

RESOLUTION NO. 200

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A FIRST AMENDMENT TO THE IMPACT FEE CREDIT AGREEMENT WITH WHITE'S FORD TIMBER, LLC, LONGLEAF PARTNERS, LLC, BOCAGE VENTURES, LLC, TROUT CREEK VENTURE, LLC and WHITES FORD INVESTMENTS, LLC.

**WHEREAS**, White's Ford Timber, LLC ("Developer") is the developer of certain lands contained within the SilverLeaf Development of Regional Impact (the "DRI") as described and approved under St. Johns County Resolution No. 2021-551, as amended (the "DRI/DO") and the SilverLeaf Planned Unit Development approved under St. Johns County Ordinance No. 2021-93, as amended (the "SilverLeaf PUD").

**WHEREAS**, Longleaf Partners, LLC, Bocage Ventures, LLC, Trout Creek Venture, LLC and White's Ford Investments, LLC are affiliated entities of Developer and are the owners of certain lands contained within the DRI and SilverLeaf PUD and the Grande Creek Planned Unit Development approved under St. Johns County Ordinance No. 2019-34, as may be amended (the "Grande Creek PUD").

**WHEREAS**, an Impact Fee Credit Agreement (Park Impact Fees) was approved under Resolution No. 2020-10 for park impact fee credits to be awarded to Developer to be used for development within the DRI as described therein.

**WHEREAS**, Resolution No. 2021-551 amended the SilverLeaf DRI to incorporate approximately 2,400 acres (the, "Additional Land") into the DRI boundaries, and Ordinance No. 2019-257 revised the SilverLeaf PUD to add such Additional Land into the PUD boundaries.

**WHEREAS**, this First Amendment to the Impact Fee Credit Agreement is needed to add the Additional Land now included within the boundaries of the SilverLeaf DRI and SilverLeaf PUD into the Impact Fee Credit Agreement.

**WHEREAS**, St. Johns County Ordinance No. 87-58, as amended (the "Park Impact Fee Ordinance"), allows for park impact fee credits to be granted by the Board of County Commissioners for the property dedicated to St. Johns County and/or improvements made or funded by Developer within the Impact Fee Credit Agreement attached hereto and incorporated herein by this reference.

**WHEREAS**, in accordance with Section 13 of the Park Impact Fee Ordinance, Developer is entitled to certain impact fee credits for the dedication of lands for park use, as identified in the DRI/DO.

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

**Section 1.** The County Administrator is hereby authorized to approve and execute a First Amendment to Impact Fee Credit Agreement with White's Ford Timber, LLC, Longleaf Partners, LLC, Bocage Ventures, LLC, Trout Creek Venture, LLC and White's Ford Investments, LLC substantially in the form of that which is attached hereto and incorporated herein by reference for those dedications identified within the Park Impact Fee Ordinance and the Impact Fee Credit Agreement which are eligible for impact fee credits.

**Section 2.** Upon acceptance by the County Administrator, the Clerk is instructed to record the agreement in the Official Records of St. Johns County, Florida.

**Section 3.** To the extent that there are typographical or administrative 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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 21  
day of JUNE, 2022.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Henry Dean  
Henry Dean, Its Chair

Attest: \_\_\_\_\_

**BRANDON J. PATTY, CLERK**

By: Sam Haltern  
Deputy Clerk

Rendition Date 6/21/22



**FIRST AMENDMENT TO**  
**IMPACT FEE CREDIT AGREEMENT**  
(Park Impact Fees)

**THIS FIRST AMENDMENT TO IMPACT FEE CREDIT AGREEMENT** (“**Amendment**”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by and among the **BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (the “**County**”), and **WHITE’S FORD TIMBER, LLC**, a Florida limited liability company (“**White’s Ford**”, which term shall include its successors and assigns); **LONGLEAF PARTNERS, LLC** (“**Longleaf**”, which term shall include its successors and assigns); **BOCAGE VENTURES, LLC**, a Florida limited liability company (“**Bocage**”, which term shall include its successors and assigns); **TROUT CREEK VENTURE, LLC**, a Florida limited liability company (“**Trout Creek**”, which term shall include its successors and assigns); and **WHITES FORD INVESTMENTS, LLC**, a Florida limited liability company (“**WFI**”, which term shall include its successors and assigns, and collectively, with the County, White’s Ford, Longleaf, Bocage and Trout Creek, the “**Parties**”).

