

ORDINANCE NUMBER: 2002 - 41

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That, as requested by Susan S. Bloodworth, Esquire, on behalf of Taylor Woodrow Communities, the title owner of record in the application (File number PUD 2001-06) with supporting documents for the zoning change dated August 17, 2001, hereinafter, known as the TAYLOR WOODROW/ST. JOHNS FOREST (PUD) application, the zoning classification of lands described on attached Exhibit A is hereby changed from Open Rural (OR) to Planned Unit Development (PUD).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application PUD 2001-06 (formerly PA00-056), and other supporting documents: Exhibit B-the Application, Exhibit C-the Master Development Plan Map, and Exhibit D-the Master Development Plan Text, which are a part of File Number PUD-2001-06, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. Findings of Fact: that the need and justification for approval of TAYLOR WOODROW/ST. JOHNS FOREST (PUD) has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project is consistent with the St. Johns County Comprehensive Plan.
3. The proposed project meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
4. The proposed project meets the standards and criteria of the Land Development Code.
5. The request meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Subsection 5.03.02(G) 1.t and Subsection 5.03.02(F) of the Land Development Code.

6. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(G) of the Land Development Code.

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except as allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 23rd DAY OF July 2002.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Chairman
RENDITION DATE 07/30/02

ATTEST: CHERYL STRICKLAND, CLERK

BY: Gvanne King
Deputy Clerk

EFFECTIVE DATE: 07-31-02

MAP SHOWING SURVEY OF

A parcel of land being a portion of Sections 7, 17 and 18, all in Township 5 South, Range 28 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a point of reference COMMENCE at a Royonian concrete monument found at the Section corner common to Sections 7, 8, 17 and 18, all in Township 5 South, Range 28 East; thence South 88°36'21" West, along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 7 (also being the North line of the Northeast 1/4 of said Section 18), a distance of 200.08 feet to a point on the Southwesterly right of way line of Russell Sampson Road (a public road right of way maintained by the St. Johns County, Florida Road Department) that has no recorded right of way and the POINT OF BEGINNING at the herein described parcel; thence South 42°35'57" East, along the aforesaid Southwesterly right of way line of Russell Sampson Road, a distance of 143.81 feet to the monumented boundary of that Special Warranty Deed from Royland Company, Inc. to Barry E. and Elaine K. Ansbacher, as recorded in Official Records Book 1080, Page 539 of the Public Records of said St. Johns County, Florida (see survey by Ellis, Curtis & Koeker, dated October 23, 1994); thence along the monumented boundary lines of last said instrument, the following three (3) courses and distances: COURSE NO. 1: South 29°55'48" West, a distance of 967.60 feet; COURSE NO. 2: South 60°04'12" East, a distance of 700.00 feet to a found E.L.S. Curtis & Koeker concrete monument, said point being on the aforesaid monument; COURSE NO. 3: North 29°55'48" East, a distance of 880.77 feet to a found E.L.S. Curtis & Koeker concrete monument, said point being on the aforesaid Southwesterly right of way line of Russell Sampson Road; thence South 58°59'51" East, along last said line, a distance of 667.57 feet to a found concrete monument, monumenting the boundary line of that Special Warranty Deed from Royland Company, Inc. to Harry E. and Della T. King, as recorded in Official Records Book 1007, Page 132 (see survey by Loree H. Jones dated July 30, 1993); thence along the monumented boundary lines of last said instrument, the following five (5) courses and distances: COURSE NO. 1: South 37°19'53" West, a distance of 369.88 feet; COURSE NO. 2: South 58°40'07" East, a distance of 357.57 feet; COURSE NO. 3: North 31°19'53" East, a distance of 107.30 feet; COURSE NO. 4: North 23°00'06" East, a distance of 147.31 feet; COURSE NO. 5: North 43°50'36" East, a distance of 119.00 feet to a point on the Southwesterly right of way line of Russell Sampson Road, said right of way being 100.00 feet, when measured at right angles to the Northeastly right of way line of Russell Sampson Road as shown on the plat of MEEHAN ESTATES, as recorded in Map Book 20, Pages 34 and 35 of the Public Records of said County; thence along the Southwesterly right of way line of said Russell Sampson Road (said right of way being 100.00 feet Southwesterly of, when measured at right angles to, the right of way line as shown on the MEEHAN ESTATES) the following five (5) courses and distances: COURSE NO. 1: South 58°41'07" East, a distance of 146.28 feet to the point of curvature of a curve leading Southerly; COURSE NO. 2: thence Southerly along and around the arc of a curve, concave Northeastly, having a radius of 4,439.30 feet, through a central angle of 83°52'00" to the left, an arc distance of 299.60 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 60°36'08" East, 289.31 feet; COURSE NO. 3: South 62°32'07" East, along last said tangency, a distance of 73.19 feet to the point of curvature of a curve leading Southeastly; COURSE NO. 4: thence Southeastly along and around the arc of a curve, concave Southwesterly, having a radius of 1,281.08 feet, through a central angle of 112°28'24" to the right, an arc distance of 256.53 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 56°47'55" East, 256.10 feet; COURSE NO. 5: South 51°03'43" East, a distance of 396.99 feet to the monumented boundary line of that Quit Claim Deed from Roylander Wreathlands Operating Company, LP to James D. Ethernan, as recorded in Official Records Book 1026, Page 176 of said Public Records (see survey by Clary & Associates, Inc., File No. 755-747); thence along the monumented boundary lines of last said instrument the following three (3) courses and distances: COURSE NO. 1: South 38°31'32" West, a distance of 511.37 feet to a found 1/2 inch iron pipe with Clary cap; COURSE NO. 2: South 55°01'57" East, a distance of 607.82 feet to a found 1/2 inch iron pipe with a Clary cap; COURSE NO. 3: South 98°47'37" East, along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 17, a distance of 69.93 feet to a found 4 inch by 4 inch concrete monument with a fisher disc, said point being on the East line of the Northwest 1/4 of said Section 17; thence South 00°25'07" East along last said line and then along the East line of the Southwest 1/4 of said Section 17, a distance of 1,404.19 feet to a found lighter post which is the locally recognized and accepted corner; thence South 89°05'49" East, along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 17, a distance of 1,315.84 feet to a found Royonian concrete monument; thence South 02°24'43" West, a distance of 107.82 feet to a found concrete monument, said point being on the Northwestly right of way line of County Road No. C-210 (formerly State Road No. S-210, a 100 foot public road right of way as per State of Florida Right of Way Map Section No. 2851-250, dated February 14, 1987 and as per the City of Jacksonville Specific Purpose Survey); thence along the Northwestly right of way line of County Road No. C-210, the following three (3) courses and distances: COURSE NO. 1: Southerly along and around the arc of a curve being concave 2,814.93 feet, through a central angle of 01°19'16" to the left, an arc distance of 64.90 feet to a point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 57°08'48" West, 64.90 feet; COURSE NO. 2: South 57°48'26" West, along last said tangency, a distance of 1,460.25 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 3: Southwesterly along and around the arc of a curve, having a radius of 2,242.01 feet, through a central angle of 05°11'05" to the right, an arc distance of 202.88 feet to a point on the Easterly line of that future development known as The Vainings (see survey by Privett & Associates of Florida, Inc., drawing B-96-029, dated August 7, 1995), last said arc being subtended by a chord bearing and distance of South 60°23'59" West, 202.81 feet; thence along said monumented boundaries of last said line, the following three (3) courses and distances: COURSE NO. 1: North 16°15'11" West, 983.37 feet to a found 1/2 inch iron pipe (Privett & Associates); COURSE NO. 2: North 81°48'05" West, a distance of 1,030.39 feet to a found 1/2 inch iron pipe (Privett & Associates); COURSE NO. 3: South 85°22'06" West, a distance of 1,320.44 feet to a found 1/2 inch iron pipe (Privett & Associates), said point being on the West line of the Southwest 1/4 of Section 17, as monumented; thence North 00°36'40" West, along last said line, a distance of 943.22 feet to the Northwest corner of the Southwest 1/4 of Section 17, (also being the Northeast corner of the Southwest 1/4 of said Section 18); thence South 89°40'32" West, along the South line of the Northwest 1/4 of Section 18, and then along the South line of the Northwest 1/4 of Section 18, a distance of 4,248.43 feet; thence North 09°40'12" West, a distance of 1,502.28 feet to a point; thence North 02°33'07" West, a distance of 173.15 feet, to a point; thence North 89°34'56" East, a distance of 726.37 feet; thence South 00°25'04" West, a distance 334.37 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve, concave Northeastly, having a radius of 115.00 feet, through a central angle of 60°22'39" to the left, an arc distance of 121.85 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 29°56'15" East, 115.23 feet to a point of tangency; thence South 60°17'35" West, along last said tangency, a distance of 64.46 feet; thence South 00°25'04" West, a distance of 95.34 feet to a point on the South line of the Southwest 1/4 of said Section 7; thence North 88°46'25" East, along last said line, and then along the South line of the Southeast 1/4 of said Section 7, a distance of 1,803.15 feet; thence North 34°34'23" East, a distance of 134.94 feet; thence North 00°25'04" East, a distance of 587.17 feet; thence North 47°24'03" East, a distance of 99.61 feet to a point on the Southwesterly right of way line of Russell Sampson Road, thence South 42°18'57" East, along said right of way line, a distance of 1,011.37 feet to the POINT OF BEGINNING.

Containing 452.4217 acres, more or less, in area.

Ajn

EXHIBIT "B"

St. Johns County Growth Management Services Department
Planning Division

P.O. Drawer 349, 4020 Lewis Speedway
St. Augustine, Florida 32095

Phone: 904 823-2480 Fax: 904 823-2498 E-mail: plandept@co.st-johns.fl.us

AMENDED APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Date _____ PUD File Number _____ Receipt Number _____

- 1. Project Name Taylor Woodrow Communities
- 2. Applicant's Name, Address, and Phone No. Taylor Woodrow Communities, 1704 Alagua Lakes Blvd., Longwood, Florida, 32779; 407-444-6350
- 3. Owner's Name, Address, and Phone No. Ravland, LLC, 1177 Summer Street, Stamford, CT, 06905; 203-348-7000
- 4. Property Location North of County Road 210 and Southwest of Sampson Road
- 5. Legal Description See attached Exhibit "A"
- 6. Present Use of Property Vacant
- 7. Parcel ID Number 023630-0000, 026340-0000 and 026350-0000
- 8. Current Zoning Open Rural
- 9. 2015 FLUM designation C & Md
- 10. Section 17 and 18
- 11. Township 5S
- 12. Range 28 East
- 13. Requested Change Rezone to PUD

14. Is Concurrency review required? Yes 15. Zoning Map Page # 3C/7X 16. Size of Property Approximately 452 acres

17. Utility Provider Jacksonville Electric Authority (JEA)

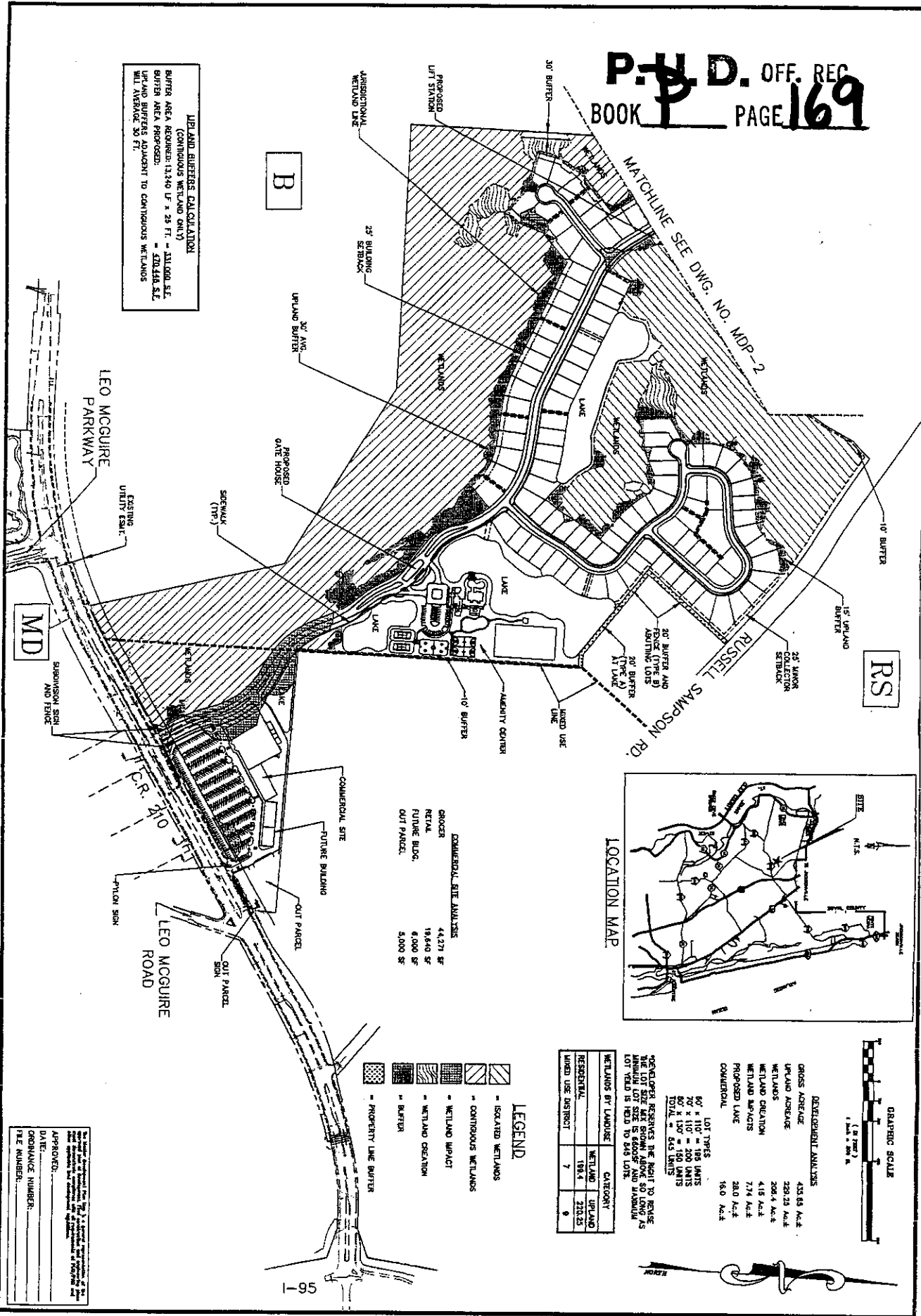
- 18. Provide all of the following:
 - a. List of adjacent property owners within 300 feet of the parcel to be rezoned showing name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list.
 - b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided.
 - c. Legal description (attach as Exhibit A)
 - d. Master Development Plan Map (attach as Exhibit C and provide as specified in attached guidelines) and Text (attach as Exhibit D) as required by Section 5.03.02.G of the Land Development Code.
 - e. Eighteen (18) copies of the complete application.
 - f. Application Fee. (A pre-application review fee may also be required.)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner(s) or authorized person if owner's authorization form is attached:

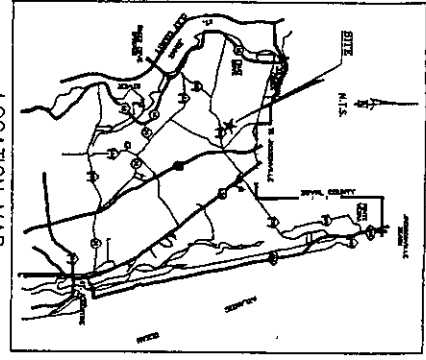
Printed or typed name(s): Susan S. Bloodworth, Esquire

Signature(s): _____

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION Name: Susan S. Bloodworth, Esquire and Rogers, Towers, Bailey, Jones & Gay
Mailing Address: 170 Malaga Street, Suite A, St. Augustine, FL 32084
Phone: 904-824-0879 FAX: 904-825-4070 E-mail: sbloodworth@rtlav.com



WETLAND BUFFERS CALCULATION
(CONTIGUOUS WETLAND ONLY)
BUFFER AREA REQUIRED: 1,340 LF x 25 FT = 33,500 SQ. FT.
BUFFER AREA PROPOSED: 42,048 SQ. FT.
WETLAND BUFFERS ADJACENT TO CONTIGUOUS WETLANDS WILL AVERAGE 30 FT.



COMMERCIAL SITE ANALYSIS

GROCCER	14,271 SF
RETAIL	19,840 SF
FUTURE BLDG.	6,000 SF
OUT PARCEL	5,000 SF

DEVELOPMENT ANALYSIS

GROSS ACREAGE	435.53 AC.±
WETLANDS	299.25 AC.±
WETLANDS	298.4 AC.±
WETLANDS	4.18 AC.±
WETLANDS	7.74 AC.±
PROPOSED LAKE	28.0 AC.±
COMMERCIAL	16.0 AC.±

LOT TYPES

60' x 110'	150 UNITS
70' x 110'	200 UNITS
80' x 130'	150 UNITS
TOTAL	500 UNITS

WETLANDS BY LANDUSE CATEGORY

WETLAND CATEGORY	WETLAND	WETLAND
RESIDENTIAL	198.4	220.25
WETLAND USE DISTRICT	7	0

DEVELOPER RESERVES THE RIGHT TO REUSE THE LOT SIZE AND SPACING ABOVE SO LONG AS AN ANNUAL LOT SIZE IS 6000 SQ. FT. AND ANNUAL LOT YIELD IS 7.5 UNITS PER ACRE.

- LEGEND**
- [Symbol] ISOLATED WETLANDS
 - [Symbol] CONTIGUOUS WETLANDS
 - [Symbol] WETLAND IMPACT
 - [Symbol] WETLAND CREATION
 - [Symbol] BUFFER
 - [Symbol] PROPERTY LINE BUFFER

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

<p>ST. JOHNS FOREST DEVELOPER TAYLOR WOODROW COMMUNITIES ST. JOHNS COUNTY, FLORIDA MASTER DEVELOPMENT PLAN</p>	<p>Hill, Boring, Dunn & Associates, Inc. ONE ENRIKLE / LAND PLANNERS 7830 BELFORT PARKWAY, SUITE 1000 JACKSONVILLE, FLORIDA 32256 904-371-1122</p>	<p>DESIGNED BY: PLB/VNC DRAWN BY: SS/TM CHECKED BY: V. DUNN SCALE: 1" = 200' DATE: FEBRUARY, 2002 PROJ. NO.: 9805-924</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>02/02/02</td> <td>BY: SS</td> <td>SS/TM</td> </tr> <tr> <td>2</td> <td>02/02/02</td> <td>LAKE AND WETLANDS</td> <td>SS/TM</td> </tr> <tr> <td>3</td> <td>02/02/02</td> <td>LAKE AND WETLANDS</td> <td>SS/TM</td> </tr> <tr> <td>4</td> <td>02/02/02</td> <td>LAKE AND WETLANDS</td> <td>SS/TM</td> </tr> <tr> <td>5</td> <td>02/02/02</td> <td>LAKE AND WETLANDS</td> <td>SS/TM</td> </tr> </table> <p>REGISTERED ENGINEER EXC. BUS. NO. 4846</p>	NO.	DATE	DESCRIPTION	BY	1	02/02/02	BY: SS	SS/TM	2	02/02/02	LAKE AND WETLANDS	SS/TM	3	02/02/02	LAKE AND WETLANDS	SS/TM	4	02/02/02	LAKE AND WETLANDS	SS/TM	5	02/02/02	LAKE AND WETLANDS	SS/TM
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NOT RELEASED FOR CONSTRUCTION

Exhibit "D" P.U.D. OFF. REC. RECEIVED
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MASTER DEVELOPMENT PLAN TEXT

ST. JOHNS COUNTY
PLANNING DEPARTMENT

a. *"A Description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all Uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.*

St. Johns Forest PUD is designed as a residential single-family and commercial Planned Unit Development to be developed on approximately 435.65 acres of land located north of CR 210, west of Russell Sampson Road, in northwest St. Johns County. The PUD shall include not more than five hundred forty-five (545) single-family dwelling units and associated recreational amenities and other common areas and 75,000 square feet of commercial space. It is anticipated that the design, character and architectural style of the development will result in a unified, cohesive and compatible plan of development in that it will:

- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Land Development Code, by adding lakes and recreational areas, while preserving almost all of the 206.4 acres of wetlands present on the site.
- Provide for an efficient use of the land, resulting in smaller networks of utilities and streets.

