST, 43.77

FEET; THENCE NORTH 42 DEGREES 35'02" WEST, 58.19 FEET; THENCE NORTH 49 DEGREES 17'37" EAST, 36.60 FEET; THENCE NORTH 26 DEGREES 39'46" WEST, 48.82 FEET; THENCE NORTH 51 DEGREES 23'03" WEST, 54.62 FEET; THENCE NORTH 10 DEGREES 32'40" EAST, 33.21 FEET; THENCE NORTH 75 DEGREES 20'57" WEST, 68.57 FEET; THENCE NORTH 57 DEGREES 13'43" WEST, 56.54 FEET; THENCE SOUTH 54 DEGREES 38'07" WEST, 47.24 FEET; THENCE SOUTH 28 DEGREES 58'06" WEST, 42.13 FEET; THENCE SOUTH 16 DEGREES 31'41" WEST, 60.26 FEET; THENCE SOUTH 07 DEGREES 46'28" EAST, 64.09 FEET; THENCE SOUTH 04 DEGREES 40'52" EAST, 65.92 FEET; THENCE SOUTH 43 DEGREES 37'25" EAST, 58.32 FEET; THENCE SOUTH 09 DEGREES 56'16" EAST, 41.18 FEET; THENCE SOUTH 74 DEGREES 57'18" WEST, 33.11 FEET; THENCE NORTH 85 DEGREES 19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 53'04" WEST, 205.88 FEET; THENCE SOUTH 63 DEGREES 05'04" EAST, 39.17 FEET; THENCE SOUTH 03 DEGREES 10'49" EAST, 52.15 FEET; THENCE SOUTH 53 DEGREES 25'01" WEST, 33.32 FEET; THENCE SOUTH 24 DEGREES 10'20" WEST, 41.54 FEET; THENCE SOUTH 19 DEGREES 32'13" EAST, 45.55 FEET; THENCE SOUTH 16 DEGREES 30'55" WEST, 23.00 FEET; THENCE SOUTH 89 DEGREES 33'57" WEST, 1753.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

TOGETHER WITH A 10 FT. STRIP further described as follows:

A PART OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 480.28 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002) AND THE POINT OF BEGINNING; THENCE NORTH 51 DEGREES 03'28" EAST ALONG SAID PARALLEL LINE, 6466.74 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 243.31 FEET, AN ARC DISTANCE OF 70.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59 DEGREES 17'59" WEST, 69.76 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 51 DEGREES 03'28" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 6410.43 FEET TO SAID (END PG 26)

(BEGIN PG 27)  
SOUTHERLY LINE OF SECTION 9; THENCE NORTH 89 DEGREES 12'49" EAST, ALONG LAST SAID LINE, 16.19 FEET TO THE POINT OF BEGINNING. CONTAINING 1.48 ACRES, MORE OR LESS.