**RECITALS:**

A. White’s Ford is the owner of certain lands contained within the SilverLeaf Development of Regional Impact (the “**DRI**”), as described and approved under St. Johns County Resolution No. 2021-551, as may be amended (the “**DRI/DO**”), and the SilverLeaf Planned Unit Development approved under St. Johns County Ordinance No. 2021-93, as may be amended (the “**SilverLeaf PUD**”).

B. Longleaf, Bocage, Trout Creek and WFI are affiliated entities of White’s Ford and are the owners of certain lands contained within the SilverLeaf DRI and PUD and the Grande Creek Planned Unit Development approved under St. Johns County Ordinance No. 2019-34, as may be amended (the “**Grande Creek PUD**”).

C. White’s Ford and the County entered into that certain Impact Fee Credit Agreement (Park Impact Fees) dated January 31, 2020 and recorded in Official Records Book 4877, Page 471, Public Records of St. Johns County, Florida (the “**Agreement**”).

D. The Agreement set forth certain terms and conditions of the SilverLeaf Park Contributions including the conveyance of the CR 16A Recreational Parcel and receipt of certain Park Impact Fee Credits, as those terms are defined in the Agreement.

E. The Parties desire to enter into this Amendment to confirm and formally add approximately 2,400 additional acres now within the DRI and SilverLeaf PUD, to the boundaries of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual undertakings set forth in this Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The Recitals as set forth above are agreed to be true and correct and

incorporated herein by this reference.

2. Definitions. All capitalized terms not defined herein shall have the same meaning as ascribed to them in the Agreement.

3. Additional Property. Pursuant to Section 9.e. of the Agreement, the Parties hereby agree to amend the Agreement to provide that the Park Impact Fee Credits may be applied to impact fees assessed for residential units within that certain real property now included within the DRI and SilverLeaf PUD boundaries, being more particularly described in Attachment 1 to this Amendment (the “**2021 Added Lands**”), and incorporated herein by this reference.

4. Effectiveness; Ratification of the Agreement. Except as expressly provided in this Amendment, the provisions of the Agreement shall remain in full force and effect. This Amendment shall take effect upon the effective date of St. Johns County Comprehensive Plan Amendment No. 2021-10, St. Johns County Ordinance No. 2022-\_\_\_, adopted on May 17, 2022.

5. Successors and Assigns. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto, their respective legal representatives, successors in title and assigns.

**[SIGNATURES TO FOLLOW]**

IN WITNESS WHEREOF, the undersigned Parties have set their hands and seals as of the date set forth above.

**WHITE'S FORD:**

Witnesses:

WHITE FORD'S TIMBER, LLC, a Florida limited liability company

Signed, sealed and delivered in the presence of:

By: Hutson Management Inc., a Florida corporation, its Manager

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

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

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

Name: John G. Metcalf  
Title: Vice President

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence of \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 2022, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of White's Ford Timber, LLC, a Florida limited liability company, on behalf of the company, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**LONGLEAF:**

Witnesses:

LONGLEAF PARTNERS, LLC, a Florida limited liability company

Signed, sealed and delivered in the presence of:

By: Hutson Management Inc., a Florida corporation, its Manager

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

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

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

Name: John G. Metcalf

Title: Vice President

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence of \_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of Longleaf Partners, LLC, a Florida limited liability company, on behalf of the company, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**BOCAGE:**

Witnesses:

BOCAGE VENTURES, LLC, a Florida limited liability company

Signed, sealed and delivered in the presence of:

By: Hutson Management Inc., a Florida corporation,  
its Manager

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

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

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

Name: John G. Metcalf

Title: Vice President

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence of \_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of Bocache Ventures, LLC, a Florida limited liability company, on behalf of the company, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**TROUT CREEK:**

Witnesses:

TROUT CREEK VENTURE, LLC, a Florida limited liability company

Signed, sealed and delivered in the presence of:

By: Hutson Management Inc., a Florida corporation, its Manager

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

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

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

Name: John G. Metcalf

Title: Vice President

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence of \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 2022, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of Trout Creek Venture, LLC, a Florida limited liability company, on behalf of the company, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**WFI:**

WHITES FORD INVESTMENTS, a Florida limited liability company

By: Hutson Management Inc., a Florida corporation, its Manager

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

Name: John G. Metcalf

Title: Vice President

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

Witnesses:

Signed, sealed and delivered in the presence of:

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

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence of \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 2022, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of Whites Ford Investments, LLC, a Florida limited liability company, on behalf of the company, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**COUNTY:**

**ST. JOHNS COUNTY, FLORIDA**

Witnesses:

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

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

By: \_\_\_\_\_  
Name: Hunter Conrad  
County Administrator

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument is hereby acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by HUNTER CONRAD, who is the COUNTY ADMINISTRATOR for ST. JOHNS COUNTY, FLORIDA and is authorized to execute this Agreement on behalf of St. Johns County, Florida, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

### Legal Descriptions of 2021 Added Lands

#### **Trout Creek South**

A portion of Sections 1, 2, 11 and 12, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Hardwood Landing Road, a 60 foot right of way as presently established, and the Southwesterly right of way line of County Road No. 16-A, a 66 foot right of way as presently established; thence South 44°38'42" East, along said Southwesterly right of way line, 3071.14 feet; thence South 44°44'50" East, continuing along said Southwesterly right of way line, 936.11 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4804, page 1401, of said Public Records; thence South 55°37'18" West, departing said Southwesterly right of way line and along the Northwesterly line of said Official Records Book 4804, page 1401, a distance of 220.84 feet; thence South 25°13'03" West, continuing along said Northwesterly line, 93.42 feet to the Westerly most corner thereof, said corner also being the Northerly most corner of Parcel 1, as described and recorded in Official Records Book 3278, page 1319, of said Public Records; thence South 55°37'18" West, along the Northwesterly lines of said Parcel 1, Parcel 2, as described and recorded in said Official Records Book 3278, page 1319, Official Records Book 1258, page 1939, Tract 5, as described and recorded in Official Records Book 3359, page 913, Official Records Book 1599, page 631, Official Records Book 5167, page 61, and Official Records Book 4509, page 563, all of said Public Records, 700.00 feet to the Westerly most corner of said Official Records Book 4509, page 563, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 4804, page 1076, of said Public Records; thence South 12°38'56" West, along the Westerly line of last said lands, 397.14 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of those lands described and recorded in Official Records Book 5026, page 583, of said Public Records; thence South 02°20'53" East, along the Westerly line of last said lands, 664.53 feet to the Southwesterly corner thereof; thence North 89°31'07" East, along the Southerly line of said Official Records Book 5026, page 583, its Easterly prolongation, and along the Southerly line of those lands described and recorded in Official Records Book 3512, page 197, of said Public Records, 664.37 feet to the Southeasterly corner of last said lands, said corner lying on the Westerly line of Bartram Downs Unit Three, a plat recorded in Map Book 53, pages 9 through 24, of said Public Records; thence South 02°36'31" East, along said Westerly line, 657.75 feet; thence South 89°06'29" West, continuing along said Westerly line, 1328.52 feet to a point lying on the Westerly line of said Section 12; thence South 02°12'46" East, continuing along said Westerly line of Bartram Downs Unit Three and along said Westerly line of Section 12, a distance of 1713.35 feet; thence South 88°28'06" West, departing said Westerly line, 3670.23 feet to a point lying on the Easterly line of Parcel 2, as described and recorded in Official Records Book 390, page 737, of said Public Records; thence North 01°37'00" West, along said Easterly line, and along the Easterly lines of those lands described and recorded in Official Records Book 693, page 1135, Official Records Book 2668, page 423, and Official Records Book 2508, page 1157, all of said Public Records, 1036.49 feet to the Northeasterly corner of said Official Records Book 2508, page 1157; thence South 88°22'23" West, along the