- Enhance the appearance of neighborhoods through preservation of natural features, the provision of open space in excess of existing zoning and subdivision requirements.

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- Provide an environment of stable character compatible with surrounding residential areas due to the covenants and restrictions which will be in place upon recording of the plat. A Homeowner’s Association or Community Development District will be formed to manage the subdivision and will own, manage and maintain common areas including (lakes, landscaped areas, etc.).

b. ***“The total number of acres included within the Project as requested in the application.”***

Approximately 435.65 acres.

c. ***“The total number of Wetland acres included within the Project as requested in the application.”***

Approximately 206.4 Acres

d. ***“The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of this Code.”***

The residential area proposed for development is comprised of approximately 419.65 acres of which approximately 199.4 acres are wetlands and approximately 220.25 acres are uplands. The commercial tract is comprised of approximately 16 acres, of which approximately 7 acres are wetlands and 9 acres are uplands. The total acres of wetlands to be impacted in the residential area is approximately 5.19 acres; however, approximately 4.15 acres of wetland creation will occur in

the residential area, resulting in the preservation of approximately 198.6 acres of wetlands in the residential area. The total acres of wetlands to be impacted in the commercial area is approximately 2.55 acres, leaving a total of approximately 4.5 acres of wetlands preserved on the commercial tract.

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e. ***“The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project .”***

There will be no more than 545 residential Dwelling Units. The gross density (excluding the Commercial site) is 1.3 dwelling units per acre and the net density is 2.5 dwelling units per acre. The projected population is 1,330 residents and the projected population of elementary and high school age children that may reside within the PUD is 213 students. Model homes may be constructed before platting as authorized by current LDCs and used for sales purposes after platting. Construction trailers and sales offices shall be allowed to be placed on site and moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporary defined, but unpaved lot within the driveway apron which meets County Code requirements.

f. ***“The total square footage and intensity of non-residential Development.”***

Commercial development within the PUD is in the Mixed Use District as established by the 2015 St. Johns County Comprehensive Plan Future Land Use Map. Such development shall be limited in intensity to commercial development up to seventy-five thousand (75,000) gross square feet. Impervious surfaces will not exceed 75% of the total site zoned commercial including wetlands and the Floor Area Ratio is limited to 70%. Construction trailers and sales offices shall be allowed to be placed on site and moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot within the driveway apron which meets

County Code requirements. Construction trailers in the Commercial areas shall be removed prior to issuance of a certificate of occupancy for that stage of development.

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Intensity is limited to those identified as:

- **Neighborhood Business and Commercial (Part 2.02.01(D))**, including, commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions without drive-through facilities; funeral homes and mortuaries; neighborhood convenience stores without gas pumps; grocery stores; specialty food stores; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments and guest lodges limited to no more than ten (10) rooms; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; personal services such as beauty shops, barbers, or photography studios; adult care centers, child care centers, Nursing Homes; psychics; sit down restaurants without drive-through facilities; medical and professional offices, and governmental branch offices, schools for the performing or fine arts and for martial arts;

- **General Business and Commercial Uses (Part 2.02.01 (E))**, including commercial recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; crematoriums; indoor farm and garden supply centers; neighborhood convenience stores with or without gas pumps; grocery stores, specialty food stores, and supermarkets; bowling alleys, billiards and pool parlors, spas, gyms, and health clubs; community hospitals; commercial, vocational, business or trade schools; Bed and Breakfast establishments and guest lodges; personal property mini-warehouses; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal

services such as beauty shops, barbers, employment services, bail bond agencies, photography studios, psychics, adult care centers, child care centers, Nursing Homes; psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing, restaurants with or without drive-through facilities; general offices, professional offices, and government offices; golf driving ranges; schools for the performing or fine arts and for martial arts; movie theaters with three (3) or less screens.

Additional uses shall include sales and service of alcoholic beverages, including both greater than and less than fourteen percent (14%) by weight for both on-premise and off-premise consumption, package store, tanning and nail shops, other drive-through facilities and outdoor seating.

g. ***“The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential Lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project and the maximum height of all Structures.”***

Residential:

Setbacks: All residential structures shall be set back twenty (20) feet from the property line, and lot frontage shall comply with Section 6.01.03 of the LDC. All corner lots shall comply with Section 6.01.01 of the LDC. Each lot shall have a minimum rear yard of ten feet (10’) and a minimum side yard of five (5) feet from edge of exterior building structure to property line. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served, no less than five feet (5’) from the lot line. No air conditioning/heating/air handling units shall be located in storm drainage easements. Any pool, screened enclosure, or deck constructed within any lot shall be set back a minimum of five feet (5’)

from the lot boundary. Any accessory structure attached to the residence will be subject to the same setbacks as the residence.

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Lot size: All residential development within the PUD will be single-family residential. The minimum single family detached lot size will be 6,600 square feet. The lot dimensions reflected on the Master Development Plan (“MDP”) Map are demonstrative only, for purposes of calculating total units to be developed. The final configuration of each lot may differ due to actual development constraints, i.e. cul-de-sacs, etc. The general location and configuration of residential lots are indicated on the MDP Map; however, the exact distribution of the total lots may vary depending upon market demands; however, the total number of lots will not exceed five hundred forty-five (545).

Parking: Each detached single family unit shall provide at least a two (2) car garage in addition to a minimum 20-foot driveway apron which will be located entirely within the front yard and not encroach into the right of way, private road easement or roadway.

Signage: The residential part of the Development may be identified by (i) either one double-faced or two single-faced entrance signs to be located at each PUD entrance. Such signs may be lighted (with lighting directed away from traffic) and shall meet all requirements of the St. Johns County LDCs, shall be a maximum of fifteen feet (15’) tall, with a message area no greater than thirty-two (32) square feet in size. In addition, the development shall have no more than ten (10) individual village signs, not to exceed fifteen (15) to eighteen (18) square feet in size. Directional, identity and information signs for the recreational and other amenities and speed limit signs will be provided throughout the development, providing that none of these signs exceed six (6) square feet in size, including advertising and/or for sale signs. All village signs shall be of uniform design.

Height: Structures shall not exceed thirty-five feet (35') in height.

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Non-Residential:

Setbacks: Building setbacks from external site boundary lines shall be not less than fifteen feet (15'). Setbacks shall be measured from vertical walls of the structure and shall be as indicated on the MDP Map. Parking will be as generally depicted on the MDP Map. The size and number of spaces for the site will be not less than those required in the St. Johns County Land Development Code (LDC). Notwithstanding the foregoing, portions of the commercial site may be sold as individual parcels, provided each parcel has common property frontage for access/ingress/egress. Such individual parcels may share parking with other facilities, with shared parking agreements. Off-site parking, which shall be located within the bounds of the commercial area of the PUD, will be an allowable use for out-parcels. In addition, no required setbacks shall be necessary for separation from lot lines on such individual parcels, except that there shall be a minimum ten (10) foot separation between buildings, unless such buildings are constructed to provide adequate firewalls for common wall construction. Applicant has included a variance request from the requirements of Section 5.03.03.B.2 in Section "t" below.

Signage: Signage for the Commercial Site shall be as generally depicted on the MDP Map and shall meet all LDC requirements in effect at the time of the adoption of the PUD. The foregoing notwithstanding, (1) any owner or tenant of individual parcels, in addition to that allowed pursuant to LDC Section 7.02.01, may also place a sign on the pylon serving the overall commercial site and (2) Any single use in excess of 40,000 square feet shall not be limited in number, but shall be allowed to have a maximum square footage per sign of 250 square feet, as long as its total signage does not exceed 1.5 square feet per linear footage of Building frontage.

Height: Structures shall not exceed thirty-five (35) feet in height.

h. "The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project."

The infrastructure needed to serve the PUD consists of roads, drainage facilities, water and sewer, fire protection and solid waste collection.

Vehicular Access: One entrance/exit roadway to the residential area shall be constructed along County Road 210 in the approximate location as shown on the MDP Map. The spine road entrance to the residential area contemplates the Applicant's construction of a median and curb cut on CR 210 at the entrance point. Three additional accesses, two (2) with automatic security gates have been proposed as shown on the MDP Map. The additional access to the west will connect to the North/South corridor at such time as the County directs the Applicant to connect. The gated access to the east will connect to Russell Sampson Road and will have a sixty-foot queuing capability. Use of this gated access will be restricted to residents (using a wireless control device) and emergency vehicles only. Applicant shall install signage at the entrance to the Russell Sampson Road connection to alert drivers that access is restricted to St. Johns Forest residents only. The third proposed access extends northerly from the PUD. An entrance to commercial area shall be constructed along County Road 210 in the approximate location as shown on the MDP Map, with two (2) internal accesses to the commercial area from the spine road. With the exception of Russell Sampson Road, the improvements to which are addressed in the waiver

section below, all roadways shall be installed in accordance with all St. Johns County Development Services regulations and permits and will comply with the LDCs.

The area 200 feet east of the east line of the north/south powerline easement recorded in OR Book 1241, page 312, public records of St. Johns County, Florida (“the Reservation Area”) has been indicated on the PUD Master Development Plan as potential future right-of-way. No construction plans showing development within these areas shall be approved by St. Johns County prior to the completion of the north/south corridor to allow for acquisition of the necessary right-of-way through purchase or other means allowed by law. Nothing in this PUD text shall be interpreted to prohibit installation of utility lines, drainage improvements (not to include retention ponds) within the Reservation Area subject to review and approval in accordance with the St. Johns County Land Development Code. Upon request of the County, such right-of-way land shall be conveyed by the Applicant to St. Johns County.

Internal Access: Internal access to all single family dwellings and the amenities shall be provided by either public rights of way, or private rights of way maintained by the Homeowner’s Association. All internal roadways shall be constructed in accordance with the LDCs as approved by including combination curb and gutter. The commercial area will have its own connections to the internal spine road.

Russell Sampson Road: To provide additional buffering and to allow for the expansion of Russell Sampson Road, Applicant shall, within fifteen (15) days of the final approval of the Development Agreement and final order approving the St. Johns Forest PUD, and expiration of any applicable appeal periods, donate the property it owns between the PUD’s boundary line and Russell Sampson Road, approximately .87 acres to St. Johns County as and for additional Right of Way for Russell Sampson Road. A graphic depiction of the location of the .87 acres is attached

here as **Exhibit "K."** Applicant shall set back the rear boundary line of all lots which are adjacent to Russell Sampson Road a minimum of twenty-five feet (25') from the Right of Way of Russell Sampson Road. Additionally, pursuant to a Development and Impact Fee Agreement with St. Johns County of even date of passage of the PUD Ordinance (the Agreement"), Applicant is donating \$250,000.00, as well as prepaying approximately \$163,000.00 in Road Impact Fees estimated to be remaining from that portion of the PUD which is incurred after paying the reasonable costs of the CR210 improvements, all for St. Johns County's use in future improvements to be constructed by St. Johns County on Russell Sampson Road.

Pedestrian access: Applicant will construct sidewalks on the interior roads adjacent to common areas, and will provide for the construction of sidewalks adjacent to developable lots until those improvements are undertaken. The topography and vegetation on the lots may make an orientation other than strictly parallel to the interior road more desirable and building sidewalks in conjunction with the road will create the requirement to remove and replace the sidewalk once the desired orientation of the sidewalk is determined. Pursuant to LDC Section 6.02.06.B.2, Applicant will secure and provide a bond to the County for the costs of such sidewalk improvements to ensure their ultimate completion. Bicycle parking shall be provided within both the recreational amenity and the commercial site.

Recreation: The developer will construct a recreation and amenity complex within the PUD as shown on the MDP Map. Construction of the recreation complex will be completed within eighteen (18) months of the recording of the first plat. The complex will include, at a minimum, the following amenities: tennis courts, swimming pool, multipurpose/playfield, basketball court, and outdoor playground and may include other amenities as deemed appropriate by the developer. Pursuant to LDC Section 5.03.03.02.D.2, the design population of 1,330 yields a

required Active Recreation Area of 6.65 acres (5 acres per 1,000 pro-rated at 1 acre for each 200 persons = $1330/200 = 6.65$ acres.) Section 5.03.03.D.2 further provides that sixty percent (60%), or as applied to this application, 3.99 acres, of the Active Recreation Area must be community park. Acreage set aside for recreational use will, at minimum, comply with or exceed that requirement and will consist of the above-described recreational amenities. All off-street parking required for the recreation areas and associated uses shall comply with Article 6 of the LDCs.

Drainage: Stormwater will be treated on site within the detention areas. All drainage structures and facilities will be designed and constructed in compliance with the LDCs and the applicable rules of the St. Johns River Water Management District, with revisions and/or with the approval of the St. Johns County Development Services Department. All necessary permits and construction plans will be acquired and approved prior to the commencement of any construction. The Stormwater Management System will be maintained by the property owners association, community development district, or other appropriate governing authority.

Upon the completion of the design, permitting and construction approvals, Applicant will engage an Engineer to examine Parcel Number 026413-0000, a residential property immediately adjacent to the south PUD boundary, and certify to the property owner that the PUD will result in no increase in the flow of water to or from Parcel Number 026413-0000. Developer shall provide a copy of such certification to the County. Prior to the platting of the portion of the Property connecting to Russell Sampson Road, Applicant will also provide a water line stub-out of sufficient capacity to serve up to forty (40) residential units for the benefit of owners currently located along Russell Sampson Road.

Applicant has agreed to reasonably cooperate with St. Johns County on the design of stormwater treatment of Russell Sampson Road to allow for possible use of the PUD's stormwater

system. St. Johns County, and not the Applicant, will be responsible for any additional costs to modify the PUD's stormwater systems to allow for the use of the PUD's ponds or systems to address the requirements of stormwater treatment for Russell Sampson Road.

Utilities: All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provided by JEA. Streetlights will be placed along either side of the interior streets.

Solid waste: The proposed PUD is estimated to generate 11,705 pounds per day solid waste disposal at build out. Solid waste for the Residential areas will be handled by the licensed franchisee in the area, with individual curbside pick-up. For the Commercial area, solid waste will be handled by the licensed franchisee in the area. All Commercial solid waste and recycling areas shall be fully screened from view. Solid waste and recycling areas may be combined in these areas sufficient to accommodate both in the same location. The location number and size of the solid waste and recycling areas may be moved to accommodate the actual need for such facilities subject to review and approval by the St. Johns County Development Services Department.

Fire Protection: Fire Protection will be provided in accordance with the LDC.

i. ***“The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.”***

Water and sewer demand is not expected to exceed 198,250 gallons per day for Residential uses and Commercial uses. Public water and sewer service to the development will be provided by JEA. Ample capacity exists in the franchised utility system.

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j. *“The type of underlying soils and its suitability for Development of the proposed Project.”*

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The soil survey of St. Johns County, Florida, identifies two (2) types of soils in the upland (developable) portions of the site: twelve (12) Ona fine sand and thirty-four (34) Toco fine sand. Permeability is rapid in the surface and subsurface layers and moderate in the subsoils. Native vegetation includes slash pine, longleaf pine, pine oak wax myrtle and saw palmetto. Potential for community development is medium. See **Exhibit “H”** attached hereto.

k. *“The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and Wetland vegetation shall be provided with the application submittal.”*

See FLUCCS maps, attached as **Exhibit “I.”**

l. *“The type and extent of any Significant Natural Communities Habitat as defined by this Code.”*

Environmental Services, Inc. has conducted wildlife surveys of the site and found only one listed species within the PUD, gopher tortoise, a Species of Special Concern for the Florida Fish and Wildlife Conservation Commission (FFWCC). The gopher tortoise habitat is located in the northeastern corner of the site. The gopher tortoise/development issue will be resolved by obtaining an Incidental Take Permit from FFWCC and mitigating the impact by a donation of funds to the Northeast Florida Mitigation Bank. FFWCC requires that all other permits be obtained for the proposed development prior to submitting an application for the gopher tortoise permit.

m. ***“Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.”***

None

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n. ***“The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.”***

Applicant shall provide an averaged 30-foot upland buffer (with a minimum 10-foot buffer) and a 25-foot building setback adjacent to contiguous wetlands. The upland buffer is to be measured from the jurisdictional wetland line and proceeding landward. No activity or placement of a structure or accessory use is to take place in this buffer. It is to remain a natural undisturbed vegetative buffer. Accessory activities are allowed to take place in the 25-foot setback area. The accessory uses do not include buildings with a permanent foundation. A ten foot (10’) natural or landscaped buffer is provided along the PUD’s property lines, except for that portion of the property line adjacent to CR 210 along the Commercial site. Applicant is also providing a 20-foot natural buffer as depicted on Composite Exhibit “L” as Type “A,” a 20-foot natural buffer and fence combination as depicted on Composite Exhibit “L” as Type “B,” and natural buffer and fence combination of not less than 30-feet and not less than 88 feet as depicted on Composite Exhibit “L” as Type “C” (These buffers are depicted in a to-scale drawing attached as part of Exhibit “L,” the actual size of the buffers shall not be less than as depicted) between the PUD and the adjacent residential properties, as depicted on the MDP Map. Applicant shall make every effort to preserve the existing natural buffers along the PUD’s boundaries; however, where destruction of the existing

buffers of 30-feet or less in width, is unavoidable, Applicant shall replace the buffer with slash pine trees planted every ten feet (10') in alternating rows, as depicted on **Composite Exhibit "L"** attached hereto. In the event the location of the wetlands adjacent to the residential properties are relocated materially from the MDP map so as to reduce or eliminate their function as buffers, then Applicant shall create or extend the type "A" or "B" buffering as depicted on **Composite Exhibit "L"** as appropriate. The maintenance obligation for the buffers and fencing shall be assigned to the St. Johns Forest homeowners association.

The commercial area will be buffered from the residential areas by the roadway and recreation areas. The entire development is self contained and buffered against any incompatible adjacent uses pursuant to Section 5.03.03.A.4 of the LDC; however, a variance request is included within the Application to allow an eight foot (8') natural or landscaped buffer where the commercial site borders CR 210.

o. "PUDs located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District."

N/A

p. "The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the Project."

Because of the duration of use for sales office(s) and/or construction trailer(s), Applicant has included these uses within the allowable uses under Sections e and f above.

q. *“The use and location of accessory uses for residential and non-residential structures, including Guest Houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses.”*

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Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. Fences are not to exceed six feet in height (6') and will not be allowed past the front of the house structure. Additionally, the Developer has agreed to provide fencing and natural buffers along the PUD's boundary in several locations, as depicted on the MDP Map and as reflected in **Composite Exhibit “L”** attached hereto. The maintenance obligation for this Developer-installed fencing and buffering shall be assigned to the St. Johns Forest homeowners association.

r. *“A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the Project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP Text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent (50%) complete, before the next phase may proceed unless modified through a PUD Minor Modification.”*

This PUD will be developed in two (2) five-(5) year phases. Construction will be commenced within eighteen (18) months of the effective date of the initial PUD Zoning Ordinance and extending through buildout of the PUD not to exceed ten (10) years. The PUD shall be permitted and platted within ten (10) years. Applicant shall submit all required PUD Progress

Reports at the end of each five (5) year phase as required by the LDCs. Commencement of construction shall be deemed to have occurred upon approval of final construction plans for horizontal improvements and payment of the required inspection fees. Completion is defined as receipt from the County of a Certificate of Occupancy.

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s. ***“The projected impact of the Project upon St. Johns County, an explanation of the Project’s benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project.”***

The impact of the PUD on County service and infrastructure will be within all adopted levels of service except for traffic concurrency. Applicant has submitted a Development and Impact Fee Agreement to address issues of the capacity of County Road 210 (the “Development Agreement”). The PUD’s benefits include the provision of additional housing opportunities which complement the neighboring developments, provide for the local availability of goods and services not presently available, as well as the creation of additional employment opportunities.

