

ORDINANCE NUMBER: 84-3

INTRODUCED BY: Commissioner Waldron

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS DESCRIBED REFERENCED HEREIN AS (GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 40 ACRES MORE OR LESS) FROM PRESENT ZONING CLASSIFICATION OF OPEN RURAL TO PLANNED UNIT DEVELOPMENT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. As requested by Epoch Properties, Inc., in its application for zoning change filed November 17, 1983, (hereinafter called the "Lakeview Village PUD Application"), the zoning classification of the real property described in said application is hereby changed from Open Rural to Planned Unit Development (Hereinafter called the "Lakeview Village PUD").

SECTION 2. All materials, stipulations, exhibits, surveys, site plans, traffic studies and other maps included in and attached to the Lakeview Village PUD Application No. R-PUD-83-59 which are described as, but are not limited to, the following: The Planned Unit Development Application for Zoning Change, Compliance with Article 8 (Planned Unit Development-PUD), Exhibits attached to the Compliance with Article 8 (Warranty Deeds (2), Authorizations of Agency (3), List of Adjacent Property Owners, Survey of the subject Real Property, Topographical Survey of the Subject Real Property, Schedule of Development, Lakeview Village Project Data, Lakeview Village Land Usage Data, Lakeview Village Building Data, Lakeview Village Apartment Community Planned Unit Development Plan (and other information thereto), revised Schedule of Development, revised Lakeview Village Apartment Community Planned Unit Development Plan and other such renderings necessary of the Lakeview Village Planned Unit Development - all of which are hereby incorporated in and made a part of this Ordinance.

SECTION 3: In connection with the Lakeview Village PUD Application, Epoch Properties, Inc. has submitted a sketch/site plan in appropriate scale supporting the intended development plan of the subject real property which is known as the "Lakeview Village Apartment Community Planned Unit Development Plan" as required by Section 8-2-2 of the St. Johns County Zoning Ordinance which illustrates the following:

- (a) The preliminary location, grouping and height of all uses and facilities.
- (b) The number of residential units proposed, their general location, number of stories, and other amenities and features;
- (c) A preliminary vehicular and pedestrian circulation system including driveways, walkways, parking areas and street for possible dedication;
- (d) A system of open space and recreational uses with estimates of acreage therefore; and
- (e) Such other designations as were required by the St. Johns County Planning and Zoning Administrative Staff to illustrate the contemplate use of the subject real property as the "Lakeview Village Apartment Community".

It is understood that the "Lakeview Village Apartment Community Planned Unit Development Plan" is illustrative of the development approach for the Lakeview Village Apartment Community, therefore, Epoch Properties, Inc. shall be required to adhere to the concept of the "Lakeview Village Apartment Community Planned Unit

Development Plan" as the same shall be incorporated in the Development Plan submitted by Epoch Properties, Inc. to the St. Johns County Zoning Board and St. Johns County Board of County Commissioners for review in accordance with the Schedule of Development and applicable documentation required by Section 8-3 and Section 8-4 of the St. Johns County Zoning Ordinance. It is understood that the Development Plan submitted pursuant to Section 8-3 and Section 8-4 of the St. Johns County Zoning Ordinance will be approved only if it conforms with the spirit and content of the Lakeview Village PUD Ordinance as manifested in the "Lakeview Village Apartment Community Planned Unit Development Plan".

SECTION 4: If significant physical development of the Lakeview PUD is not commenced within one year after the effective date of the Ordinance creating the Lakeview Village PUD, the Epoch Properties, Inc. shall be required to make application to the St. Johns County Board of County Commissioners for determination of whether the Lakeview Village PUD should be continued or lapse. ~~The running of the one-year period shall be tolled from the date of approval of the Planned Unit Development.~~ ^{AT ANY TIME AFTER ONE (1) YEAR} ~~At any time after one year~~ from the effective date of the Ordinance creating the Lakeview Village PUD, Epoch Properties, Inc. may apply for such rezoning or extension of time limits herein concerning the real property described in the Lakeview Village PUD - and such application shall proceed and be processed in the same manner as standard rezoning applications except that in addition to the normally required mail notices, notices shall also be mailed to all other owners of property within the Lakeview Village PUD if said latter requirement is applicable. In the event that the St. Johns

County Board of County Commissioners determined that the Lakeview Village PUD should lapse, then the subject real property affected thereby shall revert automatically to an Open Rural Zoning District Category as defined by the St. Johns County Zoning Ordinance. Exhibit 1 attached hereto is hereby made a part of this Ordinance by reference.

SECTION 5. The St. Johns County Board of County Commissioners finds that the Lakeview Village PUD does not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Zoning Ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners. The Lakeview Village PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties in the general neighborhood. The Lakeview Village PUD will accomplish the objectives and will meet the standards and criteria of Section 8-4 of the St. Johns County Zoning Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, that same has been appropriately filed.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 17 day of January, 1984.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Chester Benet
Chairman

ATTEST: CARL "BUD" MARKEL, Clerk

By: Marie Hudson
Deputy Clerk

Adopted regular meeting 1/17/84 rescheduled from 1/10/84

Effective 1-23-84

EXHIBIT 1

(LEGAL DESCRIPTION)

THAT CERTAIN REAL PROPERTY SITUATE IN
ST JOHNS COUNTY, FLORIDA MORE PARTICULARLY
DESCRIBED AS FOLLOW:

GOVERNMENT LOT 2, SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 29
EAST CONTAINING FORTY (40) ACRES,
MORE OR LESS.

84-3

The St. Augustine Record
PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
Robert E. James who on oath says that he is
Production Manager of the St. Augustine Record, a
daily newspaper published at St. Augustine in St. Johns County, Florida;
that the attached copy of advertisement, being a _____
Notice of Rescheduled Hearing
_____ in the matter of _____
Proposed Rezoning, Open Rural to Planned Unit
Development in the _____ Court,
was published in said newspaper in the issues of _____
January 7, 1984

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

Sworn to and subscribed before me
this 11th day of January _____ *Robert E. James*
A.D. 19 84
Ruth M. Walker
(SEAL) Notary Public
Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded Thru Troy Fain - Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE OF RESCHEDULED HEARING
TAKE NOTICE that the following proposed rezoning ordinance hearing has been rescheduled and will be heard on January 17, 1984, at 1:30 o'clock p.m. in the County Commissioners Room, St. Johns County Courthouse, St. Augustine Florida.
NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS RESCHEDULED MEETING ON JANUARY 17, 1984, AT 1:30 O'CLOCK P.M. IN THE COUNTY COMMISSIONERS ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS DESCRIBED REFERENCED HEREIN AS GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA CONTAINING 40 ACRES MORE OR LESS, FROM PRESENT ZONING CLASSIFICATION OF OPEN RURAL TO PLANNED UNIT DEVELOPMENT.
PURSUANT TO THE APPLICATION OF EPOCH PROPERTIES
The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing.
All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, its Clerk
By: Marie Hudson
Deputy Clerk
L599 Jan. 7, 1984

84-3

COPY OF ADVERTISEMENT

The St. Augustine Record
PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA }
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
Arthur V. Brown who on oath says that he is
Advertising Manager of the St. Augustine Record, a
daily newspaper published at St. Augustine in St. Johns County, Florida;
that the attached copy of advertisement, being a _____
Notice of County Commission Meeting
_____ in the matter of _____
Proposed Rezoning, Open Rural to Planned Unit Development
_____ in the _____ Court,
was published in said newspaper in the issues of _____
December 7, 1983

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

Sworn to and subscribed before me
this _____ 8th _____ day of _____ December _____ Arthur V. Brown

A.D. 19 83
Ruth M. Walker

(SEAL) Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded thru 1985 and thereafter, etc.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON January 10, 1984 at 1:30 P.M. IN ROOM 229, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS DESCRIBED REFERENCED HEREIN AS GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA CONTAINING 40 ACRES MORE OR LESS, FROM PRESENT ZONING CLASSIFICATION OF OPEN RURAL TO PLANNED UNIT DEVELOPMENT.
The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing. All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By /s/ Carl "Bud" Markel
Its Clerk
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

L525-December 7, 1983

RESCHEDULED TO
1-17-84

APPLICATION FOR ZONING CHANGE
PLANNED UNIT DEVELOPMENT - ST. JOHNS COUNTY
FOR
EPOCH PROPERTIES, INC.

EUGENE G. PEEK III, P. A.
1609 Gulf Life Tower
Jacksonville, Florida 32202
904/399-1609

Attorney-in-Fact and Agent for
Denver Corporation, Denver Limited
and Epoch Properties, Inc.

**APPLICATION FOR ZONING CHANGE
PLANNED UNIT DEVELOPMENT - ST. JOHNS COUNTY**

Date: 10/24/83
Receipt Number: 24240
Case Number: R-83-PUD-59
Zoning District: B

The undersigned applicants hereby apply for zoning change (Planned Unit Development - PUD) on the following described real property situate in St. Johns County, Florida and more particularly described as follows:

Government Lot 2, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida containing 40 acres more or less.

1. Property address:

Forty (40) acres, plus or minus, situate south of the northern boundary line between Duval County and St. Johns County approximately six hundred (600) feet west of Highway A1A (Bypass road section in Ponte Vedra). The subject real property is located just north of the Ponte Vedra Lakes development - the subject real property has no other present address.

2. Name, address and telephone number of owner(s) of subject real property:

Denver Corporation 1609 Gulf Life Tower Jacksonville, Florida 32207 Ph. (904) 399-1609	Denver Limited 1609 Gulf Life Tower Jacksonville, Florida 32207 Ph. (904) 399-1609
-------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

Attorney-in-fact and Agent for Denver Corporation and Denver Limited in this zoning change proceeding is Eugene G. Peek III, Esquire, 1609 Gulf Life Tower, Jacksonville, Florida, 32207, Ph. (904) 399-1609.

See Photocopy of Warranty Deeds attached hereto as Exhibits A and Exhibit B to evidence ownership of the subject real property - said Exhibits A and B by this reference are herewith incorporated as a part hereof.

Note: Epoch Properties, Inc. has contracted to purchase the subject real property from Denver Corporation and Denver Limited if the Planned Unit Development zoning change application submitted herein is approved by the appropriate St. Johns County authorities. Epoch Properties, Inc. in conjunction with Denver Corporation and Denver Limited has appointed Eugene G. Peek III, Esquire, 1609 Gulf Life Tower, Jacksonville, Florida, 32207, as its Attorney-in-Fact and Agent in this zoning change proceeding.

See Exhibit C, Exhibit D and Exhibit E for authorization of Eugene G. Peek III, Esquire to serve as Attorney-in-Fact and Agent for Denver Corporation, Denver Limited and Epoch Properties, Inc. - said Exhibits C, D and E by this reference are herewith incorporated as a part hereof.

3. Current zoning classification:

Open Rural District (OR)

4. Change, variance or exception requested:

Planned Unit Development (PUD) - the subject development plans contemplate a multi-family residential rental community with a density ratio of twelve (12) units per acre for an approximate total of 480 units with appropriate amenities thereto.

5. Attach list of adjacent property owners within 300 feet, list must show names, addresses and legal descriptions as contained in current ad valorem tax rolls of St. Johns County, Florida.

See Exhibit F attached hereto and by this reference made a part hereof.

6. Present use of land:

Open rural land with no development thereon.

7. Specific use of reason for requested change, variance or exception:

Development and construction of a two (2) phase multi-family residential rental community with a density ratio of twelve (12) units per acre for an approximate total of 480 units with appropriate amenities thereto. The amenities for the multi-family residential rental communities shall include, but not be limited to:

Clubhouse facilities for athletic and social purposes, natural preservation areas, recreational lake area, pier/dock - small canoeing areas, recreation pool areas, open recreational areas, jogging and bike paths, tennis courts, buffer zones, etc.

8. Size of land (dimensions or acreage)

Forty (40) acres, plus or minus, to be developed in two (2) twenty (20) acre phases - see Exhibit G attached hereto and by this reference made a part hereof.

9. Has application been submitted for zoning change, variance or exception on above described parcel (or part of) within the past year?

No

10. Applicant's name, address and phone number:

Denver Corporation, Denver Limited and Epoch Properties, Inc. by and through their undersigned Attorney-in-Fact and Agent who shall represent their collective respective interests in this zoning change proceeding - Eugene G. Peek III, Esquire, 1609 Gulf Life Tower, Jacksonville, Florida, 32207, Ph. (904) 396-1609.

The undersigned certifies that all information herein is correct and that the attached List of Adjacent Property Owners (see Exhibit F) is from the current ad valorem tax rolls of St. Johns County, Florida.

**DENVER CORPORATION, DENVER LIMITED
AND EPOCH PROPERTIES, INC.**

By:

Eugene G. Peek III
Eugene G. Peek, III, Esquire
Attorney-in-Fact and Agent for
Denver Corporation, Denver Limited
and Epoch Properties, Inc.