Northerly line of last said lands and along the Northerly terminus of Collier Road, a 60 foot right of way as presently established, a distance of 320.00 feet to the Northwesterly most corner of said terminus; thence South 01°37'00" East, along the Westerly right of way line of said Collier Road, 218.27 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 1361, page 416, of said Public Records; thence South 88°41'45" West, departing said Westerly right of way line and along the Northerly line of last said lands, 918.76 feet to a point herein after referred to as Reference Point "A", said point lying on the Easterly top of bank of Trout Creek; thence Northerly along said Easterly top of bank, 1346 feet, more or less, to a point herein after referred to as Reference Point "B" which bears North 00°06'17" East, 1254.11 feet from said Reference Point "A", said Reference Point "B" lying on the Southerly line of those lands described and recorded in Official Records Book 4408, page 428, of said Public Records; thence North 88°46'33" East, departing said Easterly top of bank and along said Southerly line, 842.30 feet; thence North 88°46'32" East, continuing along said Southerly line, 396.00 feet to the Southeasterly corner thereof; thence North 02°16'29" West, along the Easterly line of last said lands, 990.00 feet to the Northeasterly corner thereof; thence South 88°46'34" West, along said Northerly line of last said lands, 385.86 feet to the Southeasterly most corner of the Southerly terminus of said Hardwood Landing Road; thence North 01°52'53" West, along the Easterly right of way line of said Hardwood Landing Road, 1335.13 feet; thence North 01°33'47" West, continuing along said Easterly right of way line, 1319.34 feet to the Southwesterly corner of Parcel 3, as described and recorded in Official Records Book 1262, page 1389, of said Public Records; thence North 88°55'00" East, departing said Easterly right of way line and along the Southerly line of said Parcel 3, a distance of 331.83 feet to the Southeasterly corner thereof; thence North 01°36'37" West, along the Easterly line of said Parcel 3, a distance 1297.64 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Hardwood Landing Road; thence South 89°35'27" East, along said Southerly right of way line, 2510.06 feet to the Point of Beginning.

Containing 703 acres, more or less.

Together with:

### **Trout Creek South**

A portion of Sections 11, 12, 13 and 14, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established, and the Easterly right of way line of Collier Road, a 60 foot right of way as presently established; thence North 01°37'00" West, along said Easterly right of way line, 1031.97 feet to its intersection with the Southerly line of said Section 11; thence North 88°22'42" East, departing said Easterly right of way line and along said Southerly line, 2609.52 feet to the Southeasterly corner of Parcel A, as described and recorded in Official Records Book 1297, page 589, of said Public Records; thence North 02°19'31" West, departing said Southerly line of Section 11, along the Easterly line of said Parcel A and along the Easterly line of those lands described and recorded in Official Records Book 1340, page 500, of said Public Records, 840.14 feet to the Northeasterly corner of last said lands; thence South 88°28'06" West, along the