- The tract in question is located in a Residential, Rural Silviculture and Mixed Use District. Zoning must be by PUD. The tract is suitable in character and location for the structure and uses proposed.

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan 2015. The property is identified as Residential C and Mixed Use on the Future Land Use Map of the St. Johns County Comprehensive Plan which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. The applicant believes that the proposed PUD will be a benefit to the

future occupants of the PUD and to the residents of St. Johns County in that the County will be afforded strict control over development within a rapidly growing area.

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- The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the LDCs. Before planning this PUD, wetland and topographical surveys were performed to include wetland preservation as part of the development plan. The developer, owners association and architectural review board will maintain the character and appearance set forth herein.

- The PUD will conform to the requirements of Article XI of the LDC. Construction will commence only after confirmation by the St. Johns County Concurrency Review Committee in accordance with the standards and procedures of the LDC that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued by the Concurrency Review Committee.

- The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this PUD.

- When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.

t. "A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations."

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Residential:

(1) Section 5.03.03.B.1.b of the LDC which provides for a 7.5 foot side-yard setback. It is the Applicant’s intent to provide a five-foot side yard setback from exterior building structure to property line with no less than ten foot (10’) separation between dwelling units to preserve the required access for fire protection and other services.

(2) Section 5.03.03.B.1.c of the LDC as it applies to the requirement for a 25-ft. front yard setback from the property boundary line. In an attempt to meet market demands for the larger-sized homes with minimal yard maintenance requirements, Applicant has provided for a 20-ft. front yard setback from the property boundary line for both side and front-loading garages. Applicant believes this variance will not only result in an increase in the value of the homes, but will also blend with the functional design concept for the overall PUD.

General:

(1) Section 5.03.02G.2.1 of the LDC depicting the location of construction trailers and sales offices on the MDP Map. Applicant is unable to comply at the present time due to the size of the PUD and the extended time frame for buildout of the project. At such time as the location of these uses are identified, Applicant will comply with the LDC regarding the placement of all such uses and the placement will be reflected on the construction plans.

(2) Section 6.04.07M as it applies to the requirement to improve Russell Sampson Road. Pursuant to the terms of the Development Agreement, the Developer shall pay to St. Johns County \$250,000.00 for its use in improving Russell Sampson Road, in lieu of conducting the improvements required by Section 6.04.07M.

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BOOK 7 PAGE 190Commercial:

(1) Section 5.01.01.C.1 of the LDC as it applies to the subdivision of the Commercial parcel to allow for the conveyance of out parcels to individual commercial owners.

(2) Section 5.03.03.A.4 of the LDC as it applies to the requirement for a ten foot (10') natural/landscaped buffer along the PUD Property lines. Where the Commercial development portion of the PUD abuts CR 210, Applicant has provided for a minimum eight foot (8') landscape or natural buffer.

(3) Section 5.03.03.B.2 as it applies to the requirement for a twenty (20) foot setback for buildings, parking, and/or storage along the Commercial parcel's property lines. As depicted on the MDP, the Commercial parcel is constrained by the prior applicant's donation of right-of-way along CR 210, spine road's placement to ensure the proper alignment of the entrance with the median and curb cut on CR 210, and the avoidance of additional wetland impacts. Applicant will provide increased and enhanced landscaping to minimize the appearance of proximity to the adjunct right-of-way and property.

u. "A statement binding all successors and assigns in title to the commitments and conditions of the MDP."

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance, as adopted by the St. Johns Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD as outlined in the Agreement to Comply attached hereto as **Exhibit "J."**

v. *“When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land Use designation.”*

N/A.

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Exhibit E

AUTHORIZATION LETTER

Rogers, Towers, Bailey, Jones & Gay, P.A. is hereby authorized to act as agent on behalf of TAYLOR WOODROW COMMUNITIES, Applicant for the rezoning of the property described in the legal description attached to the application (the "Property"), in applying to St. Johns County, Florida, for a rezoning of the Property to a Planned Unit Development. As agent, Rogers, Towers, Bailey, Jones & Gay, P.A. is authorized to represent TAYLOR WOODROW COMMUNITIES as the Applicant in all discussions and public meetings regarding this application. By my signature, I attest that the information contained herein is accurate and complete and that this application is being made in good faith.

TAYLOR WOODROW COMMUNITIES

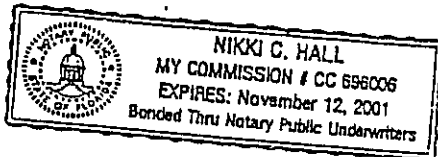
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By: [Signature]
Name: Keith E. Bass
Its: Regional Director

Date: 3/9/00

COUNTY OF Seminole
STATE OF FLORIDA

Sworn to and subscribed before me this 9th day of March, 2000, by Keith E. Bass, as Regional Director of TAYLOR WOODROW COMMUNITIES, and who is personally known to me who has produced _____ as identification.



[Signature]
Notary Public, State of Florida
Name: Nikki C. Hall

My Commission Expires: 11-12-2001
My Commission Number is: CC 696006

Exhibit F

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PARCEL ACCOUNT#	NAME	ADDRESS	LEGAL DESCRIPTION
026400-0010	SNYDER, JOHN J. ET AL	P.O. BOX 24000 JACKSONVILLE, FL 32241-4000	1-1 PART OF SE 1/4 700 X 933.06 FEET
026420-0000	MORRIS, HOWELL L., LINDA M.	2470 CR 210 WEST #3 JACKSONVILLE, FL 32259-0000	3 PART OF SE 1/4
026410-0000	CRAVEN, WILLIAM J., CONNIE	12323 MACAW DRIVE JACKSONVILLE, FL 32223-0000	2 PART OF NE 1/4 OF SE 1/4 & PART OF N 1/4 OF SE 1/4 OF SE 1/4
026413-0000	HARRINGTON, RAYMOND G., F. EMILY	2470 CR 210 WEST #A JACKSONVILLE, FL 32259-0000	2-1 E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4- NE 1/4 OF NE 1/4 OF SW 1/4 OF SE 1/4 & PART OF NE 1/4 OF SE 1/4 & PART OF SE 1/4 OF SE 1/4
026341-0120	ROWLAND, FREDDIE E., PAULA G.	10425 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	2-12 PART W 1/2 LYING S OF RUSSELL SAMPSON RD - 367.1 FEET LYING ON ROAD
026341-0150	ANSBACHER, BARRY B., ELAINE K.	10545 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	2-15 PART OF SEC 17 & TRI PART OF SEC 18 LYING SW OF RUSSELL SAMPSON ROAD APPROX 724 FEET ON ROAD
026400-0070	UNITED WATER FLORIDA INC	1400 MILLCOE ROAD JACKSONVILLE, FL 32239-8004	1-7 PART LYING W OF 150 FEET ELEC R/W

Property Owners Search

026400-0040	ST. JOHNS CO. ANASTASIA MOSQUITO CONTROL DISTRICT	P.O. BOX 1409 ST. AUGUSTINE, FL 32085- 1409	1-4 PART OF SW 1/4 LYING N OF SR 210
026400-0050	CORDELE PROPERTIES INC. ET AL	2690 CIMARRONE BLVD. JACKSONVILLE, FL 32259- 0000	1-5 PART OF NW 1/4 & SW 1/4 LYING W OF FPL EASEMENT & N OF CR 210 (EX PART IN INDIAN BEND @ CIMARRONE GOLF & COUNTRY CLUB)
026390-0040	URFF, BRUCE W. ET AL	11514 JOANCE LANE JACKSONVILLE, FL 32233- 0000	6-4 PART OF LOT 4 S OF RD 210 309.97 X 102.63 X 342.04 X 36.62 & PART OF S 1.2 OF GL 5 IN SW 1/4 OF SE 1/4 LYING S OF RD 210
026310-0000	CUMMER W. W. TRUSTEE ET AL & CONTAINER CORP OF AMERICA	P.O. BOX 457 FERNANDINA BEACH, FL 32034-0457	1 N 1/2 OF LOT 1 & ALL LOT 2 (ES S10AC)
026341-0010	C & K ASSET MANAGEMENT, INC.	5951 ARLINGTON EXPRESSWAY JACKSONVILLE, FL 32211- 5628	2-1 PART OF S 1/2 GOVT LOT 5 IN SW 1/4 OF SE 1/4 LYING S OF RD 210 (EX P/W ELWOOD RD)
026341-0020	COPELAND, RUSSELL A.	10170 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	2-2 PART OF S 1/2 OF S 1/2 OF SW 1/4 OF NE 1/4 LYING NE'LY OF SAMPSON RD - 200 FEET ON RD

026341-0030	ETHERTON, JAMES D., KATHY A.	10215 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	2-3 S ½ OF S ½ OF SW 1/4 OF NE 1/4 LYING W OF RUSSELL SAMPSON ROAD
026390-0050	WACKER, CHARLES L., MARSHA A.	10085 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	6-5 PART OF N ½ GL 5 LYING SE OF RUSSELL SAMPSON ROAD 165 FEET ON RD
026345-0010	NETTLES, LARRY H., JUDY A.	10570 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	20/34-35 MEEHAN ESTATES LOT 1 & 1/11 INT IN RD
026345-0020	MEEHAN, RUSSELL L.	2150 QUARTER HORSE CIRCLE WEST JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 2 & 1/11 INT IN RD
026345-0030	KIMMEL, ALEXANDER JR., PAMELA J.	2140 QUARTER HORSE CIRCLE WEST JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 3 & 1/11 INT IN RD
026345-0040	BROWN, THOMAS L., ELIZABETH ANN	2145 QUARTER HORSE CIRCLE N JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 4A & 1/11 INT IN RD
026345-0045	CORDELL, STEVAN E., SHEILA H	2135 QUARTER HORSE CIRCLE N JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 4B & 1/11 INT IN RDS
026345-0050	WILLIAMS, ROLAND, DOROTHY ET AL	2130 QUARTER HORSE CIRCLE N JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 5 & 1/11 INT IN RD
026345-0060	CRAWFORD, SCOTT S., SHIRLEY S.	2125 QUARTER HORSE CIRCLE, N JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 6 & 1/11 INT IN RD

026345-0070	SHELLY, CLIFFORD E.	7701 TIMBERLIN PARK BLVD., #717 JACKSONVILLE, FL 32256- 0000	20/34-35 MEEHAN ESTATES LOT 7 & 1/11 INT IN RD
026345-0080	HOLLAND, CHARLES T., MARILYN S.	2120 QUARTER HORSE CIRCLE EAST JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 8 & 1/11 INT IN RD
026345-0090	HOLLAND, CHARLES T., MARILYN S.	2120 QUARTER HORSE CIRCLE EAST JACKSONVILLE, FL 32259- 0000	20/34-35 MEEHAN ESTATES LOT 9 & 1/11 INT IN RD
026345-0100	LEWIS, FRANKLIN D., SHIRLEE J.	10310 RUSSELL SAMPSON ROAD, JACKSONVILLE, FL 32259-0000	20/34-35 MEEHAN ESTATES LOT 10 & 1/11 INT IN RD
026341-0190	A & S LAND DEVELOPMENT COMPANY	7865 SOUTHSIDE BLVD. JACKSONVILLE, FL 32256- 0000	2-19 PART OF SEC 17 LYING N OF CR 210 - FEET ON RD
026341-0170	A & S LAND DEVELOPMENT COMPANY	7865 SOUTHSIDE BLVD. JACKSONVILLE, FL 32256- 0000	2-17 PARTS OF SECS 17 & 20 LYING N OF CR 210 - 1333.33 FT ON ROAD PARCEL 2
026341-0110	FL KENTUCKY TIMBERLANDS INC.	1301 RIVERPLACE BLVD. #1500 JACKSONVILLE, FL 32207-0000	2-11 PART OF S660FET LYING S OF CR 210
026341-0130	SMITH, GLENN C., DEBRA E.	1955 CR 210 WEST JACKSONVILLE, FL 32259- 0000	2-13 PART OF S 1/2 OF GOVT LOT 5 IN SW 1/4 OF SE 1/4 LYING S CR 210 & W OF MAGUIRE RD 245 FEET ON CR 210
026341-0140	SMITH, GLENN C., DEBRA E.	1955 CR 210 WEST JACKSONVILLE, FL 32259- 0000	2-14 PART OF S 1/2 OF GOVT LOT 5 LYING S IN SW 1/4 OF SE 1/2 LYING S OF CR 210 & W MAGUIRE RD 240 FEET ON CR 210

026370-0000	WILSON, EVA L. TRUSTEE	1880 CR 210 WEST JACKSONVILLE, FL 32259- 0000	CAN'T READ
026300-0080	WILSON, TODD MICHAEL	10070 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	6-8 PART O FGL 3 LYING NE'LY OF C/L OF RUSSELL SAMPSON RD 200 FEET ON C/L OF RD & 74.87 FEET ON TERRELL PAPPY RD
026390-0030	JOHNSON, JAMES D., TERRY W.	1855 CR 210 WEST JACKSONVILLE, FL 32259- 0000	6-3 PART OF LOTS 3 & 4 LYING SE OF RD 210 471 FEET ON RD X 302 X 338 FEET
026390-0060	WILSON, EVA L. TRUSTEE	1000 CR 210 WEST JACKSONVILLE, FL 32233- 0000	6-6 PART OF GOVT LOTS 3 & 4 LYING S OF R/W OF CR 210
026341-0020	COPELAND, RUSSELL A.	10170 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	2-2 PART S ½ OF S ½ OF SW ¼ OF NE ¼ LYING NE'LY OF SAMPSON ROAD - 200 FEET ON RD
026341-0100	MICKLER, DIANNE MARIE	10180 RUSSELL SAMPSON ROAD #A JACKSONVILLE, FL 32259-0000	2-10 PART S ½ OF S 12 OF SW ¼ OF NE ¼ LYING NE'LY OF SAMPSON RD 243.41 FEET ON RD
026341-0040	ETHERTON, JAMES D., KATHY ANN	10215 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259-0000	2-4 PART OF W ½ LYING S OF RUSSELL SAMPSON RD
026325-0030	CARTER, TIMOTHY D., SR.	10165-A TERRELL PAPPY ROAD JACKSONVILLE, FL 32259-0000	3-3 PART OF 31320 FEET OF LOT 2 LYING W OF RD - 169FT ON RD

026330-0040	BENNETT, TERRENE	10150 TERRELL PAPPY ROAD JACKSONVILLE, FL 32259-0000	4-4 PART OF S 608FEET OF GL 1 50.71 X 608FT
026320-0000	CARTER, KRISTIN H. ET AL	10125 TERRELL PAPPY ROAD JACKSONVILLE, FL 32259-0000	3 & 3-2 S 1320 FEET OF LOT 1 LYING W OF CO RD
026330-0033	MICKLER, YULEE R., LATREE E.	10200A TERRELL PAPPY ROAD JACKSONVILLE, FL 32259-0000	4-3C PART OF N 366FEET OF S ½ OF LOT 1
026330-0031	MICKLER, RAYMOND Y.	5348 DARBY WAY JACKSONVILLE, FL 32257- 0000	4-3A PART OF S ½ OF GL 1-N 169.39 OF W 270.06 OF E 508.35FEET
026325-0000	SHERRILL, CYNTHIA A.	10165 TERRELL PAPPY ROAD JACKSONVILLE, FL 32259-0000	3-1 PART OF LOT 1 LYING W OF CO RD 178.37 ON CO RD
026330-0030	MICKLER, NANCY L.	10200C TERRELL PAPPY RD. JACKSONVILLE, FL 32259- 0000	4-3 PT OF N 366FT OF S1/2 OF LOT 1
026330-0032	MICKLER, STEVEN J.	10200 TERRELL PAPPY ROAD #B JACKSONVILLE, FL 32259- 0000	4-3B PT OF N366FT OF S1/2 OF LOT 1
026330-0034	MICKLER, CATHRYN, J.	10200 TERRELL PAPPY ROAD #E JACKSONVILLE, FL 32259- 0000	4-3D PT OF GL 1 E238.29 OF N182.96 OF S1156.75FT
026330-0020	MICKLER, LATRELL	10200A TERRELL PAPPY ROAD JACKSONVILLE, FL 32259- 0000	4-2 E450 OF S608FT OF LOT 1
026155-0000	TOM'S CHEVRON, INC.	3584 RED CLOUD TRAIL ST. AUGUSTINE, FL 32096-0000	7-1 ALL OF LOT 3 LYING W OF R/W OF RD I-95

026670-0000	CUMMER, W.W. TRUSTEE, ET AL C/O CONTAINER CORP OF AMERICA	P.O. BOX 457 FERNANDINA BEACH, FL 32034-0457	1 GRANT TO F J FATIO (EX PARTS SOLD & R/W OF RD I-95) & (EX ALL LYING E OF I- 95)
023630-0030	BARCO, LYNDA	7587 WILSON BLVD. JACKSONVILLE, FL 32210- 0000	2-3 ALL LYING E & N OF RUSSELL SAMPSON RD (EX SE1/4 OF NE1/4 & EX N1/2 OF NE1/4 & EX PT OF SW1/4 OF SE1/4 NE OF RD & EX)
026400-0000	RAYLAND COMPANY	P.O. BOX 1188 FERNANDINA BEACH, FL 32034-1188	1 N1/2 SW1/4 W 3/4 OF NW1/4 OF SE1/4 SW1/4 OF SE1/4 (EX 2.5 AC IN NE COR) S3/4 OF SE1/4 OF SE1/4 & LOTS 1 & 2
026341-0150	ANSBACHER, BARRY B, & ELAINE K.	10545 RUSSELL SAMPSON ROAD JACKSONVILLE, FL 32259- 0000	2-15 PT OF SEC 17 & TRI PT OF SEC 18 LYING SW OF RUSSELL SAMPSON RD APPROX 724FT ON RD
026300-0000	CUMMER, W.W. TRUSTEE, ET AL C/O CONTAINER CORP OF AMERICA	P.O. BOX 457 FERNANDINA BEACH, FL 32034-0457	4 PART OF N1/2 OF LOT 7
023600-0010	LOOP, RUTH REVOCABLE TRUST	3530 SILVERY LANE JACKSONVILLE, FL 32217- 0000	5-1 PART OF W1/2 SEC 6 & PT OF N1/2 SEC 7

023600-0040	BARCO, LYNDA	7587 WILSON BLVD. JACKSONVILLE, FL 32210-0000	5-4 SW1/4 & S1/2 OF NW1/4 (EX R/W OF RACETRACK RD) & PT OF GLS 2 3 & 4 LYING E OF RUSSELL SAMPSON RD
023610-0000	CUMMER, W.W. TRUSTEE, ET AL C/O CONTAINER CORP OF AMERICA	P.O. BOX 457 FERNANDINA BEACH, FL 32034-0457	6 ALL E1/2 LYING S OF CO RD 5

Exhibit G

P. H. D. OFF. REC.
BOOK P PAGE 201

Proof of Ownership

Exhibit G

R. 831 PG 1729

89 22606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 13th day of JUNE, 1989, is between ITT RAYONIER INCORPORATED, a Delaware corporation, duly qualified to do business within the State of Florida, hereinafter called the Grantor, and RAYLAND COMPANY, INC., a Delaware corporation, with its business mailing address at P. O. Box 1188, Fernandina Beach, Florida 32034, hereinafter called the Grantee:

P. & D. OFF. REC.

WITNESSETH: BOOK PAGE 202

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, to wit:

See description of property in St. Johns County, Florida, at Exhibit A, attached hereto and incorporated herein by this reference.

EXCEPTING FROM THIS GRANT, and RESERVING unto the Grantor, its successors and assigns forever, all oil, natural gas and fugitive hydrocarbons lying 500 feet or more below the surface level of the property hereby conveyed, and further RESERVING unto the Grantor, its successors and assigns forever, the right to capture, extract and control any such subsurface oil, natural gas, or fugitive hydrocarbons, and to receive therefrom and therefor all proceeds, royalties, premiums, rents and bonuses as may from time to time be or become paid or payable; PROVIDED, HOWEVER, that this reservation of the rights to subsurface oil, natural gas and fugitive hydrocarbons does not include the concomitant right of surface entry for exploration, drilling or other entry by men or materiel upon the surface of the property hereby conveyed.