COMPLIANCE WITH ARTICLE 8

Planned Unit Development - PUD

St. Johns County Zoning Ordinance

SECTION 8-2. Procedures for Planned Unit Development Rezoning

SECTION 8-2-1. Application for Rezoning to PUD - **Note:** Please make appropriate reference to Zoning Change Application filed herein for Planned Unit Development (PUD). In addition to the foregoing application, please find attached hereto or enclosed such further information as shall be required pursuant to appropriate ordinance:

- a. Plats and/or metes and bounds description of the area within the PUD.

"That certain parcel of real property situate in St. Johns County, Florida more particularly described as Government Lot 2, Section 16, Township 3 South, Range 29 East containing forty (40) acres, more or less."

Please see Exhibit A, Exhibit B and Exhibit G filed herein - also, please consult the "Lakeview Village Apartment Community" Planned Unit Development Plan.

- b. The names and addresses of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.

The subject real property consists of two (2) parcels with twenty (20) acres in each parcel - the said parcels are identified on the "Lakeview Village Apartment Community" Planned Unit Development Plan as Phase One (eastern twenty acres) and Phase Two (western twenty acres). Denver Corporation is the fee simple owner of Phase One and Denver Limited is the fee simple owner of Phase Two - the two foregoing entities have authorized and appointed Eugene G. Peek III, Esquire as their Attorney-in-Fact and Agent relative to representation of their interests in this Zoning Change Proceeding requesting the subject Planned Unit Development. Epoch Properties, Inc. has contracted with Denver Corporation and Denver Limited to purchase the subject real property (40 acres - Phase One and Phase Two) contingent upon the success of this Zoning Change Proceeding requesting the subject Planned Unit Development - Epoch Properties, Inc. has authorized and appointed Eugene G. Peek III, Esquire as its Attorney-in-Fact and Agent relative to representation of its interests in this Zoning Change Proceeding requesting the subject Planned Unit Development. Evidence of the assignment of Eugene G. Peek III, Esquire as Attorney-in-Fact and Agent to represent the respective interests of Denver Corporation, Denver Limited and Epoch Properties, Inc. is attached hereto as Exhibit C, Exhibit D and Exhibit E which by this reference are made a part hereof.

- c. Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.

Epoch Properties, Inc. as the developer and owner of the subject real property shall have unified control over all aspects of development, management and operation of the contemplated multi-family residential rental community. No other ownership entity shall have any control over the subject real property unless authorized and controlled by Epoch Properties, Inc. - until Epoch Properties, Inc. acquires fee simple title to the subject real property from Denver Corporation and Denver Limited pursuant to its contractual agreements for purchase of same, Denver Corporation and Denver Limited shall acknowledge Epoch Properties, Inc.'s unified control of the subject real property for the development, construction and operation of the proposed multi-family residential rental community and shall be bound by the decisions of Epoch Properties, Inc. concerning same.

- d. An agreement by all owners within the PUD area which includes their commitment to:

1. Proceed with proposed development in accordance with the adopted PUD ordinance and such conditions and safeguards as may be set by the Board of County Commissioners in such ordinance; and,

2. Provide a written statement of a proposal for completion of such development according to plans approved by such ordinance; and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained by St. Johns County pursuant to written agreement; and,

3. To bind their successors in title to any commitments made in their application.

Epoch Properties, Inc. herewith stipulates and agrees that if the subject Planned Unit Development is approved by the appropriate St. Johns County authorities, it shall proceed with the proposed development in accordance with the adopted PUD ordinance and such conditions and safeguards as may be set by the Board of County Commissioners of St. Johns County in such ordinance; it shall complete the proposed development in accordance with the plans approved by such ordinance; it shall continue to operate and maintain such areas, functions and facilities as are not to be provided, operated or maintained by St. Johns County in accordance with such ordinance; and it shall bind its successors in title to any commitments made in this Planned Unit Development Zoning Change Proceeding.

SECTION 8-2-2. Materials to Accompany Petition

An application for rezoning to PUD shall be accompanied by the following in sufficient copies as deemed necessary by the St. Johns County Zoning Board for referrals and recommendation:

- a. Plans, maps, studies, and reports as may be reasonably required by the St. Johns County Board of County Commissioners and the St. Johns County Zoning Board in order to make the findings and determinations called for in the particular case; and

Please see Exhibit G, Exhibit H and the "Lakeview Village Apartment Community" Planned Unit Development Plan and St. Johns County in general.

- b. A written description of the intended plan of development, clearly indicating where approval of the PUD will benefit the future occupants of the proposed development.

The development of the proposed multi-family residential rental community with appropriate amenities thereto which will be known as "Lakeview Village" contemplates a complete and full utilization of the subject real property for the eventual inhabitants thereof. A complete network of water retention areas for recreational and drainage uses, natural preservation and recreational areas, vehicular and pedestrian transportation systems and aesthetic underground utility systems are combined with an appropriate density ratio for residential multi-family rental purposes that are consistent with flexible open space land planning. Imaginative land planning techniques allowed in a Planned Unit Development provide for a more desirable environment for multi-family residential living while adhering to the requirements of the applicable zoning regulations concerning height, setback, use and minimum size. A creative approach to multi-family residential living benefits the inhabitants of a residential rental community when there is an overall coordination in the environmental systems, transportation systems, utility and water services that improve the quality of life without a detrimental impact on open space objectives and land use density. Although the strict application of setback, height, use and minimum lot size requirements differs in this Planned Unit Development for multi-family residential living to provide the foregoing creative atmosphere, the resulting benefit to the inhabitants of the Planned Unit Development community allows same to enjoy aesthetic surroundings that are functionally more efficient while providing a system of maintenance and operation of all areas, improvements and facilities for the common use of the inhabitants thereof. The Lakeview Village Apartment Community will be an aesthetically pleasing multi-family residential development with appropriate amenities, facilities, utilities and necessary services for the common use of all inhabitants thereof while adhering to the St. Johns County comprehensive plans for development in the subject area.

The need for high quality multi-family residential rental communities in the Ponte Vedra area of St. Johns County has been recognized by other residential developments near the subject real property. The application of flexible land use controls for the development of this multi-family residential rental community will be beneficial to St. Johns County in the Ponte Vedra area by creating residential dwellings for the population that are not available to same as of this date - the proposed multi-family residential rental areas will be compatible with the St. Johns County Comprehensive plan and will provide quality rental facilities to those who cannot afford a multi-family condominium or single family dwelling of their own. The proposed Planned Unit Development will be in harmony with the general purpose and intent of the St. Johns County Comprehensive Plan and will adhere to the principles required by same for quality multi-family residential rental

communities in the Ponte Vedra area of St. Johns County. The foregoing objective to provide a quality multi-family residential rental community could not be achieved with adequate safeguards and controls to the St. Johns County authorities if the proposed Planned Unit Development multi-family residential community proceeded through straight rezoning procedures. The application of flexible land use controls for development of the subject real property would not be possible without the Planned Unit Development design techniques utilized herein by the developers - imaginative design efforts; desirable environmental land use; and efficient use of transportation, utilities and other public systems have created a multi-family residential rental community with a neighborhood appearance emphasizing the preservation of natural areas, recreational areas and open-spaced design to create an environment which is compatible with the surrounding residential areas. Stable land values will be supported and retained in the subject residential area through utilization of the Planned Unit Development techniques for Lakeview Village Apartment Community.

c. A sketch plan at an appropriate scale supporting the intended plan of development and illustrating:

1. The preliminary location, grouping and height of all uses and facilities,
2. The number of residential units proposed, their general location, number of stories, and other amenities and features,
3. A preliminary vehicular and pedestrian circulation system including driveways, walkways, parking areas and streets for dedication,
4. A system of open space and recreational uses, with estimates of acreage to be dedicated and that to be retained in common ownership,
5. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.

Please examine the "Lakeview Village Apartment Community" Planned Unit Development Plan which specifies thereon the information requested in subparagraphs c(1) through c(4) thereon; however, the foregoing subparagraphs must be altered in their informational content inquiry to reflect that common ownership of all areas will be retained by Epoch Properties, Inc. since the subject real property will be part of a multi-family residential rental community. The topographic map requested in subparagraph c(5) is attached hereto as Exhibit H and by this reference made a part hereof.

d. Preliminary statements indicating how the problems of maintenance and ownership of common facilities will be resolved:

Epoch Properties, Inc. shall have ownership of the subject real property and shall maintain any and all common facilities thereon. Epoch Properties, Inc. shall develop and construct the total multi-family residential rental community including, but not limited to, the transportation system, common amenities, recreational areas, water/sewer facilities and utilities facilities - any and all common facilities shall be maintained and operated by Epoch Properties, Inc.

e. Preliminary schedules of development, including the staging and phasing of

1. Areas to be developed in order of priority,
2. Construction of streets, utilities and other improvements necessary to serve the proposed developments,
3. The dedication of the land to public use.

The development and construction of the multi-family residential rental community shall consist of two phases of approximately 240 units per phase based on a twelve-unit per-acre density ratio with appropriate amenities thereto. The development will begin with Phase One which will take approximately sixteen months to complete prior to occupancy thereof; then a two-month period is expected between Phase 1 and Phase 2 wherein Epoch Properties, Inc. will make quality examination and review of the engineering/construction work for any requisite improvements to same; thereafter, another sixteen-month period will be required to complete Phase 2 of the development. The Schedule of Development is attached hereto concerning implementation of the construction plan for the Planned Unit Development - said Schedule of Development should be examined in conjunction with the Lakeview Village Planned Unit Development Plan for proper

orientation of the construction. The Schedule of Development outlines the approximate timetable for construction of the dwelling area, recreation area, roadways, utilities and other improvements (together with appropriate amenities to the community) necessary to serve the multi-family residential rental community. The construction phases for each of the respective multi-family residential dwellings will be on a continuous timetable so that after the first ninety days of construction there will be a continuous construction posture for examination and review until final completion and occupancy. The Schedule of Development will continue from Phase One to Phase Two in a continuity that will not result in land use conditions that are inappropriate during the construction phase - the compatibility between Phase One and Phase Two will be incorporated in an orderly construction of amenities and common areas together with necessary public services for use of the subject real property. The land use conditions which will be created by development/construction of the proposed multi-family residential rental community will enhance the adjoining undeveloped property for future uses conducive to residential or professional use.

The Planned Unit Development Zoning Change requested herein shall not in any manner adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Zoning ordinance or in any comprehensive plan or portion thereof adopted to date by the St. Johns County Board of County Commissioners. The proposed Planned Unit Development will not adversely affect the health and safety of residents or workers in the subject Ponte Vedra area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood. Among other things, the proposed Planned Unit Development will permit a creative approach to the development of the subject real property and accomplish a more desirable environment than would be possible through the strict application of minimum zoning requirements of the St. Johns County Zoning Ordinance through an efficient utilization of natural resources, underground utilities, recreational areas, and open-spaced planning. The proposed Planned Unit Development will provide an environment of stable character compatible with surrounding residential areas and enhance property values in the subject Ponte Vedra area through utilization of flexible land use regulations for advantageous land development in St. Johns County which is in harmony with the general purpose and intent with the St. Johns County Zoning Ordinance and other comprehensive plans.

The undersigned certifies that the information contained herein is correct and true to the best of his knowledge; and furthermore, the undersigned certifies that as the duly authorized Attorney-in-Fact and Agent for Denver Corporation, Denver Limited and Epoch Properties, Inc. he is clothed with appropriate and full authority to make the representations and warranties herein.

**DENVER CORPORATION, DENVER LIMITED
AND EPOCH PROPERTIES, INC.**

By: _____

Eugene G. Peek III
Eugene G. Peek III, Esquire
Attorney-in-Fact and Agent For
Denver Corporation, Denver Limited
and Epoch Properties, Inc.

INDEX OF EXHIBITS

Exhibit "A"

Warranty Deed from B. B. McCormick & Sons, Inc. to Denver Corporation

Exhibit "B"

Warranty Deed from Denver Corporation to Denver Limited

Exhibit "C"

Authorization of Agency — Denver Corporation

Exhibit "D"

Authorization of Agency — Denver Limited

Exhibit "E"

Authorization of Agency — Epoch Properties, Inc.

Exhibit "F"

List of Adjacent Property Owners

Exhibit "G"

Survey of Subject Real Property containing forty (40) acres more or less situate in Government Lot 2, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida.

Exhibit "H"

Topographical Survey of Subject Real Property legally described in Exhibit "G" above. Containing forty (40) acres more or less.