Northerly line of last said lands, 2339.13 feet to a point lying on the Easterly line of Parcel 1, as described and recorded in Official Records Book 390, page 737, of said Public Records; thence North 01°37'00" West, along said Easterly line and along the Easterly line of Parcel 2, as described and recorded in said Official Records Book 390, page 737, a distance of 100.00 feet; thence North 88°28'06" East, departing said Easterly line, 3670.23 feet to a point lying on the Westerly line of said Section 12; thence South 02°12'46" East, along said Westerly line, 873.98 feet to the Southwesterly corner of Parcel 1, as described and recorded in Official Records Book 2050, page 1743, of said Public Records; thence South 89°40'34" East, departing said Westerly line and along the Southerly line of said Parcel 1, a distance of 1278.40 feet to the Westerly most corner of Parcel 2, as described and recorded in said Official Records Book 2050, page 1743; thence South 36°07'08" East, departing said Southerly line and along the Westerly line of said Parcel 2, a distance of 890.75 feet; thence South 73°15'38" East, continuing along said Westerly line, 1107.07 feet to the Southerly most corner thereof, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 1816, page 1935, of said Public Records; thence along the boundary line of said Official Records Book 1816, page 1935, the following 8 courses: Course 1, thence South 68°18'41" West, 545.47 feet; Course 2, thence South 15°30'21" East, 175.53 feet; Course 3, thence South 59°53'42" East, 2063.62 feet; Course 4, thence North 41°44'43" East, 78.44 feet; Course 5, thence South 48°36'39" East, 460.44 feet; Course 6, thence South 01°47'06" West, 659.38 feet; Course 7, thence South 22°16'32" East, 385.12 feet; Course 8, thence North 86°24'27" East, 356.58 feet to the Southeasterly most corner thereof, said corner lying on the Westerly line of those lands described and recorded in Official Records Book 1771, page 1716, of said Public Records; thence Southwesterly along said Westerly line the following 3 courses: Course 1, thence South 38°17'02" West, 730.51 feet; Course 2, thence South 40°14'58" West, 581.20 feet; Course 3, thence South 67°23'54" West, 456.67 feet to a point lying on the Easterly line of Parcel "3", as described and recorded in Official Records Book 3396, page 698, of said Public Records; thence North 18°55'20" West, departing said Westerly line and along the Easterly line of said Parcel "3", a distance of 584.91 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 11, as described and recorded in Official Records Book 4220, page 1543, of said Public Records; thence North 38°06'21" West, along the Northeasterly line of last said lands, 131.68 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 10, as described and recorded in Official Records Book 2071, page 1247, of said Public Records; thence North 35°17'21" West, along the Northeasterly line of last said lands, 274.52 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 1438, page 1511, of said Public Records; thence North 39°18'30" West, along the Northeasterly line of last said lands, 276.43 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 4537, page 1300, of said Public Records; thence North 43°14'49" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 7, as described and recorded in Official Records Book 3905, page 1782, of said Public Records; thence North 47°10'14" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 4488, page 1488, of said Public Records; thence North 51°06'07" West, along the Northeasterly line of last said lands, 275.41 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 1418, page 1381, of said Public Records; thence North 55°01'59" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof; thence South 33°00'05" West, along the Northwesterly line of last said lands, 1100.00 feet to the Westerly most corner thereof, said corner lying on said Northeasterly right of way line of State Road No. 13; thence

Northwesterly, along said Northeasterly right of way line and along the arc of a non-tangent curve concave Southwesterly having a radius of 2914.93 feet, through a central angle of 07°07'42", an arc length of 362.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 60°33'46" West, 362.42 feet; thence North 64°07'37" West, continuing along said Northeasterly right of way line, 487.52 feet to the Southerly most corner of those lands described and recorded in Official Records Book 3176, page 1133, of said Public Records; thence North 25°52'23" East, departing said Northeasterly right of way line and along the Southeasterly line of last said lands, 1100.00 feet to the Easterly most corner thereof; thence North 64°07'37" West, along the Northeasterly lines of said Official Records Book 3176, page 1133, Official Records Book 3422, page 1967, Official Records Book 3277, page 933, Parcel 1, as described and recorded in Official Records Book 2110, page 1322, and Official Records Book 2809, page 1668, all of said Public Records, a distance of 1580.66 feet to the Northerly most corner of last said lands, said corner lying on the Easterly line of said Section 14; thence South 02°24'53" East, along said Easterly line, 1249.18 feet to its intersection with the Northeasterly right of way line of said State Road No. 13; thence North 64°07'37" West, departing said Easterly line and along said Northeasterly right of way line, 4497.48 feet to the Point of Beginning.