FURTHER EXCEPTING from this Grant, and RESERVING unto the Grantor, its successors or assigns, for a period enduring no longer than through December 31, 2035, ALL PINE PLANTED PRIOR TO JANUARY 1, 1975, as may exist upon the land hereby conveyed for harvest and removal by Grantor at its discretion, TOGETHER WITH (1) all appropriate and necessary rights of access by the most efficient routes as will permit optimal harvest and removal and (2) the right at Grantor's option to reseed (natural or cultivated), manage and replenish any or all stands or tracts herewith conveyed which continue to be held by Grantee, and (3) the right from time to time to relinquish, release or modify this reservation, in whole or in part as an encumbrance upon the land herein described, or upon any portion thereof, by instrument of equivalent dignity to this deed, in recordable form, which for convenience may be in favor of "the owners and all parties in interest" in the described parcel.

FURTHERMORE, the GRANTOR QUITCLAIMS and conveys to GRANTEE, its successors and assigns forever:

- (1) All rights, title or claim of interest of Grantor in and to the residual or underlying title of any public street (s) or right(s) of way traversing the land herewith conveyed;
- (2) All right, title or claim of interest of Grantor in and under any right(s) of re-entry for breach of condition subsequent, or right(s) of reverter reserved in favor of Grantor in, by, under or through any form or manner of prior estate or interest conferred upon any party whatsoever and relating to any estate or interest in land encompassed within, traversing, or existing appurtenant to the lands or estate herewith conveyed; and
- (3) All right, title or claim of interest of Grantor in and to any lands lying below the mean high water mark of any body of water (subject to the rights of the public, any governmental entity, or any prior estate therein and thereto), together with all right, title and interest of Grantor in the alluvion and avulsion appurtenant to any riparian or littoral uplands herewith conveyed.

ORDINANCE BOOK 28 PAGE 362

THIS INSTRUMENT WAS PREPARED BY: JEFFREY D. SMITH Attorney at Law POST OFFICE BOX 4098 JACKSONVILLE, FLORIDA 32201

RECORD AND RETURN TO: JEFFREY D. SMITH Attorney at Law POST OFFICE BOX 4098 JACKSONVILLE, FLORIDA 32201

Documentary Tax Pd. \$ 9961.05 Intangible Tax Pd. Carl "Bud" Markel, Clerk St. Johns County By: [Signature] D.C.

2096

Doc 9961.05

As to the above specific grants labeled (1), (2) and (3), Grantor
quitclaims whatsoever of said interests it may have, hold or claim to
Grantee, its successors and assigns forever, without warranty whatsoever.

THIS CONVEYANCE IS SUBJECT TO:

- A) Easements, rights of way, covenants and restrictions of record;
- B) Existing zoning classification of the property, if any;
- C) Ad valorem taxes accruing after December 31, 1988; and
- D) Any outstanding oil, gas, mineral or other subsurface estate or interest as may appear of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, to have and hold the same in fee simple forever.

And the Grantor does hereby warrant to the Grantee that, except as otherwise noted, it will warrant and defend the premises herein conveyed against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its proper and duly authorized corporate officers, upon the date above given.

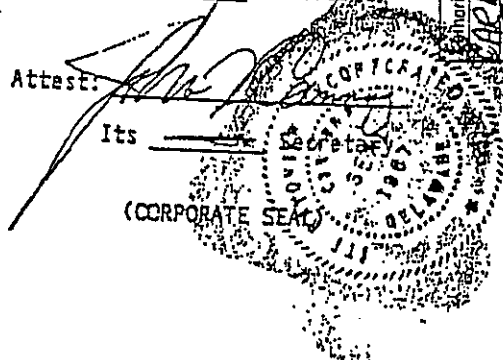
Signed, sealed and delivered in the presence of:

ITT RAYONIER INCORPORATED, a Delaware corporation

Katrina J. Brey

By: William S. Berry
Its SR Vice President

Elaine H. Hallman



Attest: [Signature]
Its [Signature] Secretary
(CORPORATE SEAL)

STATE OF Connecticut
COUNTY OF Fairfield

Before me, a person authorized to take acknowledgments of deeds and other instruments, this day personally appeared William S. Berry and John B. Cannon, as SR Vice President and Secretary, respectively, of ITT RAYONIER INCORPORATED, a Delaware corporation, to me known and known by me to be the persons who executed the foregoing Deed and they severally acknowledged to me that they executed it by authority and on behalf of that corporation and that the said Deed is the free act and deed of said corporation.

Witness my signature and official seal at Stamford, Fairfield County, Connecticut on June 13, 1989.

[Signature]
Notary Public, State and County Aforesaid.

My Commission Expires:

(NOTARIAL SEAL)



PARCEL 85-2-2:

ALL THOSE CERTAIN PARCELS OF LAND LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

ALL OF SECTION 1, LESS AND EXCEPT THE NORTH ONE-HALF OF THE NORTHEAST QUARTER;

THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2;

ALL OF SECTION 12;

ALL OF SECTION 13; AND

THAT PORTION OF SECTION 24 LYING NORTH OF STATE ROAD NO. 210.

ALSO: ALL OF THOSE CERTAIN PARCELS OF LAND LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF SECTION 6, LESS AND EXCEPT THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE WEST ONE-HALF THEREOF;

ALL OF SECTION 7, LESS AND EXCEPT THE FOLLOWING PORTIONS THEREOF: THE NORTH ONE-HALF OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THAT PORTION OF SECTION 7 CONTAINING APPROXIMATELY 1.28 ACRES DESCRIBED IN THE DEED DATED DECEMBER 14, 1954 AND RECORDED IN DEED BOOK 216, PAGE 240 OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS; THAT CERTAIN PORTION OF SAID SECTION 7 CONTAINING 0.453 ACRES CONVEYED BY RAYONIER TO GLADYS KAUFFMAN BY DEED DATED JUNE 22, 1967; THAT CERTAIN PORTION OF SECTION 7 CONTAINING 0.65 ACRES AND DESCRIBED IN DEED DATED JULY 19, 1978 BETWEEN RAYONIER AND W. H. THOMASON AND A. M. THOMASON.

THAT PORTION OF THE WEST HALF OF SECTION 17 LYING SOUTH OF RUSSELL SAMPSON ROAD AND NORTH OF STATE ROAD NO. 210;

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 LYING NORTH OF STATE ROAD NO. 210;

THAT PORTION OF SECTION 19 LYING NORTH OF STATE ROAD NO. 210.

P. & D. OFF. REC.
BOOK P PAGE 204

EXHIBIT "A"
(Continued)

P. U. D. OFF. REC.
BOOK 7 PAGE 805

PARCEL 85-2-2 (continued)

ALL OF SECTION 18, LESS AND EXCEPTING THEREFROM THE FOLLOWING PARTS THEREOF.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

[END DESCRIPTION OF PARCEL 85-2-2]

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SEE NEXT FOLLOWING PAGE FOR CONTINUATION
OF EXHIBIT "A".

PARCEL 85-2-3 (A):

LEGAL DESCRIPTION OF:

ALL OF SECTIONS 29, 30, 31, 32, 41 AND PART OF SECTION 19, 20, 21, and 28, Township 5 South, Range 28 East, and part of Sections 25, 35 and 36, Township 5 South, Range 27 East, St. Johns County, Florida and being more particularly described as follows:

Begin at a set concrete monument marking the Southwest corner of Section 31, Township 5 South, Range 28 East; Thence run along the South line of said Section 31, North 88°42'06" East for a distance of 5370.28 feet to a set concrete monument at the Southeast corner of said Section 31; Thence North 88°42'06" East along the South line of Section 32, Township 5 South, Range 28 East for a distance of 5371.59 feet to a found iron pipe at the Southeast corner of said Section 32; thence North 01°01'15" West along the East line of said Section 32 for a distance of 5213.05 feet to a found concrete monument at the Northeast corner of said Section 32; Thence North 88°54'07" East along the South line of Section 28, Township 5 South, Range 28 East, for a distance of 3136.25 feet to a set concrete monument at the intersection of the Westerly right of way of Interstate 95; Thence North 27°29'33" West along said Westerly right of way for a distance of 4437.40 feet to a set concrete monument at the point of a curve to the right; Thence along said curve with a delta of 24°21'07" and a radius of 3927.43 feet for an arc distance of 1669.24 feet (chord bearing North 15°18'59" West-1656.71 feet) to a set concrete monument at the point of tangent; Thence North 03°08'26" West for a distance of 1679.79 feet to a set concrete monument; Thence leaving said Westerly right of way of Interstate 95 run North 09°31'07" West for a distance of 2031.57 feet to a found iron pipe; Thence North 25°07'09" West for a distance of 206.56 feet to a found concrete monument; Thence North 32°16'55" West for a distance of 704.33 feet to a found concrete monument; Thence North 44°51'45" West for a distance of 138.52 feet to a found concrete monument; Thence North 58°40'39" West for a distance of 808.02 feet to a found iron pipe on the Easterly right of way line of a 60 foot maintained right of way for Leo Maguire Road; Thence North 58°37'29" West for a distance of 60.60 feet to a found iron pipe on the Westerly maintained right of way of said road; Thence South 23°19'05" West along said Westerly right of way; for a distance of 752.87 feet to a set concrete monument; Thence leaving said right of way run South 82°19'58" East for a distance of 187.52 feet to a found concrete monument; Thence South 00°15'49" West for a distance of 603.60 feet to a found concrete monument; Thence North 89°43'08" West for a distance of 387.99 feet to a found concrete monument on the Easterly maintained right of way of said Leo Maguire Road; Thence North 89°43'48" West for a distance of 65.07 feet to a found concrete monument on the Westerly maintained right of way line of said Leo Maguire Road; Thence North 89°46'16" West for a distance of 2252.97 feet to a found concrete monument on the Easterly line of Section 19, Township 5 South, Range 28 East; Thence North 00°02'13" West along said Easterly line of said Section 19 for a distance of 3270.40 feet to a found concrete monument at intersection with the Southerly right of way line of a 100 foot right of way for State Road No. 210; Thence South 89°39'06" West along said Southerly right of way for a distance of 3490.51 feet to a found concrete monument; Thence leaving said Southerly right of way run South 02°45'47" East for a distance of 803.58 feet to a found concrete monument; Thence South 87°14'50" West for a distance of 510.07 feet to a found concrete monument; Thence North 02°45'23" West for a distance of 525.12 feet to a found concrete monument; thence North 07°15'48" East for a distance of 410.00 feet to a found concrete monument; Thence North 02°44'16" West for a distance of 282.70 feet to a found concrete monument at the intersection of the Southerly right of way line of said State Road No. 210; Thence South 89°39'29" West along said Southerly right of way for a distance of 571.83 feet to a found concrete monument marking the point of curve to the left; Thence along said

SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF DESCRIPTION OF PARCEL 85-2-3 (A)

ORDINANCE BOOK 28 PAGE 866

PARCEL 85-2-3(A) continued...

O. R. 831 PB 1734

curve with a delta of $16^{\circ}07'27''$ and a radius of 1093.91 feet for an arc distance of 307.85 feet (chord bearing South $81^{\circ}35'04''$ West 306.83 feet) to a set concrete monument at the point of tangent; Thence South $73^{\circ}31'21''$ West for a distance of 1487.99 feet to a set concrete monument at the intersection of said Southerly right of way of State Road No. 210 and the West line of Section 19, Township 5 South, Range 28 East; Thence South $02^{\circ}34'09''$ East along said West line of Section 19 for a distance of 4684.43 feet to a set concrete monument at the Southwest corner of said Section 19; Thence South $04^{\circ}09'12''$ East along the East line of Section 25, Township 5 South, Range 27 East, for a distance of 3117.04 feet to a set concrete monument at the intersection of the Southerly line of a 50 foot maintained right of way for a dirt road and also being a point of curve; Thence along said Southerly right of way line and said curve to the right with a delta of $08^{\circ}13'49''$ and a radius of 457.26 feet for an arc distance of 65.68 feet (chord bearing South $36^{\circ}20'38''$ West 65.63 feet) to a set concrete monument at the point of tangent; Thence south $40^{\circ}27'32''$ West for a distance of 78.50 feet to a set concrete monument at the point of curve to the right; thence along said curve with a delta of $12^{\circ}19'43''$ and a radius of 950.89 feet for an arc distance of 204.61 feet (chord bearing South $46^{\circ}37'23''$ West 204.21 feet) to a set concrete monument at the point of tangent; Thence South $2^{\circ}47'15''$ West for a distance of 1089.64 feet to a set concrete monument at the point of a curve to the right; Thence along said curve with a delta of $01^{\circ}54'42''$ and a radius of 3617.78 feet for an arc distance of 120.71 feet (chord Bearing South $53^{\circ}44'35''$ West 120.70 feet) to a set concrete monument at the point of tangent; Thence South $54^{\circ}41'54''$ West for a distance of 657.89 feet to a set concrete monument at the point of curve to the left; Thence along said curve with a delta of $11^{\circ}18'09''$ and a radius of 3510.62 feet for an arc distance of 297.99 feet (chord bearing South $49^{\circ}02'50''$ West 297.51 feet) to a set concrete monument at the point of tangent; Thence South $43^{\circ}23'46''$ West for a distance of 276.76 feet to a set concrete monument at the point of curve to the right; Thence along said curve with a delta of $21^{\circ}29'36''$ and a radius of 657.99 feet for an arc distance of 246.83 feet (chord bearing South $54^{\circ}00'34''$ West 245.39 feet) to a set concrete monument at the point of tangent; Thence South $64^{\circ}53'22''$ West for a distance of 1085.73 feet to a set concrete monument at the point of curve to the left; Thence along said curve with a delta of $22^{\circ}46'12''$ and a radius of 423.37 feet for an arc distance of 168.25 feet (chord bearing South $53^{\circ}30'15''$ West 167.15 feet) to a set concrete monument at the point of tangent; Thence South $42^{\circ}07'09''$ West for a distance of 3270.51 feet to a set concrete monument at the point of curve to the right; Thence along said curve with a delta of $09^{\circ}16'56''$ and a radius of 2304.84 feet for an arc distance of 373.39 feet (chord bearing South $46^{\circ}45'37''$ West 372.99 feet) to a set concrete monument at the point of tangent; Thence South $51^{\circ}24'04''$ West for a distance of 2267.25 feet to a set concrete monument at the point of curve to the left; Thence along said curve with a delta of $52^{\circ}36'28''$ and a radius of 72.83 feet for an arc distance of 66.87 feet (chord bearing South $25^{\circ}05'49''$ West 64.55 feet) to a set concrete monument at the point of tangent; Thence South $01^{\circ}12'26''$ East for a distance of 155.55 feet to a set concrete monument at the point of curve to the right; Thence along said curve with a delta of $08^{\circ}09'16''$ and a radius of 1010.30 feet for an arc distance of 143.79 feet (chord bearing South $02^{\circ}52'12''$ West 143.67 feet) to a set concrete monument at the Point of Tangent; Thence South $06^{\circ}56'50''$ West for a distance of 502.48 feet to a set concrete monument at the intersection of said Southerly line of a 50 foot maintained right of way for a dirt road and the Southline of Section 35, Township 5 South, Range 27 East; Thence North $89^{\circ}04'26''$ East along said South line of Section 35 for a distance of 3479.90 feet to a set concrete monument at the Southeast corner of said Section 35; Thence North $89^{\circ}04'26''$ East along the South line of Section 36, Township 5 South, Range 27 East, for a distance of 1342.55 feet to a set concrete monument at the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 36; Thence North $02^{\circ}26'40''$ West a distance of 2669.84 feet to a set concrete monument at the Northwest corner of the East 1/2 of the Southwest 1/4; Thence North $00^{\circ}59'05''$ East for a distance of 1341.17

SEE NEXT FOLLOWING PAGE FOR CONTINUATION

EXHIBIT "A", continued

O. L. 831 PG 1735

PARCEL 85-2-3(A) continued...

feet to a set concrete monument at the Northeast corner of the Southwest 1/4; Thence South 02° 28' 22" East for a distance of 2471.96 feet to a set concrete monument at the South 1/4 corner of said Section 36; thence North 89° 04' 26" East along the South line of said Section 36 for a distance of 2685.10 feet to the Southeast corner of Section 36, Township 5 South, Range 27 East and being the Point of Beginning, containing 4697.32 acres, more or less.

LESS AND EXCEPTING THEREFROM:

A parcel of land in the Southeast corner of the Southeast 1/4 of Section 25, Township 5 South, Range 27 East, St. Johns County, Florida and being more particularly described as follows:

Begin at a set concrete monument at the Southeast corner of Section 25, Township 5 South, Range 27 East and run South 00° 53' 44" West along the South line of said Section 25 for a distance of 809.00 feet to a set concrete monument; Thence leaving said section line run North 04° 09' 12" West for a distance of 811.00 feet to a set concrete monument; Thence North 00° 53' 44" East for a distance of 809.00 feet to a set concrete monument on the East line of said Section 25; thence South 04° 09' 12" East along said Section line for a distance of 811.00 feet to the Point of Beginning and containing 15.04 acres, more or less.

[END DESCRIPTION OF PARCEL 85-2-3(A)]

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SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF EXHIBIT "A".

PARCEL 85-2-3 (B);

Being part of Sections 17, 20, and 21, Township 5 South, Range 28 East, St. Johns County, Florida, and being described as follows:

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Commence at the point where the North line of Section 20 intersects the West line of the F.J. PATIO GRANT, Section 40, for the Point of Beginning; thence run S 89°41'00" West along the North line of said Section 20, 1220.60 feet; thence run N 02°11'47" East, 767.02 feet; thence by curve concave to the West, having a radius of 9190.00 feet, run southerly along the arc, through a central angle of 01°27'13", a distance of 233.15 feet; thence continue by curve concave to the West, having a radius of 3191.67 feet, run along the arc, through a central angle of 02°42'51", a distance of 401.23 feet; thence run N 70°39'32" West, 514.33 feet; thence run N 32°13' West, 325 feet to the southerly Right of Way of State Road 7210; thence run along said Right of Way S 57°47' West, 436.28 feet; thence by curve to the right having a radius of 2342.01 feet, run along the arc, through a central angle of 31°49'30", a distance of 1300.87 feet; thence run S 89°36'36" West, 1483.09 feet to the West line of said Section 20; thence run South 00°04'30" East, along said West section line 3263.28 feet; thence run S 09°36'30" East, 2254.29 feet; thence run N 23°16'24" East, 1434.60 feet, thence run S 88°44'23" East, 868.57 feet; thence run S 44°55'23" East, 138.57 feet; thence S 32°21'33" East, 704.28 feet; thence run S 25°13'50" East, 195.87 feet; thence run S 09°36'30" East, 2026.12 feet to the West Right of Way of U.S. Highway 1-95; thence run N 03°08'06" West, along said Right of Way of 1-95, 2568.02 feet to the southerly line of Section 40; thence run S 08°38'36" West along said southerly line of Section 40, 889.79 feet; thence run N 02°04'21" West, 833.92 feet to the Point of Beginning. Less the following described as follows:

Commence at the Point where the North line of Section 20, Township 5 South, Range 28 East, St. Johns County, Florida intersects the West line of the F.J. PATIO GRANT Section 40; thence run S 89°41'00" West along said North line of Section 20, 1220.60 feet; thence run N 02°11'47" East, 443.83 feet to the Point of Beginning; thence continue to run N 02°11'47" East, 313.19 feet; thence by curve concave to the West, having a radius of 9190.00 feet, run southerly along the arc through a central angle of 01°27'13", a distance of 233.15 feet; thence continue to run by curve concave to the West, having a radius of 3191.67 feet, run along the arc, through a central angle of 02°42'51", a distance of 552.42 feet; thence run S 23°16'24" West, 2228.78 feet; thence run S 50°44'23" East, 60.62 feet; thence run N 23°16'24" East, 2237.27 feet; thence by curve to the left, having a radius of 3251.67 feet, run along the arc, through a central angle of 08°35'10", a distance of 407.29 feet, to the Point of Beginning.