Exhibit "I"

Schedule of Development

Projects Exhibits

Lakeview Village Planned Unit Development Plan

WARRANTY DEED
(CORPORATE)

THIS INDENTURE, made this 25th day of May, A.D., 1983, between B. B. McCORMICK & SONS, INC., a corporation organized and existing under the laws of the State of Florida, of the County of Duval, State of Florida, party of the first part, and DENVER CORPORATION, whose post office address is 1609 Gulf Life Tower, Jacksonville, Florida 32207, of the County of Duval, State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

Government Lot Two (2), Section Sixteen (16),
Township Three (3) South, Range Twenty-nine
(29) East, St. Johns County, Florida.

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any;
2. Zoning and other governmental regulations;
3. Easement as recorded in Official Record Book 554, Page 461, public records of St. Johns County, Florida; and
4. Any State of Facts: roads, riparian rights, easements, etc., that an accurate survey would disclose.

Rights of ingress and egress hereby are excluded from the warranty contained in this conveyance.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed in its name by its President, and caused its Corporate Seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

[Handwritten signature]

[Handwritten signature]

B. B. McCORMICK & SONS, INC.

By: *[Handwritten signature]*

John T. McCormick
Its President

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

BEFORE ME, personally appeared JOHN T. McCORMICK, the President of B. B. McCORMICK & SONS, INC., a corporation under the laws of the State of Florida, to me well known to be the individual and officer described in and who executed the

foregoing instrument and he acknowledged the execution thereof to be his own free act and deed as such officer thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 25th day of May, 1983, at Jacksonville, County and State aforesaid.

Paul N. Brown
Notary Public, State of Florida

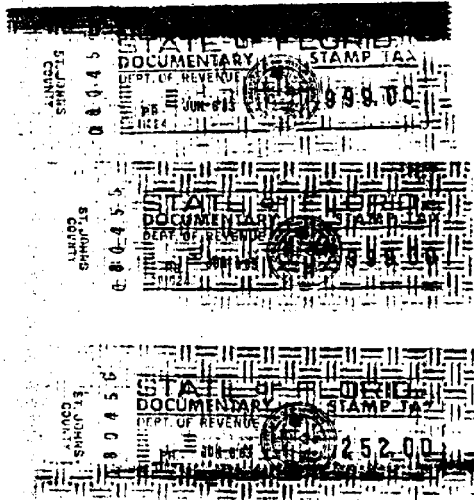
My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG 3 1984
BONDED THRU GENERAL INS. UNDERWRITERS

FILED AND RECORDED IN
PUBLIC RECORDS OF
JACKSONVILLE FLA

1983 JUN -6 PM 3 08

Paul "Paul" Mankel
CLERK OF CIRCUIT COURT

VERIFIED BY
SVM



Return: THIS INSTRUMENT PREPARED BY: EUGENE G. PEEL, III 1609 GULF LIFE TOWER JACKSONVILLE, FLORIDA 32207

Warranty Deed

FINANCIAL OFF REC 594 PAGE 476

83 11592 (CORPORATE)

THIS INDENTURE, Made this 30th day of June, A. D. 1983 BETWEEN DENVER CORPORATION

a corporation organized and existing under the laws of the State of FLORIDA of the County of Duval, State of Florida, party of the first part, and DENVER LIMITED, a Florida Limited Partnership address: 1609 Gulf Life Tower, Jacksonville, Florida 32207 of the County of Duval, State of Florida, part y of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of TEN DOLLARS & OTHER VALUABLE CONSIDERATION Dollars, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said part y of the second part, its heirs and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

The West 1/2 of Government Lot 2, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida.

Subject to covenants, restrictions and easements of record.

Subject to those certain two (2) mortgages recorded on earlier date encumbering the subject real property from Denver Corporation to: (1) Florida National Bank in the principal sum of \$400,000 dated June 1, 1983; and (2) Flagship Bank of Jacksonville in the principal sum of \$125,000 dated June 28, 1983 - subject also to assessments, taxes, easements of public record.

This Warranty Deed was prepared without the benefit of title examination or title insurance.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its name by its President and caused its Corporate Seal affixed by its Secretary to be hereto affixed the day and year first above written.

DENVER CORPORATION

(CORPORATE SEAL)

ATTEST x

By: _____

By: Eugene G. Peel III
EUGENE G. PEEL III
Its President

IN WITNESS WHEREOF, I, Secretary, Signed and Sealed in Our Presence: *Allen R. Lisen*
STATE OF Florida
COUNTY OF Duval

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
1983 JUL 16 PM 1:23

VERIFIED BY K.C.O.

Before me personally appeared Eugene G. Peel III, _____

respectively the President and Secretary of DENVER CORPORATION, a corporation under the laws of the State of Florida, to me well known to be the individuals and officers described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 30th day of June, 1983, at Jacksonville County and State aforesaid.

Allen R. Lisen
Notary Public in and for the County and State Aforesaid.
My Commission expires: _____

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE
JUL 19 1983 936.00

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires July 3, 1985

DENVER CORPORATION

Office of Building and Zoning
St. Johns County, Florida 32084

To Whom it May Concern:

Please be advised that the undersigned herewith authorizes and appoints Eugene G. Peek III, Esquire as its Attorney-in-Fact and Agent to represent its interests relative to the Planned Unit Development (PUD) Zoning Change Request filed herein before the appropriate St. Johns County authorities concerning forty (40) acres, plus or minus, situate in the Ponte Vedra area of St. Johns County, Florida.

Furthermore, please be advised that Denver Corporation is the fee simple owner of the following described real property situate in St. Johns County, Florida:

"The east one-half of Government Lot 2, Section 16, Township Three South, Range 29 east, containing twenty (20) acres, more or less."

Denver Corporation has contracted to sell the afore-described real property to Epoch Properties, Inc. contingent upon appropriate approval from St. Johns County authorities for the Planned Unit Development zoning change request filed herein.

DENVER CORPORATION

By: Eugene G. Peek III *EP*

Eugene G. Peek III, President

September 19, 1983.

EXHIBIT

ORDINANCE BOOK 5 PAGE 510

DENVER LIMITED

Office of Building and Zoning
St. Johns County, Florida 32084

To Whom it May Concern:

Please be advised that the undersigned herewith authorizes and appoints Eugene G. Peek III, Esquire as its Attorney-in-Fact and Agent to represent its interests relative to the Planned Unit Development (PUD) Zoning Change Request filed herein before the appropriate St. Johns County authorities concerning forty (40) acres, plus or minus, situate in the Ponte Vedra area of St. Johns County, Florida.

Furthermore, please be advised that Denver Limited is the fee simple owner of the following described real property situate in St. Johns County, Florida:

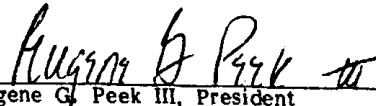
"The west one-half of Government Lot 2, Section 16, Township Three South, Range 29 East, containing twenty (20) acres, more or less."

Denver Limited has contracted to sell the afore-described real property to Epoch Properties, Inc. contingent upon appropriate approval from St. Johns County authorities for the Planned Unit Development zoning change request filed herein.

DENVER LIMITED, a Partnership

**Denver Corporation, General Partner
to Denver Limited**

By:


Eugene G. Peek III, President

September 19, 1983.



Epoch Properties, Inc.

September 19, 1983

Office of Building and Zoning
St. Johns County, Florida

To Whom It May Concern:

Please be advised that the undersigned hereby authorizes and appoints Eugene G. Peck, III, as its attorney-in-fact and agent to represent its interest relative to the Planned Unit Development Zoning Change Request filed herein before the St. Johns County authority concerning Parcel 10, plus or minus situate in the Ponte Vedra area of St. Johns County, Florida.

EPOCH PROPERTIES, INC.

By: 
John H. McClintock, Jr.
Vice President

301-B Park Avenue North, Winter Park, Florida 32789

Telephone (305) 844-9055

Register Engineers & Planners, Inc.

218 WEST CHURCH STREET JACKSONVILLE, FLORIDA 32202 (904) 333-8471

LIST OF PROPERTY OWNERS

GL - 2,	[6]	DENVER CORP. 1609 GULF LIFE TOWER JACKSONVILLE, FL. ✓
GL - 2,	[6-1]	DENVER LTD 1609 GULF LIFE TOWER JACKSONVILLE, FL. R
GL - 3,	[7]	MARSH LANDING VENTURE LTD 104 NINA CT. PONTE VEDRA BEACH, FL. ✓
GL - 6,	[5-3]	PONTE VEDRA LAKES DEVELOPMENT CORP P. O. BOX 1219 PONTE VEDRA BEACH, FL. ✓
GL - 7 & 8	[5-2]	PONTE VEDRA LAKES DEVELOPMENT CORP. P. O. BOX 1219 PONTE VEDRA BEACH, FL. R
	[1]	PERRY F. MACET AL 1716 GERALDINE DR. JACKSONVILLE, FL. ✓
	[2]	KENT H. SCHMIDT AND JAMES H. EFSTATHION 7850 SAN JOSE BLVD. JACKSONVILLE, FL. ✓
	[2-1]	GATE PETROLEUM CO. P. O. BOX 23627 JACKSONVILLE, FL. ✓
	[3]	GEORGE V. SPOHRER 1326 SOUTH 3RD STREET JACKSONVILLE BEACH, FL. ✓

Please refer to the attachment identified as **EXHIBIT G** for survey of the subject real property. Due to the size of said exhibit the same could not be included on 8-1/2 x 14-inch paper for examination and review.

Please refer to the attachment identified as **EXHIBIT H** for topographical survey of the subject real property. Due to the size of said exhibit the same could not be included on 8-1/2 x 14-inch paper for examination and review.

Revised
11-16-83

EXHIBIT 1

SCHEDULE OF DEVELOPMENT

NOTE: Please note that the Schedule of Development referenced herein is subject to certain changes consistent with efficient and economic development of the Subject Real Property; however, it is contemplated that Phase I and Phase II of Lakeview Village Apartment Community will proceed on a fifteen (15) month construction timetable with approximately two (2) months between the respective phases of construction. The total time period for construction of Lakeview Village Apartment Community consisting of four hundred and eighty (480) multi-family residential rental units utilizing forty (40) acres of land area will be approximately thirty-four (34) months. Below is a representative Schedule of Development for Lakeview Village Apartment Community.

PHASE I

<u>MONTH TIMETABLE</u>	<u>DESCRIPTION OF DEVELOPMENT</u>
March 1, 1984	Start Construction Phase I Clear site 100% Dig lakes 50% Build pads 50%
April 1984	Dig lakes - 100% Build pads - 100% Rough contouring of site - 100% Start underground utilities
May 1984	Underground utilities - 50% Form slabs - Bldgs. 1-5 Rough plumbing - Bldgs. 1-4 Footing trenches - Bldgs. 1-3 Steel & soil treatment - Bldgs. 1-2 Concrete placement - Bldg. 1
June 1984	Underground utilities - 75% Form slabs - Bldgs. 6-10 Rough plumbing - Bldgs. 5-9 Footing trenches - Bldgs. 4-8 Steel & soil treatment - Bldgs. 3-7 Concrete placement - Bldgs. 2-6 Framing & trusses - Bldgs. 1-3 Roof deck & sheathing - Bldg. 1
July 1984	Underground utilities - 100% Form slabs - Bldgs. 11-15 Rough plumbing - Bldgs. 10-14 Footing trenches - Bldgs. 9-13 Steel & soil treatment - Bldgs. 8-12 Concrete placement - Bldgs. 7-11 Framing & trusses - Bldgs. 4-8 Roof deck & sheathing - Bldgs. 2-6 Roof dried in - Bldgs. 1-4 Windows & doors - Bldgs. 1-3 Lath & scratch coat - Bldgs. 1-3 Plumbing rough in - Bldgs. 1-3 Mechanical rough in - Bldgs. 1-3 Electrical rough in - Bldgs. 1-3 Insulation - Bldg. 1 Base for parking - 100%
August 1984	Form slabs - Bldgs. 16-20 Rough plumbing - Bldgs. 15-19 Footing trenches - Bldgs. 14-18 Steel & soil treatment - Bldgs. 13-17 Concrete placement - Bldgs. 12-16 Framing & trusses - Bldgs. 9-13 Roof deck & sheathing - Bldgs. 7-11

MONTH TIMETABLE

DESCRIPTION OF DEVELOPMENT

August 1984
(Continued)

Roof tile & vent - Bldgs. 1-4
Windows & doors - Bldgs. 4-7
Lath & scratch coat - Bldgs. 4-7
Complete Stucco - Bldgs. 1-3
Plumbing rough in - Bldgs. 4-7
Mechanical rough in - Bldgs. 4-7
Electrical rough in - Bldgs. 4-7
Insulation - Bldgs. 2-3
Drywall applied - Bldg. 1
Exterior paint - Bldg. 1
Paving - 100%