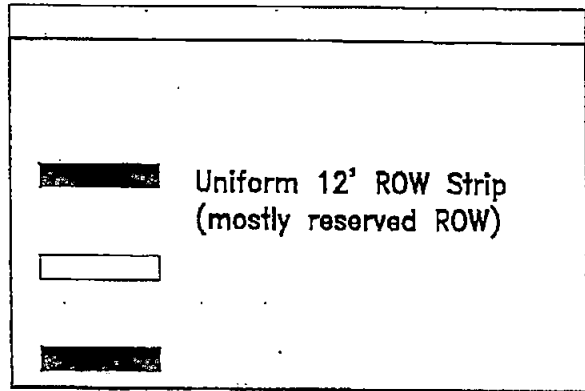
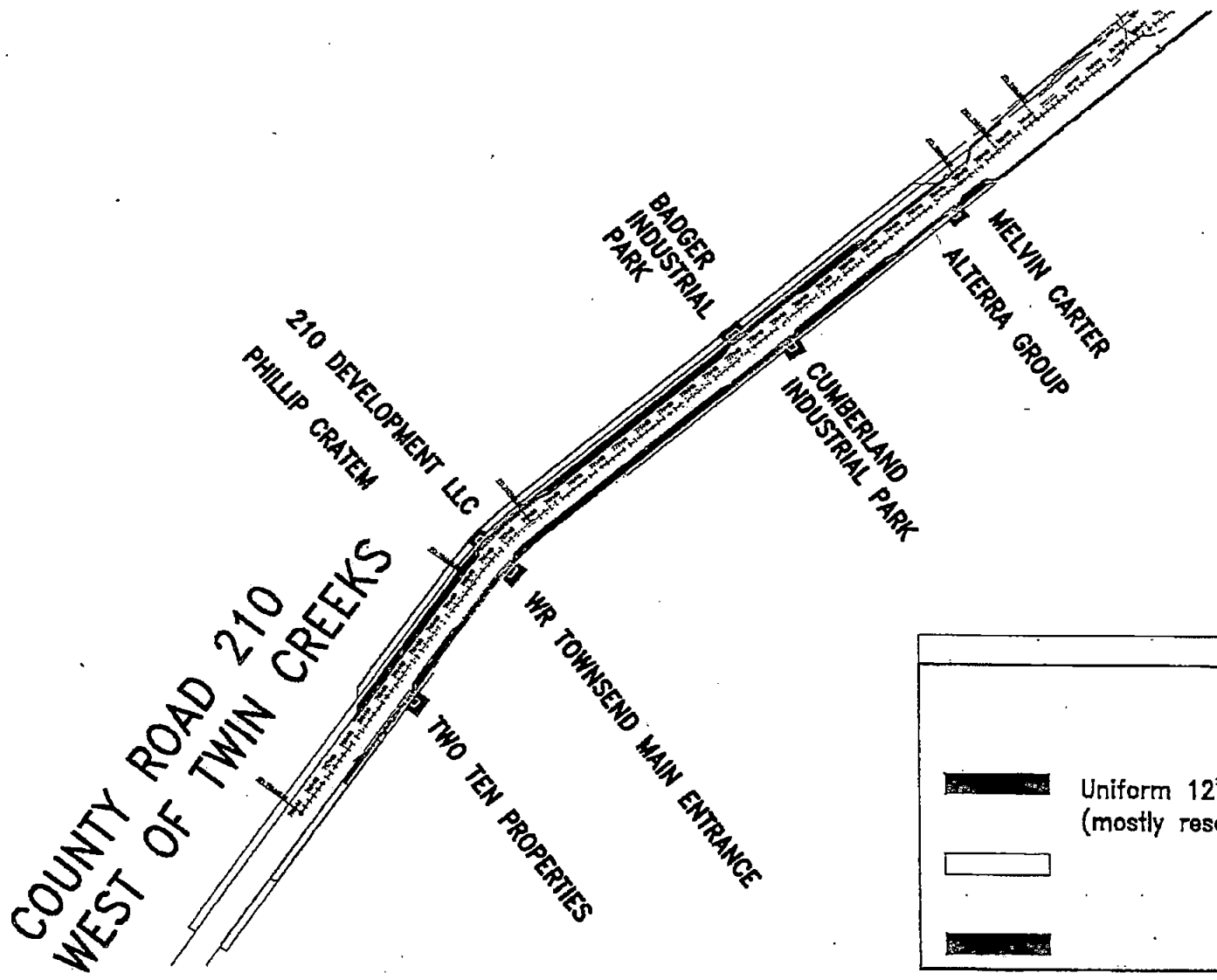
TOGETHER WITH THAT CERTAIN RECIPROCAL GRANT OF EASEMENT FOR DRAINAGE RECORDED IN OFFICIAL RECORD BOOK 2588, PAGE 136, AND THAT CERTAIN ACCESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2588, PAGE 69, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