[END. DESCRIPTION OF PARCEL 85-2-3(B)]

SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF EXHIBIT "A".

ORDINANCE BOOK 28 PAGE 309

EXHIBIT "A", continued

PARCEL 85-2-4

PARCEL "A"

O. R. 831 PG 1737

A PARCEL OF LAND IN SECTIONS 21, 22, 27, 28, 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, 21, JOHNS COUNTY, FLORIDA, CONTAINING 848.13 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 WITH THE NORTHWEST RIGHT OF WAY LINE OF STATE ROAD NO. 210, A 100 FOOT WIDTH RIGHT OF WAY LYING 80 FEET ON EACH SIDE OF THE CENTER LINE OF SAID ROAD; THENCE SOUTH 89 DEGREES 12 MINUTES 32 SECONDS WEST, ON THE CENTER LINE OF SAID ROAD; THENCE SOUTH 89 DEGREES 12 MINUTES 32 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 33, A DISTANCE OF 789.91 FEET; THENCE NORTH 80 DEGREES 58 MINUTES 22 SECONDS WEST, ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, A DISTANCE OF 1,340.00 FEET; THENCE NORTH 1 DEGREE 01 MINUTE 17 SECONDS WEST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,316.18 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 27 SECONDS WEST, ON THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 32, A DISTANCE OF 1,440.03 FEET; THENCE NORTH 41 DEGREES 27 MINUTES 23 SECONDS EAST, ON THE LINE BETWEEN SECTIONS 32 AND 39 OF SAID TOWNSHIP AND RANGE 1,748.02 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1,866.97 FEET; THENCE NORTH 1 DEGREE 01 MINUTE 17 SECONDS WEST, ON THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1,717.15 FEET; THENCE NORTH 41 DEGREES 27 MINUTES 23 SECONDS EAST, ON THE SOUTHEASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 7,342.32 FEET; THENCE NORTH 40 DEGREES 53 MINUTES 28 SECONDS WEST, ON THE NORTHEASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 814.74 FEET; THENCE SOUTH 77 DEGREES 18 MINUTES 41 SECONDS EAST, ON THE SOUTH LINE OF A COUNTY GRADED ROAD, SAID SOUTH LINE OF ROAD BEING 30 FEET SOUTH FROM THE CENTER LINE OF SAID ROAD, 3,799.70 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 12 SECONDS EAST, ON SAID SOUTH LINE OF ROAD 78.44 FEET; THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 210 AND ON A CURVE CONCAVE SOUTHEASTERLY WITH RADIUS OF 622.96 FEET, THROUGH A CENTRAL ANGLE OF 31 DEGREES 53 MINUTES 03 SECONDS, AN ARC DISTANCE OF 346.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39 DEGREES 19 MINUTES 25 SECONDS WEST, ON SAID RIGHT OF WAY LINE AND TANGENT TO SAID CURVE, 1,747.67 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 2,341.83 FEET; THENCE ON SAID RIGHT OF WAY LINE AND ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 06 MINUTES 30 SECONDS, AN ARC DISTANCE OF 876.65 FEET; THENCE SOUTH 25 DEGREES 12 MINUTES 55 SECONDS WEST, ON SAID RIGHT OF WAY LINE, 166.13 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 2,241.83 FEET; THENCE ON SAID RIGHT OF WAY LINE AND ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 00 SECONDS, AN ARC DISTANCE OF 637.12 FEET; THENCE SOUTH 41 DEGREES 29 MINUTES 55 SECONDS WEST, ON SAID RIGHT OF WAY LINE, 4,451.43 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 2,914.79 FEET; THENCE ON SAID RIGHT OF WAY LINE AND ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7 DEGREES 39 MINUTES 50 SECONDS, AN ARC DISTANCE OF 389.18 FEET; THENCE SOUTH 33 DEGREES 50 MINUTES 55 SECONDS WEST, ON SAID RIGHT OF WAY LINE, 3,051.05 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 2,814.79 FEET; THENCE ON SAID RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8 DEGREES 45 MINUTES 15 SECONDS, AN ARC DISTANCE OF 430.07 FEET; THENCE SOUTH 42 DEGREES 36 MINUTES 10 SECONDS WEST, ON SAID RIGHT OF WAY LINE, 238.88 FEET TO THE POINT OF BEGINNING.

END DESCRIPTION OF PARCEL "A" OF PARCEL 85-2-4

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SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF EXHIBIT "A"

ORDINANCE BOOK 28 PAGE 870

PARCEL "A"

A PARCEL OF LAND IN SECTIONS 27, 28, 33, 34, AND 41, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 849.48 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 27 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 210, SAID RIGHT OF WAY BEING 100 FEET IN WIDTH AND LYING 50 FEET ON EACH SIDE OF THE CENTER LINE OF SAID ROAD; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST, ON SAID NORTH LINE OF SECTION 27, A DISTANCE OF 788.84 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 40 SECONDS WEST 2,050.00 FEET; THENCE SOUTH 21 DEGREES 02 MINUTES 04 SECONDS WEST 4,048.67 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 46 SECONDS WEST, ON THE WEST LINE OF A PRIVATE DIRT ROAD, 2,728.26 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 112.13 FEET; THENCE ON SAID WEST LINE OF ROAD AND ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41 DEGREES 30 MINUTES 29 SECONDS, AN ARC DISTANCE OF 81.23 FEET; THENCE SOUTH 59 DEGREES 23 MINUTES 15 SECONDS WEST, ON THE NORTHWESTERLY LINE OF SAID DIRT ROAD, 623.17 FEET; THENCE SOUTH 2 DEGREES 31 MINUTES 51 SECONDS EAST, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 43.31 FEET; THENCE CONTINUING SOUTH 2 DEGREES 31 MINUTES 51 SECONDS EAST, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,310.59 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 20 SECONDS WEST, ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 16A, SAID RIGHT OF WAY BEING 68 FEET IN WIDTH AND LYING 33 FEET ON EACH SIDE OF THE CENTER LINE OF SAID ROAD, 2,898.35 FEET; THENCE NORTH 1 DEGREE 56 MINUTES 23 SECONDS WEST, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,315.99 FEET; THENCE NORTH 10 DEGREES 04 MINUTES 45 SECONDS EAST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1,337.00 FEET; THENCE NORTH 2 DEGREES 14 MINUTES 12 SECONDS WEST, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,346.28 FEET; THENCE NORTH 2 DEGREES 16 MINUTES 16 SECONDS WEST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,338.70 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 25 SECONDS WEST, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 736.71 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 210; THENCE NORTH 33 DEGREES 50 MINUTES 55 SECONDS EAST, ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1,972.03 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 2,814.79 FEET; THENCE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7 DEGREES 39 MINUTES 00 SECONDS, AN ARC DISTANCE OF 375.82 FEET; THENCE NORTH 41 DEGREES 29 MINUTES 55 SECONDS EAST, ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 4,451.43 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 2,341.83 FEET; THENCE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 00 SECONDS, AN ARC DISTANCE OF 665.54 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 55 SECONDS EAST, ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 166.13 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 2,241.83 FEET; THENCE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 06 MINUTES 30 SECONDS, AN ARC DISTANCE OF 552.02; THENCE NORTH 39 DEGREES 19 MINUTES 25 SECONDS EAST, ON SAID RIGHT OF WAY LINE, 462.57 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

A PARCEL OF LAND SECTION 33, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 27.35 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 WITH THE SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD NO. 210, A 100 FOOT WIDTH RIGHT OF WAY LYING 50 FEET ON EACH SIDE OF THE CENTER LINE OF SAID ROAD; THENCE NORTH 42 DEGREES 38 MINUTES 10 SECONDS EAST, ON SAID RIGHT OF WAY LINE, 144.03 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 2,914.79 FEET; THENCE ON SAID RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8 DEGREES 46 MINUTES 15 SECONDS, AN ARC DISTANCE OF 445.35 FEET; THENCE NORTH 33 DEGREES 50 MINUTES 55 SECONDS EAST, ON SAID RIGHT OF WAY LINE, 1,008.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 25 SECONDS EAST, ON THE SOUTH LINE OF A 50 FOOT WIDTH STRIP OF LAND, 117.49 FEET; THENCE SOUTH 2 DEGREES 05 MINUTES 00 SECONDS EAST, ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,951.82 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 37 SECONDS WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 666.18 FEET; THENCE NORTH 1 DEGREE 57 MINUTES 00 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 674.06 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 32 SECONDS WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 432.61 FEET TO THE POINT OF BEGINNING.

[END DESCRIPTION OF PARCEL 85-2-4]

SEE NEXT FOLLOWING PAGE FOR CONTINUATION

ORDINANCE BOOK 28 PAGE 811

EXHIBIT A
(Continued)

G.P. 831 PA 1739

P.L.D. OFF. REC.

BOOK 1 PAGE 212

A LEGAL DESCRIPTION OF:

PARCEL 85-2-6:

The South 1/4 of Section 4, the Southeast 1/4 of the Southeast 1/4 of Section 5, and all of Section 9, Township 5 South, Range 27 East, St. Johns County, Florida and being more particularly described by Metes and Bounds as follows:

Beginning at a found concrete monument at the common corner to Sections 4, 5, 8, 9; thence South $89^{\circ}26'33''$ West along and with the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 5, a distance of 1343.292 feet to a found concrete monument and also being the Southwest corner thereof;

thence North $0^{\circ}41'50''$ West along and with the West line of said Southeast 1/4 of the Southeast 1/4 of said Section 5 a distance of 1341.707 feet to a found concrete monument said point also being the Northwest corner thereof;

thence North $89^{\circ}26'13''$ East along and with the North line of said Southeast 1/4 of the Southeast 1/4 of said Section 5 to its intersection with the East line of said Section 5, said point being a found concrete monument and the Northeast corner thereof;

thence North $89^{\circ}34'05''$ East along and with the North line of the South 1/4 of Section 4 to its intersection with the East line of said Section 4, said point being a found concrete monument and also being the Northeast corner thereof;

thence South $0^{\circ}47'51''$ East along and with the East line of said Section 4 a distance of 1341.241 feet to a set concrete monument, said point being the Southeast corner of said Section 4 and also being the Northeast corner of Section 9;

thence South $03^{\circ}45'35''$ East along and with the East line of said Section 9 a distance of 5300.919 feet to a found concrete monument, said point being the Southeast corner of said Section 9 and also being the common corner to Sections 10, 15 & 16;

thence along and with the South line of said Section 9 a distance of 5420.391 feet to a found concrete monument, said point being the Southwest corner of said Section 9 and also being the common corner to Sections 8, 16 & 17;

thence North $02^{\circ}44'00''$ West along and with the West line of said Section 9 a distance of 2706.857 feet to a found iron pipe, said point being the West 1/4 corner of said Section 9;

thence North $02^{\circ}44'18''$ West along and with the West line of said Section 9 a distance of 2676.126 feet to the point of beginning and containing 868.342 acres of land, more or less.

[END DESCRIPTION PARCEL 85-2-6]

SEE NEXT FOLLOWING PAGE FOR CONTINUATION

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28
ORDINANCE BOOK PAGE

PARCEL 85-2-7:

All of fractional Section 17, Township 5 South, Range 27 East, St. Johns County, Florida and being more particularly described by Metes and Bounds as follows;

Beginning at a found concrete monument, said point being the Northeast corner of said Section 17 and the common corner to Sections 8, 9 and 16;

Thence South 02 deg. 38 min. 14 sec. East along and with the East line of said Section 17 to its intersection with the Northeasterly line of Section 39 (The Francis P. Fatio Grant Line) a distance of 2318.291 feet to a concrete monument; Thence North 40 deg. 21 min. 13 sec. West along and with said Northeasterly line of Section 39 a distance of 2719.806 feet to a found concrete monument;

Thence North 40 deg. 45 min. 15 sec. West along and with said Northeasterly line of said Section 17 a distance of 296.817 feet to a found concrete monument;

Thence North 89 deg. 25 min. 54 sec. East along and with the North line of said Section 17 a distance of 1848.279 feet to the Point of Beginning and containing 49.087 acres of land, more or less.

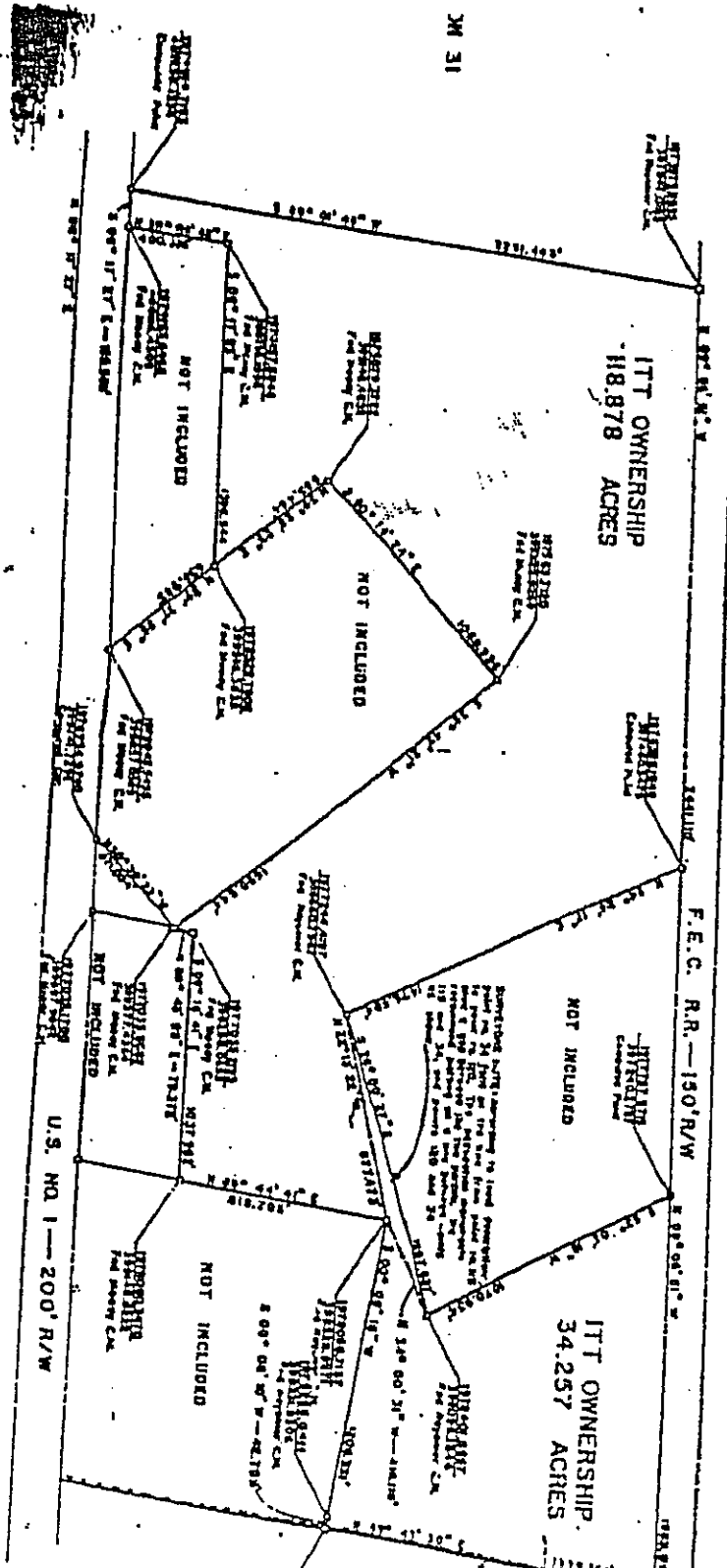
PARCEL 85-4-3:

All of those lands lying and being in St. Johns County, Florida, aggregating 153.135 acres, more or less, being bounded on the West by the railroad right-of-way of the Florida East Coast Railroad, on the North by the right-of-way of Dutil Pepper Road, on the East by the right-of-way of U. S. Highway No. 1 and on the South by the North line of Section 31, Township 8 South, Range 30 East, as more particularly depicted upon survey dated April 3, 1973 prepared for ITT Community Development Corp. by Phillips, Wine and Phillips, Inc., a copy of said survey map being attached hereto as Exhibit I.

SEE NEXT FOLLOWING PAGE FOR CONTINUATION
 OF EXHIBIT "A"

EXHIBIT I, attached to and being a part of Parcel 85-4-3 and depicting the lands described in Parcel 85-4-3.

P. D. OFF. REC.
BOOK 7 PAGE 214



A PART OF
SECTION 45, TOWNSHIP 8 SOUTH, RANGE 30 EAST
ST. JOHNS COUNTY, FLA.

SEE NEXT FOLLOWING
PAGE FOR CONTINUATION
OF EXHIBIT "A".

ORDINANCE BOOK 88 PAGE 814

P. H. D. OFF. REC.
BOOK 1 PAGE 215

PARCEL 85-4-5:

A parcel of land lying in Sections 4, 5, 8 and 47, Township 10 South, Range 30 East, Tallahassee Meridian, St. Johns County, Florida, and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way of State Road 204 with the East line of said Section 5, run N 85 deg. 30 min. 01 sec. E along the Southerly right-of-way line a distance of 344.73 feet to the Northwest corner of lands described in O.R. Book 419, Page 710; thence S 07 deg. 55 min. 43 sec. E a distance of 1,337.71 feet to the Southwest corner of lands described in O.R. Book 419, Page 710; thence S 89 deg. 38 min. 11 sec. W along South line of said Section 4 a distance of 512.56 feet to the Easterly line of said Section 47; thence S 31 deg. 45 min. 53 sec. E along the East line of said Section 47 a distance of 1,689.23 feet to the center line of Pellicer Creek and the Southerly boundary of St. Johns County; thence along the center line of Pellicer Creek and the Southerly boundary of St. Johns County following courses; S 26 deg. 56 min. 04 sec. E, 107.13 feet; thence S 8 deg. 03 min. 20 sec. W, 181.11 feet; N 64 deg. 20 min. 50 sec. W, 173.70 feet; thence N 82 deg. 03 min. 29 sec. W, 156.96 feet; thence S 84 deg. 06 min. 27 sec. W, 98.94 feet; thence S 36 deg. 11 min. 44 sec. W, 176.00 feet; thence N 59 deg. 27 min. 26 sec. W, 215 .6 feet; thence N 78 deg. 15 min. 55 sec. W, 244.11 feet; thence N 85 deg. 30 min. 39 sec. W, 151.78 feet; thence N 84 deg. 21 min. 01 sec. W, 299.80 feet; thence S 88 deg. 54 min. 18 sec. W, 293.12 feet; thence N 68 deg. 31 min. 15 sec. W, 341.04 feet; thence N 13 deg. 23 min. 10 sec. W, 186.08 feet; S 83 deg. 57 min. 50 sec. W, 209.09 feet; thence N 47 deg. 07 min. 32 sec. W, 203.93 feet; thence N 82 deg. 42 min. 46 sec. W 196.72 feet; thence N 83 deg. 43 min. 42 sec. W, 285.02 feet; thence N 85 deg. 04 min. 05 sec. W, 231.94 feet; thence S 87 deg. 05 min. 44 sec. W, 176.61 feet; thence S 49 deg. 58 min. 25 sec. W, 171.51 feet to the Southwest corner of lands described in O.R. Book 622, Pages 1300-1301; thence North 1,086.96 feet to the Southerly boundary of said Section 8; thence continus North 232.55 feet to the Northerly boundary of said Section 5; thence North a distance of 1,119.52 feet to the Southerly right-of-way line of State Road 204 and the Northeast corner of lands described in O.R. Book 622, Pages 1300-1301; thence N. 85 deg. 30 min. 01 sec. E a distance of 2,496.93 feet to the Point of Beginning.

Parcel contains 189.34 acres more or less.

Subject to a 33 foot ingress and egress easement recorded in O.R. Book 455, Page 669.

[END DESCRIPTION OF PARCEL 85-4-5]

SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF
EXHIBIT "A".