September 1984

Form slabs - Bldgs. 21-25
Rough plumbing - Bldgs. 20-24
Footing trenches - Bldgs. 19-23
Steel & soil treatment - Bldgs. 18-22
Concrete placement - Bldgs. 17-21
Framing & trusses - Bldgs. 14-18
Roof deck & sheathing - Bldgs. 12-16
Roof tile & vents - Bldgs. 5-9
Windows & doors - Bldgs. 8-12
Lath & scratch coat - Bldgs. 8-12
Complete stucco - Bldgs. 4-8
Plumbing rough in - Bldgs. 8-12
Mechanical rough in - Bldgs. 8-12
Electrical rough in - Bldgs. 8-12
Insulation - Bldgs. 4-8
Drywall applied - Bldgs. 2-6
Exterior paint - Bldgs. 2-6
Drywall finished - Bldgs. 1-2
Interior doors & trim - Bldgs. 1-2
Cabinets - Bldgs. 1-2
Tile work - Bldgs. 1-2
Plumbing trim - Bldgs. 1-2
Appliances - Bldgs. 1-2
Stripe, paving & connect utilities
- 100%

October 1984

Form slabs - Bldgs. 26-30
Rough plumbing - Bldgs. 25-29
Footing trenches - Bldgs. 24-28
Steel & soil treatment - Bldgs. 23-27
Concrete placement - Bldgs. 22-26
Framing & trusses - Bldgs. 19-23
Roof deck & sheathing - Bldgs. 17-21
Roof tile & vents - Bldgs. 10-14
Windows & doors - Bldgs. 13-17
Lath & scratch coat - Bldgs. 13-17
Complete stucco - Bldgs. 9-13
Plumbing rough in - Bldgs. 13-17
Mechanical rough in - Bldgs. 13-17
Electrical rough in - Bldgs. 13-17
Insulation - Bldgs. 9-13
Drywall applied - Bldgs. 7-11
Exterior paint - Bldgs. 7-11
Drywall finished - Bldgs. 3-7
Interior doors & trim - Bldgs. 3-7
Cabinets - Bldgs. 3-7
Tile work - Bldgs. 3-7
Plumbing trim - Bldgs. 3-7
Appliances - Bldgs. 3-7
Carpeting - Bldgs. 1-2
Cleaning - Bldgs. 1-2
Interior paint - Bldgs. 1-2
Landscaping & sidewalks - Bldgs. 1-2
Occupancy - First 2 Bldgs.

MONTH TIMETABLE

November 1984

DESCRIPTION OF DEVELOPMENT

Slabs all buildings - 100%
Framing & trusses - Bldgs. 24-28
Roof deck & sheathing - Bldgs. 22-26
Roof tile & vents - Bldgs. 15-19
Windows & doors - Bldgs. 18-22
Lath & scratch coat - Bldgs. 18-22
Complete stucco - Bldgs. 14-19
Plumbing rough in - Bldgs. 18-22
Mechanical rough in - Bldgs. 18-22
Electrical rough in - Bldgs. 18-22
Insulation - Bldgs. 14-19
Drywall applied - Bldgs. 12-16
Exterior paint - Bldgs. 12-16
Drywall finished - Bldgs. 8-12
Interior doors & trim - Bldgs. 8-12
Cabinets - Bldgs. 8-12
Tile work - Bldgs. 8-12
Plumbing trim - Bldgs. 8-12
Appliances - Bldgs. 8-12
Carpeting - Bldgs. 3-7
Cleaning - Bldgs. 3-7
Interior paint - Bldgs. 3-7
Landscaping & sidewalks - Bldgs. 3-7
Occupancy - First 7 Bldgs.

December 1984

Framing & trusses - 100%
Roof deck & sheathing - 100%
Roof tile & vents - Bldgs. 20-24
Windows & doors - Bldgs. 23-27
Lath & scratch coat - Bldgs. 23-27
Complete stucco - Bldgs. 20-24
Plumbing rough in - Bldgs. 23-27
Mechanical rough in - Bldgs. 23-27
Electrical rough in - Bldgs. 23-27
Insulation - Bldgs. 20-24
Drywall applied - Bldgs. 17-21
Exterior paint - Bldgs. 17-21
Drywall finished - Bldgs. 13-17
Interior doors & trim - Bldgs. 13-17
Cabinets - Bldgs. 13-17
Tile work - Bldgs. 13-17
Plumbing trim - Bldgs. 13-17
Appliances - Bldgs. 13-17
Carpeting - Bldgs. 8-12
Cleaning - Bldgs. 8-12
Interior paint - Bldgs. 8-12
Landscaping & sidewalks - Bldgs. 8-12
Occupancy - First 12 Bldgs.

January 1985

Roof Tile & vents - 25-29
Windows & doors - 100%
Lath & scratch coat - 100%
Complete stucco - Bldgs. 25-29
Plumbing rough in - 100%
Mechanical rough in - 100%
Electrical rough in - 100%
Insulation - Bldgs. 25-29
Drywall applied - Bldgs. 22-26
Exterior paint - Bldgs. 22-26
Drywall finished - Bldgs. 18-22
Interior doors & trim - Bldgs. 18-22
Cabinets - Bldgs. 18-22
Tile work - Bldgs. 18-22
Plumbing trim - Bldgs. 18-22
Appliances - Bldgs. 18-22
Carpeting - Bldgs. 13-17
Cleaning - Bldgs. 13-17
Interior paint - Bldgs. 13-17
Landscaping & sidewalks - Bldgs. 13-17
Occupancy - First 17 Bldgs.

MONTH TIMETABLE

February 1985

DESCRIPTION OF DEVELOPMENT

Roof tile & vents - 100%
Complete stucco - 100%
Insulation - 100%
Drywall Applied - 100%
Exterior paint - 100%
Drywall finished - Bldgs. 23-27
Interior doors & trim - Bldgs. 23-27
Cabinets - Bldgs. 23-27
Tile work - Bldgs. 23-27
Plumbing trim - Bldgs. 23-27
Appliances - Bldgs. 23-27
Carpeting - Bldgs. 18-22
Cleaning - Bldgs. 18-22
Interior paint - Bldgs. 18-22
Landscaping & sidewalks - Bldgs. 18-22
Occupancy - First 22 Bldgs.

March 1985

Drywall finished - 100%
Interior doors & trim - 100%
Cabinets - 100%
Tile work - 100%
Plumbing trim - 100%
Appliances - 100%
Carpeting - Bldgs. 23-27
Cleaning - Bldgs. 23-27
Interior paint - Bldgs. 23-27
Landscaping & sidewalks - Bldgs. 23-27
Occupancy - First 27 Bldgs.

April 1985

Carpeting - 100%
Cleaning - 100%
Interior paint - 100%
Landscaping & sidewalks - 100%
Occupancy - All Bldgs.

PHASE II

MONTH TIMETABLE

June 1, 1985

DESCRIPTION OF DEVELOPMENT

Start Construction Phase II

Clear site 100%
Dig lakes 50%
Build pads 50%

July 1985

Dig lakes - 100%
Build pads - 100%
Rough contouring of site - 100%
Start underground utilities

August 1985

Underground utilities - 50%
Form slabs - Bldgs. 1-5
Rough plumbing - Bldgs. 1-4
Footing trenches - Bldgs. 1-3
Steel & soil treatment - Bldgs. 1-2
Concrete placement - Bldg. 1

September 1985

Underground utilities - 75%
Form slabs - Bldgs. 6-10
Rough plumbing - Bldgs. 5-9
Footing trenches - Bldgs. 4-8
Steel & soil treatment - Bldgs. 3-7
Concrete placement - Bldgs. 2-6
Framing & trusses - Bldgs. 1-3
Roof deck & sheathing - Bldg. 1

MONTH TIMETABLE

DESCRIPTION OF DEVELOPMENT

October 1985

Underground utilities - 100%
Form slabs - Bldgs. 11-15
Rough plumbing - Bldgs. 10-14
Footing trenches - Bldgs. 9-13
Steel & soil treatment - Bldgs. 8-12
Concrete placement - Bldgs. 7-11
Framing & trusses - Bldgs. 4-8
Roof deck & sheathing - Bldgs. 2-6
Roof dried in - Bldgs. 1-4
Windows & doors - Bldgs. 1-3
Lath & scratch coat - Bldgs. 1-3
Plumbing rough in - Bldgs. 1-3
Mechanical rough in - Bldgs. 1-3
Electrical rough in - Bldgs. 1-3
Insulation - Bldg. 1
Base for parking - 100%

November 1985

Form slabs - Bldgs. 16-20
Rough plumbing - Bldgs. 15-19
Footing trenches - Bldgs. 14-18
Steel & soil treatment - Bldgs. 13-17
Concrete placement - Bldgs. 12-16
Framing & trusses - Bldgs. 9-13
Roof deck & sheathing - Bldgs. 7-11
Roof tile & vent - Bldgs. 1-4
Windows & doors - Bldgs. 4-7
Lath & scratch coat - Bldgs. 4-7
Complete Stucco - Bldgs. 1-3
Plumbing rough in - Bldgs. 4-7
Mechanical rough in - Bldgs. 4-7
Electrical rough in - Bldgs. 4-7
Insulation - Bldgs. 2-3
Drywall applied - Bldg. 1
Exterior paint - Bldg. 1
Paving - 100%

December 1985

Form slabs - Bldgs. 21-25
Rough plumbing - Bldgs. 20-24
Footing trenches - Bldgs. 19-23
Steel & soil treatment - Bldgs. 18-22
Concrete placement - Bldgs. 17-21
Framing & trusses - Bldgs. 14-18
Roof deck & sheathing - Bldgs. 12-16
Roof tile & vents - Bldgs. 5-9
Windows & doors - Bldgs. 8-12
Lath & scratch coat - Bldgs. 8-12
Complete stucco - Bldgs. 4-8
Plumbing rough in - Bldgs. 8-12
Mechanical rough in - Bldgs. 8-12
Electrical rough in - Bldgs. 8-12
Insulation - Bldgs. 4-8
Drywall applied - Bldgs. 2-6
Exterior paint - Bldgs. 2-6
Drywall finished - Bldgs. 1-2
Interior doors & trim - Bldgs. 1-2
Cabinets - Bldgs. 1-2
Tile work - Bldgs. 1-2
Plumbing trim - Bldgs. 1-2
Appliances - Bldgs. 1-2
Stripe, paving & connect utilities
- 100%

January 1986

Form slabs - Bldgs. 26-30
Rough plumbing - Bldgs. 25-29
Footing trenches - Bldgs. 24-28
Steel & soil treatment - Bldgs. 23-27
Concrete placement - Bldgs. 22-26
Framing & trusses - Bldgs. 19-23

MONTH TIMETABLE

January 1986
(Continued)

DESCRIPTION OF DEVELOPMENT

Roof deck & sheathing - Bldgs. 17-21
Roof tile & vents - Bldgs. 10-14
Windows & doors - Bldgs. 13-17
Lath & scratch coat - Bldgs. 13-17
Complete stucco - Bldgs. 9-13
Plumbing rough in - Bldgs. 13-17
Mechanical rough in - Bldgs. 13-17
Electrical rough in - Bldgs. 13-17
Insulation - Bldgs. 9-13
Drywall applied - Bldgs. 7-11
Exterior paint - Bldgs. 7-11
Drywall finished - Bldgs. 3-7
Interior doors & trim - Bldgs. 3-7
Cabinets - Bldgs. 3-7
Tile work - Bldgs. 3-7
Plumbing trim - Bldgs. 3-7
Appliances - Bldgs. 3-7
Carpeting - Bldgs. 1-2
Cleaning - Bldgs. 1-2
Interior paint - Bldgs. 1-2
Landscaping & sidewalks - Bldgs. 1-2
Occupancy - First 2 Bldgs.

February 1986

Slabs all buildings - 100%
Framing & trusses - Bldgs. 24-28
Roof deck & sheathing - Bldgs. 22-26
Roof tile & vents - Bldgs. 15-19
Windows & doors - Bldgs. 18-22
Lath & scratch coat - Bldgs. 18-22
Complete stucco - Bldgs. 14-19
Plumbing rough in - Bldgs. 18-22
Mechanical rough in - Bldgs. 18-22
Electrical rough in - Bldgs. 18-22
Insulation - Bldgs. 14-19
Drywall applied - Bldgs. 12-16
Exterior paint - Bldgs. 12-16
Drywall finished - Bldgs. 8-12
Interior doors & trim - Bldgs. 8-12
Cabinets - Bldgs. 8-12
Tile work - Bldgs. 8-12
Plumbing trim - Bldgs. 8-12
Appliances - Bldgs. 8-12
Carpeting - Bldgs. 3-7
Cleaning - Bldgs. 3-7
Interior paint - Bldgs. 3-7
Landscaping & sidewalks - Bldgs. 3-7
Occupancy - First 7 Bldgs.