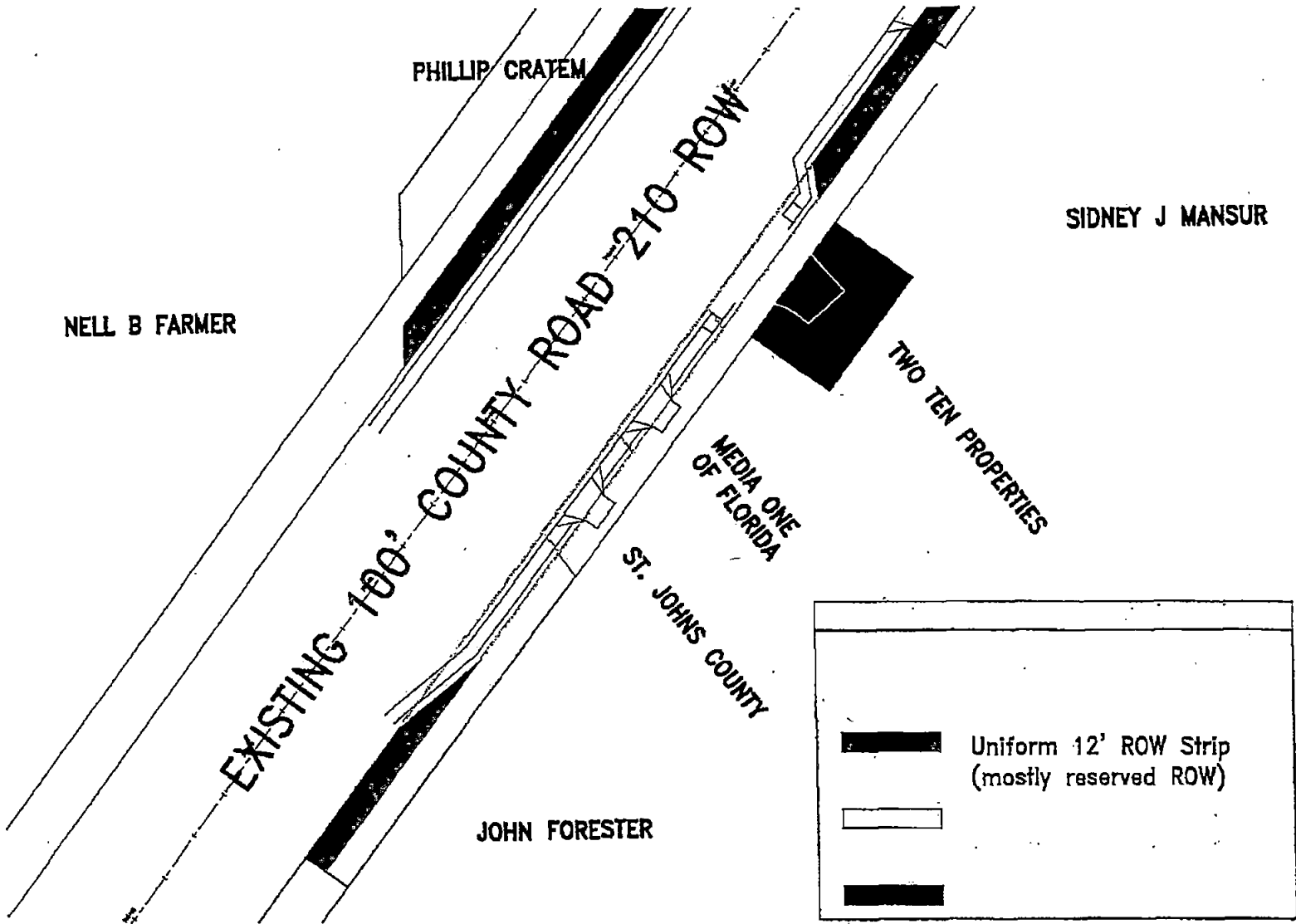
(THE END)