PARCEL 85-4-6:

A parcel of land lying in Sections 3 and 4, Township 10 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

From a monument marking the intersection of Sections 4, 33, 44 and 46 bear S. 01° 07' 06" E. along a line between Sections 4 and 44 a distance of 560.19 feet; thence N. 82° 33' 16" E. along the south line of Section 44 a distance of 738.72 feet to a monument between said Sections 3 and 4; thence N. 82° 31' 33" E. along the south line of Section 44 a distance of 1803.99 feet to a monument marking the intersection of Sections 3, 38, 44 and 46; thence S. 14° 13' 23" E. along the west line of Section 38 a distance of 1393.33 feet to the mean high water line of Pellicar Creek; thence along said mean high water line the following courses; S. 70° 03' 42" W. a distance of 207.73 feet; thence S. 46° 42' 43" W. a distance of 353.64 feet; thence S. 13° 10' 06" W. a distance of 208.44 feet; thence S. 50° 13' 38" W. a distance of 149.82 feet; thence S. 89° 03' 40" W. a distance of 53.44 feet to a point on the south line of the Northwest 1/4 of said Section 3; thence S. 89° 03' 40" W. along the said south line of the Northwest 1/4 of Section 3 a distance of 1687.52 feet to the east 1/4 corner of said Section 4; thence S. 01° 01' 22" E. along the east line of said Section 4 a distance of 471.33 feet to a point on a curve of the westerly right-of-way line of the 66 foot right-of-way of State Road 204, being a non-radial intersection; thence along the said westerly right-of-way of State Road 204 and along a curve to the left having for its elements a radius of 463.49 feet, a central angle of 32° 42' 30", a chord bearing of S. 13° 37' 36" W. a chord distance of 261.06 feet and an arc length of 264.64 feet; thence S. 02° 23' 49" E. a distance of 176.60 feet; thence S. 87° 36' 11" W. a distance of 17 feet (the point at which the right-of-way of State Road 204 changes from 66 feet to 100 feet) to a point of curvature; thence along a curve to the right having for its elements a radius of 79.49 feet, a central angle of 88° 04' 16", a chord bearing of S. 41° 38' 19" W. a chord distance of 110.31 feet and an arc length of 122.19 feet; thence S. 83° 40' 17" W. along the northerly right-of-way of State Road 204 a distance of 774.80 feet to a point of curvature; thence along a curve to the right having for its elements a radius of 1093.93 feet, a central angle of 45° 49' 43", a chord bearing of N. 71° 24' 41" W., a chord distance of 862.44 feet and an arc length of 876.62 feet; thence N. 48° 29' 48" W. along said northerly right-of-way of State Road 204 a distance of 2586.50 feet to a point of curvature; thence along a curve to the left having for its elements a radius of 528.34 feet, a central angle of 32° 44' 40", a chord bearing of N. 64° 32' 08" W., a chord distance of 297.85 feet and an arc length of 301.93 feet; thence N. 16° 18' 16" W. a distance of 436.29 feet; thence S. 73° 34' 43" W. a distance of 200.25 feet to the easterly right-of-way of U.S. Highway No. 1; thence N. 16° 19' 22" W. along said easterly right-of-way of U.S. Highway No. 1 a distance of 1212.46 feet to the north line of said Section 4; thence N. 89° 16' 51" E. along the said north line of Section 4 a distance of 2027.10 feet to the North 1/4 corner of said Section 4; thence N. 89° 18' 09" E. along the said north line of Section 4 a distance of 1838.90 feet to the Point of Beginning.

Parcel contains 266.186 acres more or less.

Less and except the following described parcel:

From a monument marking the intersection of said Section 3 and Sections 38, 44 and 46, bear S. 14° 13' 23" E. along the westerly line of Section 38 a distance of 442.13 feet; thence S. 40° 45' 40" W. along the southerly right-of-way of State Road 204 a distance of 2215.22 feet to a point on the south line of the Northwest 1/4 of said Section 3; thence S. 89° 03' 40" W. along the south line of the Northwest 1/4 a distance of 88.40 feet; thence N. 40° 45' 40" E. along the northerly right-of-way of State Road 204 a distance of 2320.27 feet to the Point of Beginning.

Parcel contains 3.436 acres more or less.

[END DESCRIPTION OF PARCEL 85-4-6]

SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF EXHIBIT "A"

PARCEL 85-4-7:

A parcel of land lying in Section 5 and 6, Township 9 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows.

Commence at the Northwest corner of said Section 5; thence bear S 00 deg. 43 min. 13 sec. E to a point on the South right-of-way of State Road 206 (having a 200 foot right-of-way) a distance of 162.85 feet to the Point of Beginning of this description; thence continue S 00 deg. 43 min. 13 sec. E along the West line of said Section 5 to the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5 a distance of 1,061.82 feet; thence N 89 deg. 17 min. 22 sec. E to the Southeast corner of the NW 1/4 of the NW 1/4 of Section 5 a distance of 1,320.02 feet; thence N 00 deg. 50 min. 58 sec. W along the East line of the NW 1/4 of the NW 1/4 of Section 5 to a point on the West right-of-way of State Road 206 a distance 1,064.13 feet; thence N 89 deg. 11 min. 22 sec. E along said right-of-way a distance of 6.72 feet to a Rayonier concrete monument marking the Northwest corner of lands described in O.R. Book 515, Pages 694, 695 and 696; thence S 00 deg. 43 min. 08 sec. E a distance of 1,185.92 feet along said West line of lands described in O.R. Book 515, Pages 694, 695 and 696; thence N 89 deg. 11 min. 22 sec. E a distance of 687.87 feet along the South line of lands described in O.R. Book 515, Pages 694, 695 and 696 to the Easterly and Southerly top of slope of a timber grade the following courses; thence S 25 deg. 02 min. 13 sec. E, 991.80 feet; thence S 46 deg. 47 min. 46 sec. E, 869.09 feet; thence S 21 deg. 58 min. 57 sec. E 829.03 feet to a point of curvature to the right, having a central angle of 70 deg. 09 min. 02 sec. a radius of 150.00 feet and a length of 183.65 feet to the point of tangency; thence S 48 deg. 10 min. 06 sec. W, 476.72 feet; thence S 19 deg. 29 min. 22 sec. W, 510.80 feet; thence S 10 deg. 51 min. 35 sec. W 1,191.40 feet; thence S 75 deg. 02 min. 29 sec. W to a point on the East right of way of U.S. Highway No. 1 (having a 200 foot right of way) a distance of 2,263.93 feet; thence N 14 deg. 30 min. 40 sec. W 3,308.90 feet to a point of curvature to the right having a central angle of 6 deg. 33 min. 13 sec. a radius of 11,377.20 feet and a length of 1,301.34 feet to the point of tangency; thence N 08 deg. 17 min. 27 sec. W along said right of way a distance of 1,241.26 feet; thence N 89 deg. 12 min. 00 sec. E along the South line of lands described in O.R. Book 175, Page 287 a distance of 254.26 feet; thence N 00 deg. 48 min. 16 sec. W along the East line of lands described in O.R. Book 175, Page 287 a distance of 217.83 feet; thence S 89 deg. 11 min. 24 sec. W along the North line of lands described in O.R. Book 175, Page 287 a distance of 72.49 feet; thence N 08 deg. 16 min. 35 sec. W along the East line of land described in O.R. Book 130, Page 177, a distance of 212.81 feet to the South right-of-way of State Road No. 206; thence N 89 deg. 11 min. 22 sec. E along said right of way a distance of 723.65 feet to the Point of Beginning.

Containing 352.005 acres, more or less.

[END DESCRIPTION OF PARCEL 85-4-7]

SEE NEXT FOLLOWING PAGE FOR CONTINUATION
OF EXHIBIT "A".

PARCEL 85-4-8:

Parcel A:

A parcel of land lying in Section 1, Township 9 South Range 29 East, St. Johns County, Florida, being more particularly described as follows:

As a point of reference, commence at the West 1/4 corner of Section 1; thence bear N 0 deg. 35 min. 48 sec. W to a point on the Northerly right-of-way of State Road 206 and the Point of Beginning of this description a distance of 285.87 feet; thence continue N 0 deg. 35 min. 48 sec. W a distance of 989.30 feet; thence N 64 deg. 52 min. 24 sec. E a distance of 1,389.26 feet; thence S 25 deg. 07 min. 36 sec. E to a point on said right-of-way of State Road 206 a distance of 900.00 feet; thence S 64 deg. 52 min. 24 sec. W along said right-of-way a distance of 1,800.00 feet to the Point of Beginning.

Containing 32.9469 acres more or less.

Parcel B:

A parcel of land lying in Section 1, Township 9 South Range 29 East, St. Johns County, Florida, being more particularly described as follows:

As a point of reference begin at the West 1/4 corner of Section 1; said point also being the Point of Beginning of this description; thence N 0 deg. 35 min. 40 sec. W to a point on the Southerly right-of-way of State Road 206 a distance of 175.95 feet; thence N 64 deg. 52 min. 24 sec. W along said right-of-way a distance of 1,845.64 feet; thence S 25 deg. 07 min. 36 sec. E a distance of 900.00 feet; thence S 64 deg. 52 min. 24 sec. W to a point on the West line of Section 1, a distance of 2,257.83 feet; thence run N 0 deg. 30 min. 09 sec. W along said Section line a distance of 813.96 feet to the Point of Beginning.

Containing 42.3885 acres more or less.

[END DESCRIPTION OF PARCEL 85-4-8]

THIS SPACE INTENTIONALLY LEFT BLANK

SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF EXHIBIT "A"

P. D. OFF. REC.
BOOK 1 PAGE 218

P. U. D. OFF. REC.
BOOK 7 PAGE 219

PARCEL 85-4-9:

That certain parcel or tract of land lying in St. Johns County, Florida,
described as follows:

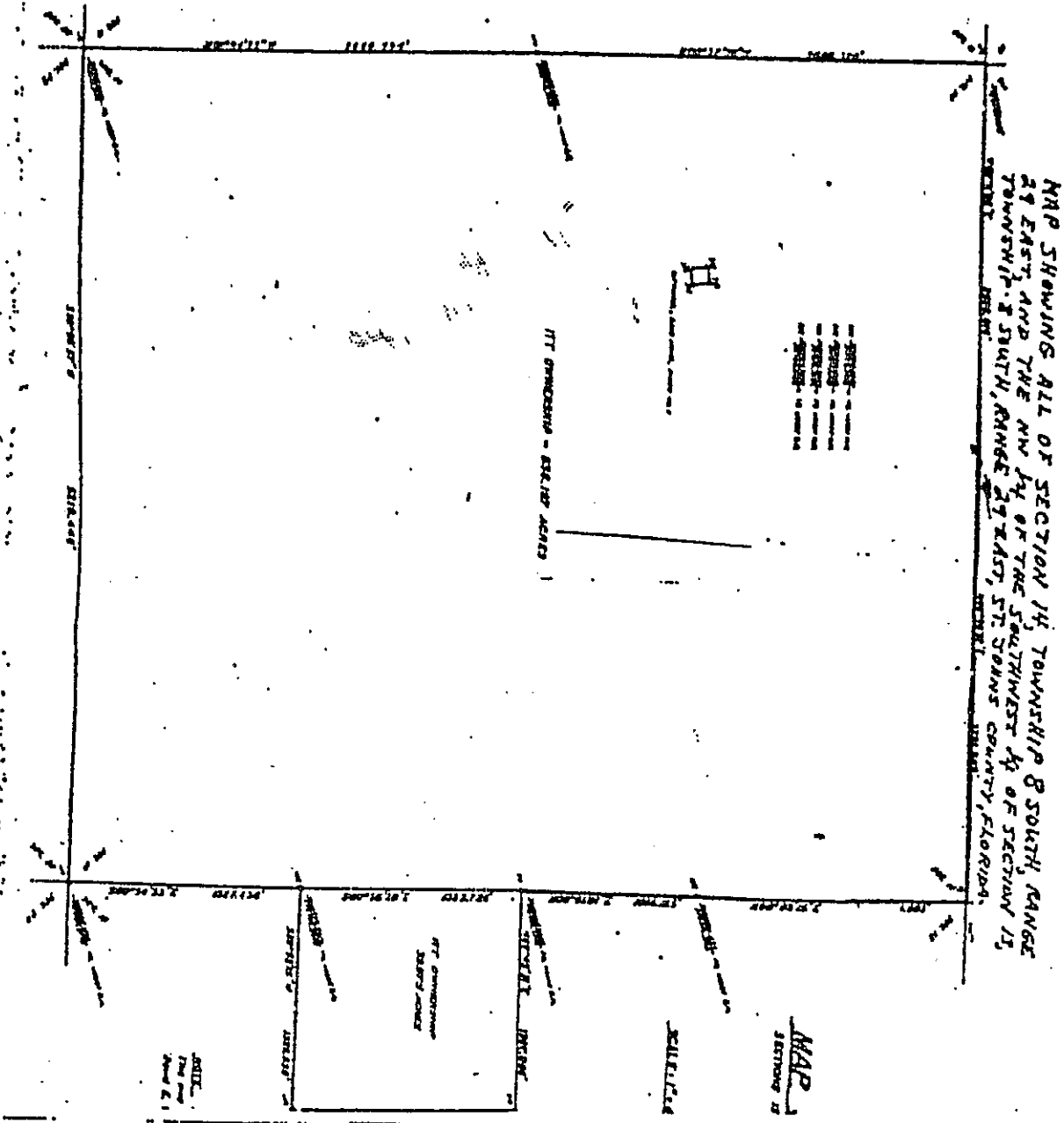
All of Section 14, Township 8 South, Range 29 East, and the Northwest 1/4
of the Southwest 1/4 of Section 13, Township 8 South, Range 29 East, LESS AND
EXCEPT that certain tract in said Section 14, containing 0.230 acres, more or less,
shown on survey for ITT Rayonier Incorporated dated August 19, 1985 by Patrick B.
Walch & Associates, a copy of which is attached hereto as Exhibit 1.

SEE NEXT FOLLOWING PAGE FOR CONTINUATION
OF DESCRIPTION OF PARCEL 85-4-9.

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT I, attached to and being a part of Parcel 63-4-9, depicting the lands described in Parcel 83-4-9.

P. 47 D. OFF. REC.
BOOK PAGE 220



SEE NEXT FOLLOWING PAGE FOR CONTINUATION OF EXHIBIT "A" DESCRIBING OUT PARCELS

LESS AND EXCEPTING FROM ALL OF THE FOREGOING DESCRIBED LANDS THE FOLLOWING TRACTS OR PARCELS OF LAND, AS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING DEEDS RECORDED IN THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA:

- (1) Special Warranty Deed between ITT Rayonier Incorporated and Dunes Golf Enterprises, Inc. recorded in Official Records Book 721, page 1926 of said public records.
- (2) Special Warranty Deed between ITT Rayonier Incorporated and Cordale Properties, Inc., recorded in Official Records Book 757, page 1672 of said records.
- (3) Special Warranty Deed between ITT Rayonier Incorporated and John J. Snyder, as Bishop of the Diocese of St. Augustine, recorded in Official Records Book 722, page 1942 of said records.
- (4) Special Warranty Deed between ITT Rayonier Incorporated and Sunray Utilities, Inc., recorded in Official Records Book 789, page 0194 of said records.
- (5) Special Warranty Deed between ITT Rayonier Incorporated and Charles T. Holland and Marilyn S. Holland, his wife, recorded in Official Records Book 783, page 0455 of said records.
- (6) Parcel 82-4-2, as described at page 1879 of that certain Special Warranty Deed between ITT Rayonier Incorporated and Rayland Company, Inc. recorded in Official Records Book 655, page 1876 of said records.
- (7) Special Warranty Deed between ITT Rayonier Incorporated and Rayland Company, Inc. recorded in Official Records Book 781, page 0751 of said records.
- (8) Special Warranty Deed between ITT Rayonier Incorporated and Benedict Leotta, Elza Leotta, Thomas Migliaccio and Mary Migliaccio recorded in Official Records Book 786, page 0895 of said records.
- (9) Special Warranty Deed between ITT Rayonier Incorporated and The Episcopal Church in the Diocese of Florida, Inc., recorded in Official Records Book 784, page 0332 of said records.
- (10) Special Warranty Deed between ITT Rayonier Incorporated and Jones Homes, Inc., recorded in Official Records Book 766, page 0790 of said records.
- (11) Special Warranty Deed between ITT Rayonier Incorporated and Florida Kentucky Timberlands, Inc., recorded in Official Records Book 724, page 1696 of said records.
- (12) Special Warranty Deed between ITT Rayonier Incorporated and John Charles Schwab and Merton Dibble, as recorded in Official Records Book 748, page 2003 of said records.
- (13) Special Warranty Deed between ITT Rayonier Incorporated and South Loop Properties, Inc., recorded in Official Records Book 767, page 1531 of said records.
- (14) Special Warranty Deed between ITT Rayonier Incorporated and Harry H. Waldron, James E. Smeland and Lewis R. Kenton, as recorded in Official Records Book 748, page 1994 of said records, as corrected by Corrective Special Warranty Deed recorded in Official Records Book 802, page 825 of said records.
- (15) Special Warranty Deed between ITT Rayonier Incorporated and Wildwood Pines Properties, recorded in Official Records Book 758, page 803 of said records.

EXHIBIT "A, continued

P. U. D. OFF. REC.

BOOK 1 PAGE 222

- (16) Special Warranty Deed between ITT Rayonier Incorporated and Daniel N. Thomas, Reginald A. Mercer, Herbert M. King, Jerry S. Colee and Keith P. Hays, recorded in Official Records Book 748, page 1991 of said records.
- (17) Special Warranty Deed between ITT Rayonier Incorporated and Robert D. Frawley, Rodney W. Frawley and Robert M. Frawley, recorded in Official Records Book 752, page 1786 of said records.
- (18) Special Warranty Deed between ITT Rayonier Incorporated and Warrick R. Tedder and Beverly H. Tedder, his wife, recorded in Official Records Book 741, page 276 of said records.
- (19) Special Warranty Deed between ITT Rayonier Incorporated and Sunray Utilities, Inc. recorded in Official Records Book 770, page 1734 of said records.
- (20) Special Warranty Deed between ITT Rayonier Incorporated and South Loop Properties Partnership, a Florida General Partnership, recorded in Official Records Book 805, page 604 of said records.
- (21) Special Warranty Deed between Rayonier Timberlands Operating Company, L. P., Limited Partnership and South Loop Properties Partnership, a Florida General Partnership, recorded in Official Records Book 805, page 1 of said records.
- (22) Special Warranty Deed between ITT Rayonier Incorporated and Sunray Utilities, Inc., recorded in Official Records Book 815, page 173 of said records.
- (23) Quit-claim Deed between ITT Rayonier Incorporated and Mark M. Roberts recorded in Official Records Book 261, page 104 of said records.
- (24) Special Warranty Deed between ITT Rayonier Incorporated and Carl B. Loop, Jr., recorded in Official Records Book 700, page 1798, as corrected by Corrective Deeds recorded in Official Records Book 795, page 1553 and Official Records Book 819, page 541 of said records.
- (25) Special Warranty Deed between ITT Rayonier Incorporated and Sunray Utilities, Inc., dated March 17, 1989 and recorded in Official Records Book 818, page 1270 of said records.