March 1986

Framing & trusses - 100%
Roof deck & sheathing - 100%
Roof tile & vents - Bldgs. 20-24
Windows & doors - Bldgs. 23-27
Lath & scratch coat - Bldgs. 23-27
Complete stucco - Bldgs. 20-24
Plumbing rough in - Bldgs. 23-27
Mechanical rough in - Bldgs. 23-27
Electrical rough in - Bldgs. 23-27
Insulation - Bldgs. 20-24
Drywall applied - Bldgs. 17-21
Exterior paint - Bldgs. 17-21
Drywall finished - Bldgs. 13-17
Interior doors & trim - Bldgs. 13-17
Cabinets - Bldgs. 13-17
Tile work - Bldgs. 13-17
Plumbing trim - Bldgs. 13-17
Appliances - Bldgs. 13-17
Carpeting - Bldgs. 8-12
Cleaning - Bldgs. 8-12

MONTH TIMETABLE

DESCRIPTION OF DEVELOPMENT

March 1986
(Continued)

Interior paint - Bldgs. 8-12
Landscaping & sidewalks - Bldgs. 8-12
Occupancy - First 12 Bldgs.

April 1986

Roof Tile & vents - 25-29
Windows & doors - 100%
Lath & scratch coat - 100%
Complete stucco - Bldgs. 25-29
Plumbing rough in - 100%
Mechanical rough in - 100%
Electrical rough in - 100%
Insulation - Bldgs. 25-29
Drywall applied - Bldgs. 22-26
Exterior paint - Bldgs. 22-26
Drywall finished - Bldgs. 18-22
Interior doors & trim - Bldgs. 18-22
Cabinets - Bldgs. 18-22
Tile work - Bldgs. 18-22
Plumbing trim - Bldgs. 18-22
Appliances - Bldgs. 18-22
Carpeting - Bldgs. 13-17
Cleaning - Bldgs. 13-17
Interior paint - Bldgs. 13-17
Landscaping & sidewalks - Bldgs. 13-17
Occupancy - First 17 Bldgs.

May 1986

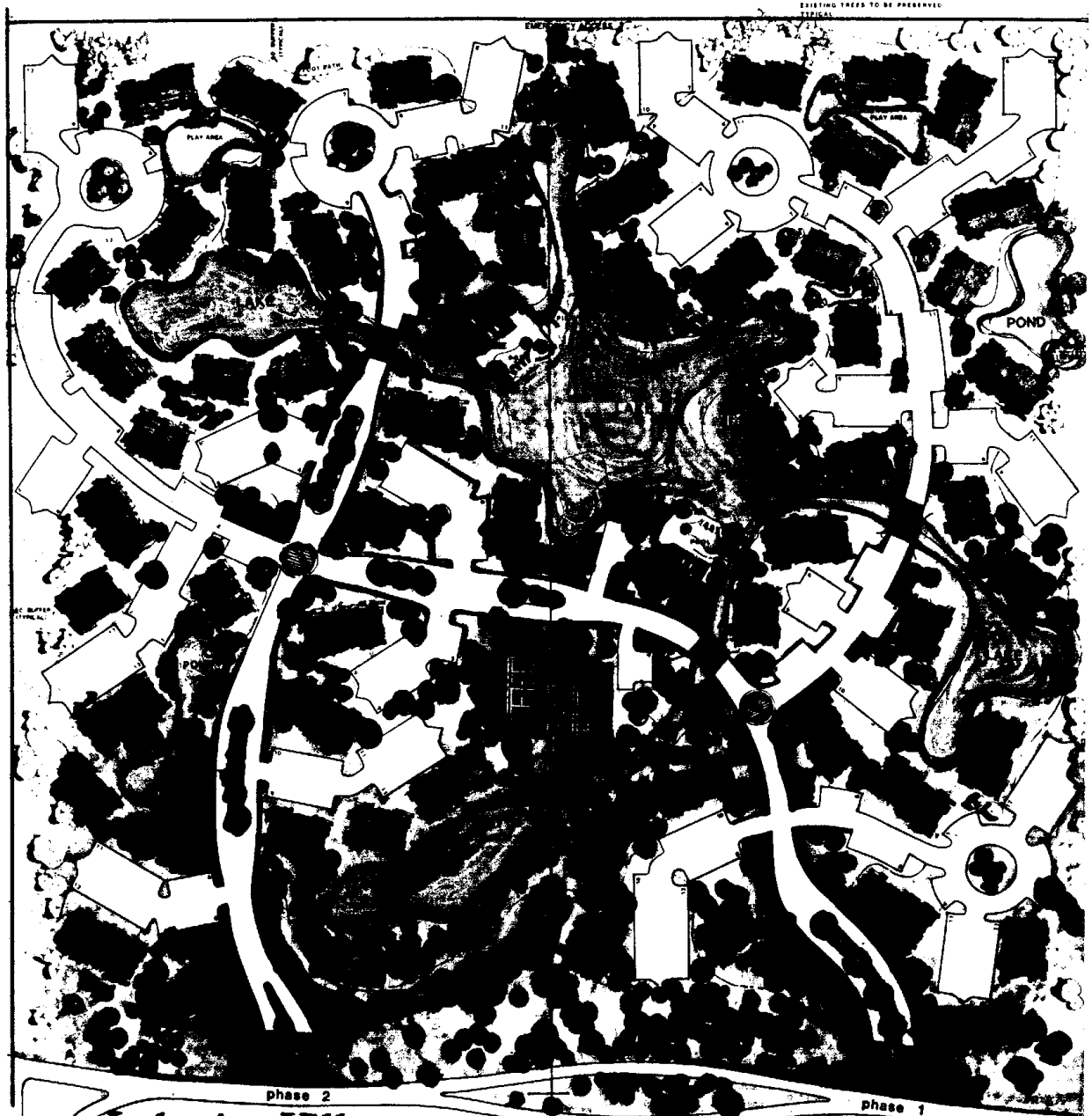
Roof tile & vents - 100%
Complete stucco - 100%
Insulation - 100%
Drywall Applied - 100%
Exterior paint - 100%
Drywall finished - Bldgs. 23-27
Interior doors & trim - Bldgs. 23-27
Cabinets - Bldgs. 23-27
Tile work - Bldgs. 23-27
Plumbing trim - Bldgs. 23-27
Appliances - Bldgs. 23-27
Carpeting - Bldgs. 18-22
Cleaning - Bldgs. 18-22
Interior paint - Bldgs. 18-22
Landscaping & sidewalks - Bldgs. 18-22
Occupancy - First 22 Bldgs.

June 1986

Drywall finished - 100%
Interior doors & trim - 100%
Cabinets - 100%
Tile work - 100%
Plumbing trim - 100%
Appliances - 100%
Carpeting - Bldgs. 23-27
Cleaning - Bldgs. 23-27
Interior paint - Bldgs. 23-27
Landscaping & sidewalks - Bldgs. 23-27
Occupancy - First 27 Bldgs.

July 1986

Carpeting - 100%
Cleaning - 100%
Interior paint - 100%
Landscaping & sidewalks - 100%
Occupancy - All Bldgs.



Lakeview Village
Apartment Community

EXISTING TREES TO BE PRESERVED
NEW TREES

LAND USAGE DATA (TOTAL PROJECT)

OPEN SPACE	20.38 AC
WATER AREAS (CONSTRUCTED INC. BONDING PPT.)	8.87
NATURAL POND	0.74
BUILDINGS	0.71
RESIDENTIAL UNITS	243,000 SF
REC. BUILDINGS	6,800 SF
ON-SITE PAVING AND PARKING	0.54
ROADWAY REALIGNMENT	1.23
TOTAL SITE	28.08 AC

BUILDING DATA

RESIDENTIAL UNITS	3 STORY
HEIGHT	81 FEET TO FINISH LINE
REC. BUILDINGS	1 STORY
HEIGHT	11 FEET TO FINISH LINE

APC # 1101084, PROGRESS UNIT #1
Member Florida Apartment Association
© 1998

EPOCH PROPERTIES, INC.
PONTE VEDRA BEACH, FLORIDA
SEPTEMBER 18, 1993
PROJECT DATA

04	3 BEDROOM FIA UNITS PER PHASE
05	2 BEDROOM MID UNITS PER PHASE
06	1 BEDROOM LC UNITS PER PHASE
07	626 UNITS PER PHASE
08	500 PARKING PER PHASE
LAND AREA PER PHASE	
09	20 ACRES
10	12 UNITS PER ACRE

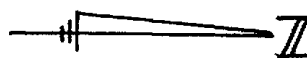


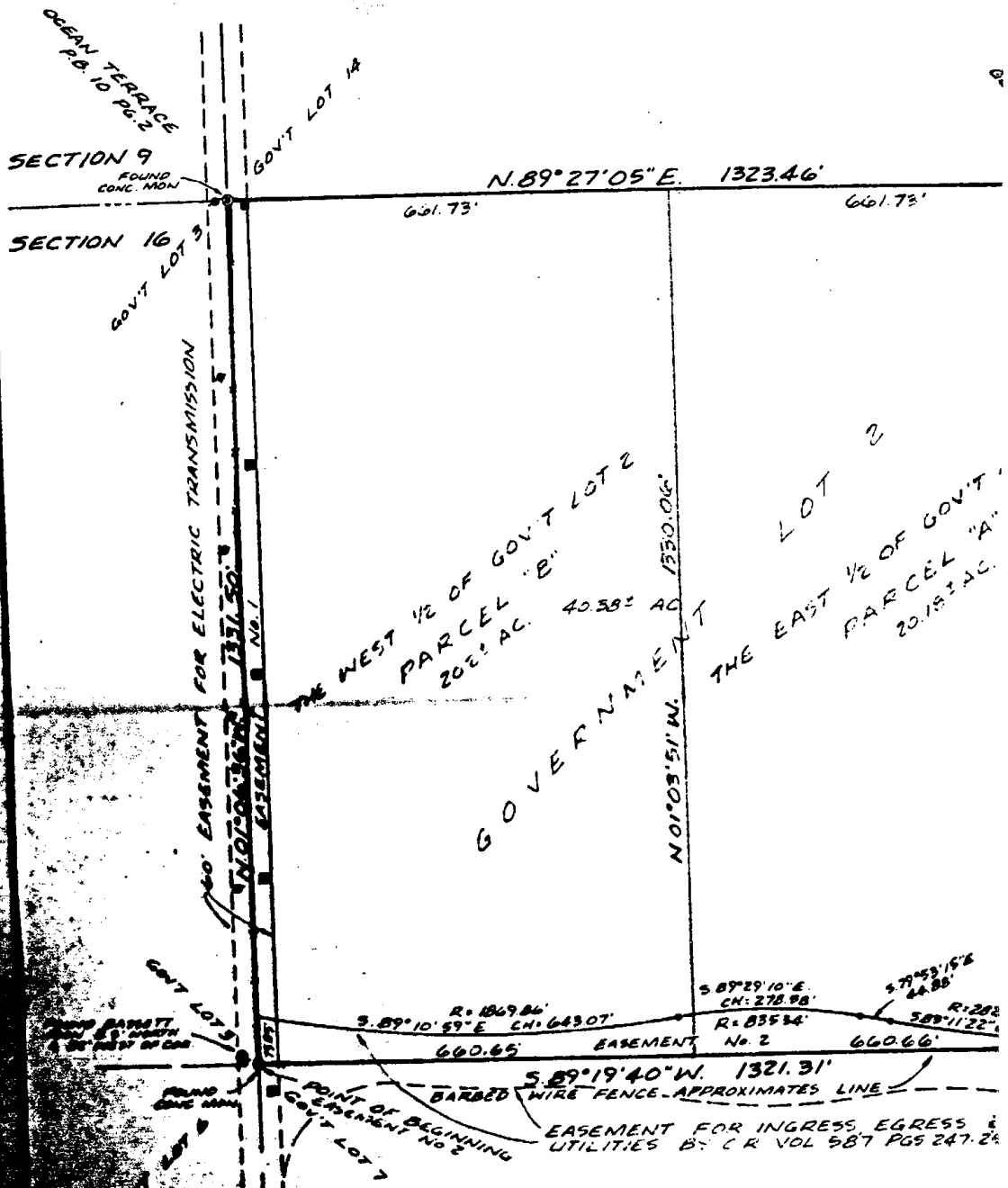
KEY TO MAPS

SECTION 1 EXHIBIT "G"	SECTION 2 EXHIBIT "G"	SECTION 3 EXHIBIT "G"
SECTION 4 EXHIBIT "G"	SECTION 5 EXHIBIT "G"	SECTION 6 EXHIBIT "G"