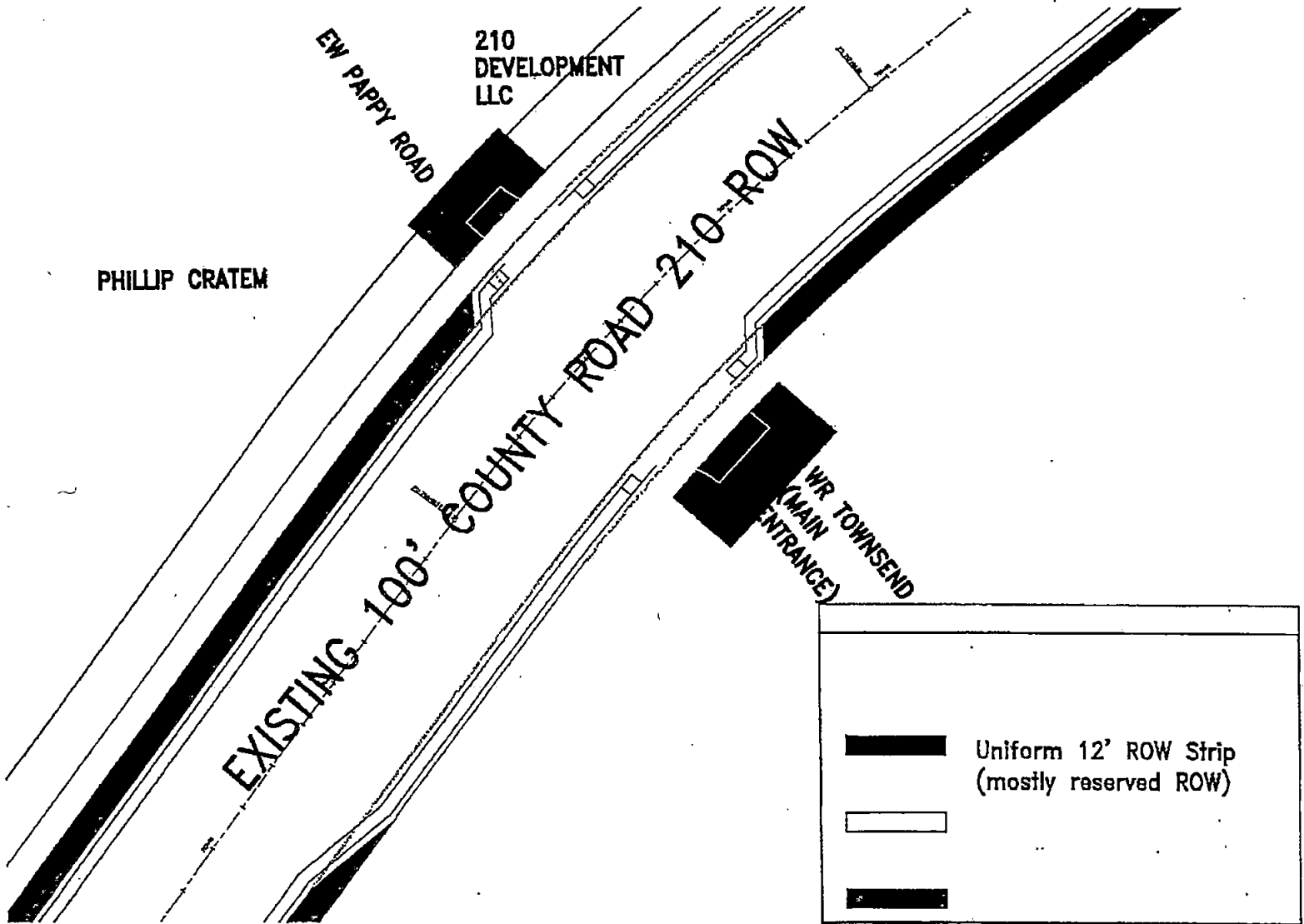
COPY

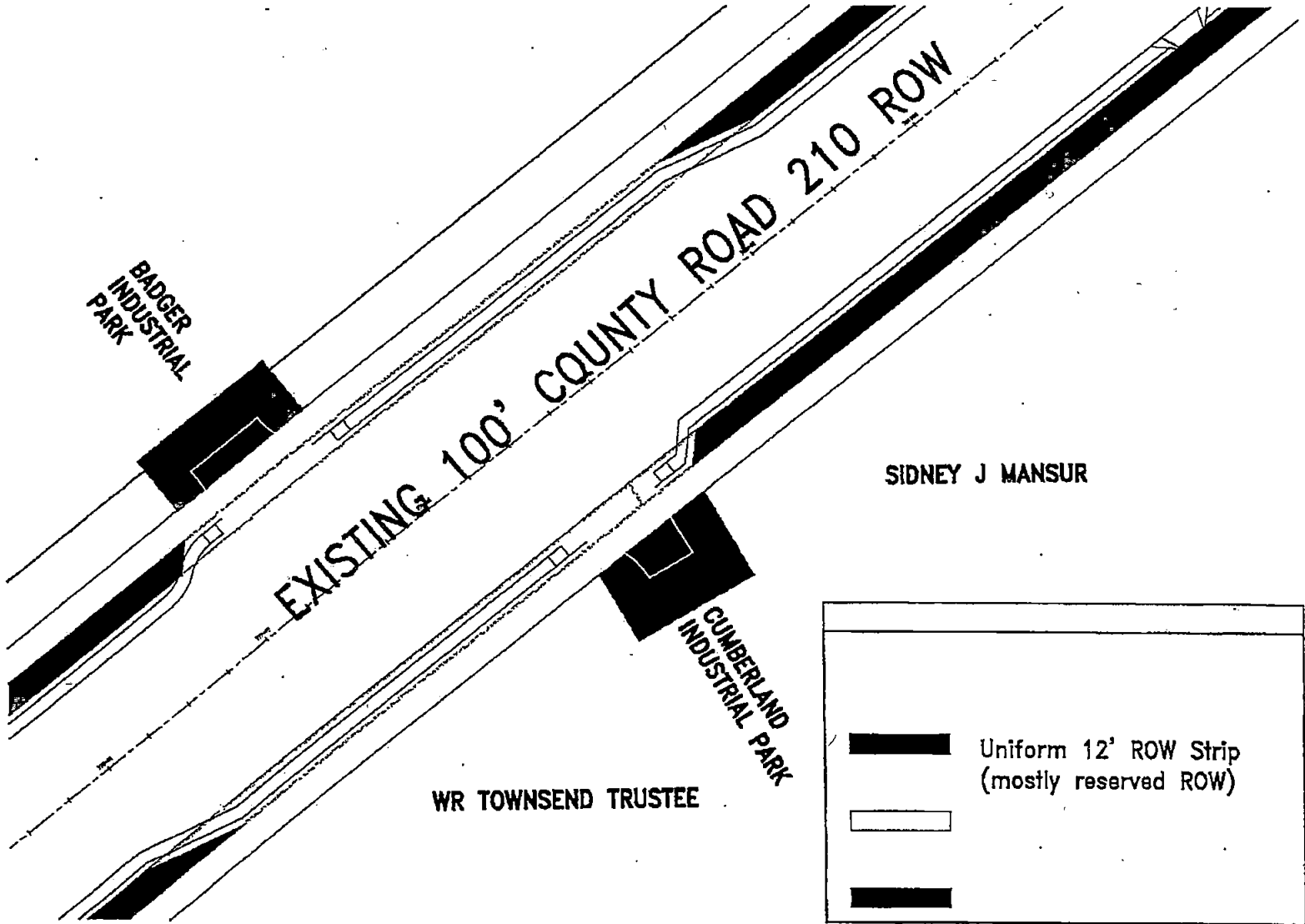
EXHIBIT "C"

Turn Lane ROW [in yellow and pink]









SOUTH JACKSONVILLE PROPERTIES LLC

VGI BUILDING, INC.  
(CADY AND CADY)

BADGER  
PARK

EXISTING 100' COUNTY ROAD 210 ROW

SIDNEY J  
MANSUR

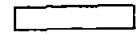
EXISTING  
150'  
COUNTY  
ROAD 210  
ROW

MELVIN AND  
SHARON  
CARTER

ALTERRA  
GROUP



Uniform 12' ROW Strip  
(mostly reserved ROW)



**EXHIBIT "D"**

**Map H attached to the 2014 Amended Development Order**