RECORDED

89 SEP 15 PM 4: 37

Clerk of Circuit Court

END EXHIBIT "A"

ORDINANCE BOOK 28 PAGE 882

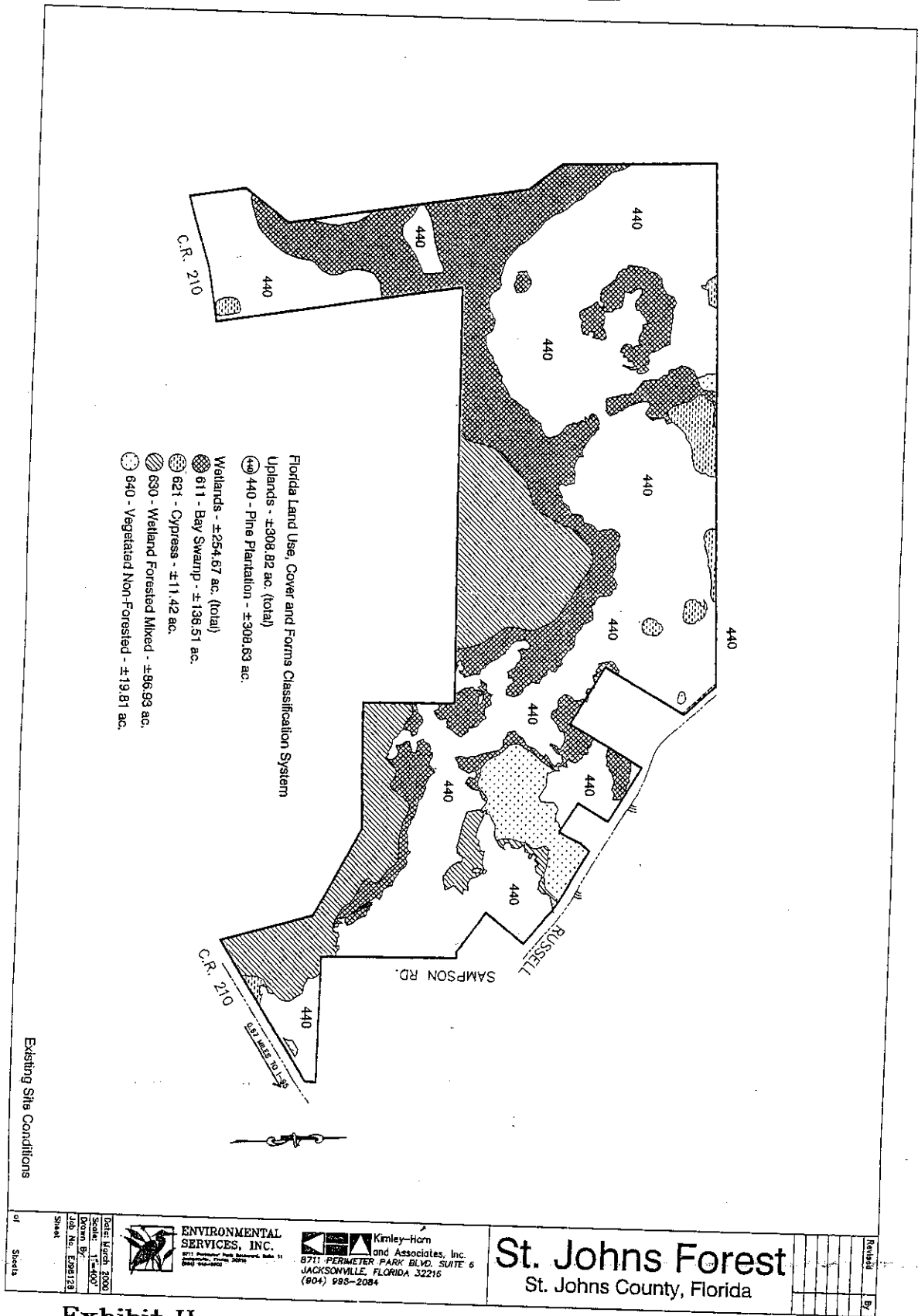
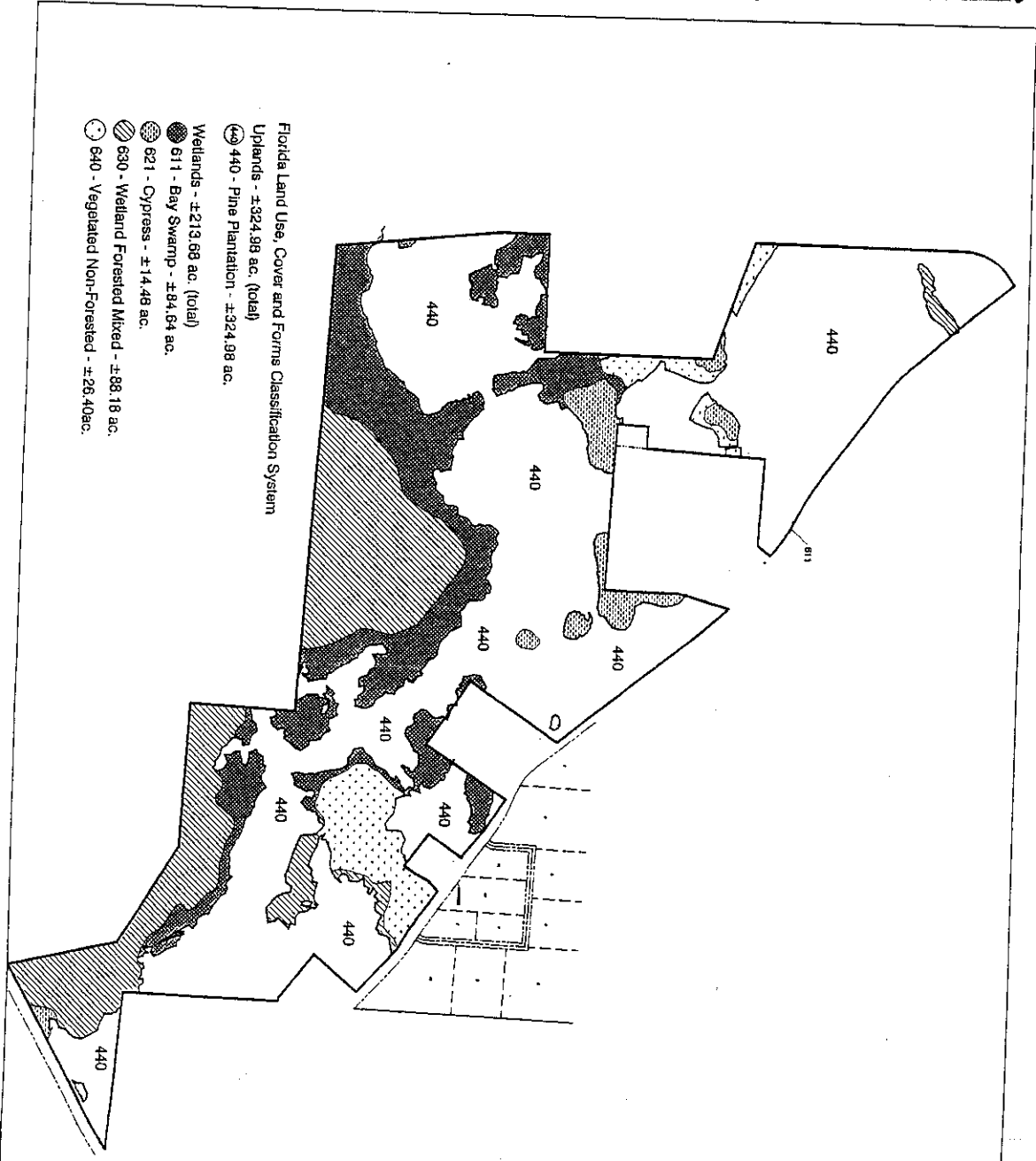




Exhibit H
 Soils Map



Existing Site Conditions

 ENVIRONMENTAL SERVICES, INC. 871 Perimeter Park, Suite 110 Atlanta, Georgia 30328	 Kimley-Horn and Associates, Inc. 8731 PERIMETER PARK BLVD., SUITE 6 JACKSONVILLE, FLORIDA 32216 (904) 896-2084	St. Johns Forest St. Johns County, Florida		Revised By
		Date: July 1989 Scale: 1"=400' Drawn By: T. W. W. Job No. ESR128 Sheet 1 of 6 Sheets		

**Exhibit I
 FLUCCS Map**

Exhibit J

AGREEMENT TO COMPLY

P.U.D. OFF. REC.
BOOK 1 PAGE 225

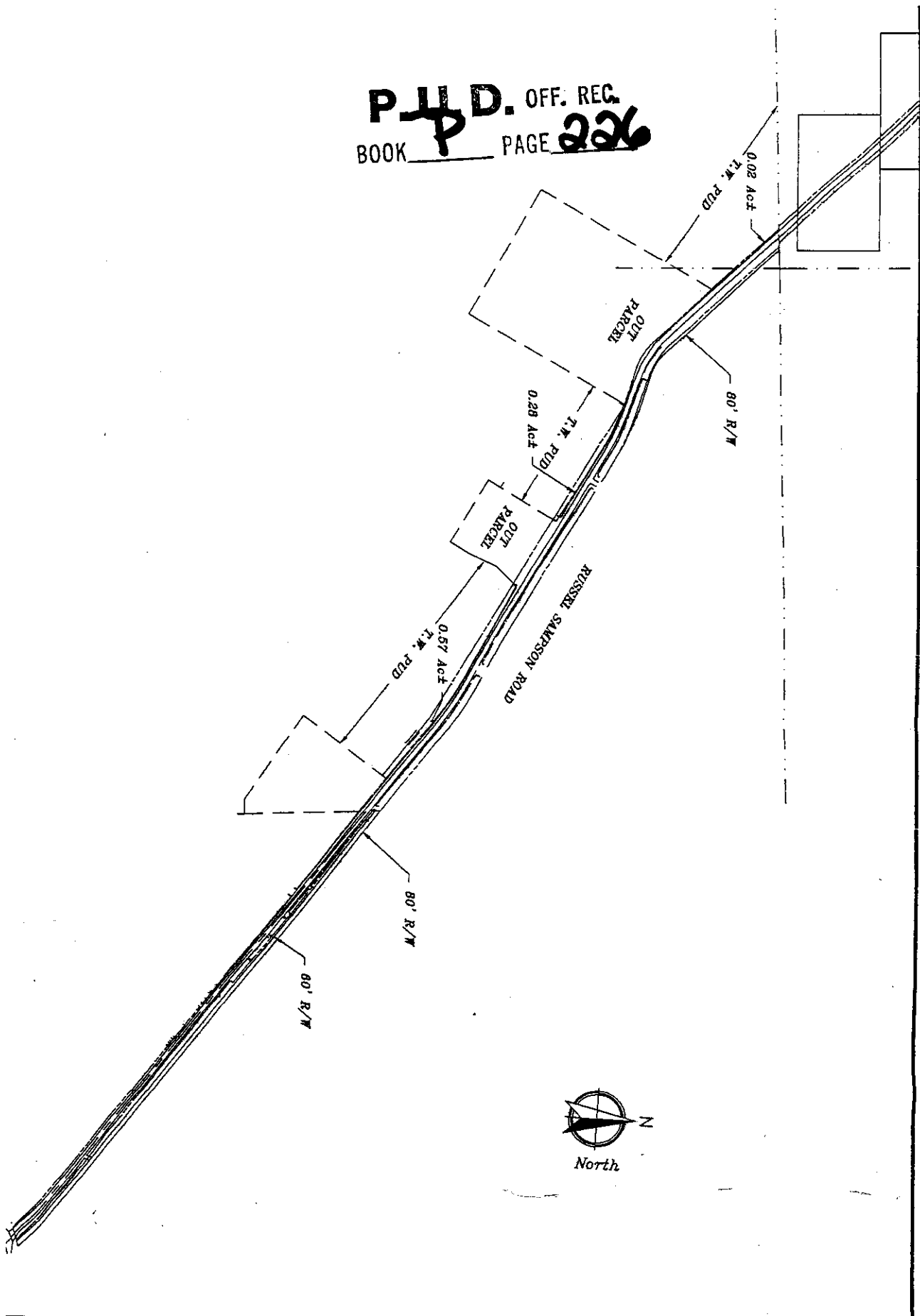
I, the undersigned, do hereby agree to proceed with the St. Johns Forest Development Planned Unit Development in accordance with the adopted PUD and such conditions and safeguards as may be set by the Board of County Commissioners of St. Johns County, Florida, in such Ordinance. All owners within the PUD, through their authorized agents, have agreed to the written narrative for completion of the PUD (to which this Agreement is an exhibit) according to plans approved by the Board of County Commissioners, and for continuing operation and maintenance of such area, functions, and facilities. In addition, I agree to bind all successors in title to any of the commitments made in this Application or the ordinance adopting the Planned Unit Development.

Agreed to this 29 day of February, 2000.

TAYLOR WOODROW COMMUNITIES

By: [Signature]
Name: Keith E. Bass
Its: Regional Director

P.U.D. OFF. REC.
 BOOK P PAGE 226



RWP-1	RUSSELL SAMPSON ROAD		 Hill, Boring, Dunn & Associates, Inc. <small>CIVIL ENGINEERS / LAND PLANNERS</small> 7600 BELFORT PARKWAY, SUITE 1000 JACKSONVILLE, FLORIDA 32216 904-281-1131	DESIGNED BY: VNC DRAWN BY: RE CHECKED BY: V. DUNN SCALE: 1" = 200' DATE: JUNE, 2002 PROJ. NO.: 9805-924	VINCENT A. DUNN REGISTERED ENGINEER STATE REG. NO. 36482	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY:																
	NO.	DATE		DESCRIPTION	BY:																					
ST. JOHNS COUNTY, FLORIDA RIGHT-OF-WAY PLAN	RELEASED FOR CONSTRUCTION																									

Exhibit "K"

P. & D. OFF. REC. BOOK PAGE 227

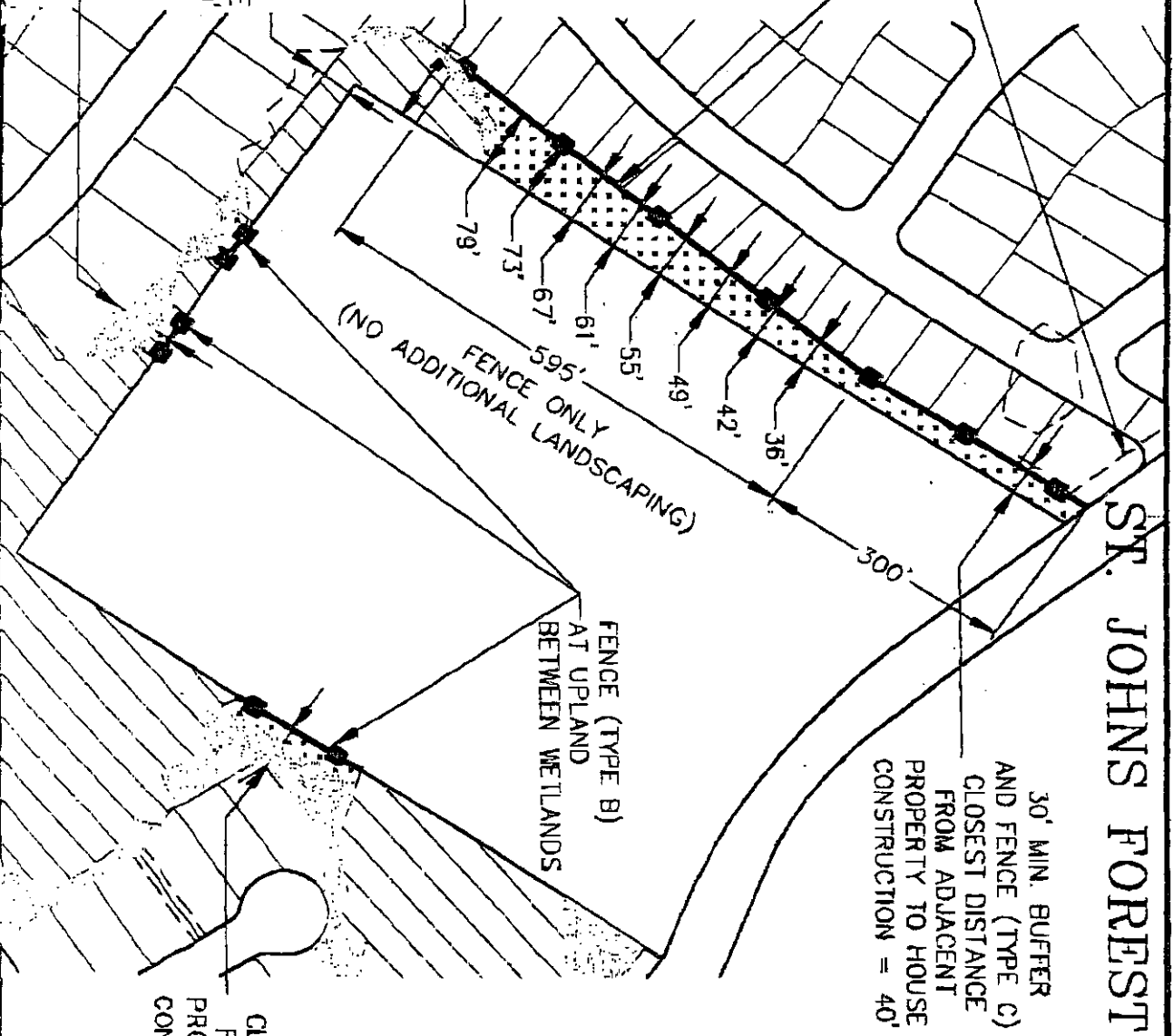
88' BUFFER
CLOSEST DISTANCE FROM ADJACENT PROPERTY TO HOUSE CONSTRUCTION = 98'

30' MIN. BUFFER
CLOSEST DISTANCE FROM ADJACENT PROPERTY TO HOUSE CONSTRUCTION = 40'

60' BUFFER
CLOSEST DISTANCE FROM ADJACENT PROPERTY TO HOUSE CONSTRUCTION = 70'

REAR LOT PROP. LINE

WATER MAIN STUBOUT TO 25' SETBACK



30' MIN. BUFFER AND FENCE (TYPE C) CLOSEST DISTANCE FROM ADJACENT PROPERTY TO HOUSE CONSTRUCTION = 40'

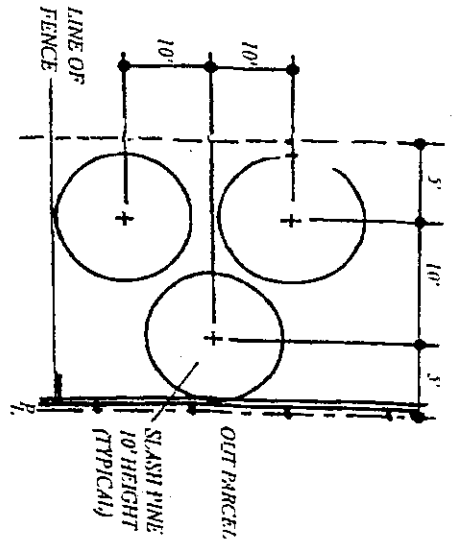
46' BUFFER
CLOSEST DISTANCE FROM ADJACENT PROPERTY TO HOUSE CONSTRUCTION = 56'

LEGEND

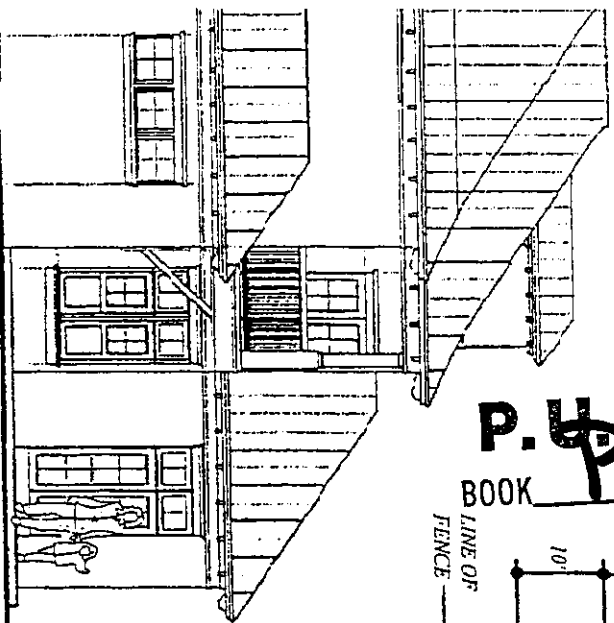
- ISOLATED WETLANDS
- CONTIGUOUS WETLANDS
- WETLAND IMPACT
- WETLAND CREATION
- BUFFER

SCALE: 1" = 200'

P&D
P. & D. OFF. REC. BOOK PAGE 227

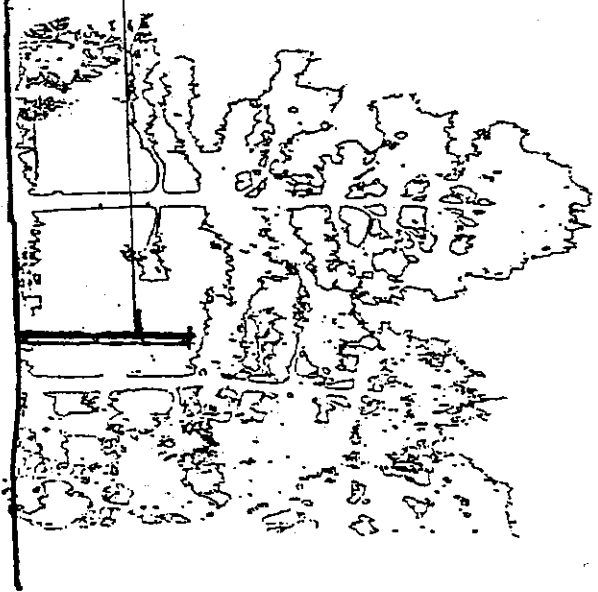


*SUPPLEMENTAL BUFFER PLANTING WILL OCCUR IN BUFFER AREAS WHERE VOIDS IN EXISTING TREE CANOPY IS GREATER THAN 50'.