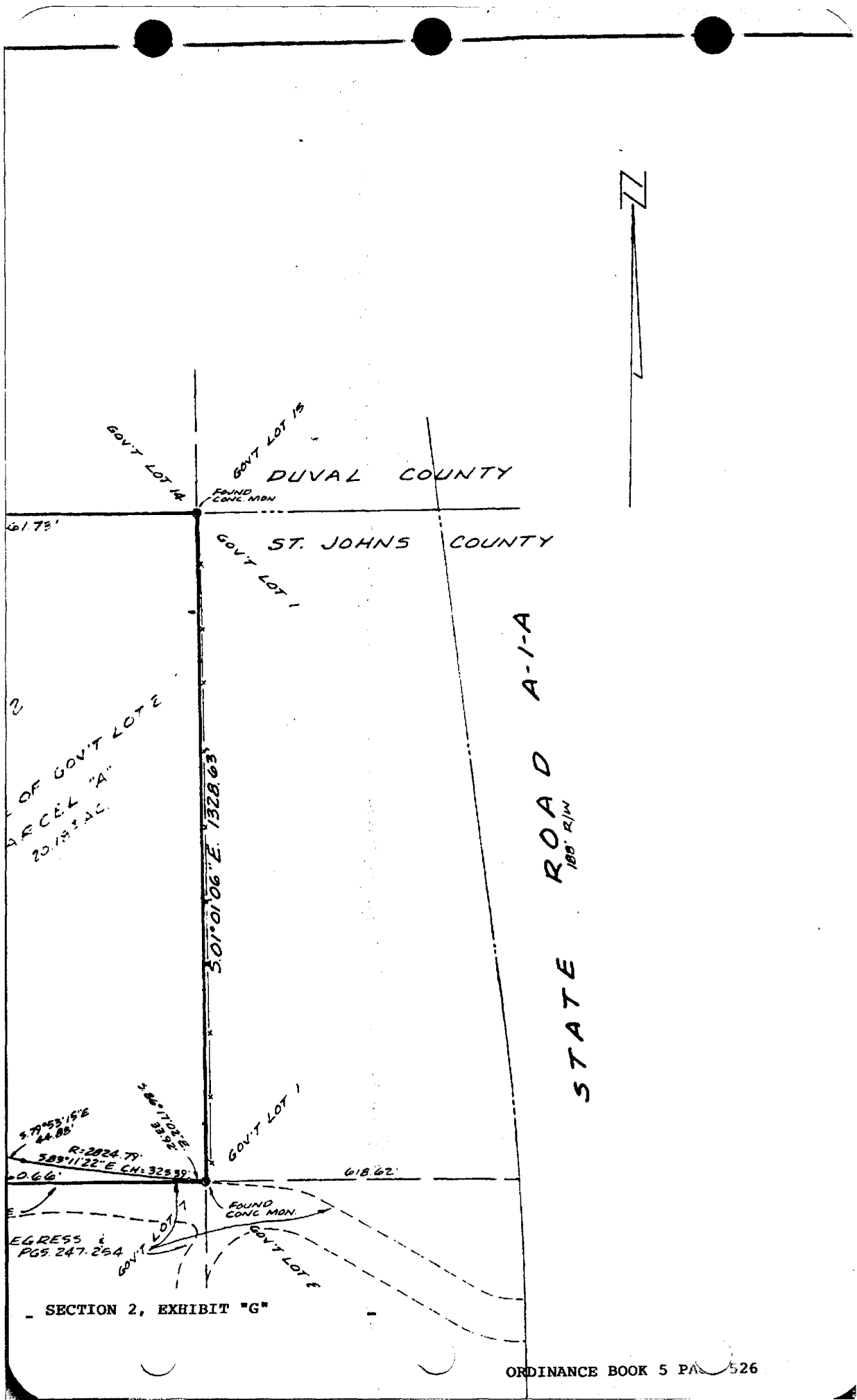


SECTION 1 EXHIBIT "H"	SECTION 2 EXHIBIT "H"	SECTION 3 EXHIBIT "H"
SECTION 4 EXHIBIT "H"	SECTION 5 EXHIBIT "H"	SECTION 6 EXHIBIT "H"





SECTION 1, EXHIBIT "G"



2
OF GOV'T LOT 2
ARCEL "A"
20.18' x AC.

57°53'15"E
44.88'
R: 2024.75'
589°11'22" E. CH: 328.99'
0.66'

EGRESS &
PGS. 247, 264
FOUND CONC. MON.
GOV'T LOT 7
GOV'T LOT 8

SECTION 2, EXHIBIT "G"

MAP SHOWING SURVEY OF

GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. CONTAINING 40.38 ACRES MORE OR LESS.

SUBJECT TO:

EASEMENT NUMBER 1: THE WESTERLY 30 FEET OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

EASEMENT NUMBER 2: A PART OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 110, ACCORDING TO THE PLAT OF DE LEON SHORES UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N.01°24'47"W., ALONG THE WEST RIGHT OF WAY LINE OF DOLPHIN BOULEVARD EAST, A DISTANCE OF 10.83 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF GOVERNMENT LOT 7; THENCE S.89°08'50"W., ALONG THE SOUTH LINE OF GOVERNMENT LOT 7, A DISTANCE OF 1119.79 FEET; THENCE N.01°06'36"W., ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 1331.50 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 AND THE POINT OF BEGINNING; THENCE CONTINUE N.01°06'36"W. A DISTANCE OF 75.85 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 1869.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.89°10'59"E. AND A CHORD DISTANCE OF 643.07 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 835.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.89°29'10"E. AND A CHORD DISTANCE OF 278.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.79°53'15"E. A DISTANCE OF 44.88 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2824.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.83°11'22"E. AND A CHORD DISTANCE OF 325.39 FEET TO A POINT ON SAID CURVE; THENCE S.86°17'02"E. A DISTANCE OF 33.92 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE S.89°19'40"W., ALONG THE SOUTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1321.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.33 ACRES MORE OR LESS.

* DENOTES WOODEN POWER POLE.

■ DENOTES CONCRETE POWER POLE.

• THIS IS A LAND SURVEY.

• THIS PROPERTY LIES IN FLOOD ZONE "C" WHICH IS OUTSIDE THE 500 YEAR FLOOD AREA.

• BEARINGS ARE BASED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATUM FOR STATE ROAD No. A-1-A.

REVISED SEPTEMBER 20, 1983 TO SHOW ADDITIONAL INFORMATION

SECTION 3, EXHIBIT "G"

SECTION 9

FOUND CONC. MON.

N. 89° 27' 05" E. 1323.46'

621.73'

SECTION 16

GOV'T LOT 9

60' EASEMENT FOR ELECTRIC TRANSMISSION

THE WEST 1/2 OF GOV'T LOT 2
PARCEL "B"
202± AC. 40.58± AC.

GOVERNMENT

THE EAST 1/2
PARCEL

FOUND BASSETT
MON. 8.5' NORTH
& 22' WEST OF COR.

FOUND CONC. MON.

GOV'T LOT 6

WEST LINE OF GOV'T LOT 7

N. 01° 06' 36" W.
1331.50'

S. 89° 10' 59" E. CH=643.07'

S. 89° 29' 10" E.
CH=278.58'

R=835.34'

600.65'

EASEMENT No. 2

S. 89° 19' 40" W. 1321.31'

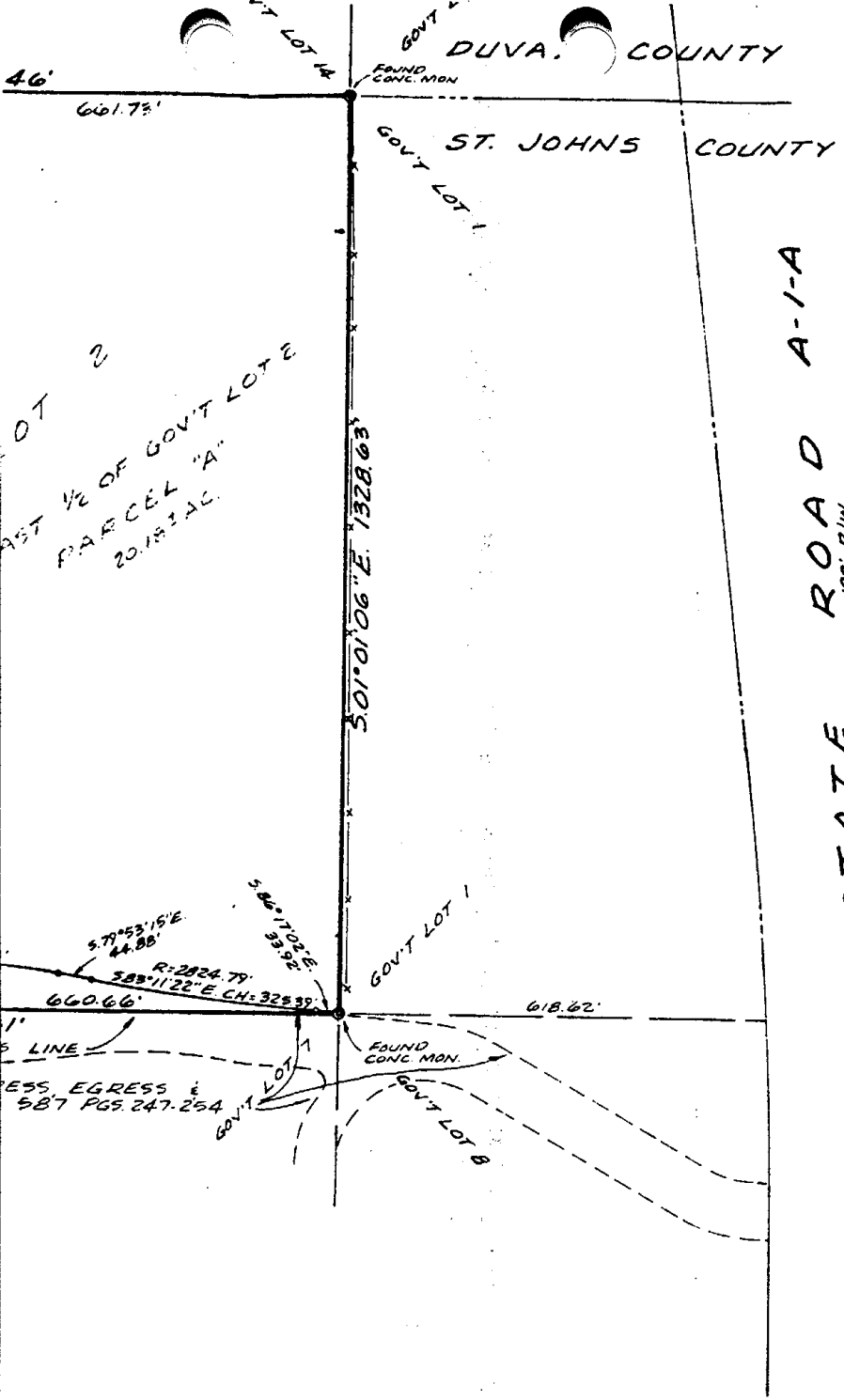
BARBED WIRE FENCE APPROXIMATES LINE
EASEMENT FOR INGRESS & UTILITIES BY C.R. VOL 987

POINT OF BEGINNING
EASEMENT No. 2

SOUTH LINE OF GOV'T LOT 7

S. 89° 08' 50" W. 1119.79'

SECTION 4, EXHIBIT "G"



STATE ROAD A-1-A
188' R/W

LOT 2
EAST 1/2 OF GOVT LOT E
PARCEL "A"
20.15 AC.

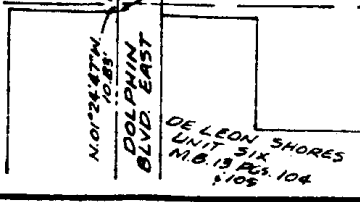
5.79°53'15"E
44.88'
R=2824.79'
388°11'22"E CH=3283.39'
660.66'

1' EGRESS
587 PGS. 247-264

5.86°17'02"E
33.52'

FOUND CONC. MON.
GOVT LOT B

POINT OF REFERENCE EASEMENT No. 2
(NORTHEAST CORNER LOT 110)



- SECTION 5, EXHIBIT "G" -

EXHIBIT "G"

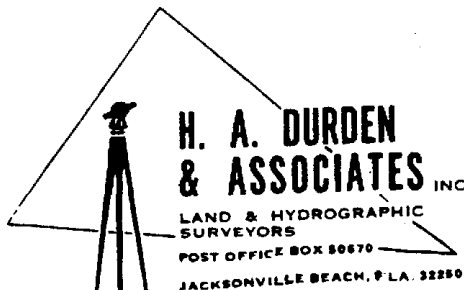
THENCE N 51°36'W., ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2
 DISTANCE 331.50 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2
 AND THE POINT OF BEGINNING; THENCE CONTINUE N. 01°06'36"W. A DISTANCE OF
 75.85 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY
 HAVING A RADIUS OF 1869.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID
 CURVE, A CHORD BEARING OF S. 89°10'59"E. AND A CHORD DISTANCE OF 643.07
 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A
 RADIUS OF 835.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A
 CHORD BEARING OF S. 89°29'10"E. AND A CHORD DISTANCE OF 278.58 FEET TO THE
 POINT OF TANGENCY OF SAID CURVE; THENCE S. 79°53'15"E. A DISTANCE OF 44.88
 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF
 2824.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD
 BEARING OF S. 83°11'22"E. AND A CHORD DISTANCE OF 325.39 FEET TO A POINT
 ON SAID CURVE; THENCE S. 86°17'02"E. A DISTANCE OF 33.92 FEET TO THE
 SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE S. 89°19'40"W., ALONG
 THE SOUTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1321.31 FEET TO THE
 POINT OF BEGINNING. CONTAINING 1.33 ACRES MORE OR LESS.