Containing 470.51 acres, more or less.

Together with:

**Trout Creek South, Bocage**

A portion of Sections 13, 14 and 23, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of Collier Road, a 60 foot right of way as presently established, and the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established; thence North 64°07'37" West, along said Northeasterly right of way line, 422.21 feet; thence South 04°55'31" West, departing said Northeasterly right of way line, 107.08 feet to a point lying on the Southwesterly right of way line of said State Road No. 13 and the Point of Beginning.

From said Point of Beginning, thence South 64°07'37" East, along said Southwesterly right of way line of State Road No. 13, a distance of 5240.79 feet to the Northeasterly corner of Parcel 4, as described and recorded in Official Records Book 3782, page 1076, of said Public Records; thence South 02°24'55" East, departing said Southwesterly right of way line and along the Easterly line of said Parcel 4, a distance of 781.67 feet to a point lying on the boundary line of Parcel 2- South Parcel, as described and recorded in Official Records Book 3948, page 1491, of said Public Records; thence North 25°52'23" East, departing said Easterly line and along said boundary line, 688.32 feet to a point lying on said Southwesterly right of way line of State Road No. 13; thence South 64°07'37" East, along said Southwesterly right of way line, 814.01 feet to the point of curvature of a curve concave Southwesterly having a radius of 2814.93 feet; thence Southeasterly continuing along said Southwesterly right of way line and along the arc of said curve, through a central angle of 18°32'16", an arc length of 910.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°51'29" East, 906.78 feet; thence South 46°26'26" West, departing said Southwesterly right of way line, along said

boundary line of Parcel 2-South Parcel and along a non-tangent line, 300.21 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2514.93 feet; thence Southeasterly along said boundary line and along the arc of said curve, through a central angle of 11°26'24", an arc length of 502.14 feet to the Northerly corner of Parcel 3, as described and recorded in Official Records Book 3980, page 1273, of said Public Records, said arc being subtended by a chord bearing and distance of South 40°06'41" East, 501.31 feet; thence South 55°36'12" West, along the Westerly line of said Parcel 3, a distance of 533.21 feet to the Westerly corner thereof, said corner lying on the Southerly line of said Section 13; thence South 89°07'05" West, along said Southerly line, 1599.99 feet to the Southwesterly corner thereof, said corner also being the Northeasterly corner of said Section 23; thence South 02°06'59" East, along the Easterly line of said Section 23, a distance of 2944.12 feet to a point herein after referred to as Reference Point "A", said point lying on the meanderings of the waters of Six Mile Creek; thence Northwesterly along said meanderings, 7379 feet, more or less, to a point herein after referred to as Reference Point "B", said point bearing the following 3 courses from said Reference Point "A": Course 1, thence North 52°06'17" West, 2976.02 feet; Course 2, thence North 62°40'58" West, 1569.76 feet; Course 3, thence North 31°23'57" West, 2276.29 feet; thence North 04°55'31" East, departing said meanderings and along the Easterly line of Official Records Book 3412, page 1948, of said Public Records, 2702.74 feet to the Point of Beginning.

Containing 499 acres, more or less.