SUPPLEMENTAL BUFFER PLANTING PLAN

6' DOG-EARED BOARD ON BOARD WOOD FENCE



PROPOSED RESIDENCE

20' BUFFER - EXISTING VEGETATION/SUPPLEMENTAL BUFFER PLANTING*

OUT PARCEL

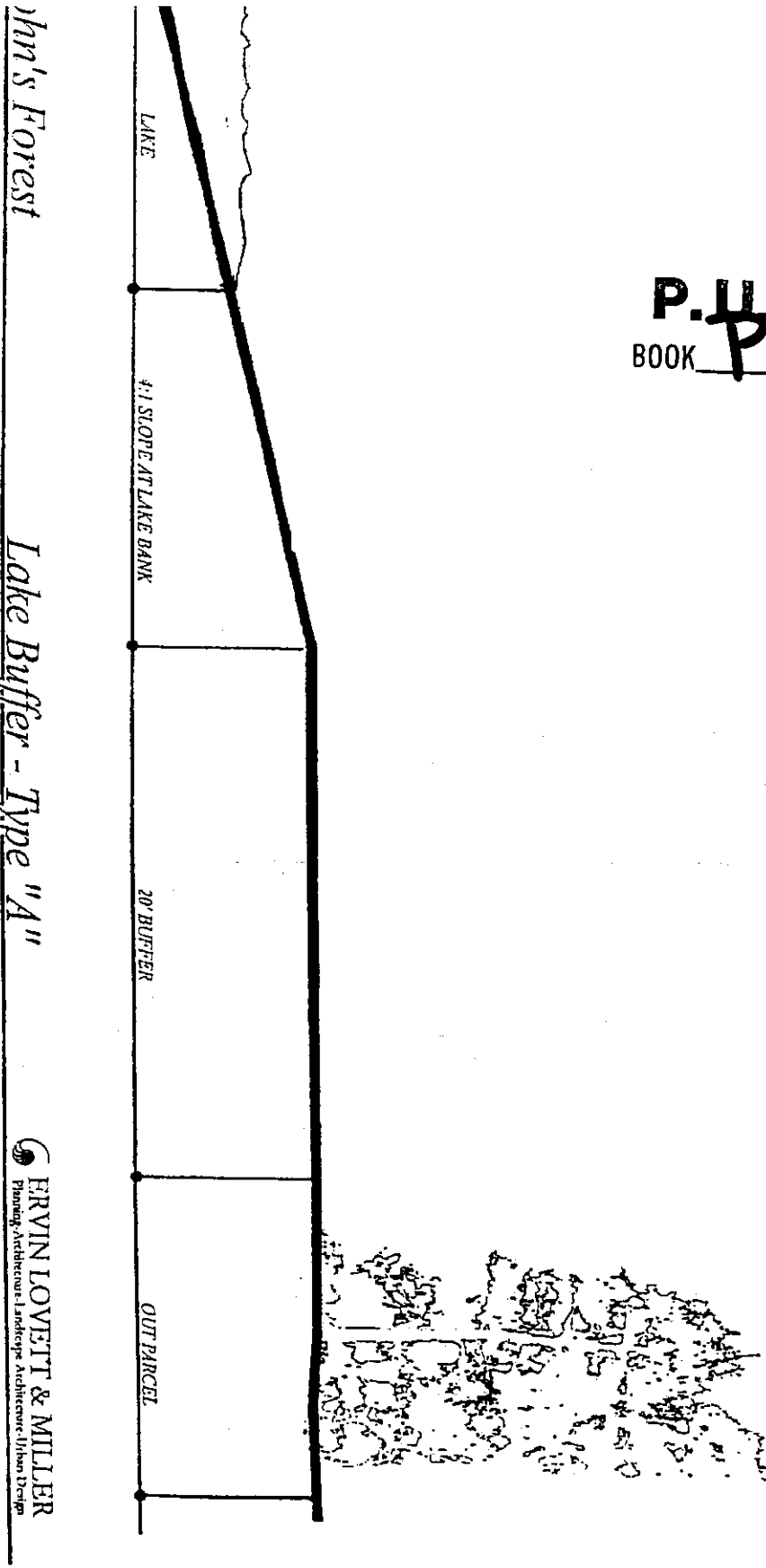
John's Forest

Vegetative Buffer - Type "B"

ERVIN LOVETT & MILLER
 Planning, Architecture, Landscape Architecture, Urban Design
 NOT TO SCALE
 7-11-02

Composite Exhibit "L"

P.U.D. OFF. REC.
BOOK P PAGE 229

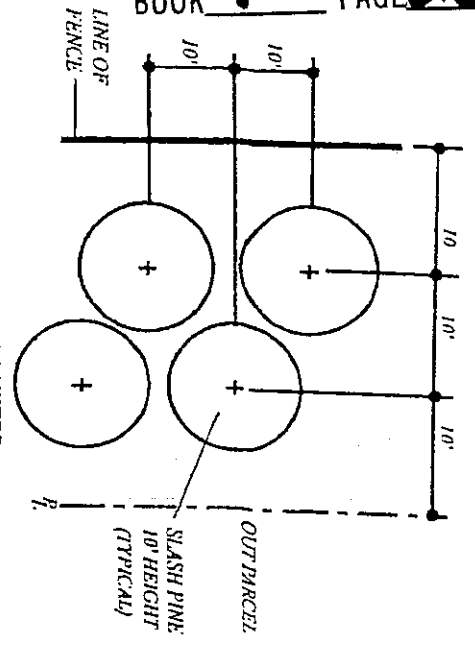
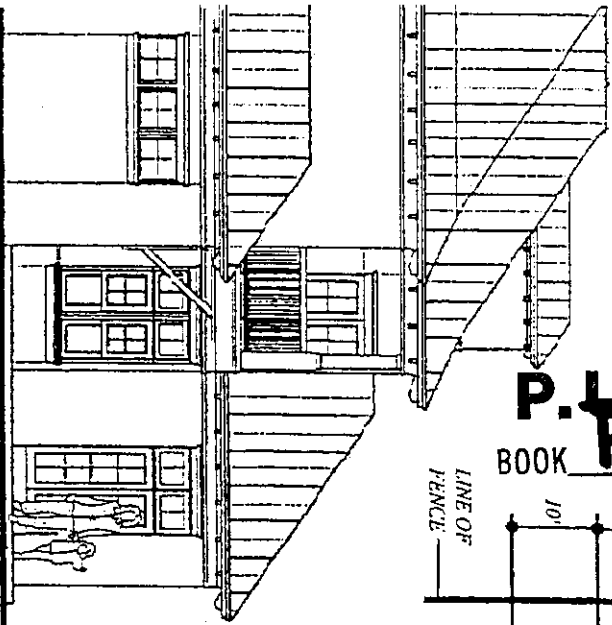


Jhn's Forest

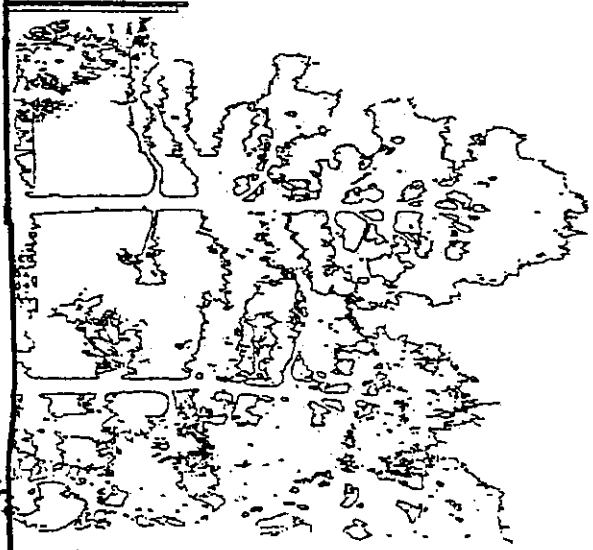
Lake Buffer - Type "A"

ERVIN LOVETT & MILLER
Planning, Architecture, Landscape Architecture, Urban Design
NOT TO SCALE
7-11-07

Composite
Exhibit "L"



6' DOG-EARED BOARD ON BOARD WOOD FENCE



*SUPPLEMENTAL BUFFER PLANTING WILL OCCUR IN BUFFER AREAS WHERE HOLES IN EXISTING TREE CANOPY IS GREATER THAN 50%.

John's Forest Vegetative Buffer - Type "C"

PROPOSED RESIDENCE

30' BUFFER - EXISTING VEGETATION SUPPLEMENTAL BUFFER PLANTING*

OUT PARCEL

ERVIN LOVETT & MILLER
Planning Architecture Landscape Architecture Urban Design
NO 70 S. 4E
7-11-01

RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA

02 AUG 20 AM 10:25

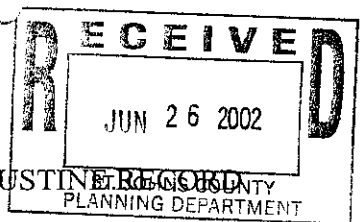
CHERYL STRICKLAND
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITH MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 2002
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: *Patricia De Grande D.C.*



Composite exhibit "L"



THE ST. AUGUSTINE RECORDS COUNTY PLANNING DEPARTMENT

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared LINDA Y MURRAY

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida;

that the attached copy of advertisement, being a

NOTICE OF PROPOSED REZONING

In the matter of FILE# PUD 2001-06

TAYLOR WOODROW

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

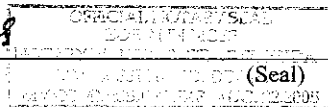
JUNE 24, 2002

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

Sworn to and subscribed before me this 25th day of JUNE 2002 by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

(Signature of Notary Public)

Zoe Ann Moss



ORDINANCE BOOK 28 PAGE 891

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, July 9, 2002 by the St. Johns County Board of County Commissioners in the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider an ordinance to rezone lands from OR (Open Rural) to PUD (Planned Unit Development). The subject property is located at North of County Road 210 and Southwest of Russell Sampson Road, St. Johns County, Florida. A parcel of land being a portion of Section 7, 17, and 18, all in Township 5 South, Range 28 East, St. Johns County, Florida, said parcel of land being more particularly described as follows: For a point of reference COMMENCE at a Rayonier concrete monument found at the Section corner of sections 7, 8, 17, and 18, all in Township 5 South, Range 28 East; thence South 88 degrees 21' West, a distance of 210.00 feet to the Southeast 1/4 of said Section 7 (also being the North line of the Northeast 1/4 of said Section 18), a distance of 200.08 feet to a point on the Southwesterly right of way line of Russell Sampson Road (a public road right of way maintained by the St. Johns County, Florida Road Department that has no recorded right of way) and the POINT OF BEGINNING of the herein described parcel; thence South 42 degrees 35'57" East along the aforesaid Southwesterly right of way the Russell Sampson Road, a distance of 445.81 feet to the monumented boundary of that special Warranty Deed from Rayland Company, Inc. (to Henry E. Curtis & Kooker, dated October 23, 1994); thence along the monumented boundary line of last said instrument, the following three (3) courses and distances: COURSE NO. 1: South 29 degrees 55'48" West, a distance of 967.50 feet; COURSE NO. 2: South 46 degrees 03'42" East, a distance of 70.00 feet to a found Ellis, Curtis & Kooker concrete monument; COURSE NO. 3: North 29 degrees 55'48" East, a distance of 880.77 feet to a found Ellis, Curtis & Kooker concrete monument, said point being on the aforesaid Southwesterly right of way of Russell Sampson Road; thence South 58 degrees 35'51" East along last said line, a distance of 387.57 feet to a monumented boundary line of the monumented boundary line of the Special Warranty Deed from Rayland Company, Inc. to Henry E. King, as recorded in Official Records Book 1007, Page 133 (see survey by Loren H. Jones, dated July 30, 1993); thence along the monumented boundary lines of said instrument the following three (3) courses and distances: COURSE NO. 1: South 31 degrees 19'53" West, a distance of 369.88 feet; COURSE NO. 2: South 58 degrees 40'07" East, a distance of 357.57 feet; COURSE NO. 3: North 31 degrees 19'53" East, a distance of 107.30 feet; COURSE NO. 4: North 25 degrees 00'06" East, a distance of 147.31 feet; COURSE NO. 5: North 43 degrees 50'36" East, a distance of 119.00 feet to a point on the Southwesterly right of way line of Russell Sampson Road, said right of way lying 100.00 feet, when measured at right angles to the northeasterly right of way of Russell Sampson Road as shown on the plat of MEEHAN ESTATES, as recorded in Map Book 20, Pages 34 and 35 of the Public Records of St. Johns County, Florida; thence along the Southwesterly right of way line of Russell Sampson Road (said right of way lying 100.00 feet Southwesterly of, when measured at right angles to, the right of way as shown on the MEEHAN ESTATES) the following five (5) courses and distances: COURSE NO. 1: South 58 degrees 40'07" East, a distance of 146.28 feet to the point of curvature of a curve leading Southerly; COURSE NO. 2: Thence Southerly along and around the arc of a curve, concave Northeasterly, having a radius of 439.30 feet, through a central angle of 03 degrees 32'00" to the left on arc distance of 299.60 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 59 degrees 36'08" East, 299.54 feet; COURSE NO. 3: South 62 degrees 32'07" East, along last said tangency, a distance of 73.18 feet to the point of curvature of a curve leading Southerly; COURSE NO. 4: thence Southeasterly along and around the arc of a curve, concave Southwesterly having a radius of 1,281.08 feet, through a central angle of 11 degrees 28'24" to the right on arc distance of 256.53 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 67 degrees 47'55" East, 256.10 feet; COURSE NO. 5: South 51 degrees 03'43" East, a distance of 395.90 feet to the monumented boundary line of that Quit Claim Deed from Rayonier Timberlands Operating Company, LP to James D. Elberton, as recorded in Official Records Book 1026, Page 178 of said Public Records (see survey of Clary & Associates, Inc. File 15517); thence along the monumented boundary lines of last said instrument the following three (3) courses and distances: COURSE NO. 1: South 38 degrees 31'32" West, distance of 511.37 feet to a found 1/2 inch iron pipe with Clary cap; COURSE NO. 2: South 55 degrees 01'57" East, a distance of 507.82 feet to a found 1/2 inch iron pipe with a Clary cap; COURSE NO. 3: South 58 degrees 40'07" East, along the south line of the Southwest 1/4 of the Northeast 1/4 of said Section 17, a distance of 69.93 feet to a found 4 inch by 4 inch concrete monument with a Fisher disc, said point being on the East line of the Northwest 1/4 of said Section 17; thence South 00 degrees 25'07" East along last said line and then along the East line of the Southwest 1/4 of said Section 17, a distance of 1,315.84 feet to a found Rayonier concrete monument thence South 02 degrees 24'43" West, a distance of 107.82 feet to a found concrete monument, said point being on the Northwest 1/4 of said Section 17, a distance of 100.00 feet to a found State Road No. S-210, a 100 foot public road right of way as per State of Florida Right of Way Map Section 7851-250, dated February 14, 1951 and as per the City of Jacksonville Specific Purpose Survey); thence along the Northwesterly right of way line of County Road No. C-210, the following three (3) courses and distances: COURSE NO. 1: Southerly along and around the arc of a curve, concave 2 8 7 4 1 9 3 f e e t to the right on arc distance of 01 degrees 19'16" to the left, an arc distance of 64.50 feet to a point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 57 degrees 08'46" West, 64.90 feet; COURSE NO. 2: South 57 degrees 48'26" East, along last said tangency, a distance of 1,550.25 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 3: Southwesterly along and around the arc of a curve, having a radius of 2,242.01 feet, through a central angle of 05 degrees 71'05" to the right, an arc distance of 202.88 feet to a point on the Easterly line that future development known as The Village at Privett by Privett & Associates, Inc. as recorded in Official Records Book 202, dated August 7, 1995), last said arc being subtended by a chord bearing and distance of South 60 degrees 23'59" West, 202.81 feet; thence along said monumented boundaries of last said line, the following three (3) courses and distances: COURSE NO. 1: North 16 degrees 15'11" West, 963.12 feet to a found 1/2 inch iron pipe (Privett & Associates); COURSE NO. 2: North 61 degrees 48'05" West, a distance of 1,030.39 feet to a found 1/2 inch iron pipe (Privett & Associates); COURSE NO. 3: South 89 degrees 22'06" West, a distance of 1,320.44 feet to a found 1/2 inch iron pipe (Privett & Associates), said point being on the West line of the Southwest 1/4 of said Section 17, as monumented; thence North 00 degrees 35'40" West, along last said line, a distance of 943.22 feet to the Northeast corner of the Southwest 1/4 of said Section 17 (also being the northeast corner of the Southwest 1/4 of said Section 18); thence South 89 degrees 40'32" West, along the South line of the Northwest 1/4 of said Section 18, and then along the South line of the Northwest 1/4 of said Section 18, a distance of 466.00 feet; thence North 09 degrees 40'12" West, a distance of 1,502.28 feet to a point; thence North 02 degrees 35'07" West, a distance of 1,773.15 feet to a point; thence North 69 degrees 34'56" East, a distance of 726.37 feet; thence South 06 degrees 25'04" West, a distance of 334.17 feet to the point of curvature of a curve leading Southeasterly, thence Southeasterly along and around the arc of a curve, concave Northeasterly, having a radius of 115.00 feet, through a central angle of 60 degrees 42'39" to the left, an arc distance of 121.85 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 29 degrees 56'15" East, 116.23 feet to a point of tangency; thence South 60 degrees 17'35" West, along last said tangency, a distance of 54.45 feet; thence South 00 degrees 25'01" West, a distance of 96.54 feet to a point on the South line of the Southwest 1/4 of said Section 7; thence North 88 degrees 46'25" East, along last said line, and then along the South line of the Southeast 1/4 of said Section 7, a distance of 1,803.15 feet; thence North 34 degrees 34'23" East, a distance of 134.94 feet; thence North 00 degrees 25'01" East, along last said line, a distance of 87.17 feet; thence North 03 degrees 40'07" East, a distance of 99.51 feet to a point on the Southwesterly right of way line of Russell Sampson Road; thence South 42 degrees 35'57" East; along said right of way line, a distance of 1,011.37 feet to the POINT OF BEGINNING containing 452,481 acres more or less, in area. This file is maintained in the Planning Division of the Growth Management Service Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or interpreters to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting. If a person decides to make a decision made 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 appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085. BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: PUD 2001-06 Taylor Woodrow L381-2 June 24, 2002

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

August 6, 2002

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande
Minutes and Records Division

FILED
02 AUG - 8 AM 10: 24
CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated July 30, 2002 and certified copy of Ordinance No. 2002-41, which was filed in this office on July 31, 2002.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 28 PAGE 893