- DENOTES WOODEN POWER POLE.
- DENOTES CONCRETE POWER POLE.

- THIS IS A LAND SURVEY.
- THIS PROPERTY LIES IN FLOOD ZONE "C" WHICH IS OUTSIDE THE 500 YEAR FLOOD AREA.
- BEARINGS ARE BASED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATUM FOR STATE ROAD No. A-1-A.

REVISED SEPTEMBER 20, 1983 TO SHOW ADDITIONAL INFORMATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
 MINIMUM TECHNICAL STANDARDS AS SET FORTH BY
 THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT
 TO SECTION 472.07 FLORIDA STATUTES.



Richard Markland
 REGISTERED SURVEYOR NO. 3562, FLA.

SIGNED JUNE 1 19 83

SCALE: 1" = 200'

GOV'T. LOT 6

GOV'T. LOT 7

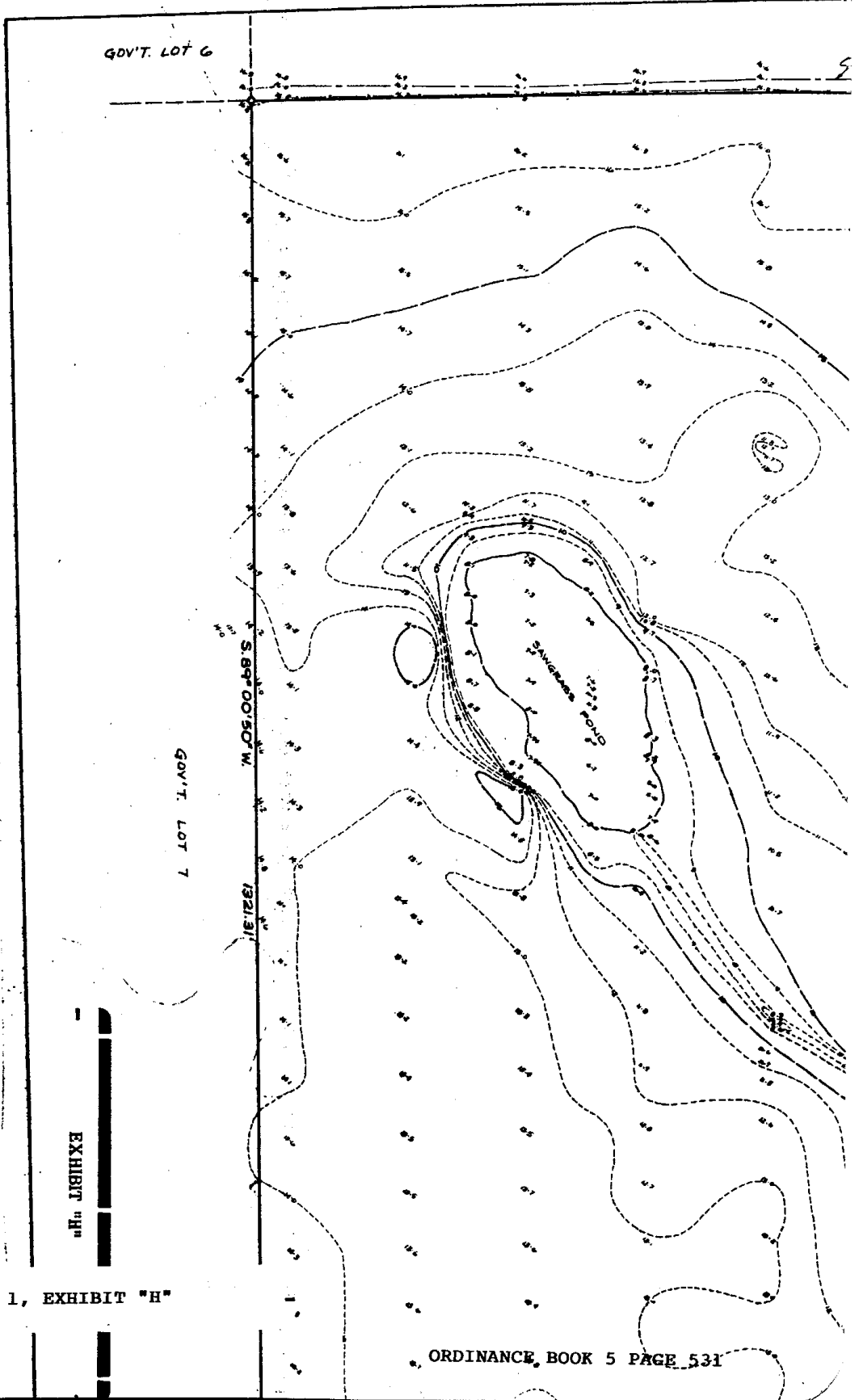
S 87° 00' 50" W

1321.31'

EXHIBIT "H"

SECTION 1, EXHIBIT "H"

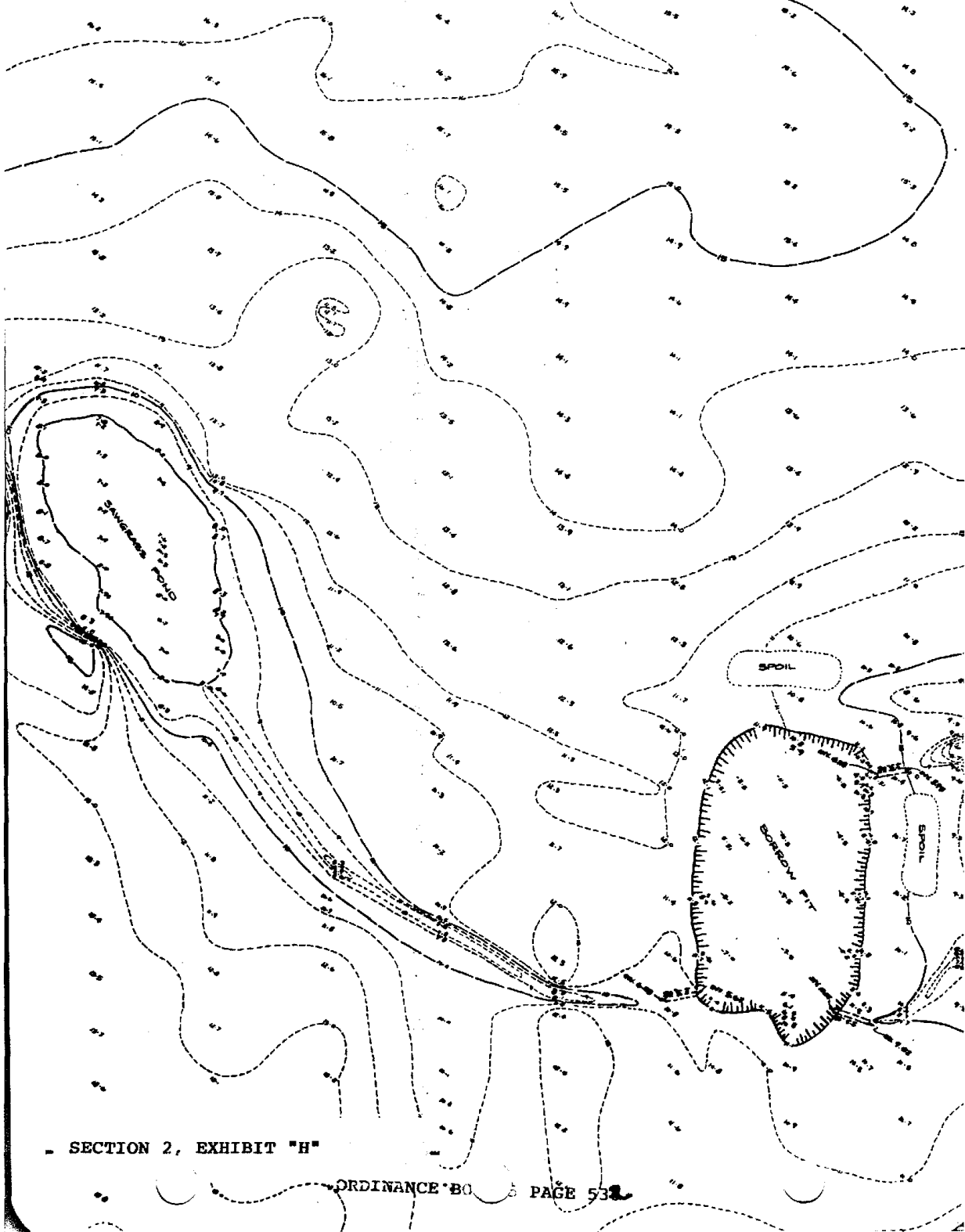
ORDINANCE BOOK 5 PAGE 531



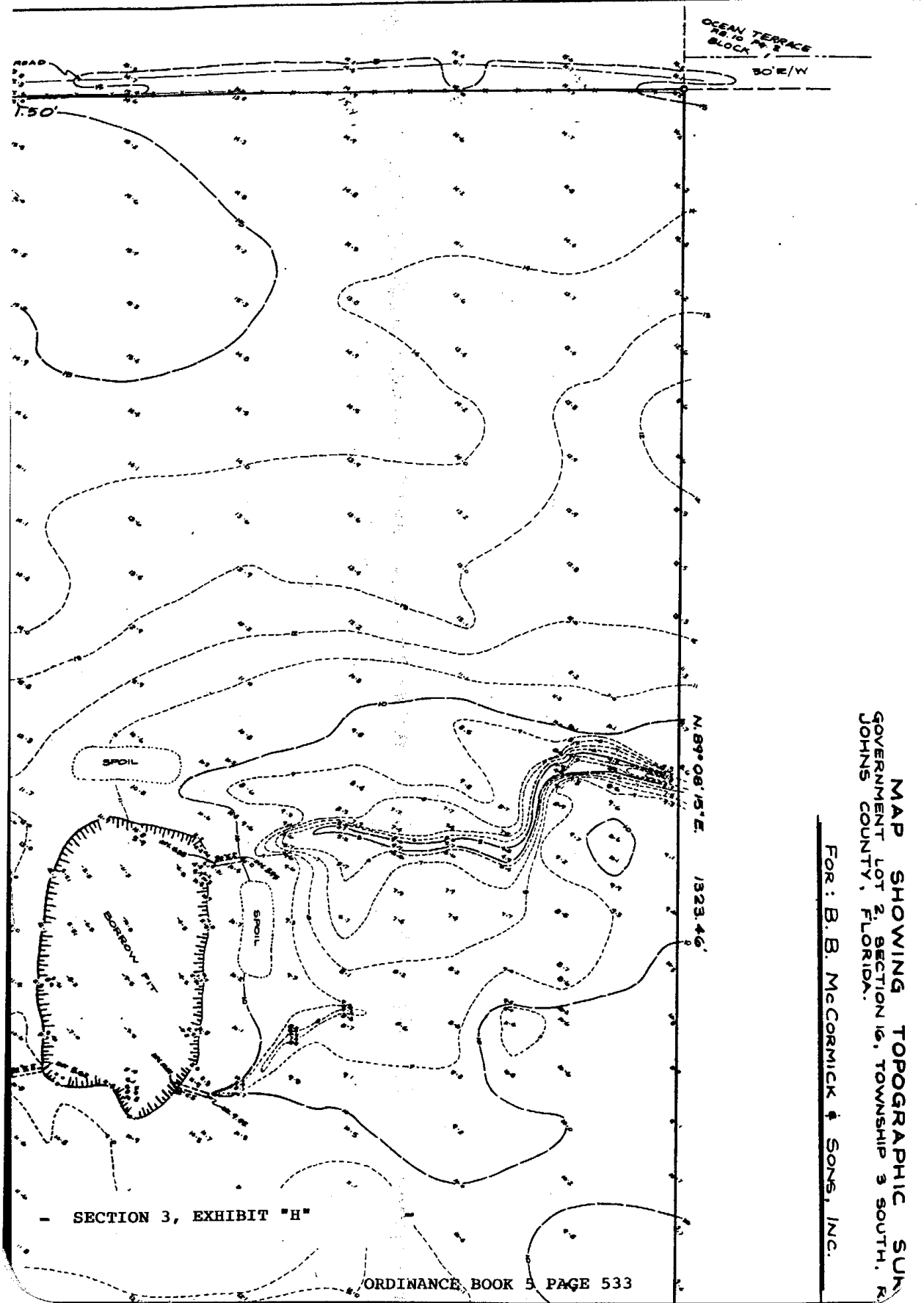
GOV'T. LOT 5

APPROXIMATE CENTERLINE OF DIAT TAIL ROAD

N. 1° 25' 26" W. 1331.50'



SECTION 2, EXHIBIT "H"