Together with:

**Parcel A - Wolfe**

A portion of fractional Section 7, together with a portion of Subsections 4 and 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1984, page 1246, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said fractional Section 7; thence South 01°04'14" East, along the Easterly line of said fractional Section 7, a distance of 1779.45 feet to its intersection with the Northwesterly line of said Subsection 4 (as monumented); thence South 19°49'07" West, continuing along said Easterly line and along said Northwesterly line, 160.57 feet to its intersection with the Westerly line of Parcel 3, as described and recorded in Official Records Book 2002, page 1387, of said Public Records; thence South 03°59'26" East, departing said Easterly line of fractional Section 7 and said Northwesterly line of Subsection 4, and along said Westerly line of Parcel 3, a distance of 3212.47 feet; thence South 09°32'34" West, continuing along said Westerly line and along the Westerly line of Parcel 4, as described and recorded in said Official Records Book 2002, page 1387, a distance of 3451.29 feet to the Southwesterly corner of said Parcel 4, said corner lying on the Northeasterly right of way line of County Road No. 16A, a public variable width right of way as presently established; thence North 55°53'35" West, along said Northeasterly right of way line, 599.36 feet to its intersection with the Southerly prolongation of the Easterly line of the Southwest one-quarter of the Northwest one-quarter of said Subsection 5 (as monumented); thence North 18°21'55" East, departing said Northeasterly right of way line, along said Southerly prolongation and along said

Easterly line (as monumented), 1341.66 feet to the Northeasterly corner thereof; thence North 72°26'56" West, along the Northerly line of said Southwest one-quarter of the Northwest one-quarter of Subsection 5 (as monumented), a distance of 1322.39 feet to the Northwesterly corner thereof, said corner lying on the Northwesterly line said Section 38 (as monumented); thence North 19°30'56" East, along said Northwesterly line (as monumented), 1083.28 feet to Northeast corner of fractional Section 18, said township and range; thence South 89°13'13" West, departing said Northwesterly line of Section 38 and along the Northerly line of Government Lot 1, said fractional Section 18 (as monumented), a distance of 1268.97 feet to the Northwesterly corner thereof; thence South 88°45'26" West, along the Northerly line of the East one-half of the Northwest one-quarter of said fractional Section 18 (as monumented), a distance of 1457.99 feet to its intersection with said Northeasterly right of way line of County Road No. 16A; thence North 48°49'12" West, departing said Northerly line and along said Northeasterly right of way line, 1549.16 feet to the Southerly most corner of those lands described and recorded in Official Records Book 4634, page 121, of said Public Records; thence Northerly along the boundary line of said Official Records Book 4634, page 121, the following 4 courses: Course 1, thence North 02°04'31" West, departing said Northeasterly right of way line, 502.96 feet; Course 2, thence North 87°55'29" East, 380.00 feet; Course 3, thence North 02°04'31" West, 700.00 feet; Course 4, thence South 87°55'29" West, 591.32 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said fractional Section 7; thence North 01°51'14" West, along said Westerly line, 3042.27 feet to the Northwesterly corner thereof; thence North 86°53'51" East, along the Northerly line of said fractional Section 7, a distance of 5596.11 feet to the Point of Beginning.

Containing 720.05 acres, more or less.

Together with:

**Parcel B - Wolfe**

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being the same lands described and recorded as Parcel 6, in Official Records Book 1984, page 1246, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northwesterly right of way line of State Road No. 16 and the Southwesterly right of way line of County Road No. 16A, both public variable width rights of way as presently established; thence North 55°53'35" West, along said Southwesterly right of way line, 651.81 feet to the Northerly most corner of Parcel "A", as described and recorded in Official Records Book 4852, page 1812, of said Public Records, and the Point of Beginning.

From said Point of Beginning, thence South 34°06'25" West, along the Northwesterly line of said Parcel "A", 158.81 feet to the Westerly most corner thereof, said corner lying on the Northeasterly line of Parcel "B", as described and recorded in said Official Records Book 4852, page 1812; thence North 55°53'35" West, along said Northeasterly line, 272.25 feet; thence North 34°06'25" East, continuing along said Northeasterly line, 158.81 feet to the Northeasterly

corner thereof, said corner lying on said Southwesterly right of way line of County Road No. 16A; thence South 55°53'35" East, along said Southwesterly right of way line, 272.25 feet to the Point of Beginning.

Containing, 0.99 acre, more or less.