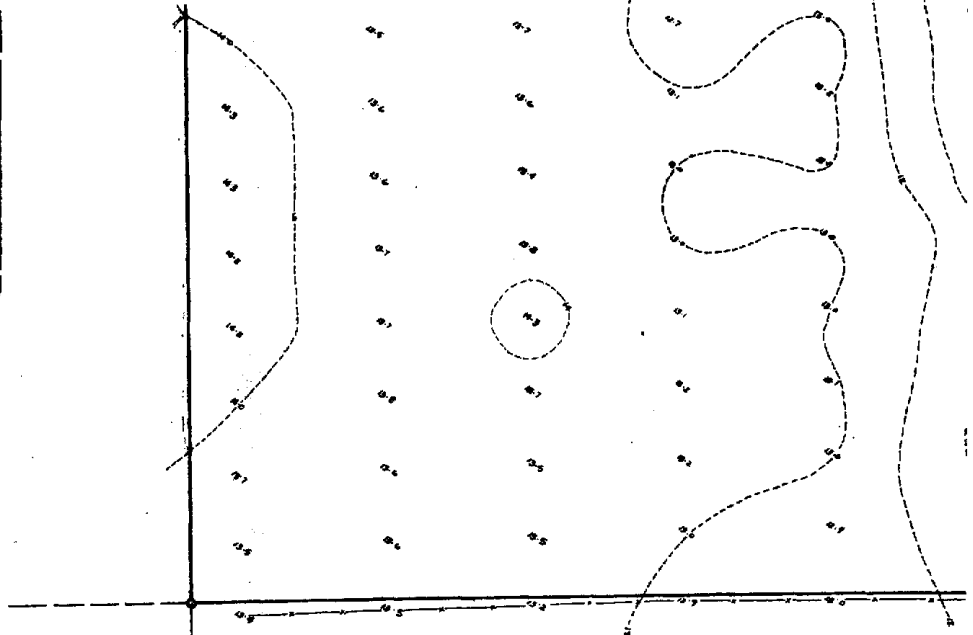
MAP SHOWING TOPOGRAPHIC SURVEY
 GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 10 WEST, COUNTY OF JOHNS, FLORIDA.

FOR: B. B. McCORMICK & SONS, INC.

SECTION 3, EXHIBIT "H"

ORDINANCE BOOK 5 PAGE 533

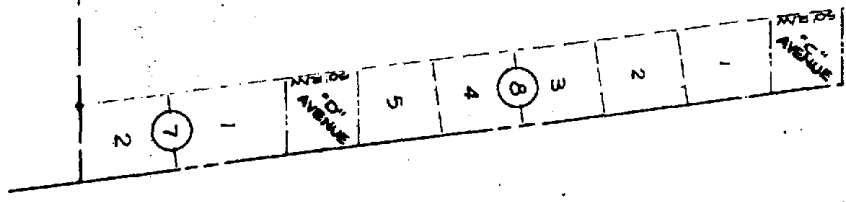
BTP 01/11/11

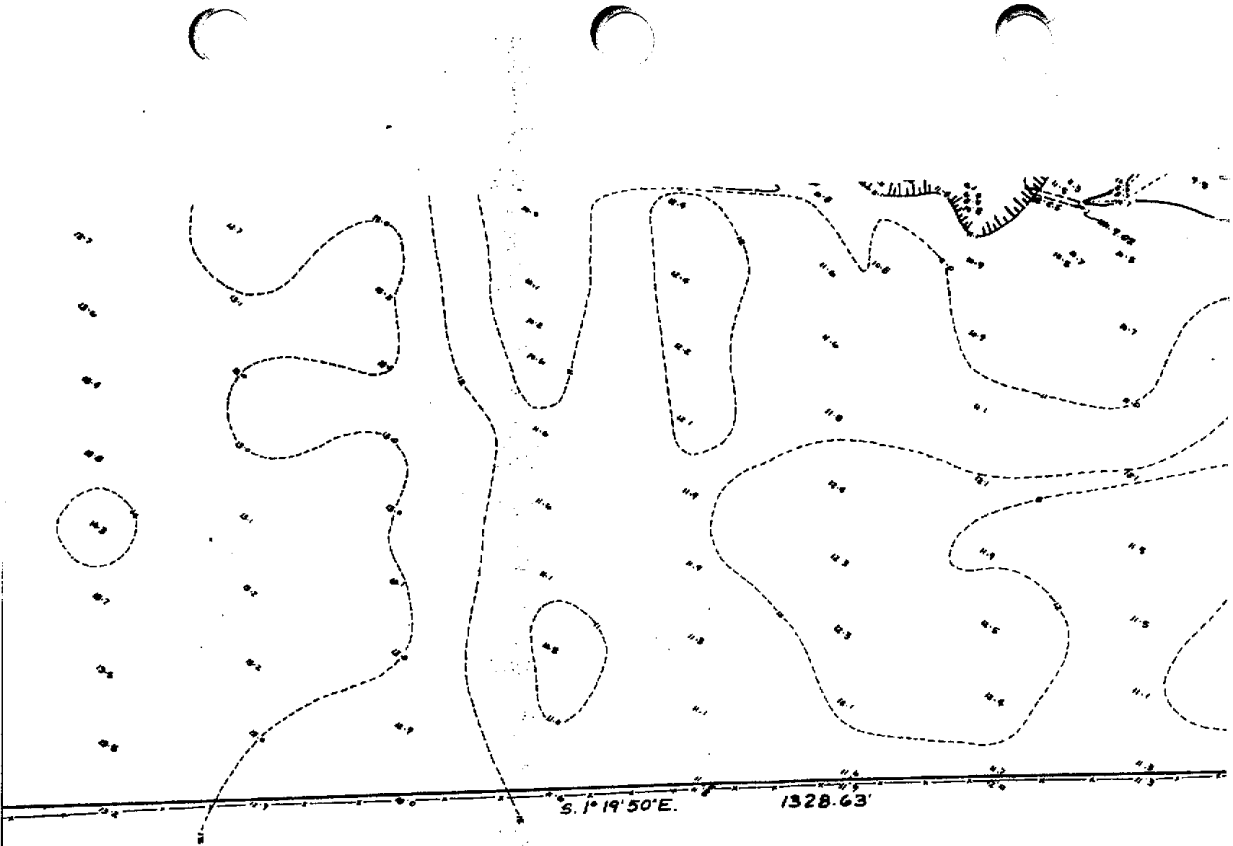


GOV'T. LOT 8

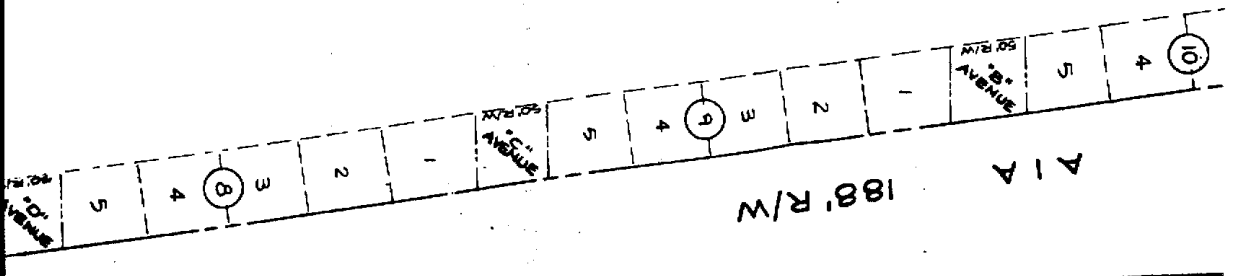
H. A. DUNN
E. ASSOCIATES
 LAND SURVEYORS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202

[Signature]
 H. A. DUNN
 E. ASSOCIATES
 1000 WEST 10TH AVENUE
 DENVER, CO 80202





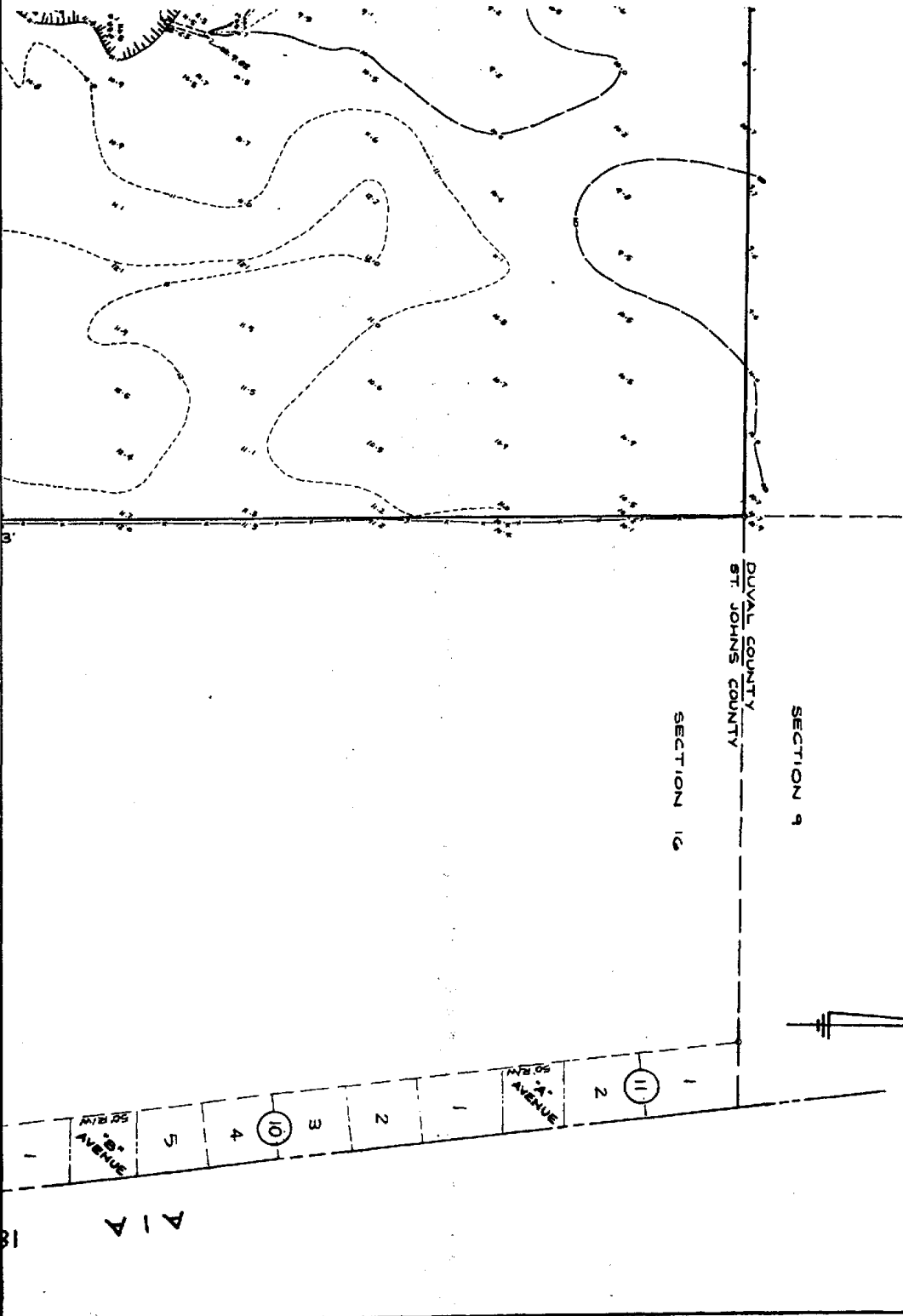
GOV'T. LOT 1



SECTION 5, EXHIBIT "H"

TOPOGRAPHIC SURVEY OF
TOWNSHIP 3 SOUTH, RANGE 24 EAST, ST.

CK & SONS, INC.



SECTION 6, EXHIBIT "H"